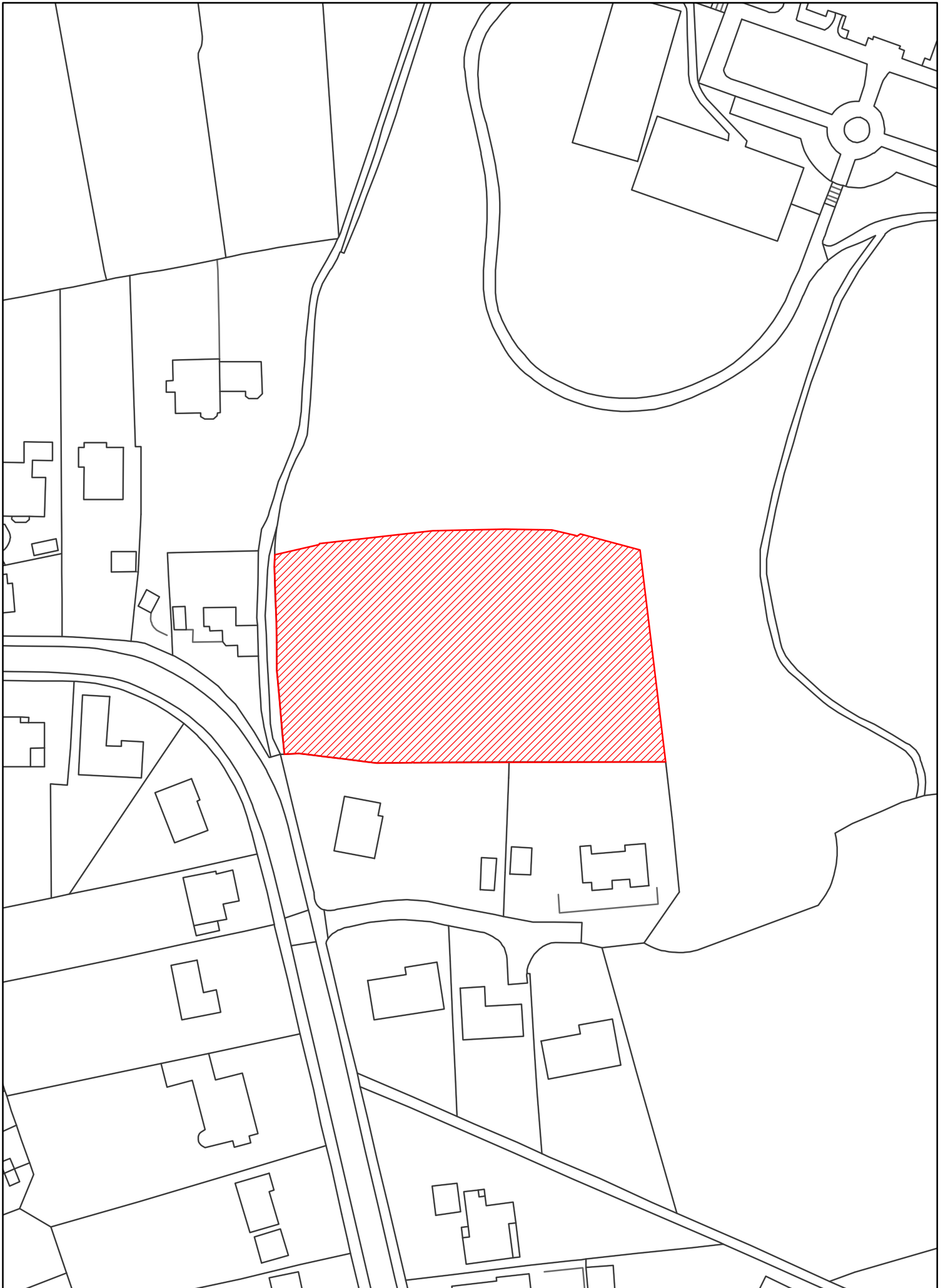
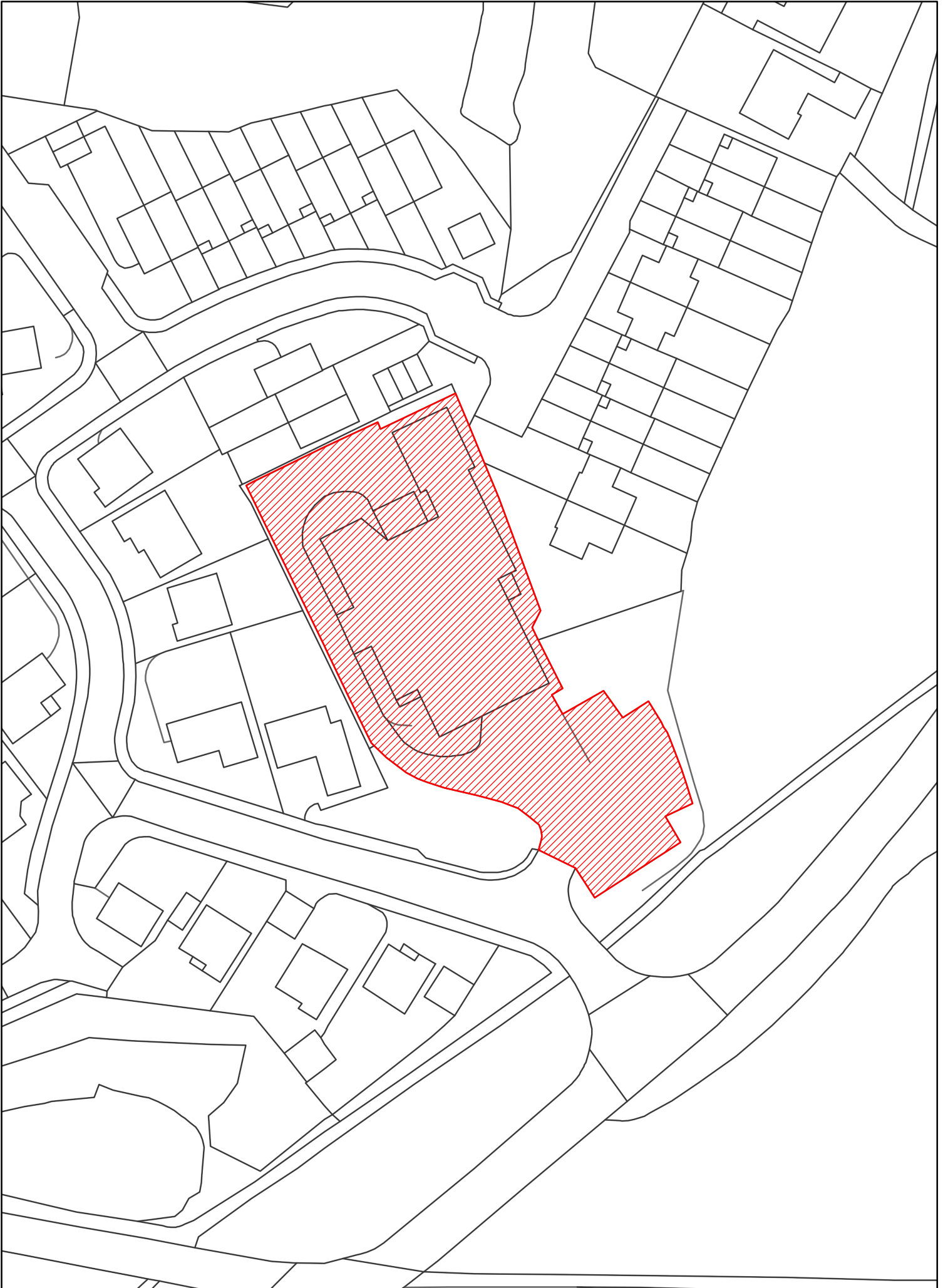


Land at Cronks Hill Road, Reigate (MSJ01)

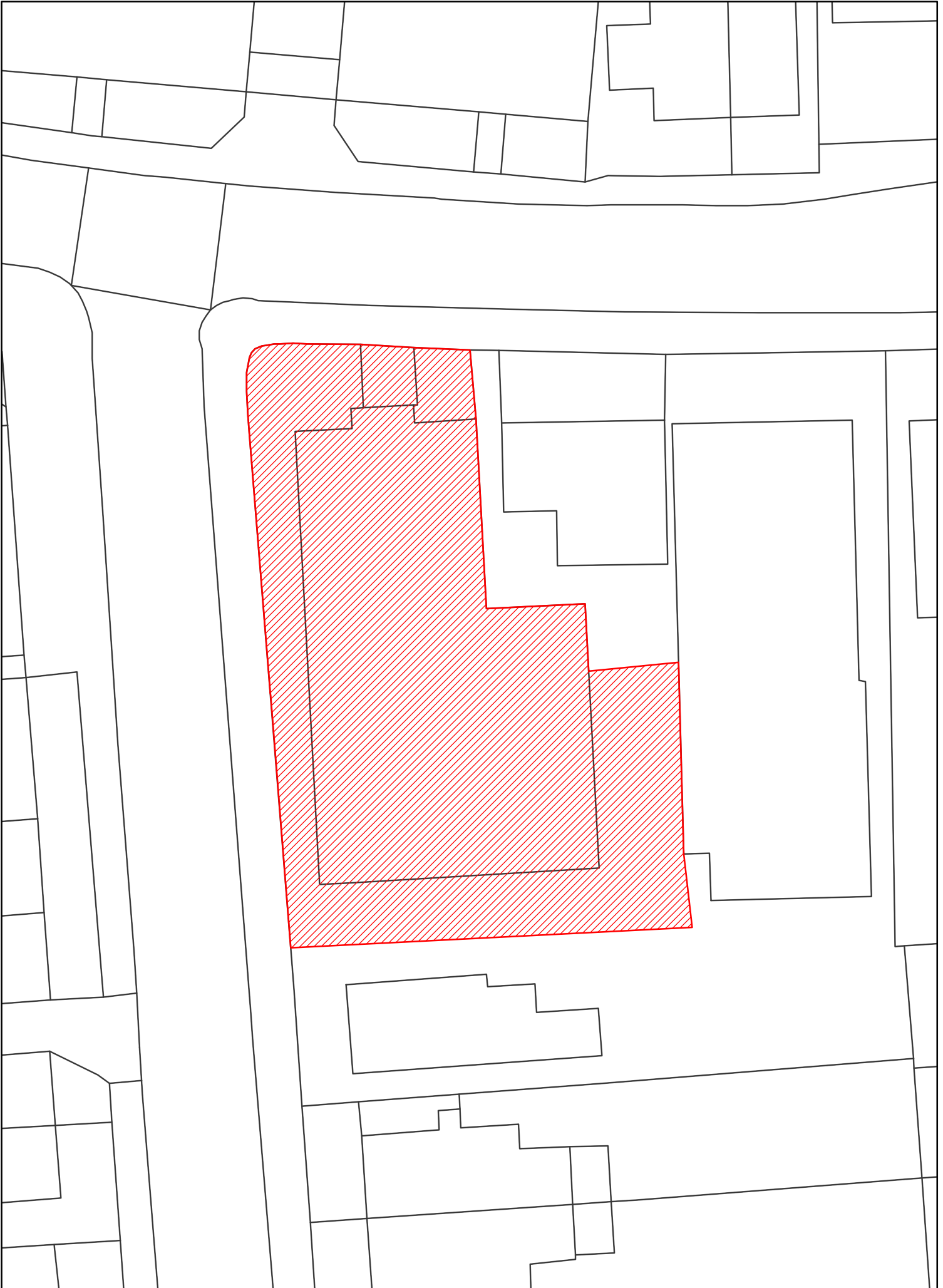


<b>Site details</b>	
SHLAA Reference	MSJ01
Source of site	RBBC – Environmental Health
Site name	Land at Cronks Hill Road, Reigate
Existing use	Woodland
<b>Housing potential</b>	
Density	Assumed: 20dph
Capacity	0 units
Total site area (ha)	0.38 (gross)/ 0 (developable)
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site is designated Urban Open Land  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 some limited access to public transport services</p> <p><i>Market Considerations:</i>  The site would likely be suited to delivering large family homes.</p> <p><i>Physical Limitations:</i>  The site is densely wooded and covered in its entirety by a group tree preservation order – this is likely to severely limit development potential.  The site is identified as being potentially contaminated  The land slopes quite markedly which may further impact upon development capacity.</p> <p><i>Potential Impacts:</i>  Development would result in a significant loss of tree cover and would potentially impact upon nature conservation value of the woodland.</p> <p><b>The site is not considered to be suitable for housing development.</b></p>	
<b>Availability</b>	
<p>The site falls within the landownership of Dunottar School. The school remains operational and it has not been possible to ascertain whether the site would be released for housing development.</p> <p><b>Availability of the site for housing is uncertain.</b></p>	
<b>Achievability</b>	
<p><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.  The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p> <p><i>Economic Viability:</i>  Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of urban greenfield sites in the borough indicates that development of the site would likely be economically viable.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>The site is not considered to be suitable for housing development and is also not available.</b></p> <p><b>It is therefore not currently developable.</b></p>	

Redhill Ambulance Station, Pendleton Road, Redhill (MSJ03)

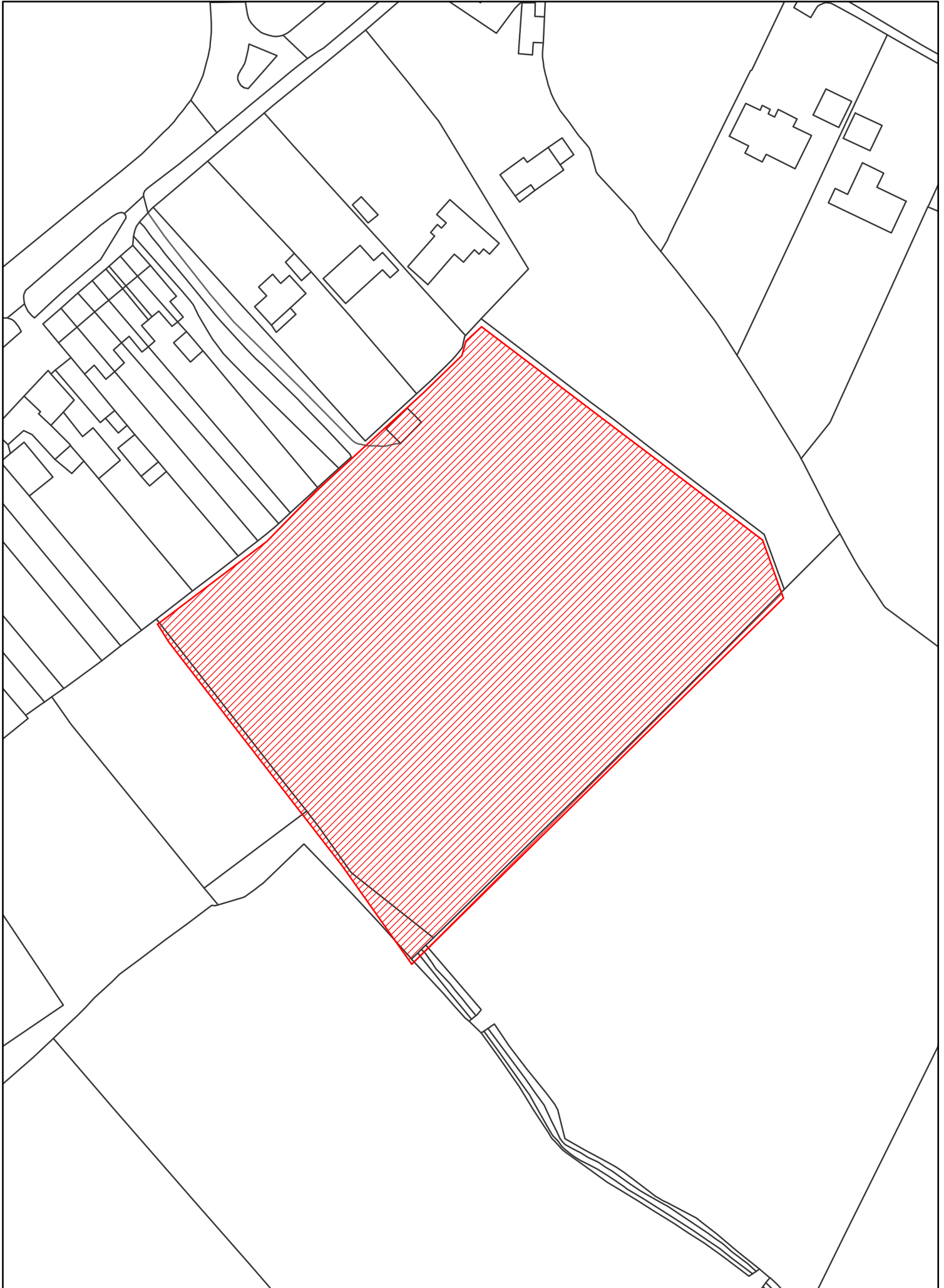


<b>Site details</b>	
SHLAA Reference	MSJ03
Source of site	Call for Sites
Site name	Redhill Ambulance Station, Pendleton Road, Reigate
Existing use	Ambulance station
<b>Housing potential</b>	
Density	Assumed: 50dph
Capacity	8 units
Total site area (ha)	0.18 ha
<b>Suitability</b>	
<p><i>Policy Considerations:</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 access to public transport services</p> <p><i>Market Considerations:</i> The site would most likely be suited to higher density development, potentially incorporating flats and small family homes.</p> <p><i>Physical Limitations:</i> There are no notable physical limitations associated with the site.</p> <p><i>Potential Impacts:</i> There are no specific potential impacts associated with development of the site.</p> <p><b>The site is considered to be suitable for housing development.</b></p>	
<b>Availability</b>	
<p>The site is owned by the SE Coast Ambulance Service and has been promoted to the Council for housing development. It is understood release the site for residential development is contingent upon service needs, in particular the services' 'Make Ready' programme.</p> <p><b>There is a reasonable prospect that the site would be made available for development later in the plan period.</b></p>	
<b>Achievability</b>	
<p><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 could be completed within 12 months of commencement.</p> <p><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 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.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>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.</b></p> <p><b>The site is therefore considered to be developable.</b></p>	



<b>Site details</b>	
SHLAA Reference	MSJ05
Source of site	Extant planning permission
Site name	Bourne House, Lesbourne Road, Reigate
Existing use	Offices
<b>Housing potential</b>	
Density	Proposed: 230dph
Capacity	7 Units
Total site area (ha)	0.03ha
<b>Suitability</b>	
<p><i>Policy Considerations:</i> The site is within the urban area, adjacent to Reigate town centre and Lesbourne Local 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. The site has prior approval for conversion to 7 units through permitted development.</p> <p><i>Market Considerations:</i> The site is proposed to deliver higher density units (flats).</p> <p><i>Physical Limitations:</i> There are no significant physical limitations associated with the site.</p> <p><i>Potential Impacts:</i> There are no specific potential impacts associated with the site.</p> <p><b>The site is considered to be suitable for housing development.</b></p>	
<b>Availability</b>	
<p>The site is owned by Nordic Estates Ltd. There is an existing consent (through permitted development) to convert the building to residential use and the landowner is awaiting approval of elevational changes.</p> <p>The landowner has confirmed that they intend to commence construction in Mid 2015.</p> <p><b>The site is immediately available for residential development.</b></p>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i> The site is owned by a local developer who intends to build out the consent themselves. They have completed schemes previously in the borough and are considered to have capacity to implement the permission. A scheme of this size would likely be delivered in a single phase with a delivery rate of 20-30 units per annum; hence the development could be completed within 12 months of commencement. This is consistent with the landowners own estimate.</p> <p><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 55% uplift over and above the assumed existing use value (warehouse/office) which is considered to be sufficient to motivate the landowner to release the site. The residential market in the area for flats is very strong and would most likely be capable of supporting the type and scale of development envisaged.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>The site is considered to be suitable for housing development (benefiting from an existing consent) and development would be economically viable. There is reasonable prospect that development would be achieved on site.</b></p> <p><b>The site is therefore considered to be deliverable.</b></p>	

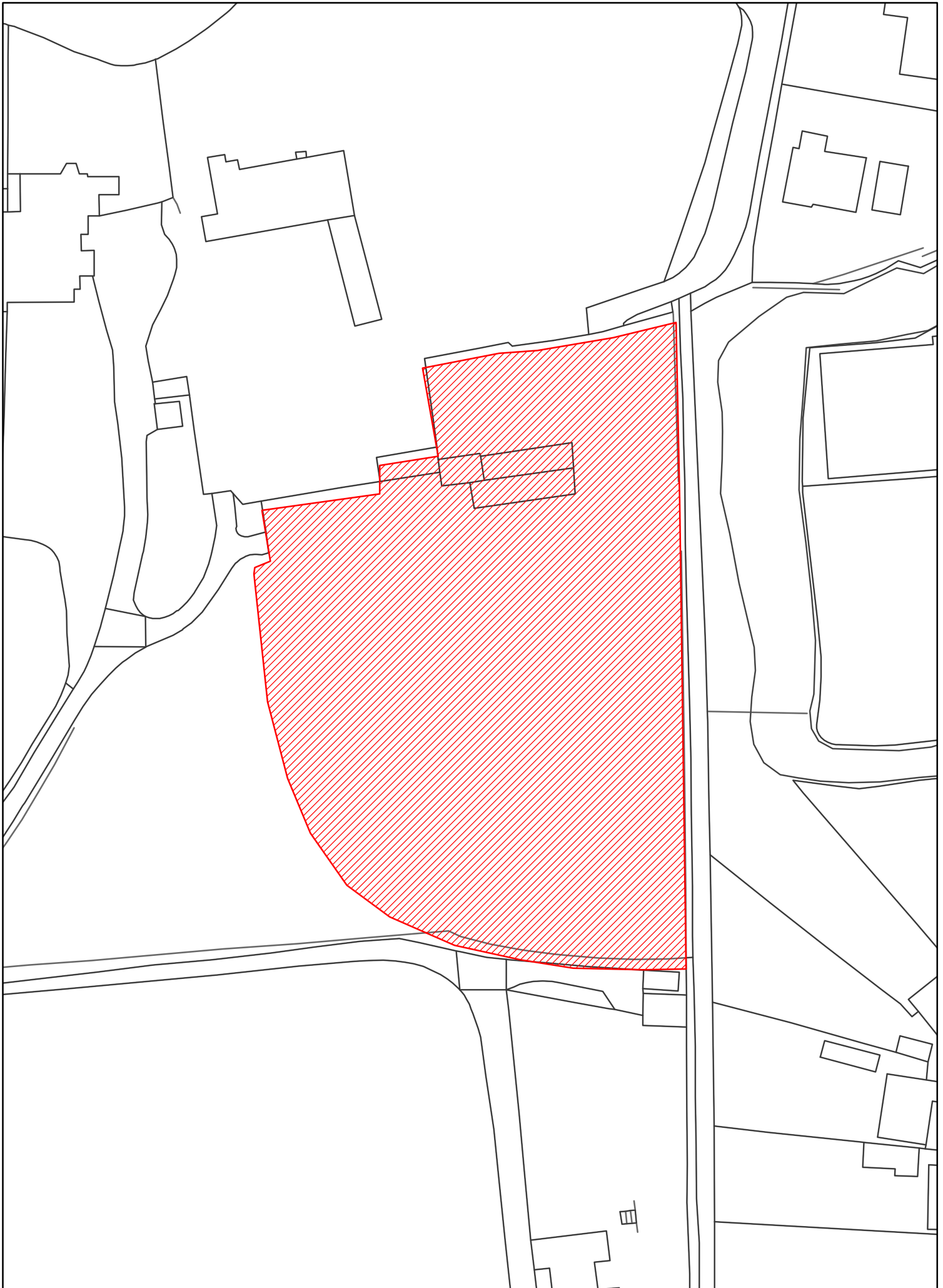
Land rear of Flanchford Road, Reigate Heath (RC01)



<b>Site details</b>	
SHLAA Reference	RC01
Source of site	RBBC – Environmental Health
Site name	Land rear of Flanchford Road, Reigate
Existing use	Semi-natural open space
<b>Housing potential</b>	
Density	Assumed: 20 dph
Capacity	18 units
Total site area (ha)	0.89 ha
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site is wholly within the Green Belt  The site does not lie 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 also has reasonable access to public transport services</p> <p><i>Market Considerations:</i>  The site would likely be capable of delivering a mix of housing in terms of both types and tenures, most likely geared towards family homes, thus potentially meeting a range of market requirements.</p> <p><i>Physical Limitations:</i>  Access to the site is very constrained, via a narrow alley between frontage properties on Flanchford Road – this would be unlikely to be suitable for residential development.  The site is identified as being potentially contaminated.  A large part of the site is identified as being at risk from surface water flooding.</p> <p><i>Potential Impacts:</i>  Development could potentially have an adverse visual impact upon the integrity and setting of the adjoining Conservation Area.  Development could have an adverse visual impact upon the Area of Great Landscape Value.</p>	
<b>The site is not considered to be suitable for housing development.</b>	
<b>Availability</b>	
<p>The site is owned by a number of private individuals and would need to be assembled in order to enable development.</p> <p>It has not been possible to ascertain whether the site would be made available for development.</p>	
<b>Availability of the site for development, including housing, is uncertain.</b>	
<b>Achievability</b>	
<p><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 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 built out within 12 to 18 months of commencement.</p> <p><i>Market and Economic Viability Considerations:</i>  Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of greenfield schemes in the borough indicates that development of the site would likely be economically viable. Costs associated with obtaining access and dealing with possible contamination could impact upon viability.  The residential market in the area, particularly for family homes, is very strong and would most likely be capable of supporting the type and scale of development envisaged.</p>	
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
<b>Summary</b>	
<p><b>The site is not considered to be suitable for housing development and there is no known prospect of the site being available.</b></p> <p><b>The site is therefore not currently developable.</b></p> <p><b>Overcoming constraints:</b> Strategic policy change; contamination; access</p>	

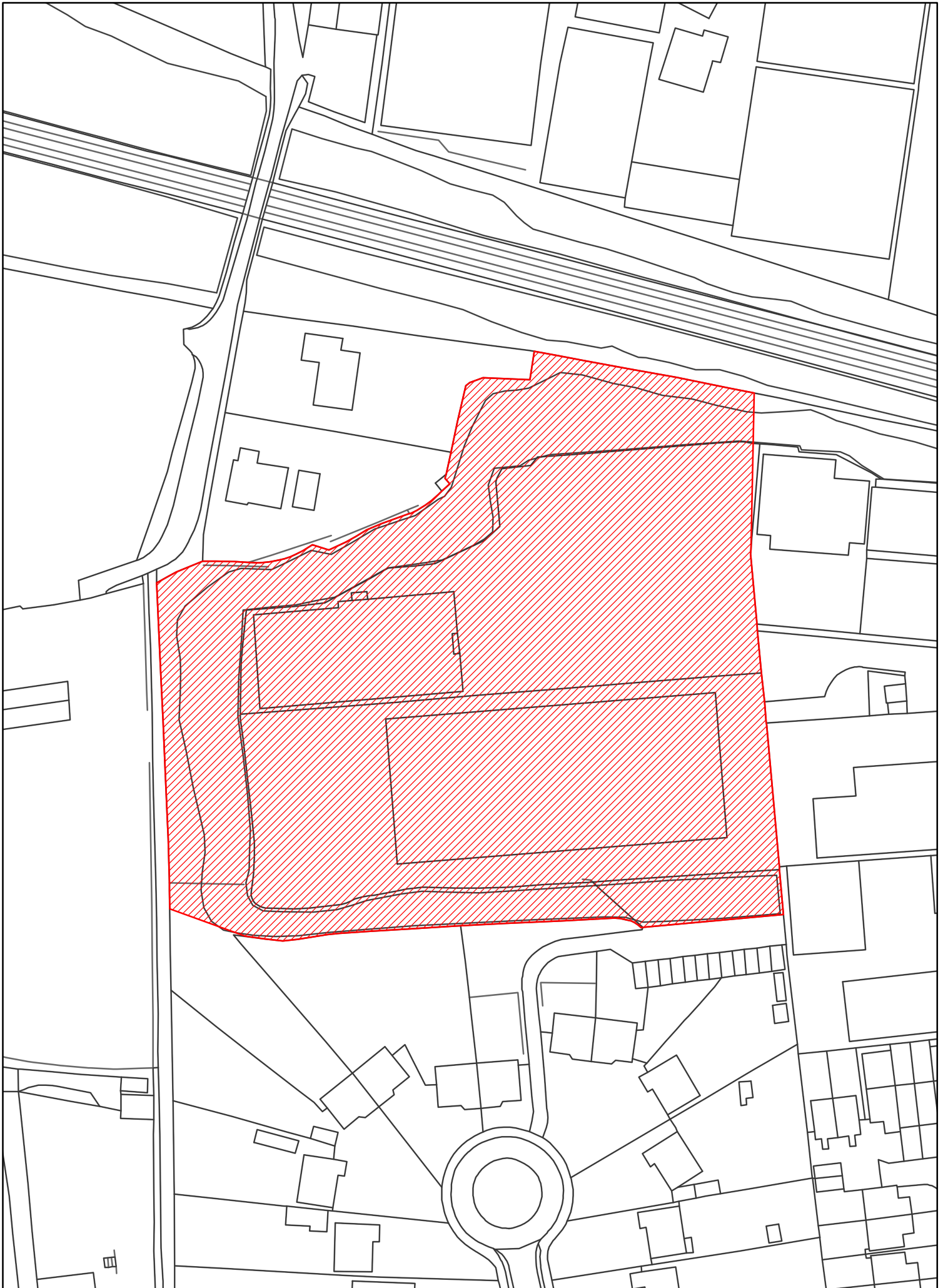


Land at Old Colley Farm, Colley Lane, Reigate (RC02)

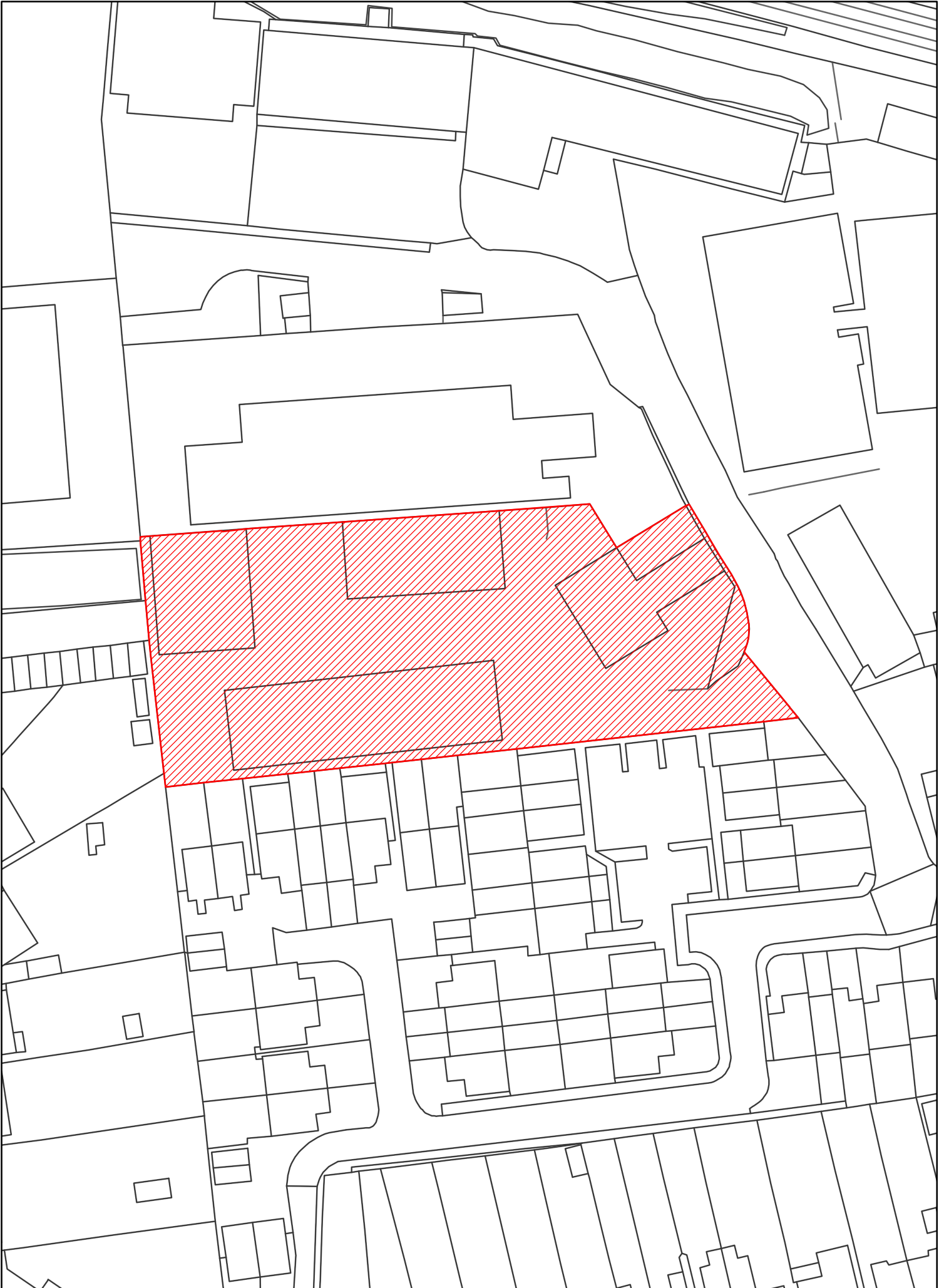


<b>Site details</b>	
SHLAA Reference	RC02
Source of site	RBBC – Environmental Health
Site name	Old Colley Farm, Coppice Lane, Reigate
Existing use	Semi-natural open space/woodland
<b>Housing potential</b>	
Density	Assumed: 20 dph
Capacity	10 units
Total site area (ha)	0.54
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site is wholly within the Green Belt  The site is located within a Conservation Area and a large part of the site is identified as a potential Site of Nature Conservation Importance.  The site does not lie 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 also has reasonable access to public transport services</p> <p><i>Market Considerations:</i>  The site would likely be most suited to delivering larger family homes.</p> <p><i>Physical Limitations:</i>  Access to the site is via a narrow private spur/driveway from Coppice Lane which may be unsuitable for further residential development.  The site is identified as being potentially contaminated.  The site is quite densely wooded in part which may limit development potential – land levels also fall away quite sharply from north to south across the site.</p> <p><i>Potential Impacts:</i>  Development could have an adverse visual impact upon the integrity of the Conservation Area within which it sits and adjoining listed building  Development could adversely impact upon the recognised nature conservation value of the site.</p>	
<b>The site is not considered to be suitable for housing development.</b>	
<b>Availability</b>	
The site is owned by a private individual. It has not been possible to ascertain whether the site would be made available for development.	
<b>Availability of the site for development, including housing, is uncertain.</b>	
<b>Achievability</b>	
<p><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 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 built out within 12 to 18 months of commencement.</p> <p><i>Market and Economic Viability Considerations:</i>  Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of greenfield schemes in the borough indicates that development of the site would likely be economically viable. Costs associated with achieving adequate access could be substantial and dealing with possible contamination could impact upon viability.  The residential market in the area, particularly for family homes, is very strong and would most likely be capable of supporting the type and scale of development envisaged.</p>	
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
<b>Summary</b>	
<b>The site is not considered to be suitable for housing development and there is no known prospect of the site being available.</b>	
<b>The site is therefore not currently developable.</b>	
<b>Overcoming constraints:</b> Strategic policy change; contamination; access	

Land at 50-52, Unit 54 and 61, Albert Road North, Reigate (RC03)



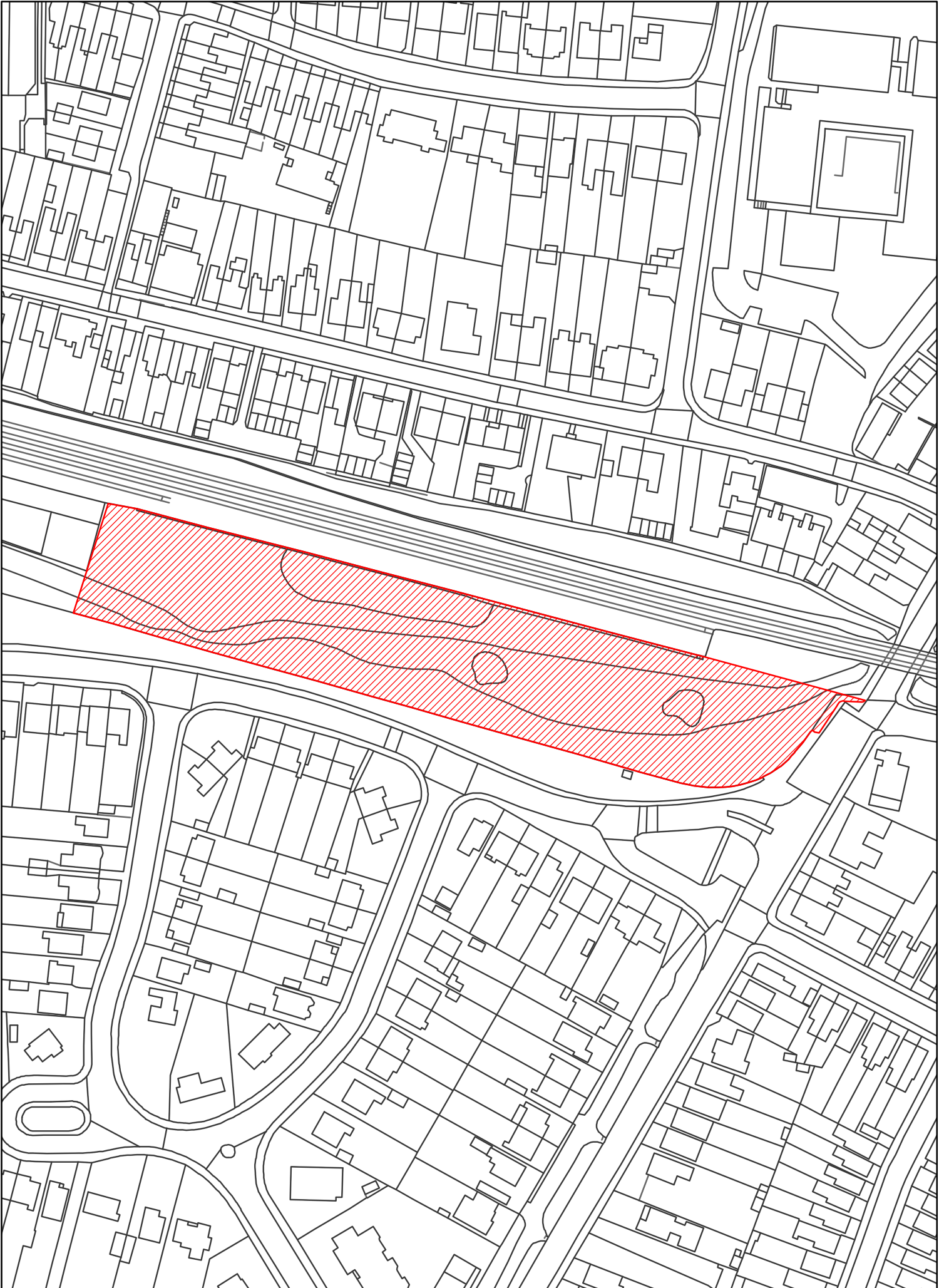
<b>Site details</b>	
SHLAA Reference	RC03
Source of site	RBBC – Development Management
Site name	Land at 50-52, Unit 54 and 61, Albert Road North, Reigate
Existing use	Mixed industrial units and industrial storage land
<b>Housing potential</b>	
Density	Assumed: 30 dph
Capacity	40 units
Total site area (ha)	1.27ha
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site forms part of a designated Employment Area – loss of employment uses on the site would run contrary to policy  The site lies within the urban area, relatively close to Reigate town centre and therefore 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</p> <p><i>Market Considerations:</i>  The site would likely be capable of delivering a mix of housing in terms of both types and tenures, thus meeting a range of market requirements</p> <p><i>Physical Limitations:</i>  The majority of the site is identified as being at risk from surface water flooding.  Access to the site via the existing industrial estate road would likely be unsuitable for residential development – alternative access would be necessary.  The site is potentially contaminated as a result of existing and historic uses</p> <p><i>Potential Impacts:</i>  Proximity to the railway line and other adjoining industrial uses could give rise to residential amenity conflicts</p> <p><b>The site is not considered to be suitable for housing development.</b></p>	
<b>Availability</b>	
<p>The site is owned by several private landowners and has not been formally promoted to the Council for residential development. It has not been possible to ascertain whether the site is available for residential development.</p> <p>Availability of the site would also be dependent upon vacant possession and as such the individual lease arrangements on the numerous occupied units.</p> <p><b>Availability of the site for residential development is uncertain.</b></p>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i>  There is not known to be any specific developer involvement in the site at this point  A scheme of this size/characteristic would likely be delivered by a single house builder and would likely attract interest from local, regional or national house builders, all of whom would likely have the capacity to deliver  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</p> <p><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 for residential use in the borough indicates that development of the site would likely be economically viable.  Costs of remediation associated with any land contamination could impact upon financial viability.  Residential market demand in this area, including for flats, is considered to be sufficient to support development of this scale.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>The site is not considered to be suitable for housing development and availability for development is uncertain due to multiple ownerships and existing occupational leases.</b></p> <p><b>The site is therefore not currently developable.</b></p> <p><b>Overcoming constraints:</b> Review of employment land; access; residential amenity; land assembly</p>	



<b>Site details</b>	
SHLAA Reference	RC04
Source of site	RBBC – Development Management
Site name	51-57 Albert Road North, Reigate
Existing use	Mixed industrial units
<b>Housing potential</b>	
Density	Assumed: 30 dph
Capacity	20 units
Total site area (ha)	0.59 ha
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site forms part of a designated Employment Area – loss of employment uses on the site would run contrary to policy  The site lies within the urban area, relatively close to Reigate town centre and therefore 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</p> <p><i>Market Considerations:</i>  The site would likely be capable of delivering a mix of housing in terms of both types and tenures, thus meeting a range of market requirements</p> <p><i>Physical Limitations:</i>  The majority of the site is identified as being at risk from surface water flooding.  Access to the site via the existing industrial estate road would likely be unsuitable for residential development – alternative access would be necessary.  The site is potentially contaminated as a result of existing and historic uses</p> <p><i>Potential Impacts:</i>  Proximity to the railway line and other adjoining industrial uses could give rise to residential amenity conflicts</p>	
<b>The site is not considered to be suitable for housing development.</b>	
<b>Availability</b>	
<p>The site is owned by a private company – Fieldwood Products Ltd. The site has been promoted to the Council (and a planning application previously pursued) for residential development.</p> <p>Availability of the site would however be dependent upon vacant possession and as such the individual lease arrangements on the numerous occupied units.</p>	
<b>There is a reasonable prospect that the site would be made available for residential development during the plan period.</b>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i>  There is not known to be any specific developer involvement in the site at this point  A scheme of this size/characteristic would likely be delivered by a single house builder and would likely attract interest from local, regional or national house builders, all of whom would likely have the capacity to deliver  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</p> <p><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 for residential use in the borough indicates that development of the site would likely be economically viable.  Costs of remediation associated with any land contamination could impact upon financial viability.  Residential market demand in this area, including for flats, is considered to be sufficient to support development of this scale.</p>	
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
<b>Summary</b>	
<b>The site is not considered to be suitable for housing development.</b>	
<b>The site is therefore not currently developable.</b>	
<b>Overcoming constraints:</b> Review of employment land; access; residential amenity; contamination	



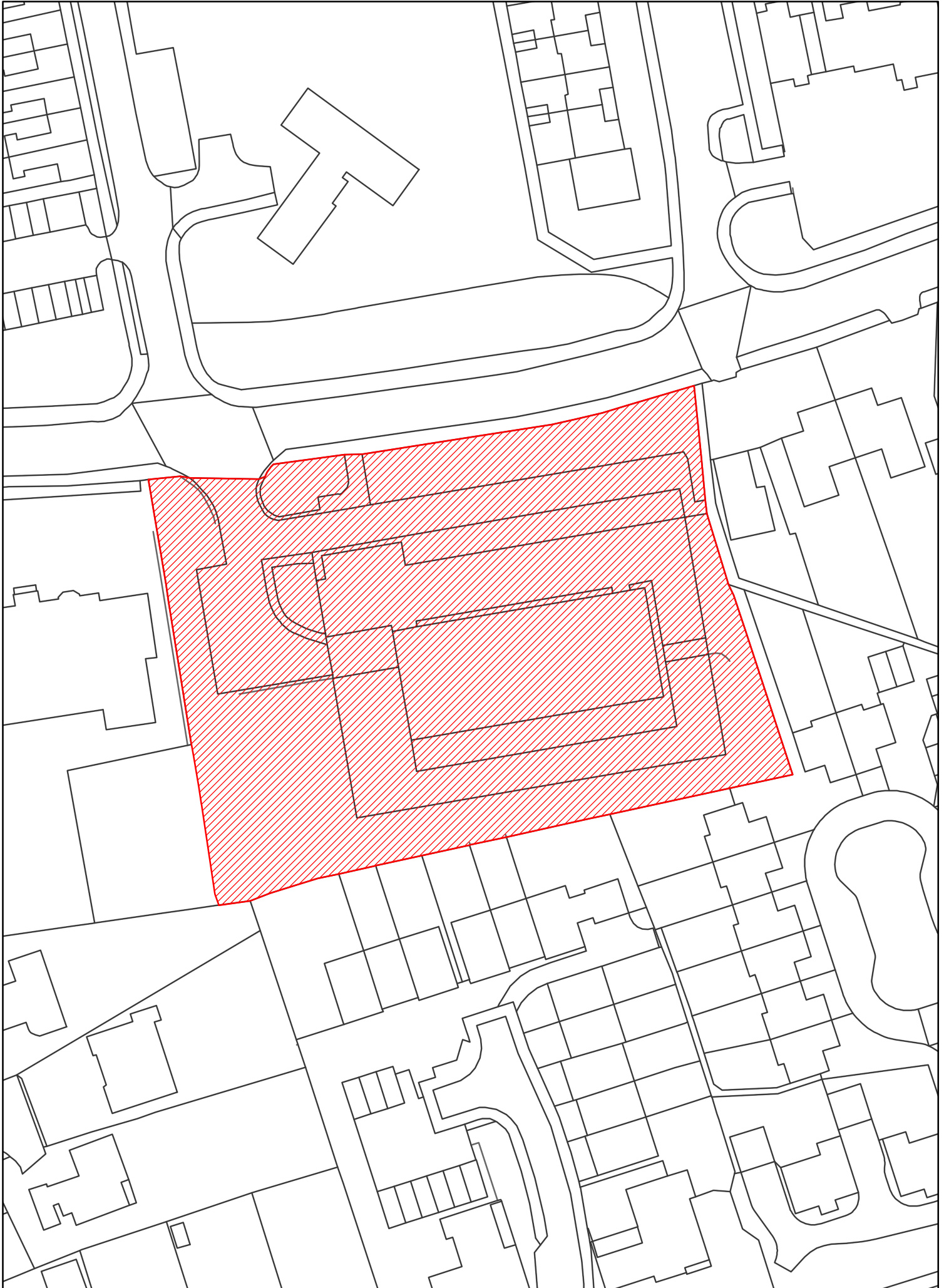
Land at Rushworth Road, Reigate (RC05)



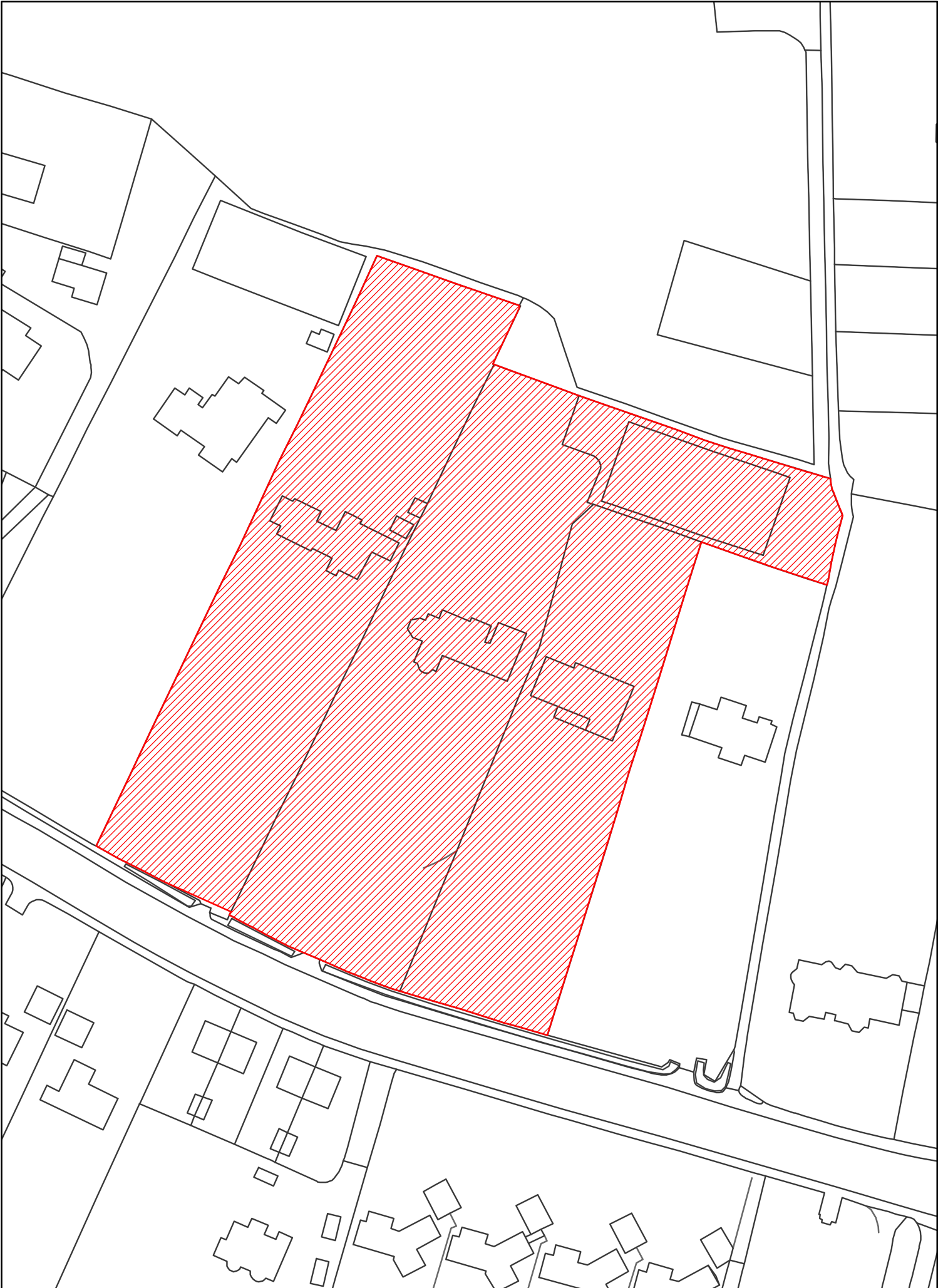
<b>Site details</b>	
SHLAA Reference	RC05
Source of site	RBBC – Development Management
Site name	Land at Rushworth Road, Reigate
Existing use	Woodland
<b>Housing potential</b>	
Density	Assumed: 40 dph
Capacity	0 units
Total site area (ha)	0.89 (gross)/ 0 (developable)
<b>Suitability</b>	
<p><i>Policy Considerations:</i> The site lies within the urban area close to Reigate rail station 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 also has excellent access to public transport services</p> <p><i>Market Considerations:</i> The site would likely be capable of delivering a mix of housing which is predominantly geared towards higher density flats</p> <p><i>Physical Limitations:</i> The site is banked up to the railway line which could impinge upon development potential and the nature of development which could be achieved. The site is also entirely densely wooded which further limits capacity.</p> <p><i>Potential Impacts:</i> Proximity to the railway line could give rise to residential amenity concerns.</p>	
<b>The site is not considered to be suitable for housing development.</b>	
<b>Availability</b>	
Ownership of the site is unknown. It has not been possible to ascertain whether the site is available for development.	
<b>Availability of the site for development is uncertain.</b>	
<b>Achievability</b>	
<p><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 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 built out within 12 to 18 months of commencement.</p> <p><i>Market and Economic Viability Considerations:</i> Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of greenfield schemes in the borough indicates that development of the site would likely be economically viable. Costs associated with levelling and preparing the site (inc. retaining structures) to enable development could impact upon viability. The residential market in the area, particularly for family homes, is very strong and would most likely be capable of supporting the type and scale of development envisaged.</p>	
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
<b>Summary</b>	
<b>The site is not considered to be suitable for housing development. Additionally, it has not been possible to ascertain availability of the site for development.</b>	
<b>The site is therefore not currently developable.</b>	
<b>Overcoming constraints:</b> availability, land/topographical conditions; residential amenity	



Police Headquarters, Reigate Road, Reigate (RC06)

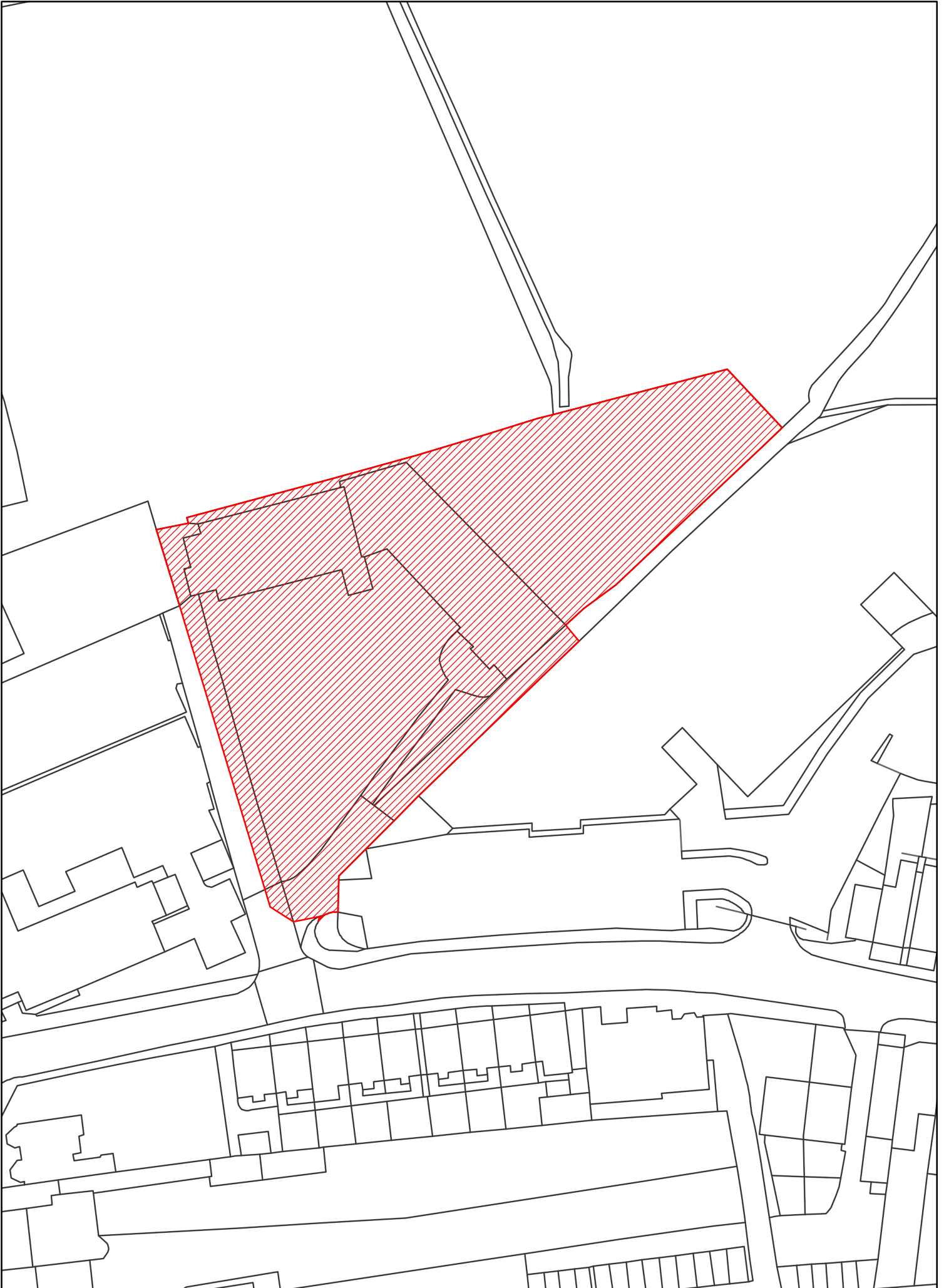


<b>Site details</b>	
SHLAA Reference	RC06
Source of site	RBBC – Development Management
Site name	Surrey Police HQ, Reigate Road, Reigate
Existing use	Police station, offices and car parking
<b>Housing potential</b>	
Density	Assumed: 40 dph
Capacity	25 units
Total site area (ha)	0.57 ha
<b>Suitability</b>	
<p><i>Policy Considerations:</i> The site lies within the urban area between Redhill and Reigate town centres 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 also has good access to public transport services</p> <p><i>Market Considerations:</i> The site would likely be capable of delivering a mix of housing which is predominantly geared towards higher density flats</p> <p><i>Physical Limitations:</i> A small part of the site is affected by surface water flooding risk. The site is identified as being potentially contaminated as a result of previous and current uses.</p> <p><i>Potential Impacts:</i> There are no significant potential impacts associated with development.</p> <p><b>The site is considered to be suitable for housing development.</b></p>	
<b>Availability</b>	
<p>The site is owned by the Surrey Police Authority.</p> <p>Availability of the site is contingent upon service needs; however, there is no known intention or prospect of release at this point in time.</p> <p><b>The site is not available for development.</b></p>	
<b>Achievability</b>	
<p><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 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 could achieve delivery rates of 20 to 30 units per annum; hence a scheme could be completed with 12 to 18 months of commencement.</p> <p><i>Market and Economic Viability Considerations:</i> Specific viability work was not undertaken due to the lack of availability. Generic assessment of the redevelopment of commercial sites for residential in the borough indicates that development of the site would likely be economically viable. The residential market in the area is very strong and would most likely be capable of supporting the type and scale of development envisaged.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>The site is considered to be suitable for housing development and there is a reasonable prospect that development would be achievable. However, there is no known prospect of the site being made available for housing at this point.</b></p> <p><b>The site is therefore not currently developable.</b></p>	



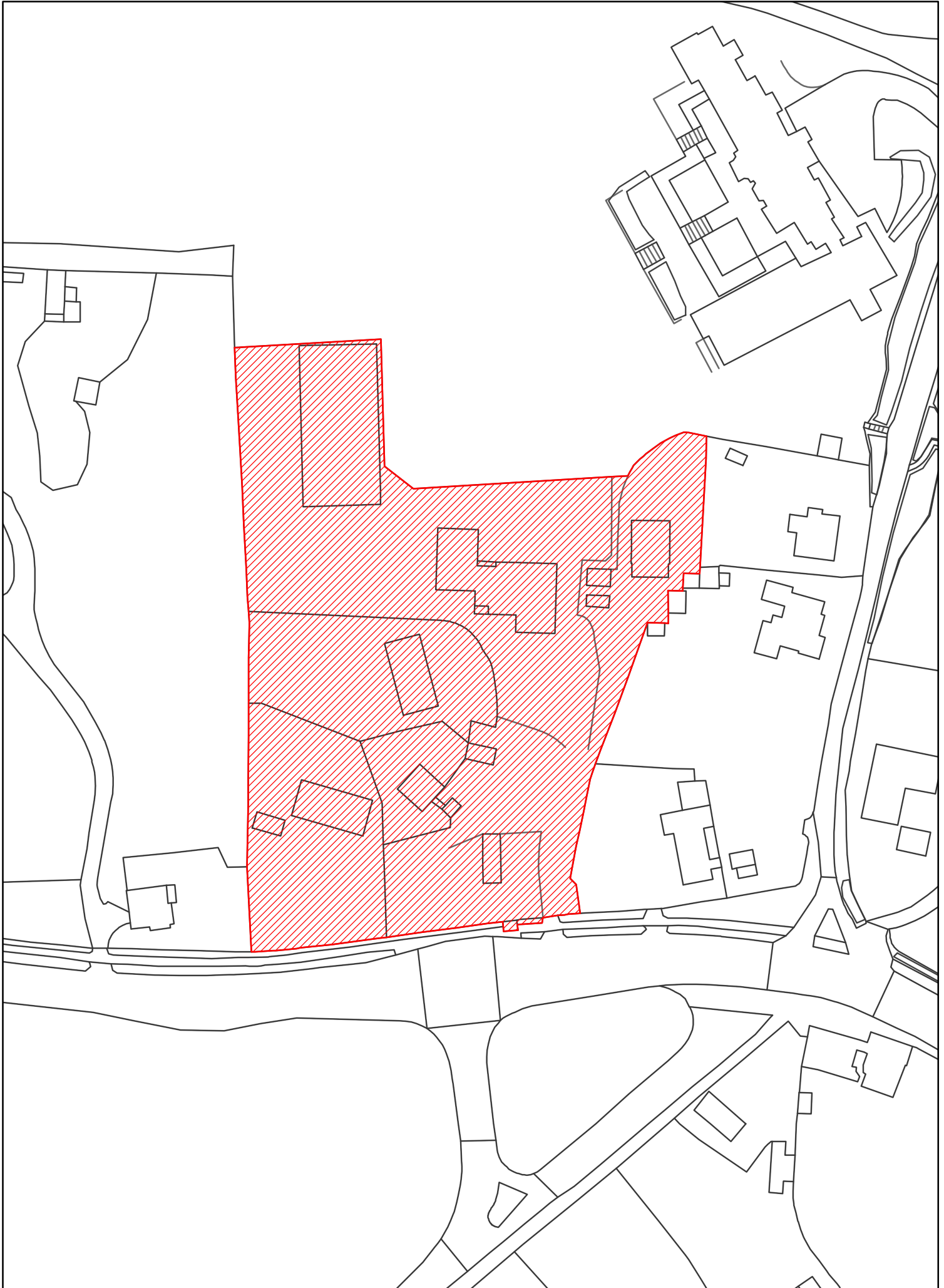
<b>Site details</b>	
SHLAA Reference	RC07
Source of site	Extant Planning Consent
Site name	50-54 West Street, Reigate
Existing use	Residential dwellings with substantial curtilage
<b>Housing potential</b>	
Density	Proposed: 70 dph
Capacity	57 studios/apartments and 37 specialist care suites
Total site area (ha)	1.30 ha
<b>Suitability</b>	
<p><i>Policy Considerations:</i> The site lies within the urban area, close to Reigate town centres 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 also has good access to public transport services Planning consent has been granted to redevelop the site to provide a care homes incorporating studios and one bedroom apartments and specialist dementia suites.</p> <p><i>Market Considerations:</i> The site would deliver older persons accommodation (including care) in the form of suites and apartments.</p> <p><i>Physical Limitations:</i> A small part of the site is affected by surface water flooding risk. There are a number of groups of protected trees across the site which may impinge upon capacity and potential form of development.</p> <p><i>Potential Impacts:</i> Development could potentially impact visually upon the adjoining Conservation Area and setting of the adjoining listed building.</p> <p><b>The site is considered to be suitable for housing development.</b></p>	
<b>Availability</b>	
The site is owned by Signature Senior Lifestyles. Planning consent has been granted to provide care accommodation.	
<b>The site is immediately available for development.</b>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i> The site is owned by a specialist care provider – Signature Senior Lifestyles. It is understood that the developer intends to commence construction in early 2015 with a view to completion in Spring 2016.</p> <p><i>Market and Economic Viability Considerations:</i> Viability appraisal confirms that, assuming all relevant costs and an acceptable return to the developer, the scheme would deliver an 18% uplift over and above the assumed existing use value (residential dwellings). This is marginal but considered to be sufficient to motivate the landowner to release the site. The residential market in the area is strong, including for specialist care accommodation, and would most likely be capable of supporting the type and scale of development envisaged.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>The site is considered to be suitable for housing development. The site is immediately available for development and evidence indicates there is a reasonable prospect that development would be achievable and financially viable.</b></p> <p><b>The site is therefore considered to be deliverable.</b></p>	

Chatham Court & Linden Court, Lesbourne Road, Reigate (RC11)



<b>Site details</b>	
SHLAA Reference	RC11
Source of site	Call for Sites
Site name	Chatham Court and Linden Court, Lesbourne Road, Reigate
Existing use	Vacant office accommodation
<b>Housing potential</b>	
Density	Assumed: 100dph
Capacity	38 units
Total site area (ha)	0.39 ha
<b>Suitability</b>	
<p><i>Policy Considerations:</i> The site is within the urban area, adjacent to Reigate 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 The site has the benefit of existing permission for 38 residential units through a combination of new build and conversion.</p> <p><i>Market Considerations:</i> The site would most likely be suited to delivering higher density units (flats).</p> <p><i>Physical Limitations:</i> There are no significant physical limitations associated with the site.</p> <p><i>Potential Impacts:</i> Development could potentially impact upon the integrity and setting of the existing listed building on site and the Conservation Area</p> <p><b>The site is considered to be suitable for housing development.</b></p>	
<b>Availability</b>	
<p>The site is owned by Frenncastle, a property development company, who has actively promoted the site for housing development. Planning consent has been granted.</p> <p><b>The site is immediately available for residential development.</b></p>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i> The site is owned by a property developer with experience of similar higher density residential schemes in London and the South East. It is considered that they would have the capacity to deliver. A scheme of this size/characteristic would likely be delivered by a single house builder. 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 development could be completed within 18 months of commencement.</p> <p><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. 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 20% uplift over and above the existing use value (vacant offices) which is considered to be sufficient to motivate the landowner to release the site. Allowance has been made in the build costs to account for the listed buildings on site. Demand for flats in this location is considered to be sufficiently healthy to support development of this scale.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>The site is suitable for housing development with an extant planning permission. The site is available now and appraisal indicates that development would be achievable, including financially viable.</b></p> <p><b>The site is therefore considered to be deliverable.</b></p>	

Land north of Buckland Road, Reigate (RC12)

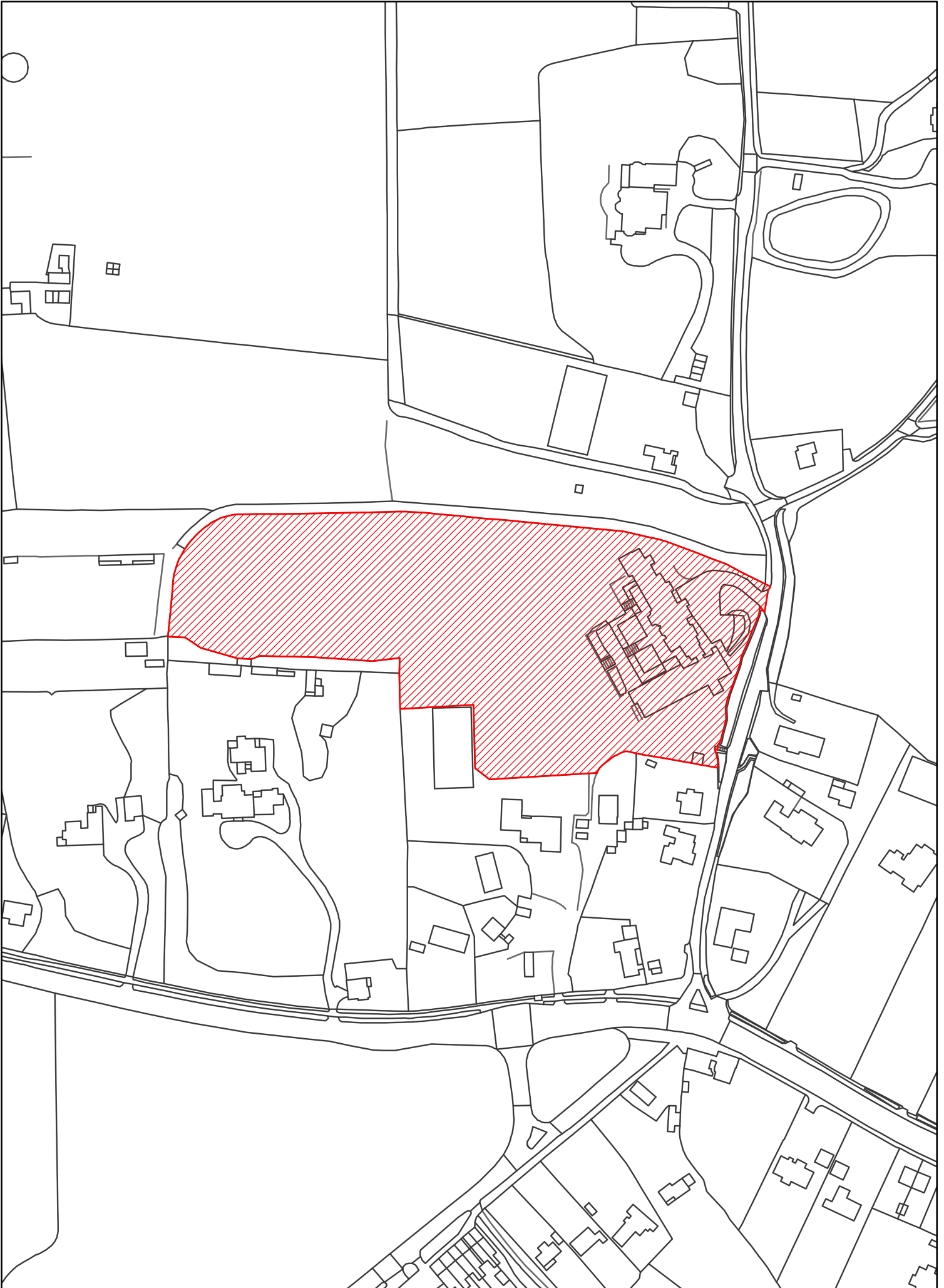




<b>Site details</b>	
SHLAA Reference	RC12
Source of site	Call for Sites
Site name	Land north of Buckland Road, Reigate
Existing use	Residential dwellings
<b>Housing potential</b>	
Density	Assumed: 20 dph
Capacity	15 units
Total site area (ha)	0.8 ha
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site lies wholly within the Green Belt but given the site is brownfield and there are existing buildings on site, it may have limited potential for infilling or development in accordance with paragraph 89 of the NPPF.  The site also lies within a Conservation Area  The site does not lie 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</p> <p><i>Market Considerations:</i>  The site would most likely be suited to delivering larger family homes</p> <p><i>Physical Limitations:</i>  There is a band of land running through the middle of the site which is identified as being at risk from surface water flooding.  There is a group of TPO trees along the southern boundary of the site with Buckland Road.</p> <p><i>Potential Impacts:</i>  Development could adversely impact upon the Conservation Area, the setting of the adjoining listed building and potentially upon the integrity of the listed wall which runs along the southern boundary of the site.</p> <p><b>The site is not considered to be suitable for large scale housing development.</b></p>	
<b>Availability</b>	
<p>The site is owned by five separate individual landowners. It has not been possible to ascertain whether all landowners remain interested in promoting the site for housing development and therefore there can be no certainty that the site could be assembled.</p> <p><b>Availability of the site for development, including housing, is uncertain.</b></p>	
<b>Achievability</b>	
<p><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 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 such as scheme could be completed within 12 to 18 months of commencement.</p> <p><i>Market and Economic Viability Considerations:</i>  Specific viability work was not undertaken due to the site's unsuitability and lack of availability. 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 is very strong, particularly for family homes, and would be capable of supporting the type and scale of development envisaged.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>The site is not considered to be suitable for large scale development but may have limited potential in accordance with paragraph 89 of the NPPF. However, availability of the site for development is uncertain given the need to assemble various ownerships.</b></p> <p><b>The site is considered to be not currently developable.</b></p> <p><b>Overcoming constraints:</b> Strategic policy change, availability, land assembly</p>	

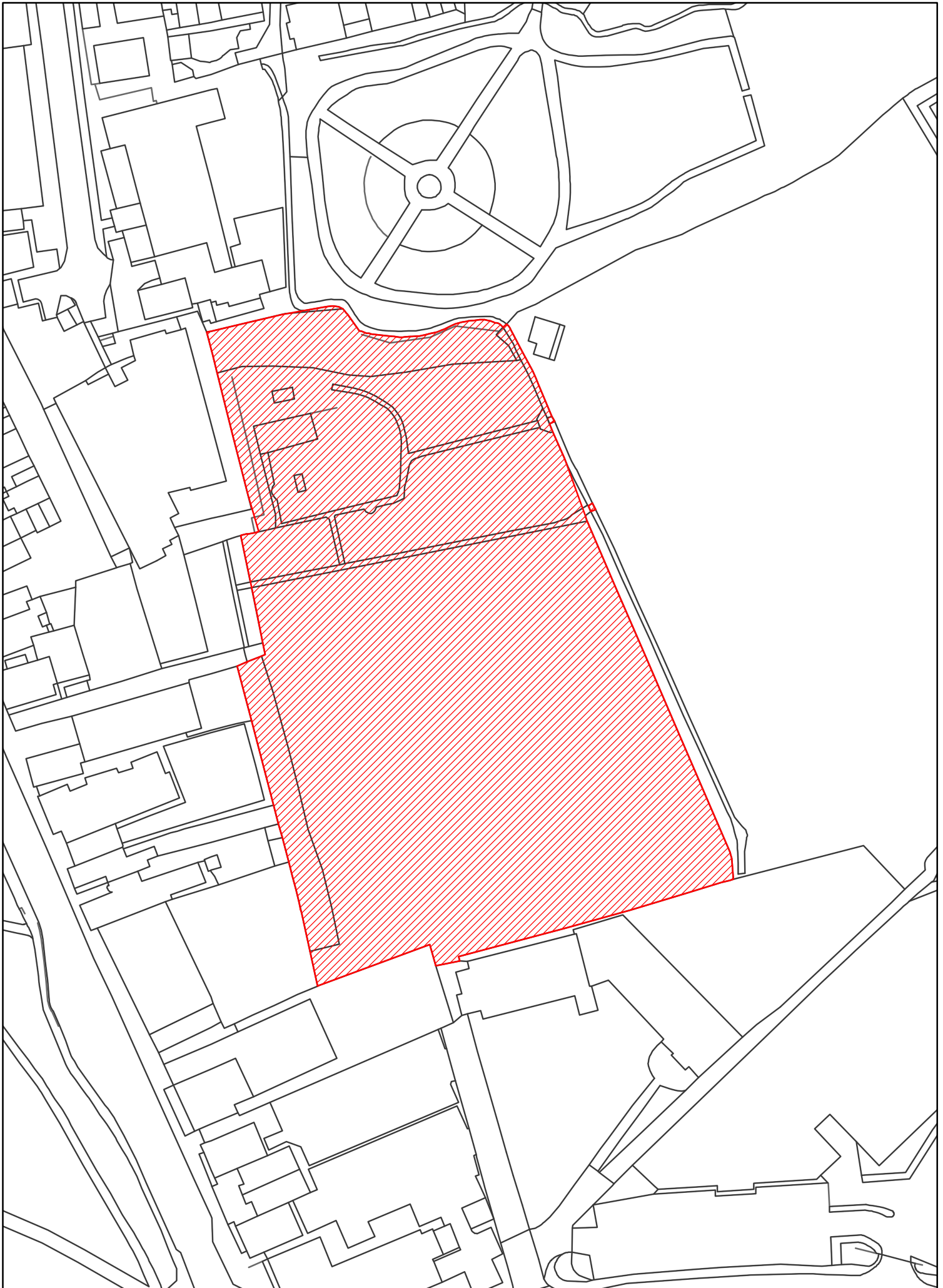


Reigate Beaumont Care Home, Colley Lane, Reigate (RC13)



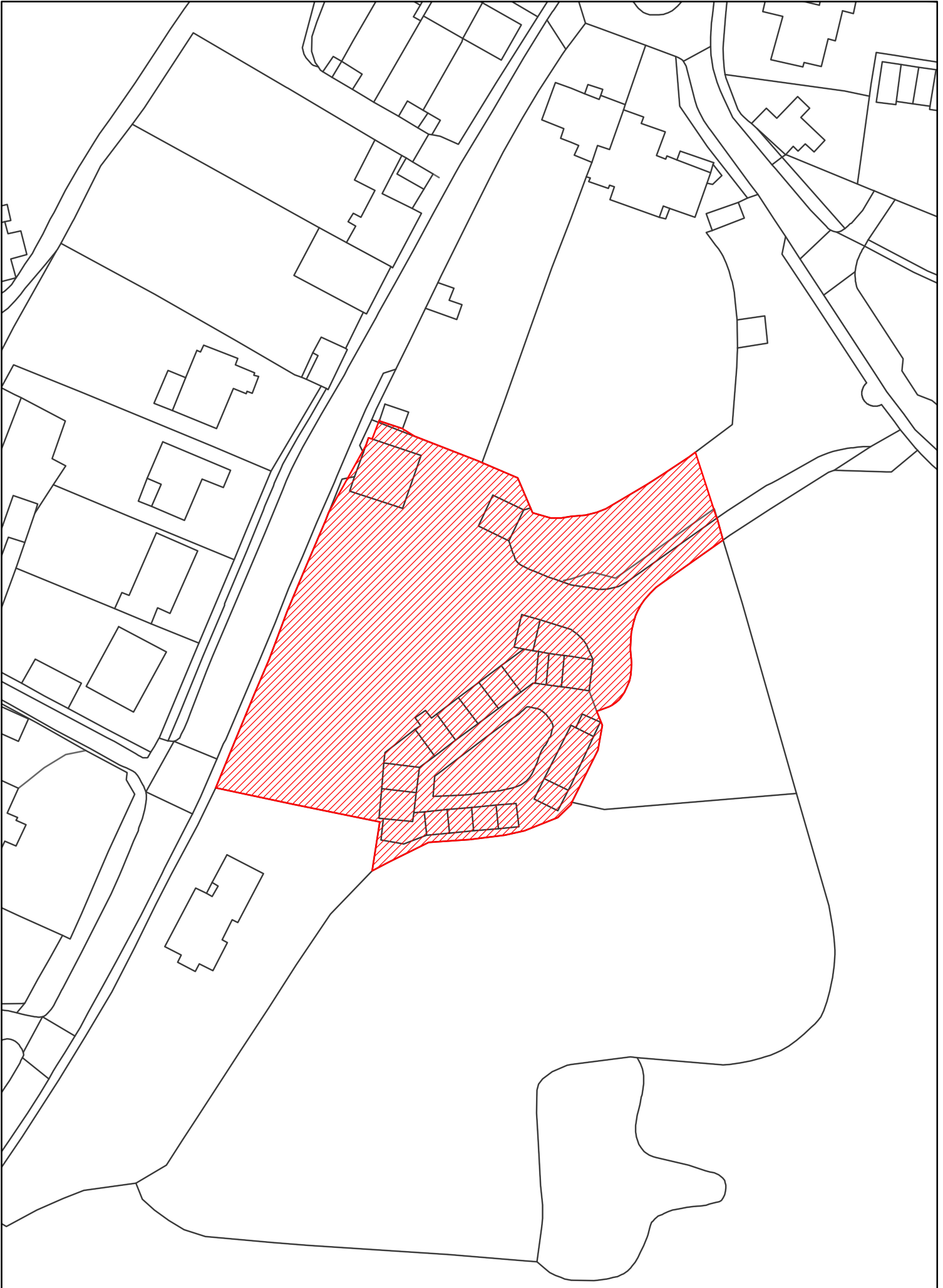
<b>Site details</b>	
SHLAA Reference	RC13
Source of site	Call for Sites
Site name	Reigate Beaumont Care Home, Colley Lane, Reigate
Existing use	Residential care home with substantial grounds
<b>Housing potential</b>	
Density	Assumed: 20 dph
Capacity	30 units (or additional care accommodation)
Total site area (ha)	1.4 ha
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site lies wholly within the Green Belt but given part of the site is brownfield and there are existing buildings on site, it may have limited potential for infilling or development in accordance with paragraph 89 of the NPPF.  The site also lies within a Conservation Area  The site does not lie 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</p> <p><i>Market Considerations:</i>  The site would likely be most suited to delivering large family homes. The site could also provide accommodation for older residents, including additional care accommodation.</p> <p><i>Physical Limitations:</i>  There is a band of land running through the middle of the site which is identified as being at risk from surface water flooding.  There is a group of TPO trees along the southern boundary of the site with Buckland Road.  Access to the site via Colley Lane is slightly constrained.</p> <p><i>Potential Impacts:</i>  Development could adversely impact upon the Conservation Area, the setting of the adjoining listed building and potentially upon the integrity of the listed wall which runs along the southern boundary of the site.</p>	
<b>The site is not considered to be suitable for large scale housing development.</b>	
<b>Availability</b>	
The site is owned by Barchester Care (operator of the Care Home). The site has been promoted for housing development or additional care accommodation.	
<b>There is a reasonable prospect that the site would be made available for development within the plan period.</b>	
<b>Achievability</b>	
<p><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 interest from local, regional and national house builders who would likely have the capacity to deliver. Delivery of additional care accommodation would likely require a specialist developer/operator.</p> <p><i>Market and Economic Viability Considerations:</i>  Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of greenfield development in the borough indicates that development of the site would likely be economically viable.  The residential market in the area would most likely be capable of supporting the type and scale of development envisaged. There is also strong demand for retirement and residential care accommodation.</p>	
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
<b>Summary</b>	
<b>The site is not considered to be suitable for large scale development but may have limited potential in accordance with paragraph 89 of the NPPF. However, availability of the site for development is uncertain given the need to assemble various ownerships.</b>	
<b>The site is considered to be not currently developable.</b>	
<b>Overcoming constraints:</b> Strategic policy change	

Land east of Bell Street, Reigate (RC14)



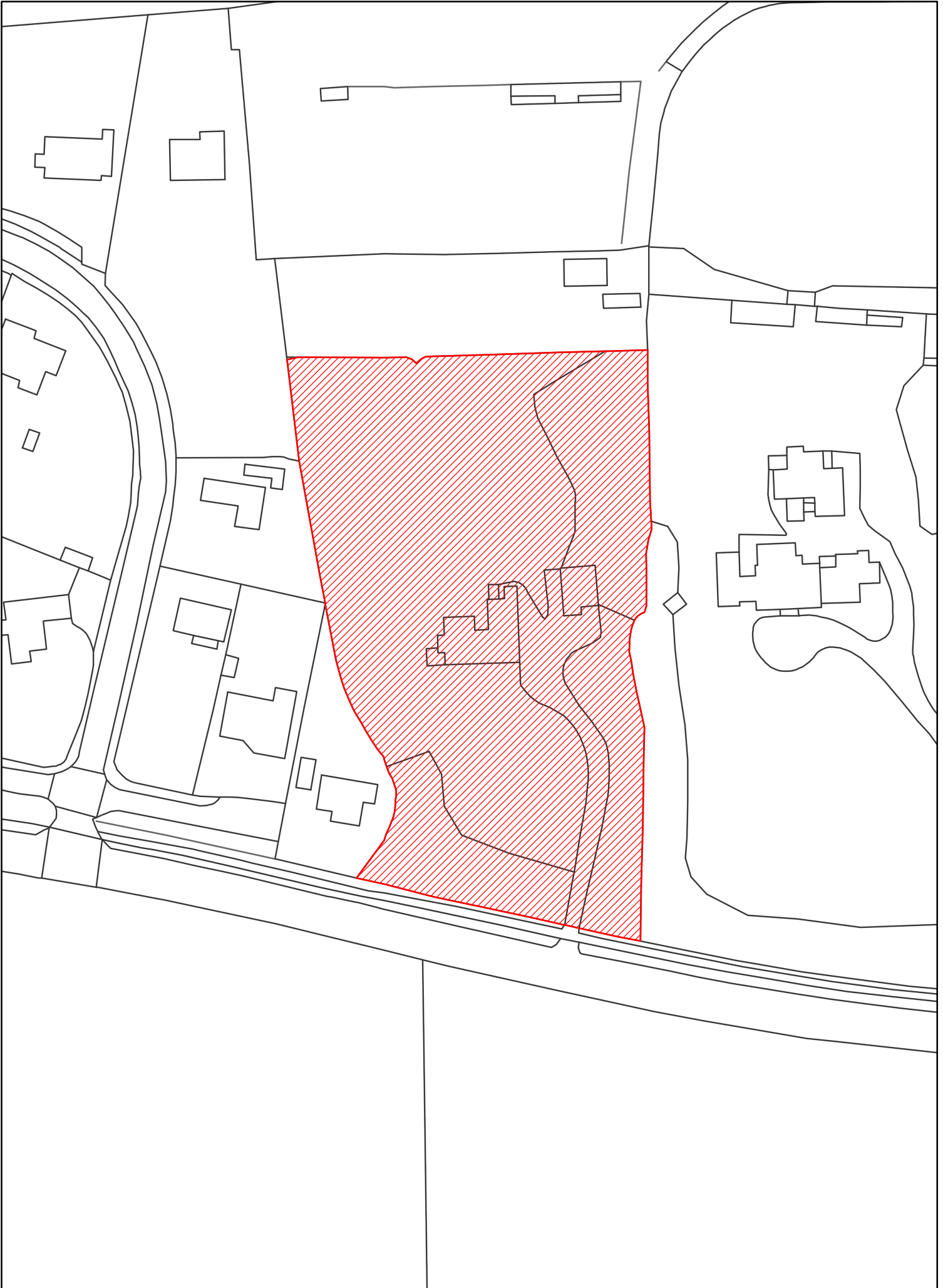
<b>Site details</b>	
SHLAA Reference	RC14
Source of site	Call for Sites
Site name	Land east of Bell Street, Reigate
Existing use	Informal semi-natural open space
<b>Housing potential</b>	
Density	Assumed: 30dph
Capacity	30 units
Total site area (ha)	1.1 ha
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site is designated Urban Open Land and is located within a Conservation Area  The site is within the urban area, adjacent to Reigate 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</p> <p><i>Market Considerations:</i>  The site would most likely be suited to delivering higher density development (predominantly flats) and could provide older persons accommodation.</p> <p><i>Physical Limitations:</i>  The northern half of the site is identified as being at risk from surface water flooding and the site is bounded to the north by an area of land within Flood Zone 3.  Access to the site via Bell Street/Lesbourne Road is constrained and would need to be carefully designed to support residential development.</p> <p><i>Potential Impacts:</i>  Development of the site could secure improved public access to any remaining open space.  Development could adversely impact upon the integrity of the Conservation Area and the setting of a number of adjoining listed buildings.</p> <p><b>The site is considered to be potentially suitable for housing development.</b></p>	
<b>Availability</b>	
<p>The site is owned by Reigate Grammar School. It has been promoted to the Council for housing development and is understood to be surplus to requirements.</p> <p><b>There is a reasonable prospect that the site would be made available for development</b></p>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i>  There is not known to be any specific developer involvement in the site at this point; however, the landowner has informed of interest from national house builders  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.</p> <p><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.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>The site is considered to be potentially suitable for development subject to the outcome of the review of the existing restrictive designation. It has been confirmed as being available immediately for the use envisaged and development would be economically viable.</b></p> <p><b>Overcoming constraints:</b> Review of Urban Open Land (Development Management Plan); access</p>	

Former Priory Stables, Park Lane, Reigate (RC15)



<b>Site details</b>	
SHLAA Reference	RC15
Source of site	Call for Sites
Site name	Former Priory Stables, Park Lane, Reigate
Existing use	Derelict stable block and semi-natural grounds
<b>Housing potential</b>	
Density	Assumed: 20dph
Capacity	5 units
Total site area (ha)	0.3 ha
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site is within a Conservation Area and within the boundary of a registered Historic Park.  The site is within the urban area, adjacent to Reigate 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</p> <p><i>Market Considerations:</i>  The site would most likely be suited to delivering larger family homes.</p> <p><i>Physical Limitations:</i>  There is an area of surface water flood risk in the centre of the site.  Parts of the site are quite densely wooded with a large extent of mature tree coverage.  Road access to the site is quite constrained and would require improvement to support residential development.</p> <p><i>Potential Impacts:</i>  Development of the site could potentially impact adversely upon the integrity of the Conservation Area and Historic Park  Development could impact upon the adjoining Site of Nature Conservation Importance</p> <p><b>The site is not considered to be suitable for housing development.</b></p>	
<b>Availability</b>	
The site is owned by Surrey County Council and has been promoted to the Council for housing development.	
<p><b>There is a reasonable prospect that the site would be made available for development</b></p>	
<b>Achievability</b>	
<p><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 could be completed within 12 months of commencement.</p> <p><i>Market and Economic Viability Considerations:</i>  Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of greenfield schemes in the borough indicates that development of the site would likely be economically viable. Design and materials costs associated with protecting heritage character 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.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>The site is not considered to be suitable for housing development and therefore not currently developable.</b></p> <p><b>Overcoming constraints:</b> Strategic policy change; heritage impact</p>	

The Croft, Buckland Road, Reigate (RC16)

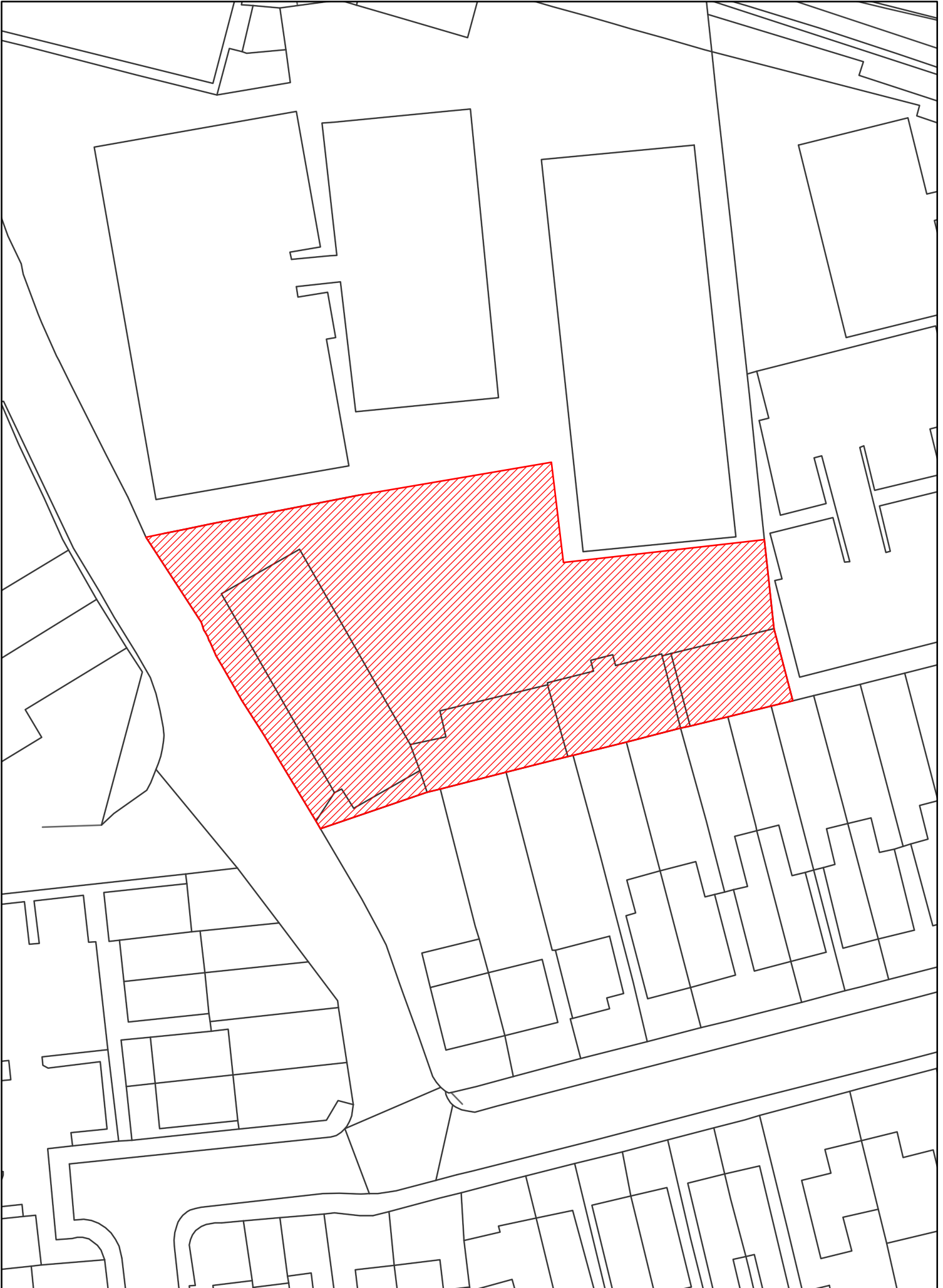




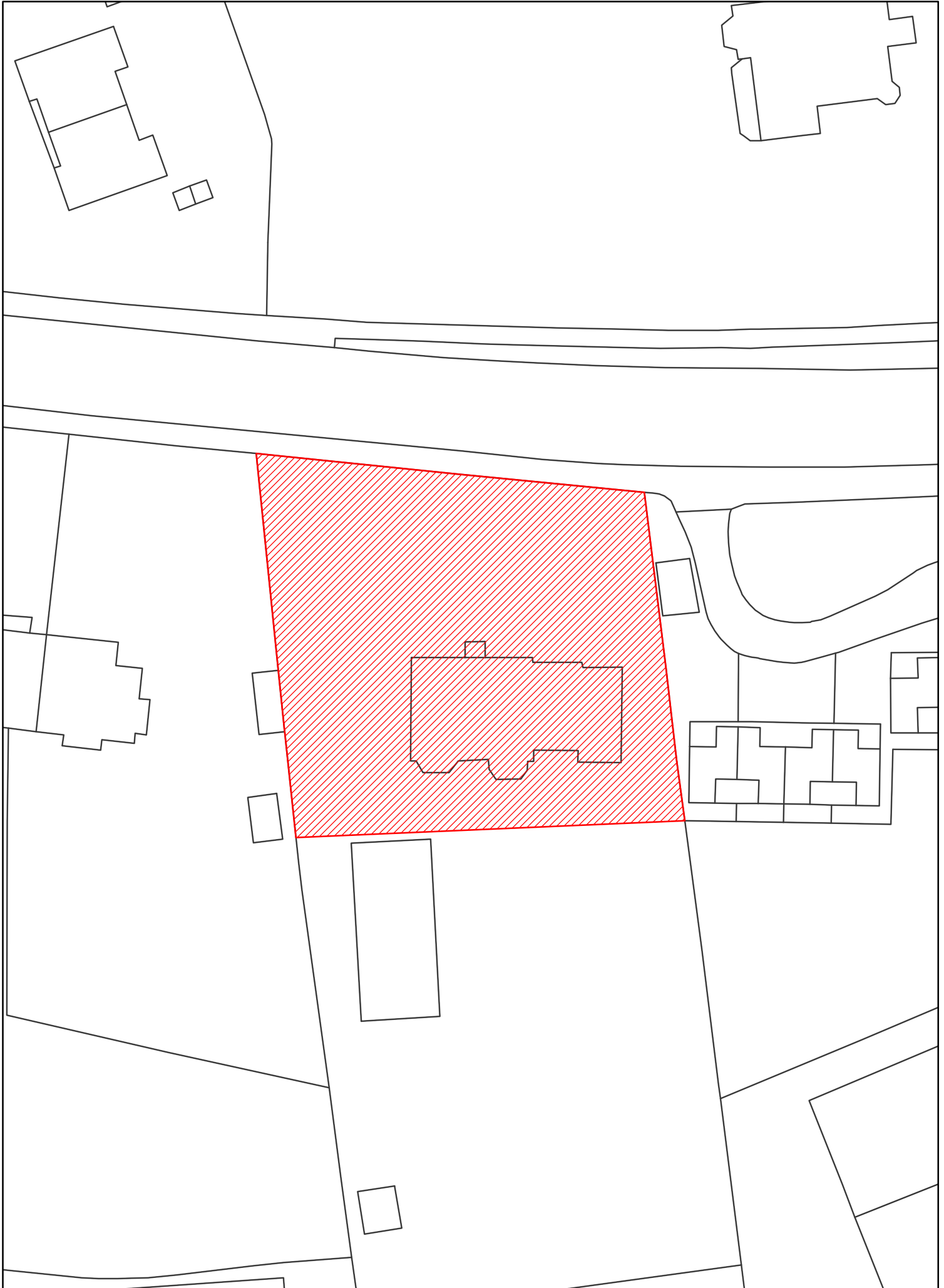
<b>Site details</b>	
SHLAA Reference	RC16
Source of site	Call for Sites
Site name	The Croft, Buckland Road, Reigate
Existing use	Residential dwelling with substantial grounds
<b>Housing potential</b>	
Density	Assumed: 15 dph
Capacity	10 units
Total site area (ha)	0.80 ha
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site lies wholly within the Green Belt but given the site is brownfield and there are existing buildings on site, it may have limited potential for infilling or development in accordance with paragraph 89 of the NPPF.  The site also lies within a Conservation Area  The site does not lie 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</p> <p><i>Market Considerations:</i>  The site would most likely be suited to delivering either a small number of large family homes or a single block of flats.</p> <p><i>Physical Limitations:</i>  There are no notable physical limitations associated with the site.</p> <p><i>Potential Impacts:</i>  Development could adversely impact upon the Conservation Area, the setting of the adjoining listed building and potentially upon the integrity of the listed wall which runs along the southern boundary of the site.</p> <p><b>The site is not considered to be suitable for large scale housing development.</b></p>	
<b>Availability</b>	
<p>The site is owned by a private organisation, Heddmara Ltd. A planning application for redevelopment was submitted by withdrawn in 2014 and a revised application is anticipated. There is therefore clear indication that the landowner intends to bring the site forward for development.</p> <p><b>The site is immediately available for development.</b></p>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i>  There is not known to be any specific developer involvement in the site at this point; however, the withdrawn application was progressed by Stanton Construction, a local development firm who would have capacity to built out a scheme of this scale.  A scheme of this nature would achieve delivery rates of 20 to 30 units per annum and could therefore be completed within 12 months of commencement.</p> <p><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.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>The site is not considered to be suitable for large scale development but may have limited potential in accordance with paragraph 89 of the NPPF. There is a reasonable prospect that development would be achievable and that it would be made available for development.</b></p> <p><b>The site is therefore not currently developable.</b></p> <p><b>Overcoming constraints:</b> Strategic policy change; heritage impact</p>	



Reigate Business Mews, Albert Road North, Reigate (RC18)

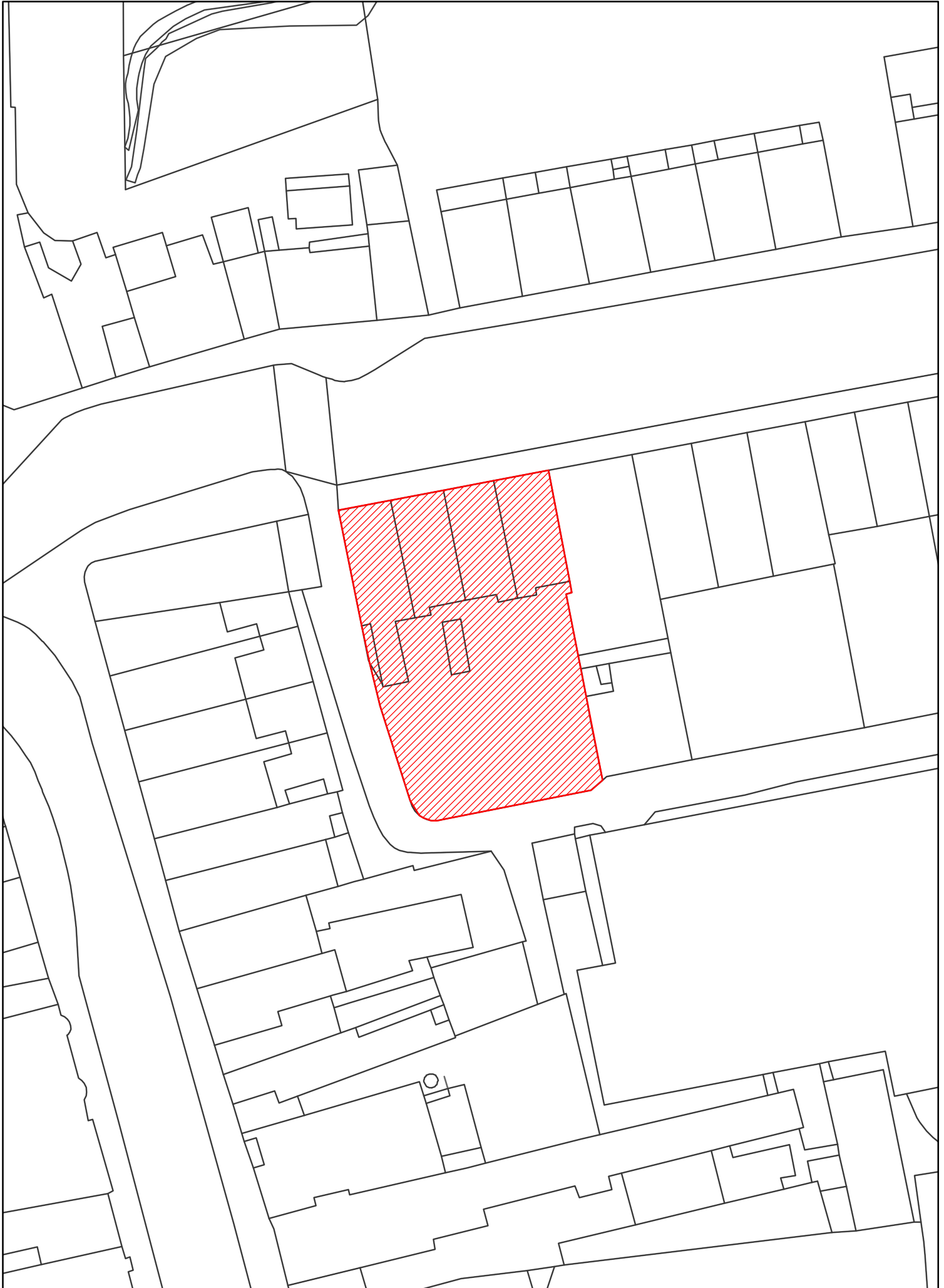


<b>Site details</b>	
SHLAA Reference	RC18
Source of site	Extant planning permission
Site name	Reigate Business Mews, Reigate
Existing use	Office/ Industrial units
<b>Housing potential</b>	
Density	Proposed: 55-60dph
Capacity	14 units
Total site area (ha)	0.24 ha
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site lies wholly within the Albert Road North Industrial Estate and forms part of a designated Employment Area. Loss of employment uses is strictly contrary to policy; however, the principle is established through permitted development rights and the subsequent planning consent.  The site lies within the urban area and therefore 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 site has the benefit of existing permission for 14 residential units</p> <p><i>Market Considerations:</i>  The proposed development would provide a range of small family homes.</p> <p><i>Physical Limitations:</i>  Access to the site would be via the existing access to the employment site; however, this has been judged to be suitable.</p> <p><i>Potential Impacts:</i>  Proximity to the railway line and other adjoining industrial uses could give rise to residential amenity conflicts.</p>	
<b>The site is considered to be suitable for housing development.</b>	
<b>Availability</b>	
<p>The site is owned by a private organisation, Smallworld Ltd and benefits from an existing planning consent. The vast majority of commercial units on the site are vacant following lease expiries in 2014.</p> <p>The landowner is currently discharging precedent conditions with a view to commencing development in 2015.</p>	
<b>The site is immediately available for residential development.</b>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i>  It is understood that the current landowner is looking to progress development. Given the small scale nature of the scheme, it is considered that they would have capacity to deliver, most likely through a third party contractor. 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 development could be completed within 12 to 18 months of commencement.</p> <p><i>Market and Economic Viability Considerations:</i>  Viability appraisal confirms 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 (industrial/office premises) which is considered to be sufficient to motivate the landowner to release the site.  The residential market in this area is very strong and likely to be sufficient to support a development of this scale and nature. Proximity to the industrial estate is unlikely to significantly impact upon the values which could be achieved.</p>	
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
<b>Summary</b>	
<p><b>The site is considered to be suitable for housing development (benefiting from an existing consent) and development would be economically viable. There is reasonable prospect that development would be achieved on site and that the proposed scheme would be financially viable.</b></p>	
<b>The site is therefore considered to be deliverable.</b>	



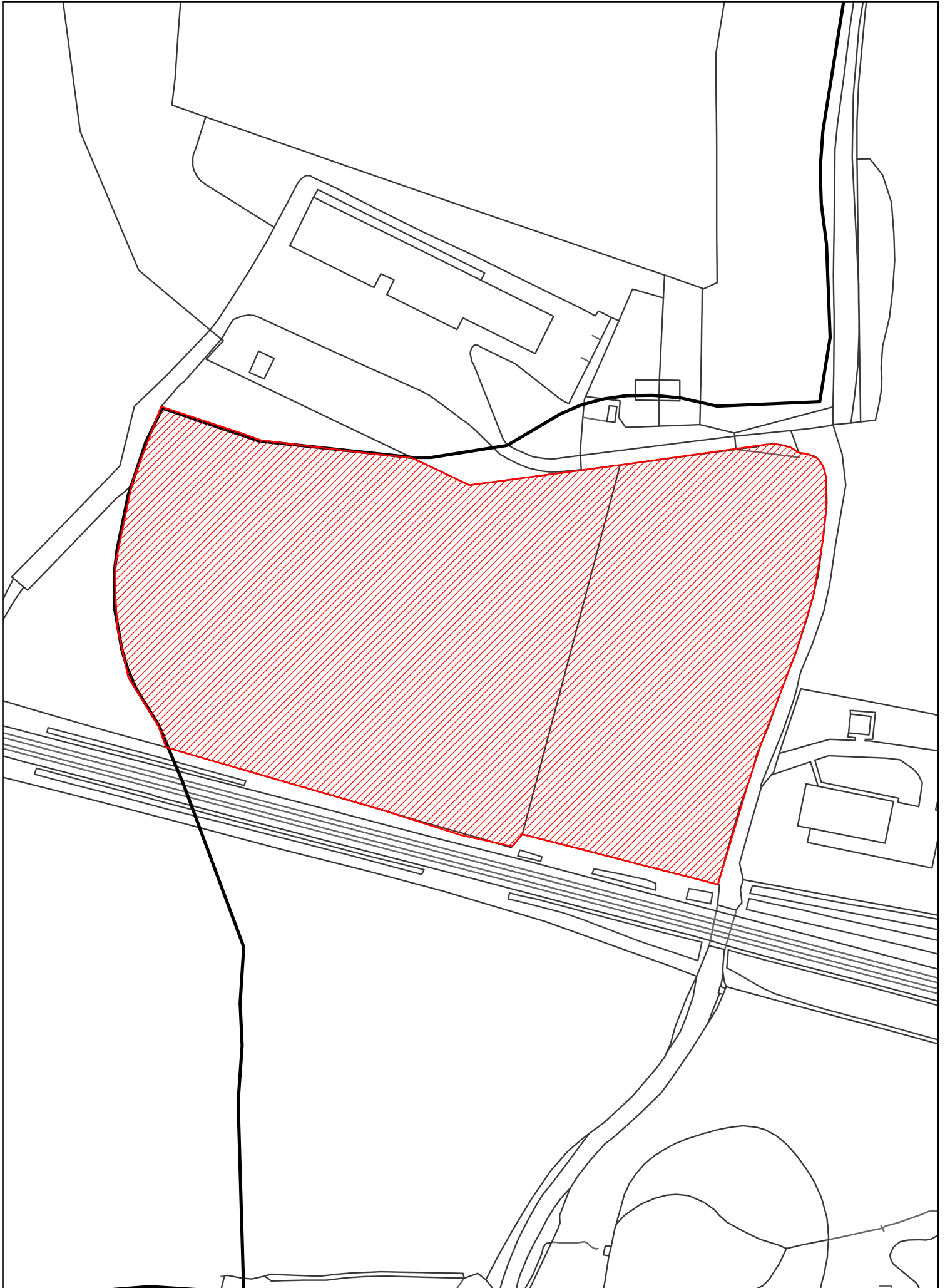
<b>Site details</b>	
SHLAA Reference	RC19
Source of site	Extant planning permission
Site name	Ringley Park House, 59 Ringley Park Road, Reigate
Existing use	Offices
<b>Housing potential</b>	
Density	Proposed: 60dph
Capacity	6 units
Total site area (ha)	0.01 ha
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site lies within the urban area of Reigate and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.  Ringley Park House is locally listed and is located within the Chart Lane Conservation Area.  Accessibility to many local services and facilities is excellent and the site has good access to public transport services  The site has prior approval for conversion to 6 units through permitted development.</p> <p><i>Market Considerations:</i>  The site would most likely be suited to delivering higher density units (flats).</p> <p><i>Physical Limitations:</i>  There is a group of TPO trees along the boundary of the site.</p> <p><i>Potential Impacts:</i>  Substantial façade/elevation alterations could impact upon the locally listed building and Conservation Area.</p> <p><b>The site is considered to be suitable for housing development.</b></p>	
<b>Availability</b>	
<p>The site is owned by two private individuals but is currently vacant. It is understood that agreement is in place with a small local developer to carry out development of the site.</p> <p>Conversion to 6 flats has been approved through permitted development and the third party developer is in the process of applying for minor elevational changes associated with the conversion.</p> <p><b>The site is immediately available for residential development.</b></p>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i>  The development will be progressed by a small local developer, Ringley Park Developments. Given the nature and scale of the development, it is considered that they would have 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 development could be completed within 12 months of commencement.</p> <p><i>Market and Economic Viability Considerations:</i>  Viability appraisal confirms that, assuming all relevant costs and an acceptable return to the developer, the scheme would deliver a 46% 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 for flats is very strong and would most likely be capable of supporting the type and scale of development envisaged.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>The site is considered to be suitable for housing development (benefiting from an existing consent) and development would be economically viable. There is reasonable prospect that development would be achieved on site.</b></p> <p><b>The site is therefore considered to be deliverable.</b></p>	

4-10 Church Street, Reigate (RC20)



<b>Site details</b>	
SHLAA Reference	RC20
Source of site	Extant planning permission
Site name	4-10 Church Street, Reigate
Existing use	Mixed use: Retail/residential
<b>Housing potential</b>	
Density	Proposed: 160 dph
Capacity	11 units (gross)/7 units (net)
Total site area (ha)	0.07 ha
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site is within Reigate town centre and therefore within a location contemplated for housing development through Policy CS4 of the Core Strategy.  The site falls within the Reigate Town Centre Conservation Area.  Accessibility to many local services and facilities is excellent and the site has excellent access to public transport services. The site lies within an area of high archaeological importance  The site benefits from consent to provide 11 residential units (7 additional) through extensions and reconfiguration.</p> <p><i>Market Considerations:</i>  The site would most likely be suited to delivering higher density units (flats).</p> <p><i>Physical Limitations:</i>  There are no specific physical limitations associated with the site.</p> <p><i>Potential Impacts:</i>  Development could potentially improve the appearance of the Conservation Area by enhancing the current cluttered/unattractive areas.</p>	
<b>The site is considered to be suitable for housing development.</b>	
<b>Availability</b>	
<p>The site is owned by a private organisation, Windsor Fairlawn, and benefits from extant planning consent.</p> <p>However, there are a number of existing residential occupiers and all of the existing ground floor shops are currently leased, these interests would need to be acquired or agreement reached with the individual parties before development can commence. The site also historically had planning consent for the same development which was not implemented.</p>	
<b>The availability of the site for development is therefore uncertain.</b>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i>  There is not known to be any specific developer involvement in the site at this point.  A scheme of this size/characteristic would likely be delivered by a single developer or contractor in conjunction with the current landowner.  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 development could be completed within 12 to 18 months of commencement.</p> <p><i>Market and Economic Viability Considerations:</i>  Specific viability appraisal has not been carried out due to the schemes uncertain availability.  The residential market in the area for flats is very strong and would most likely be capable of supporting the type and scale of development envisaged.</p>	
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
<b>Summary</b>	
<p><b>The site is considered to be suitable for housing development (benefiting from an existing consent). The landownership situation is however potentially complicated and the lack of implementation of the previous permission indicates that there may be problems resolving these issues. The development would be achievable, including financially viable.</b></p>	
<b>The site is considered to be not currently developable.</b>	

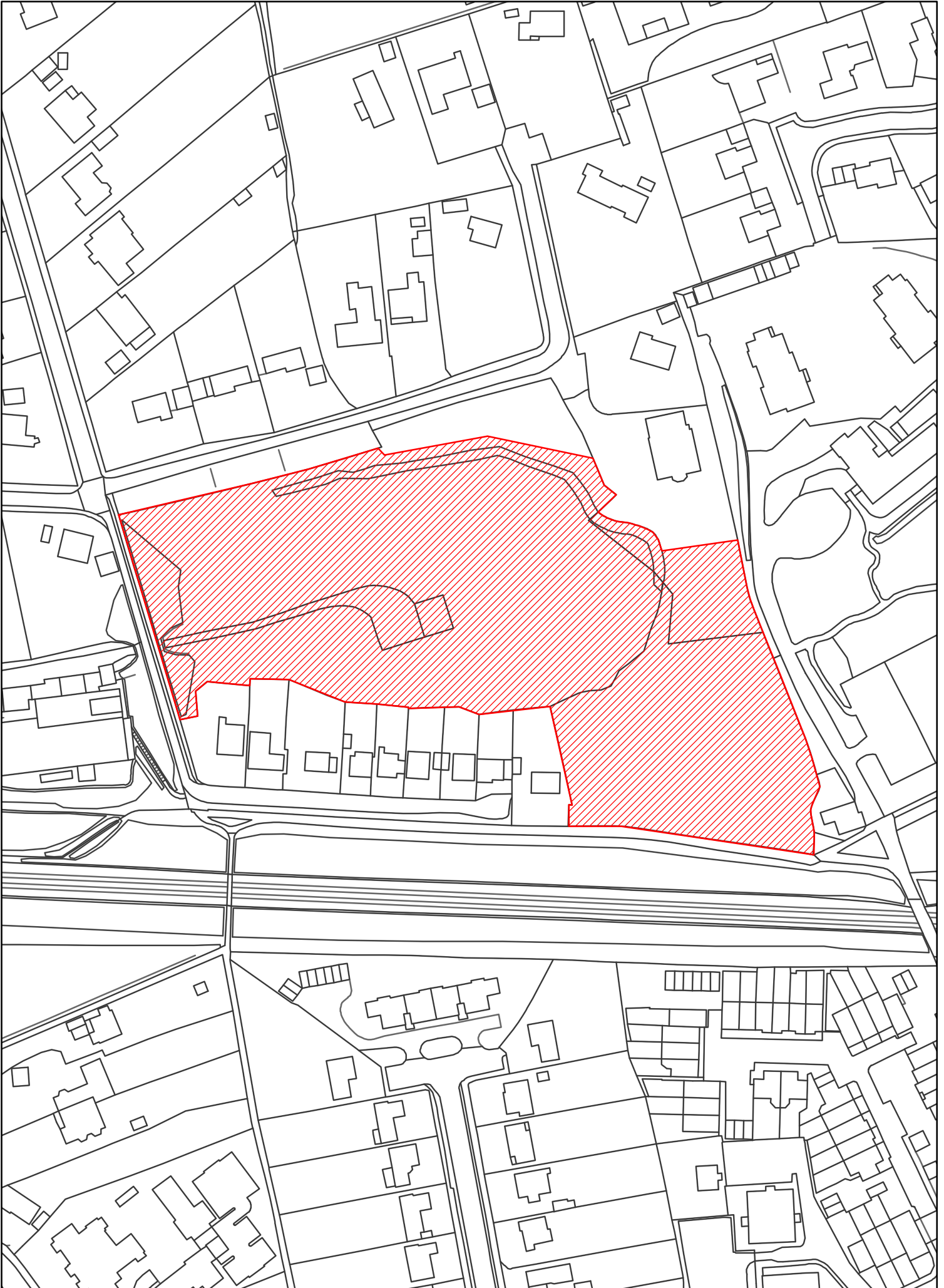
Land at Clifton's Lane, Reigate (RH01)



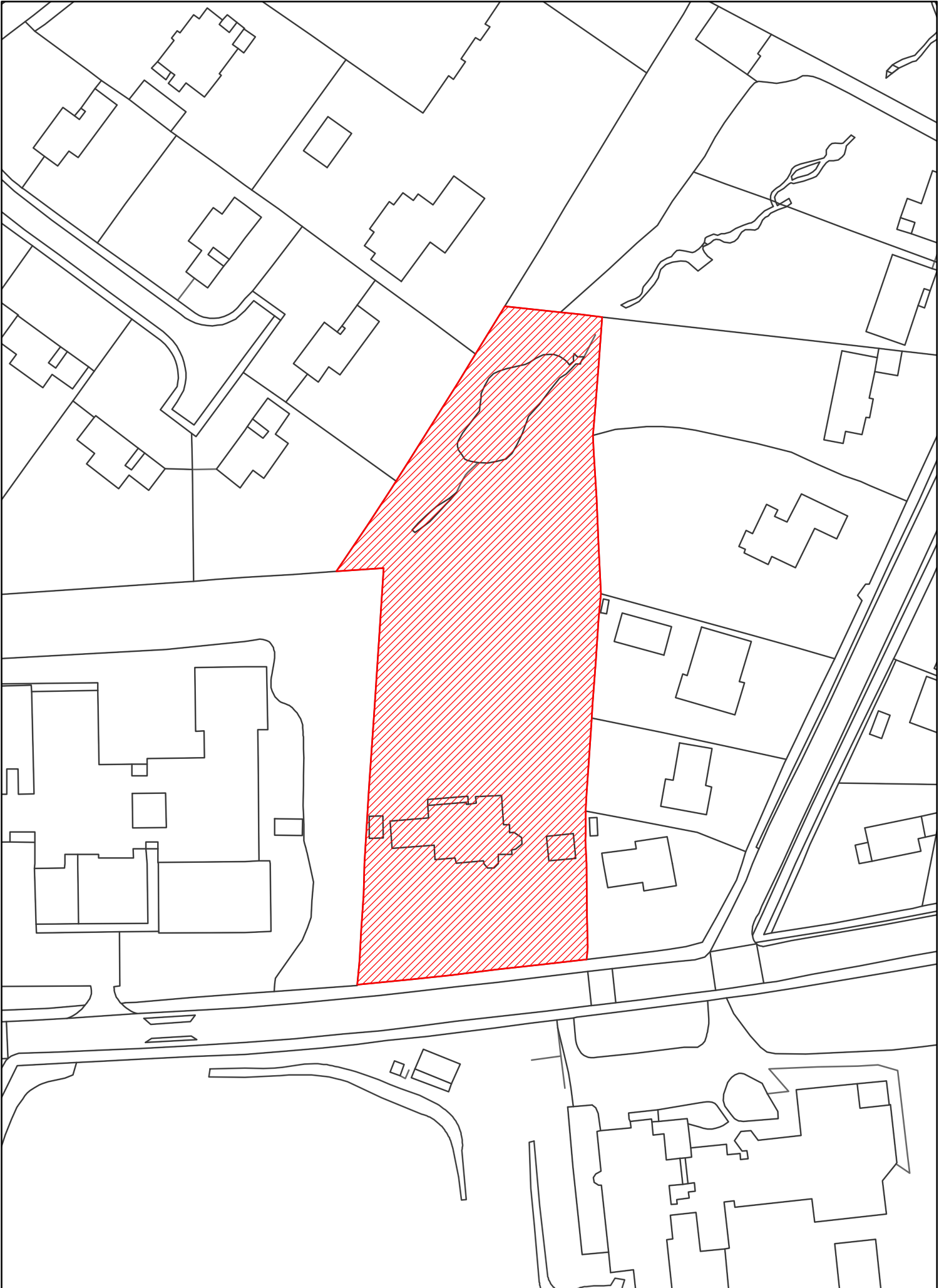
<b>Site details</b>	
SHLAA Reference	RH01
Source of site	RBBC – Environmental Health
Site name	Land at Clifton's Lane, Reigate
Existing use	Agricultural fields
<b>Housing potential</b>	
Density	Assumed: 20 dph
Capacity	50 units
Total site area (ha)	2.47
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site is wholly within the Green Belt  The site is within the Area of Great Landscape Value and the western half falls within the Area of Outstanding Natural Beauty.  The site does not lie 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 also has relatively limited access to public transport services</p> <p><i>Market Considerations:</i>  The site would likely be capable of delivering a mix of housing in terms of both types and tenures, most likely geared towards family homes, thus potentially meeting a range of market requirements.</p> <p><i>Physical Limitations:</i>  Access to the site is via a narrow lane which is constrained, compounded further via the narrow passage under the railway bridge – access arrangements would be unsuitable to support residential development.  The site is identified as being potentially contaminated.</p> <p><i>Potential Impacts:</i>  Proximity to the railway line could give rise to residential amenity concerns.  Development could have an adverse visual impact upon the Area of Great Landscape Value and Area of Outstanding Natural Beauty.  Given proximity to the borough boundary, with would be necessary to consider cross-boundary impacts as part of the DtC.</p>	
<b>The site is not considered to be suitable for housing development.</b>	
<b>Availability</b>	
The site is owned by a private individual. It has not been possible to ascertain whether the site would be made available for development.	
<b>Availability of the site for development, including housing, is uncertain.</b>	
<b>Achievability</b>	
<p><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 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 built out within 12 to 18 months of commencement.</p> <p><i>Market and Economic Viability Considerations:</i>  Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of greenfield schemes in the borough indicates that development of the site would likely be economically viable. Costs associated with achieving adequate access could be substantial and dealing with possible contamination could impact upon viability.  The residential market in the area, particularly for family homes, is very strong and would most likely be capable of supporting the type and scale of development envisaged.</p>	
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
<b>Summary</b>	
<b>The site is not considered to be suitable for housing development and there is no known prospect of the site being available.</b>	
<b>The site is therefore not currently developable.</b>	
<b>Overcoming constraints:</b> Strategic policy change; contamination; access	



Madeira Sandpit, off Madeira Walk/Highlands Road, Reigate (RH02)

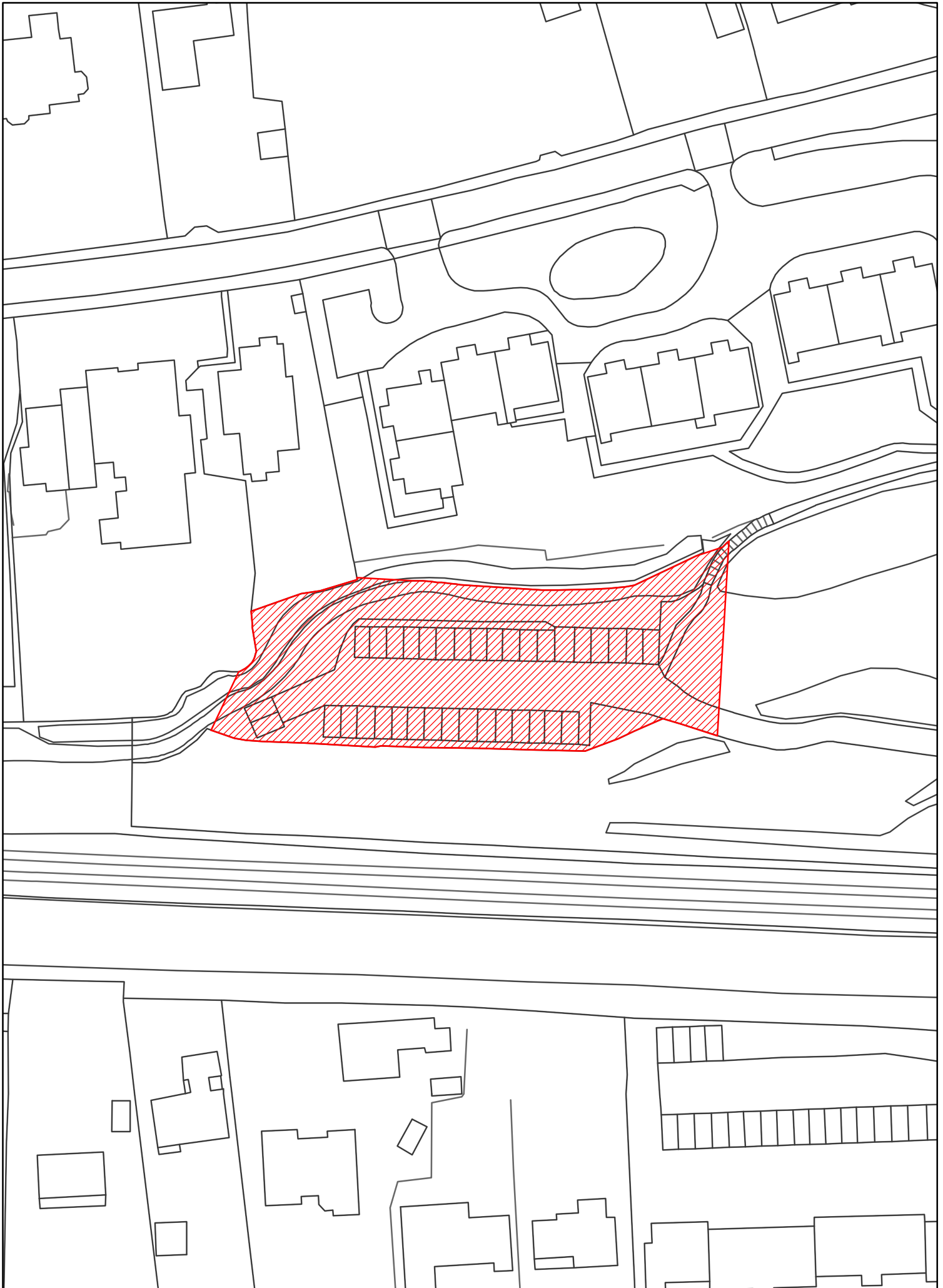


<b>Site details</b>	
SHLAA Reference	RH02
Source of site	RBBC – Property
Site name	Madeira Sandpit, Highlands Road, Reigate
Existing use	Semi-natural open space
<b>Housing potential</b>	
Density	Assumed: 20dph
Capacity	20 units
Total site area (ha)	1.67 (gross)/1 (developable)
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site is designated as Urban Open Land.  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 access to public transport services</p> <p><i>Market Considerations:</i>  The site would most likely be suited to delivering larger family homes.</p> <p><i>Physical Limitations:</i>  There is currently no road access to the site – this would need to be created to support residential development.  Land around the site is steeply banked and parts are quite heavily wooded which may impinge upon development capacity and potential  There are potential contamination issues owing to previous landfilling activities on the site.</p> <p><i>Potential Impacts:</i>  Proximity to the railway line could give rise to residential amenity concerns.  Development could potentially impact upon two areas of archaeological potential located just outside the southern boundary of the site.</p>	
<b>The site is not considered to be suitable for housing development.</b>	
<b>Availability</b>	
The site is owned by Reigate & Banstead Borough Council and has been promoted for housing development.	
<b>There is a reasonable prospect that the site would be made available for development</b>	
<b>Achievability</b>	
<p><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.</p> <p><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.</p>	
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
<b>Summary</b>	
<b>The site is not considered to be suitable for housing development and therefore not currently developable.</b>	
<b>Overcoming constraints:</b> Review of Urban Open Land (Development Management Plan); access; contamination	



<b>Site details</b>	
SHLAA Reference	RH07
Source of site	Call for Sites
Site name	Brockmere, Wray Park Road, Reigate
Existing use	Residential dwelling in large curtilage
<b>Housing potential</b>	
Density	Assumed: 20 dph
Capacity	5 units
Total site area (ha)	0.59 ha
<b>Suitability</b>	
<p><i>Policy Considerations:</i> The site lies 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 good and the site also has reasonable access to public transport services</p> <p><i>Market Considerations:</i> The site would be most suited to delivery of larger family homes</p> <p><i>Physical Limitations:</i> There are numerous individual and groups of protected trees within the site which limits development potential. The northernmost parts of the site are identified as being affected by surface water flooding risk.</p> <p><i>Potential Impacts:</i> Development could potentially impact upon the integrity and setting of the listed building currently on the site and as a consequence the Conservation Area within which the site is located.</p> <p><b>The site is considered to be suitable for housing development.</b></p>	
<b>Availability</b>	
<p>The site is owned by a private individual. It has not been possible to ascertain whether the site remains available for development.</p> <p><b>Availability of the site for development is uncertain.</b></p>	
<b>Achievability</b>	
<p><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.</p> <p><i>Market and Economic Viability Considerations:</i> Specific viability work was not undertaken due to the uncertain availability of the site. Generic assessment of residential intensification opportunities in the borough indicates that development of the site would likely be economically viable.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>The site is suitable for housing development and there is a reasonable prospect of the site being achievable. However, availability of the site for housing is uncertain and there is no known prospect of the site being brought forward at this stage.</b></p> <p><b>The site is therefore considered to be not currently developable.</b></p>	

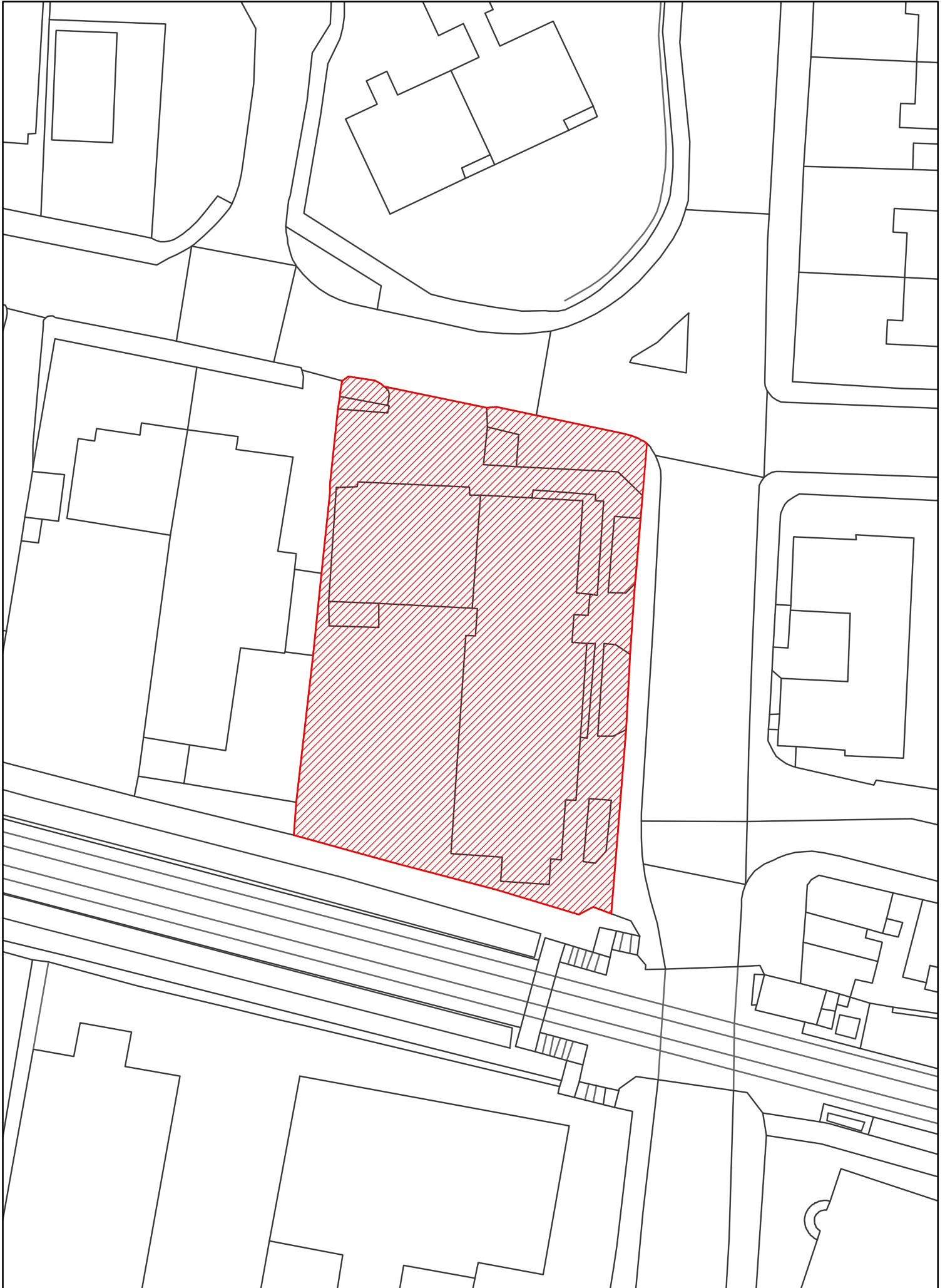
Land south of Dorchester Court, Wray Common Road, Reigate (RH08)



<b>Site details</b>	
SHLAA Reference	RH08
Source of site	Call for Sites
Site name	Land south of Dorchester Court, Wray Common Road, Reigate
Existing use	Garage block
<b>Housing potential</b>	
Density	Assumed: 50 dph
Capacity	8 units
Total site area (ha)	0.17 ha
<b>Suitability</b>	
<p><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 access to public transport services</p> <p><i>Market Considerations:</i> The site would most likely be suited to higher density development (predominantly flats)</p> <p><i>Physical Limitations:</i> A small area in the south of the site is identified as being at risk from surface water flooding. The site is quite densely wooded, although there are no protected trees on site. Access to the site from Wray Common Road would need to be carefully considered to provide safe residential access.</p> <p><i>Potential Impacts:</i> Proximity to the railway line could give rise to residential amenity concerns.</p> <p><b>The site is considered to be suitable for housing development.</b></p>	
<b>Availability</b>	
<p>The site is owned by a private individual. The site was previously promoted to the Council for housing development but it has not been possible to ascertain ongoing availability for, or intention to release for, residential development.</p> <p><b>Availability of the site for development is uncertain.</b></p>	
<b>Achievability</b>	
<p><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 built out within 12 months of commencement.</p> <p><i>Market and Economic Viability Considerations:</i> Specific viability work was not undertaken due to the site's lack of availability. Generic assessment of urban intensification schemes in the borough indicates that development of the site would likely be economically viable. Costs associated with providing adequate and appropriate access could impact upon viability. The residential market in the area is strong, with good demand for flats, and would most likely be capable of supporting the type and scale of development envisaged.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>The site is suitable for housing development and there is a reasonable prospect that redevelopment would be financially viable. However, due to the uncertain availability, the site is concluded to be not currently developable.</b></p> <p><b>Overcoming constraints:</b> Access, availability</p>	



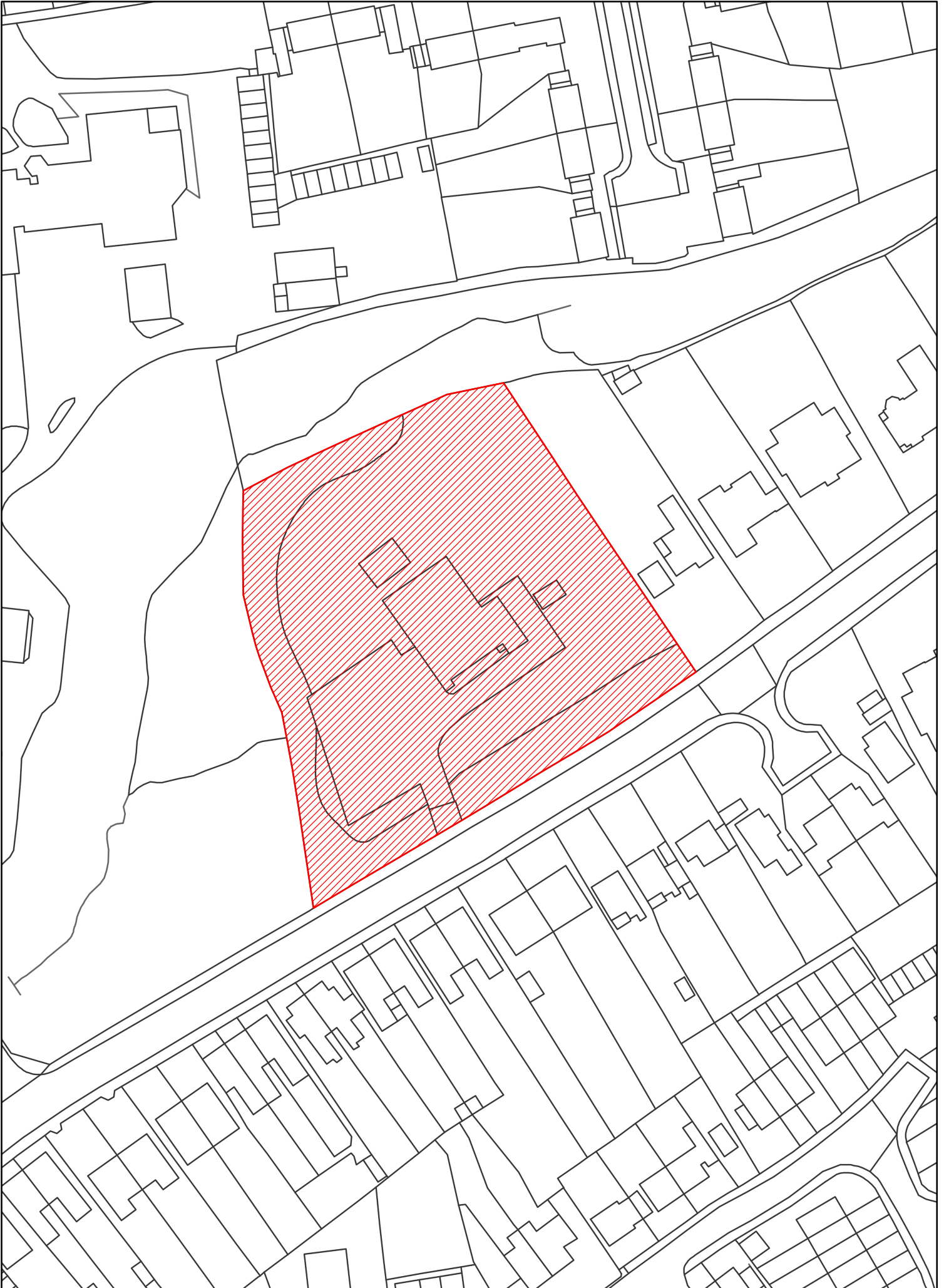
Trinity House, London Road, Reigate (RH09)





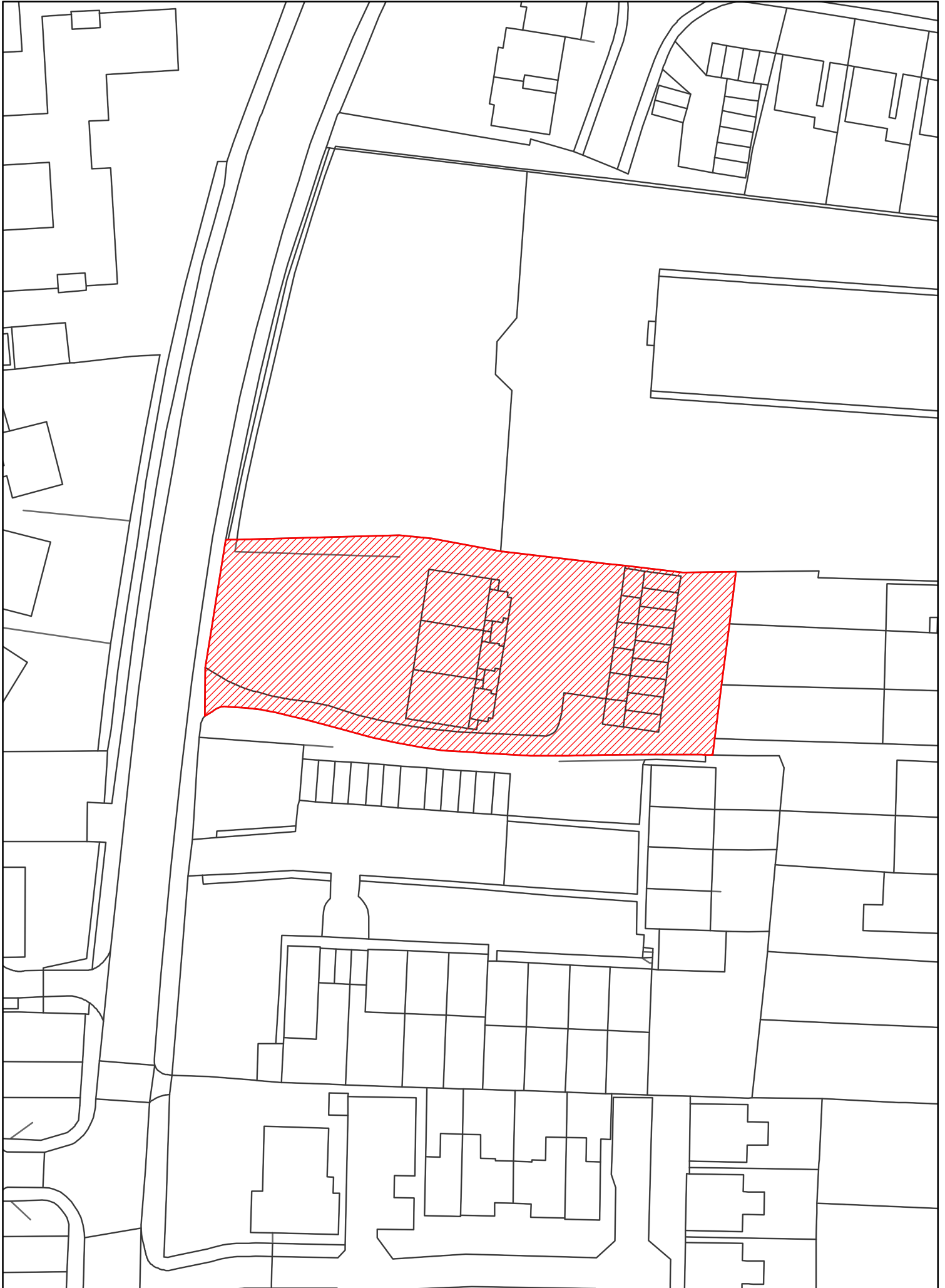
<b>Site details</b>	
SHLAA Reference	RH09
Source of site	Call for Sites – Large Planning Permission
Site name	Trinity House, London Road, Reigate
Existing use	Office block
<b>Housing potential</b>	
Density	Proposed: 100 dph
Capacity	22 units
Total site area (ha)	0.16 ha
<b>Suitability</b>	
<p><i>Policy Considerations:</i> The site lies within the urban area close to Reigate 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 excellent and the site also has excellent access to public transport services The site has the benefit of consent to convert to residential flats under permitted development rights with additional penthouse apartments to provide a total of 22 units.</p> <p><i>Market Considerations:</i> The site would be most suited to delivering higher density residential units (predominantly flats).</p> <p><i>Physical Limitations:</i> There are no notable physical limitations associated with the site.</p> <p><i>Potential Impacts:</i> Development could potentially impact upon the integrity of the adjoining Conservation Area and setting of the adjoining listed building. Proximity to the railway line could give rise to residential amenity concerns.</p> <p><b>The site is considered to be suitable for housing development.</b></p>	
<b>Availability</b>	
<p>The site is owned by Birchwood Group, a development company, who has actively promoted the site for residential development.</p> <p>The site is vacant and as such free from any overriding third party leases which could restrict availability.</p> <p><b>The site is immediately available for development.</b></p>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i> The site is owned by a development company (Birchwood Group) who are experienced developers and have the capacity to deliver a development of this nature. The developer has indicated the intention to build out the extant consents during 2015. A site of this nature would be delivered in a single phase with a delivery rate of 20-30 units per annum likely. Development would therefore take 12 months from commencement.</p> <p><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 28% 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 for flats is very strong and would most likely be capable of supporting the type and scale of development envisaged.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>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.</b></p> <p><b>The site is therefore considered to be deliverable.</b></p>	

Coleman Redland Centre, Croydon Road, Reigate (RH11)



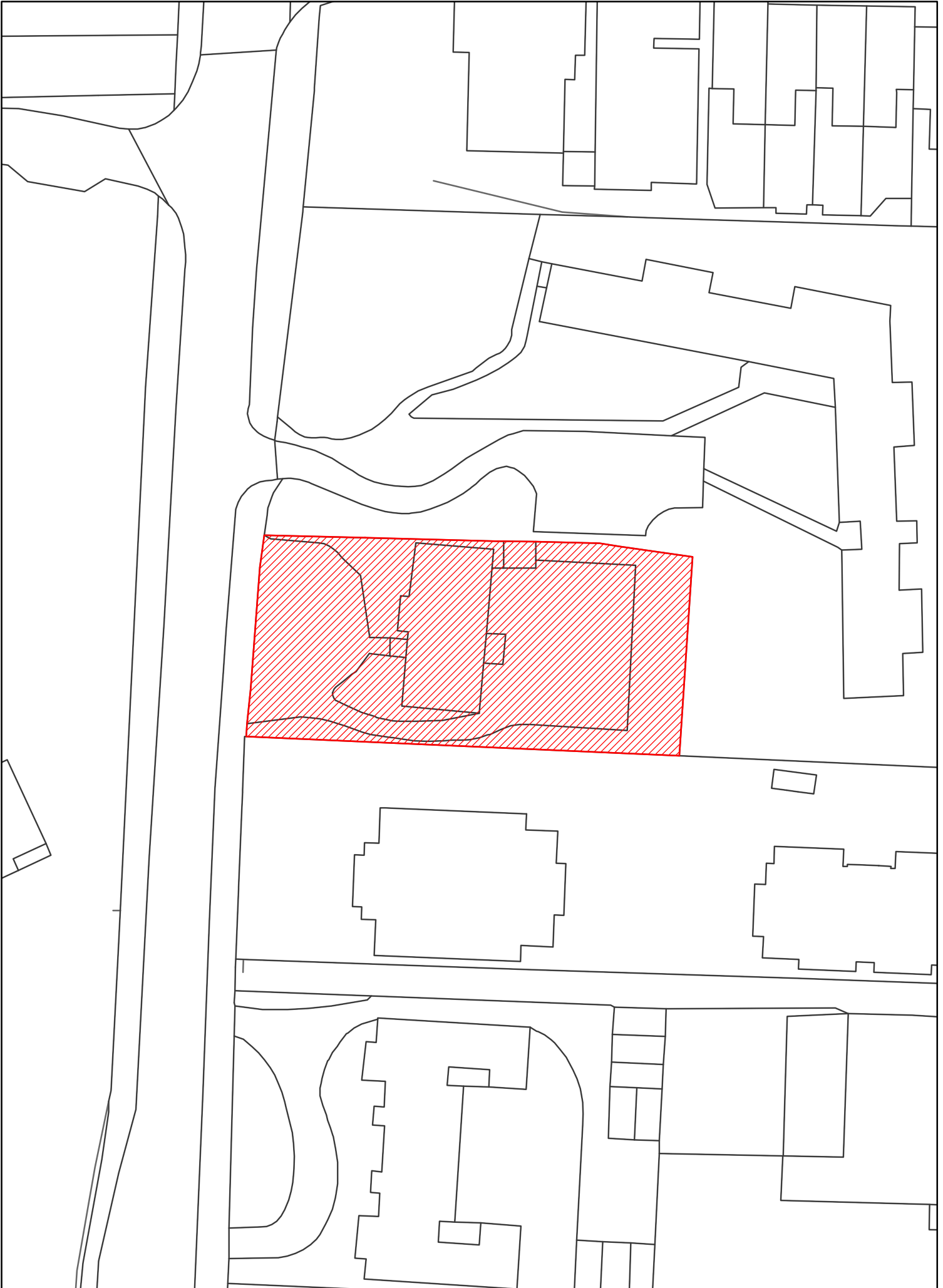
<b>Site details</b>	
SHLAA Reference	RH11
Source of site	Call for Sites
Site name	Colman Redland Centre, Croydon Road, Reigate
Existing use	Community centre and informal open space
<b>Housing potential</b>	
Density	Assumed: 30 dph
Capacity	18 units
Total site area (ha)	0.62 ha
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site is designated as Urban Open Land.  The site is located within a Conservation Area.  The site lies in the urban area in reasonable proximity to Reigate town centre and therefore 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 reasonable access to public transport services</p> <p><i>Market Considerations:</i>  The site would likely be capable of delivering a mix of housing in terms of both types and tenures (most likely geared towards flats) thus potentially meeting a range of market requirements.</p> <p><i>Physical Limitations:</i>  Small localised areas within the site are affected by surface water flooding risk  Part of the site is heavily wooded and there is an area of dense woodland adjoining the site.</p> <p><i>Potential Impacts:</i>  Development could potentially impact upon the integrity and setting of the Conservation Area within which it sits.  Development would result in the loss of community facilities</p> <p><b>The site is not considered to be suitable for housing development.</b></p>	
<b>Availability</b>	
<p>The site is owned by the Colman Institute Trust. It was previously promoted for housing development by a third party; however, extension of the existing community facility has recently been completed and there is no known intention for the community uses operating on the site to cease or relocate.</p> <p><b>The site is not considered to be available for residential development.</b></p>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i>  Extension of the existing community facility on site has recently been completed. Residential development is not therefore a realistically achievable prospect.</p> <p><i>Market and Economic Viability Considerations:</i>  Extension of the existing community facility on site has recently been completed. Residential development is not therefore a realistically achievable prospect.</p> <p><b>Development of the site for residential use would not be achievable.</b></p>	
<b>Summary</b>	
<p><b>The site is not considered to be suitable for housing development and there is no evidence that the site would be made available for development at this stage.</b></p> <p><b>The site is therefore not currently developable.</b></p>	

Acacia House, Reigate Hill, Reigate (RH12)



<b>Site details</b>	
SHLAA Reference	RH12
Source of site	Extant planning permission
Site name	Acacia House, Reigate Hill, Reigate
Existing use	Residential & garages
<b>Housing potential</b>	
Density	Proposed: 75dph
Capacity	22 units / 13 net
Total site area (ha)	0.29ha
<b>Suitability</b>	
<p><i>Policy Considerations:</i> The site is within the urban area, close Reigate 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 (both bus and rail) services. The site benefits from planning consent for 22 units.</p> <p><i>Market Considerations:</i> The site would most likely be suited to delivering higher density units (flats).</p> <p><i>Physical Limitations:</i> There are no specific limitations associated with the site.</p> <p><i>Potential Impacts:</i> There are no specific potential impacts associated with development of the site.</p> <p><b>The site is considered to be suitable for housing development.</b></p>	
<b>Availability</b>	
<p>The site is owned by a private organisation, JAK Blake Investments. The site is subject to two further private residential leasehold interests with over 7 years to expire which would need to be acquired or negotiated in order to enable development to progress.</p> <p><b>There is a reasonable prospect that the site would be made available for residential development.</b></p>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i> There is not known to be any specific developer involvement in the site at this point. A scheme of this size/characteristic would likely be delivered by a single house builder. A scheme of this size would likely be delivered in a single phase with a delivery rate of 20-30 units per annum; hence the development could be completed within 12 to 18 months of commencement.</p> <p><i>Market and Economic Viability Considerations:</i> The proposed scheme was granted prior to adoption of the Core Strategy and does not provide for affordable housing. Appraisal carried out for the SHLAA confirms that assuming all appropriate costs associated with the development and an acceptable return to the developer, the scheme would deliver a 0% uplift over and above the assumed existing use value (residential). This is a marginal position and viability is therefore challenging. The residential market in the area for flats is very strong and would most likely be capable of supporting the type and scale of development envisaged.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>The site is considered to be suitable for housing development (benefiting from an existing consent). There is a reasonable prospect that the site will be made available for development and that the proposed scheme would be achievable, however, viability is considered to be marginal.</b></p> <p><b>The site is therefore considered to be developable.</b></p>	

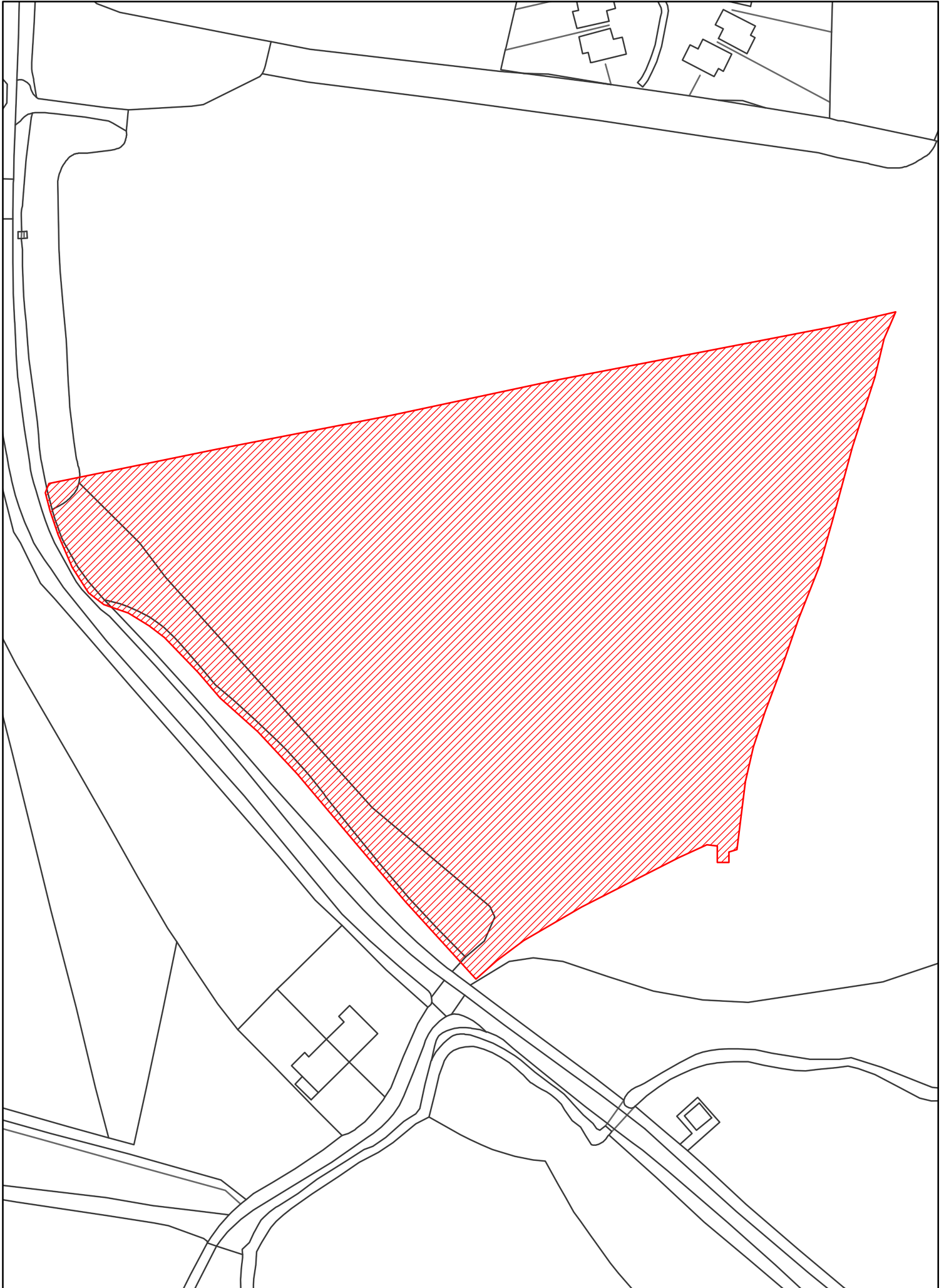
Fileturn House, Reigate Hill, Reigate (RH14)



<b>Site details</b>	
SHLAA Reference	RH14
Source of site	Extant planning permission
Site name	Fileturn House, Reigate Hill, Reigate
Existing use	Offices
<b>Housing potential</b>	
Density	Assumed: 200dph
Capacity	6 Units
Total site area (ha)	0.03ha
<b>Suitability</b>	
<p><i>Policy Considerations:</i> The site is within the urban area, in close proximity to Reigate 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. The site has prior approval for conversion to 6 units through permitted development. Potential to create additional units within the site may also exist.</p> <p><i>Market Considerations:</i> The site would most likely be suited to delivering higher density units (flats).</p> <p><i>Physical Limitations:</i> There are no specific limitations associated with the site.</p> <p><i>Potential Impacts:</i> Development of the site could potentially impact adversely upon the integrity of the Conservation Area. Loss of employment floorspace to residential use – existing business would need to be relocated.</p>	
<b>The site is considered to be suitable for housing development.</b>	
<b>Availability</b>	
The site is owned by a private organisation, Fileturn Holdings, who is actively pursuing the conversion. Building control applications have been submitted and development is expected to commence in early 2015.	
<b>The site is available for residential development.</b>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i> It is understood that the current landowner will implement the conversion through a contractor. Given the nature and scale of the proposal, it is considered that they will have capacity to deliver. A scheme of this size would likely be delivered in a single phase. Delivery rates of 20-30 units could be achieved on a site of this scale; hence the development could be completed within 12 months of commencement.</p> <p><i>Market and Economic Viability Considerations:</i> Viability appraisal indicates that, assuming all relevant costs and an acceptable return to the developer, the conversion scheme would deliver a 47% 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 for flats is very strong and would most likely be capable of supporting the type and scale of development envisaged.</p>	
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
<b>Summary</b>	
<b>The site is considered to be suitable for housing development (benefiting from an existing consent) and is immediately available. There is reasonable prospect that development would be achieved on site and that the scheme would be financially viable.</b>	
<b>The site is therefore considered to be deliverable.</b>	

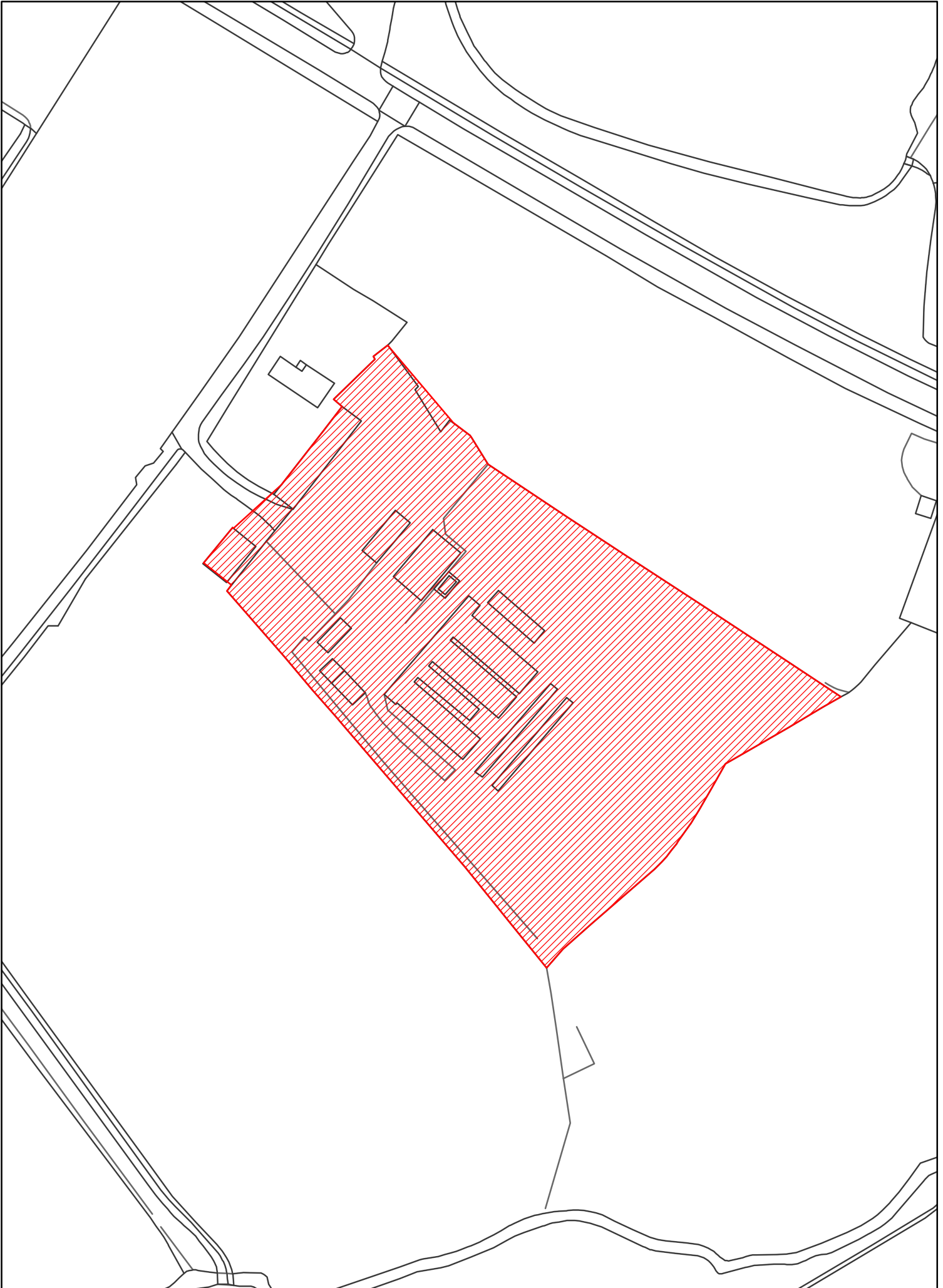


Land at Lonesome Lane, Reigate (SPW01)



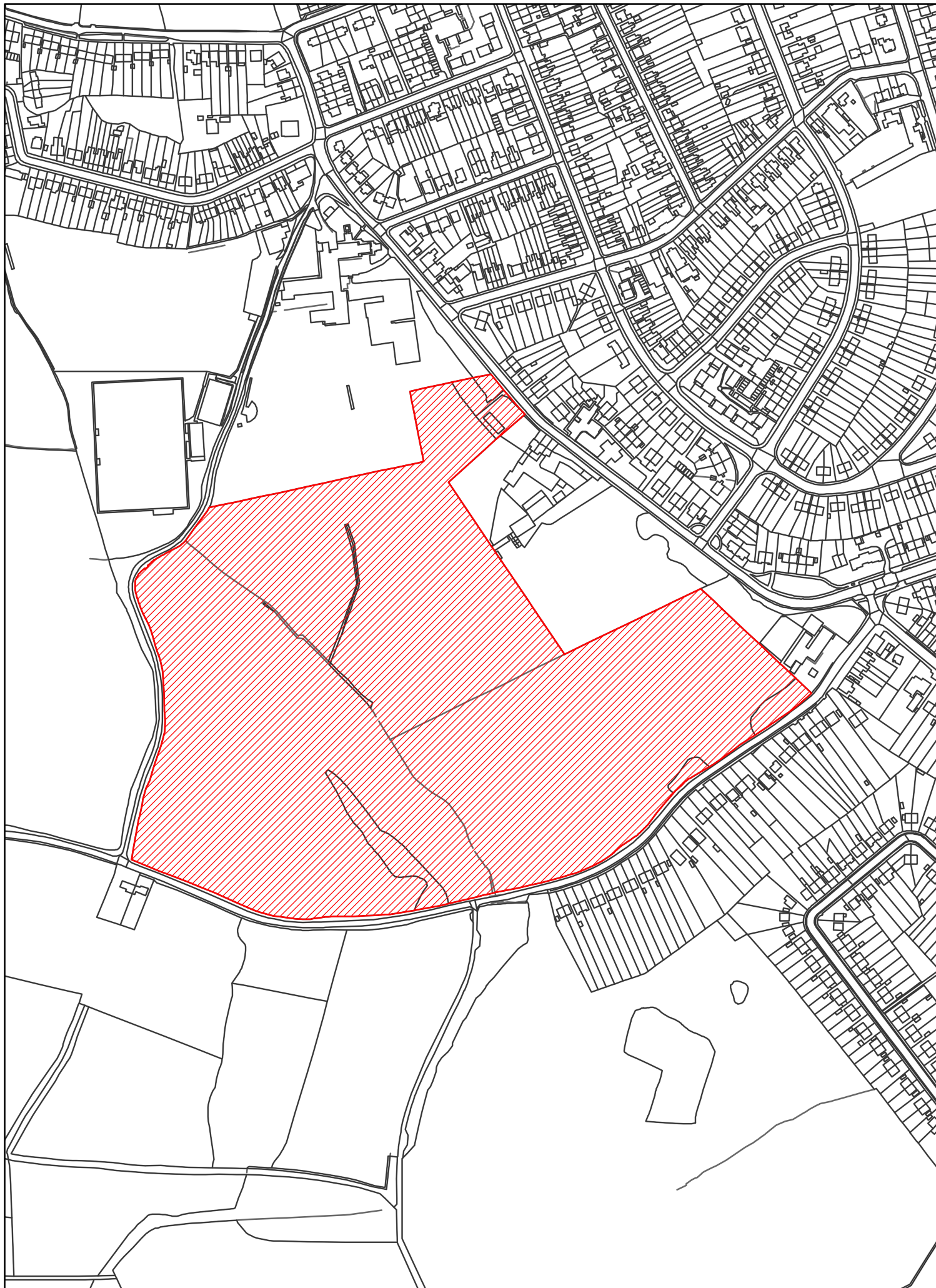
<b>Site details</b>	
SHLAA Reference	SPW01
Source of site	RBBC – Environmental Health
Site name	Land at Lonesome Lane, Reigate
Existing use	Public open space
<b>Housing potential</b>	
Density	Assumed: 25 dph
Capacity	40 units
Total site area (ha)	1.94
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site is wholly within the Green Belt  The Council's Open Space Assessment recommends the retention of existing open recreation land and playing fields.  The site does not lie 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 also has reasonable access to public transport services</p> <p><i>Market Considerations:</i>  The site would likely be capable of delivering a mix of housing in terms of both types and tenures given its size, thus potentially meeting a range of market requirements.</p> <p><i>Physical Limitations:</i>  Access to the site onto Lonesome Lane is constrained – new access would need to be carefully considered to preserve highway safety.</p> <p><i>Potential Impacts:</i>  Development would lead to the loss of publicly accessible open space.  Development could potentially impact upon the adjoining Site of Nature Conservation Importance.  Access from Lonesome Lane would need to be carefully considered as visibility is limited in places.</p>	
<b>The site is not considered to be suitable for housing development.</b>	
<b>Availability</b>	
The site is owned by Reigate & Banstead Borough Council and has been promoted for housing development.	
<b>There is a reasonable prospect that the site would be made available for development.</b>	
<b>Achievability</b>	
<p><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 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 built out within 2 to 3 years of commencement.</p> <p><i>Market and Economic Viability Considerations:</i>  Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of greenfield schemes in the borough indicates that development of the site would likely be economically viable.  The residential market in the area, particularly for family homes, is very strong and would most likely be capable of supporting the type and scale of development envisaged.</p>	
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
<b>Summary</b>	
<b>The site is not considered to be suitable for housing development and therefore not currently developable.</b>	
<b>Overcoming constraints:</b> Strategic policy change; replacement public open space provision	

New Pond Farm, Woodhatch Road, Reigate (SPW03)



<b>Site details</b>	
SHLAA Reference	SPW03
Source of site	RBBC – Environmental Health
Site name	New Pond Farm, Woodhatch Road, Reigate
Existing use	Contractors yard/depot
<b>Housing potential</b>	
Density	Assumed: 25 dph
Capacity	30 units
Total site area (ha)	1.22 ha
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site is wholly within the Green Belt  The site does not lie 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 also has relatively limited access to public transport services</p> <p><i>Market Considerations:</i>  The site would likely be capable of delivering a mix of housing in terms of both types and tenures given its size, thus potentially meeting a range of market requirements.</p> <p><i>Physical Limitations:</i>  The site is accessed via a private access road from Woodhatch Road which would likely be unsuitable for significant residential development.  The site is identified as being potentially contaminated.</p> <p><i>Potential Impacts:</i>  Development could potentially impact upon the adjoining Site of Nature Conservation Importance.  There is a ditch running along the western boundary of the site which would need to be retained.</p> <p><b>The site is not considered to be suitable for housing development.</b></p>	
<b>Availability</b>	
<p>The site is owned by Reigate &amp; Banstead Borough Council and has been promoted for housing development. The site is currently subject to a leasehold interest which would need to be acquired or expire before development could be brought forward.</p> <p><b>There is a reasonable prospect that the site would be made available for development.</b></p>	
<b>Achievability</b>	
<p><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 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 built out within 12 to 18 months of commencement.</p> <p><i>Market and Economic Viability Considerations:</i>  Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of greenfield schemes in the borough indicates that development of the site would likely be economically viable. Costs associated with achieving adequate access could be substantial and dealing with possible contamination could impact upon viability.  The residential market in the area, particularly for family homes, is strong and would most likely be capable of supporting the type and scale of development envisaged.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>The site is not considered to be suitable for housing development and therefore not currently developable.</b></p> <p><b>Overcoming constraints:</b> Strategic policy change; access; contamination</p>	

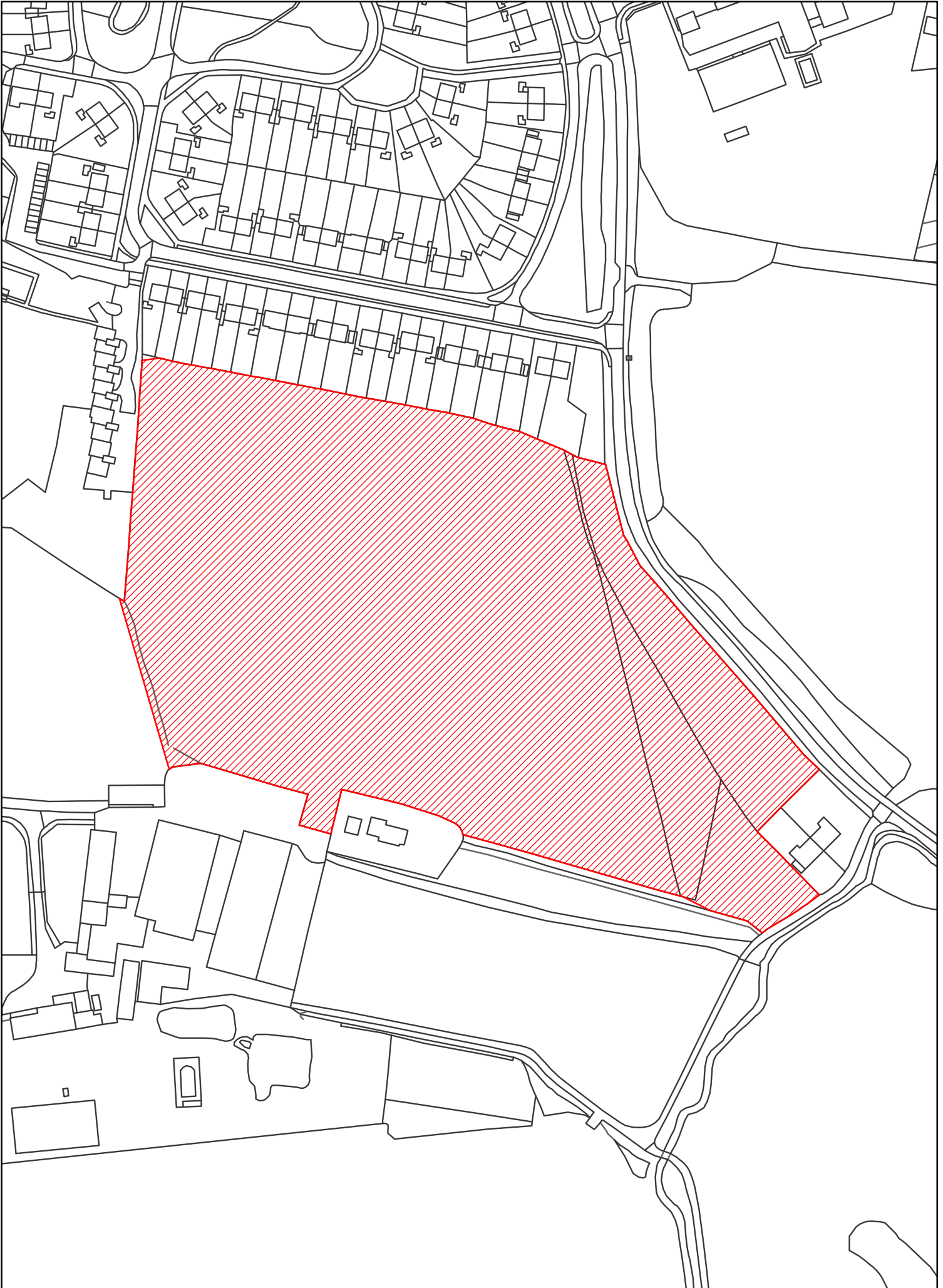
Land at Sandcross Lane, Reigate (SPW04)





<b>Site details</b>	
SHLAA Reference	SPW04
Source of site	Call for Sites
Site name	Land at Sandcross Lane, Reigate
Existing use	Agricultural
<b>Housing potential</b>	
Density	Assumed: 20dph
Capacity	300 units
Total site area (ha)	14.5 (gross)
<b>Suitability</b>	
<p><i>Policy Considerations:</i> The site lies wholly within the Green Belt The site is 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 reasonable access to public transport services</p> <p><i>Market Considerations:</i> The site would likely be capable of delivering a mix of housing in terms of both types and tenures, thus potentially meeting a range of market requirements.</p> <p><i>Physical Limitations:</i> There is a band of land running through the site which is identified as being at risk from surface water flooding, corresponding with a ditch present in the site. Access to the site from Sandcross Land and Slipshatch Road would need to be carefully designed to ensure highway safety.</p> <p><i>Potential Impacts:</i> Capacity of the surrounding road network (particularly Woodhatch junction) to support development needs to be carefully considered.</p>	
<b>The site is considered to be suitable for housing development.</b>	
<b>Availability</b>	
<p>The site is owned by private individuals.</p> <p>It is understood that Miller Homes, a national house builder, have an interest/option on the site and have been actively promoting for housing development.</p>	
<b>There is a reasonable prospect that the site would be made available for development within the plan period.</b>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i> A national house builder, Miller Homes, is involved in promotion of the site. It is considered that they would likely have the capacity to deliver. A scheme of this scale would most likely be delivered in a small number of discrete phases and potentially by a consortium of developers. Delivery rates of 30 to 40 units per developer per annum could be achieved. Assuming two developers operating on site, a scheme could be completed within 5 to 6 years of commencement.</p> <p><i>Market and Economic Viability Considerations:</i> Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of greenfield schemes in the borough indicates that development of the site would likely be economically viable. The residential market in the area, particularly for family homes, is very strong and would most likely be capable of supporting the type and scale of development envisaged.</p>	
<b>There is a reasonable prospect that development of the site would be achievable.</b>	
<b>Summary</b>	
<p><b>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.</b></p> <p><b>The site is therefore not currently developable until further evidence is completed.</b></p>	
<b>Overcoming constraints:</b> Green Belt Review; assessment of urban extension options (Development Management Plan)	

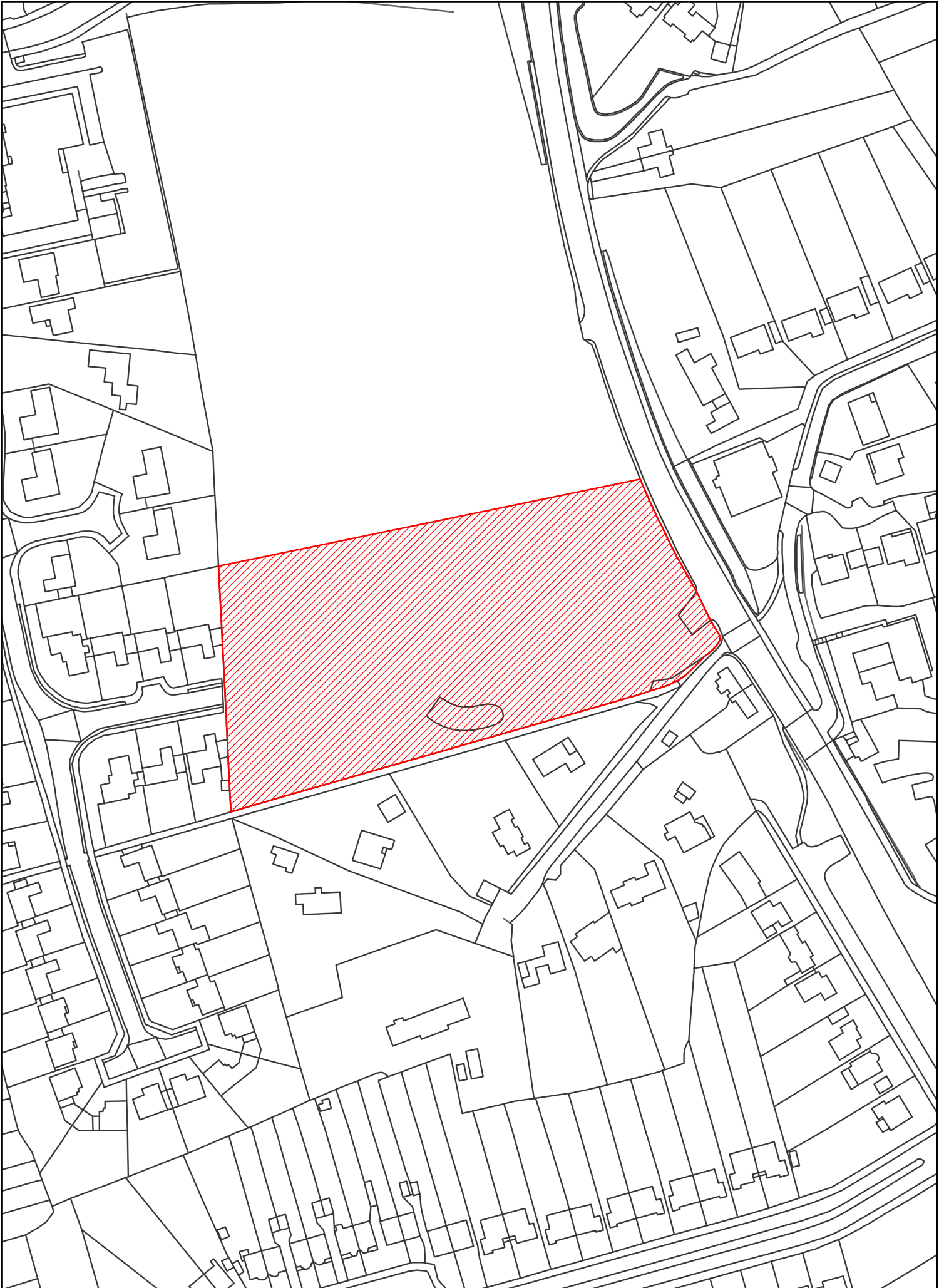
Land at Dovers Farm, Dovers Green Road, Reigate (SPW05)





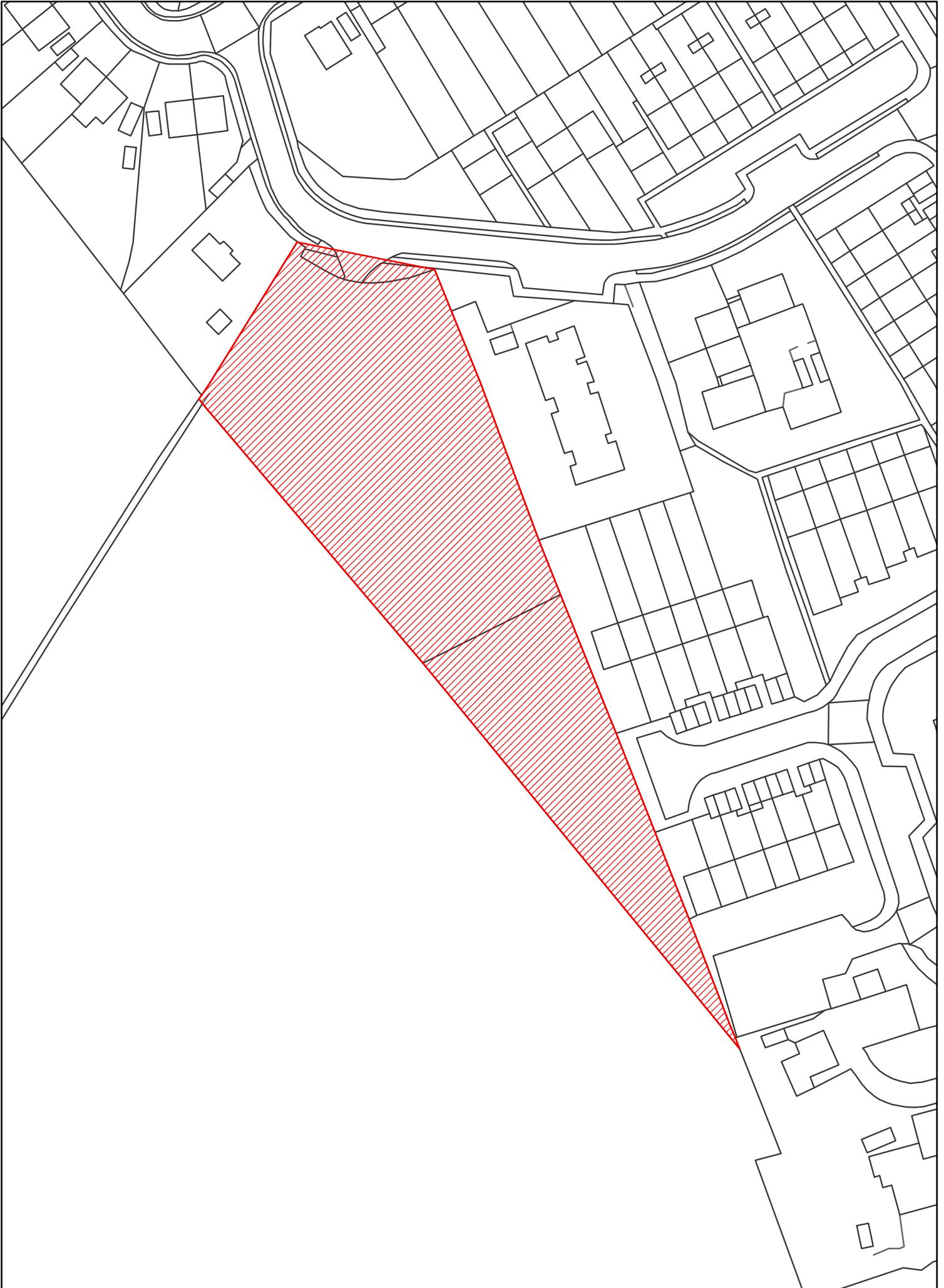
<b>Site details</b>	
SHLAA Reference	SPW05
Source of site	Call for Sites
Site name	Land at Dovers Farm, Dovers Green Road, Reigate
Existing use	Agricultural
<b>Housing potential</b>	
Density	Assumed: 25 dph
Capacity	85 units
Total site area (ha)	4.2 (gross)/ 3.5 (developable)
<b>Suitability</b>	
<p><i>Policy Considerations:</i> The site is wholly within the Green Belt The site lies within a broad location contemplated for housing development through Policy CS4 of the Core Strategy Accessibility to many local services and facilities is good and the site also has reasonable access to public transport services</p> <p><i>Market Considerations:</i> The site would likely be capable of delivering a mix of housing in terms of both types and tenures given its size, thus potentially meeting a range of market requirements.</p> <p><i>Physical Limitations:</i> There is a belt of protected trees along the eastern boundary of the site. The southernmost part of the site is identified as being affected by surface water flood risk and is very slightly affected by Flood Zone 3.</p> <p><i>Potential Impacts:</i> Development could potentially impact upon setting of listed buildings in the vicinity at Dovers Farm. Access to the site from the A217 and Lonesome Lane would require improvement to ensure adequate safety.</p> <p><b>The site is considered to be potentially suitable for housing development.</b></p>	
<b>Availability</b>	
The site is owned by a local developer, Emmerton Developments, and has been promoted to the Council for housing development.	
<b>There is a reasonable prospect that the site would be made available for development.</b>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i> A local developer owns the site. A development of this scale would be significantly larger than any scheme previously completed by this developer. A scheme of this scale would most likely be delivered in a small number of discrete phases and potentially by a consortium of developers. Delivery rates of 30 to 40 units per developer per annum could be achieved. Assuming two developers operating on site, a scheme could be completed within 3 to 4 years of commencement.</p> <p><i>Market and Economic Viability Considerations:</i> Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of greenfield schemes in the borough indicates that development of the site would likely be economically viable. The residential market in the area, particularly for family homes, is very strong and would most likely be capable of supporting the type and scale of development envisaged.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>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.</b></p> <p><b>The site is therefore not currently developable until further evidence is completed.</b></p> <p><b>Overcoming constraints:</b> Green Belt Review; assessment of urban extension options (Development Management Plan)</p>	

Land at Lavender Sandpit, Cockshot Hill, Reigate (SPW06)

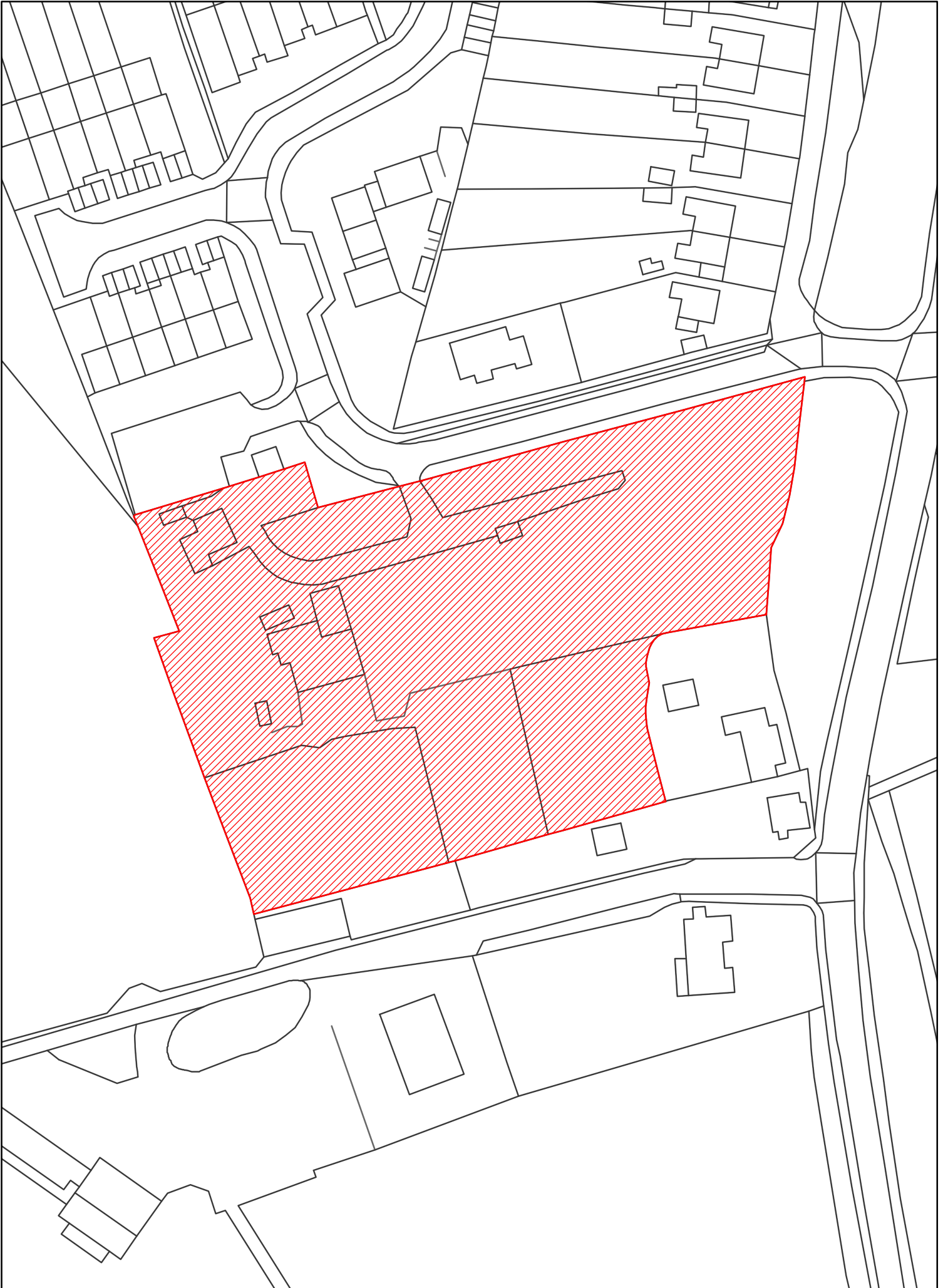


<b>Site details</b>	
SHLAA Reference	SPW06
Source of site	Call for Sites
Site name	Land at Lavender Sandpit, Cockshott Hill, Reigate
Existing use	Semi-natural open space and woodland
<b>Housing potential</b>	
Density	Assumed: 15 dph
Capacity	15 units
Total site area (ha)	0.95 (gross)
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The site is designated as Urban Open Land. This designation will be subject to review through the Development Management Plan  The site is designated as a Regionally Important Geological Site and a Site of Nature Conservation Importance. 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 access to public transport services</p> <p><i>Market Considerations:</i>  The site would most likely be suited to delivering larger family homes.</p> <p><i>Physical Limitations:</i>  The site is reasonably densely wooded and there is a small water body within the site which may limit development potential.  There is an existing electricity sub-station in the south-eastern corner of the site and access to this would need to be safeguarded.  Access to the site from would need to be created from an existing residential cul-de-sac at Priory Drive.  There are potential contamination issues owing to previous activities on the site.</p> <p><i>Potential Impacts:</i>  Development could potentially impact upon the nature conservation value of the site and the geological value of the site  Redevelopment of the site could deliver enhancement and improved public access to the remainder of site.</p> <p><b>The site is considered to be potentially suitable for housing development.</b></p>	
<b>Availability</b>	
<p>The site is owned by Reigate &amp; Banstead Borough Council and has been promoted for housing development.</p> <p>Arrangements may need to be made with adjoining landowners to secure an appropriate access to the site.</p> <p><b>There is a reasonable prospect that the site would be made available for development</b></p>	
<b>Achievability</b>	
<p><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 could achieve delivery rates of 20 to 30 units per annum; hence a scheme could be completed within 12 months of commencement.</p> <p><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.  The residential market in the area is strong, with particularly high demand for family homes, and would most likely be capable of supporting the type and scale of development envisaged.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>The site considered to be potentially suitable for development subject to the outcome of the review of the existing restrictive designation. There is a reasonable prospect that it would be made available for housing during the plan period and that development would be achievable, including financially viable.</b></p> <p><b>The site is not currently developable.</b></p> <p><b>Overcoming constraints:</b> Review of Urban Open Land; ecological assessment.</p>	

Land at Castle Drive, Woodhatch (SPW07)



<b>Site details</b>	
SHLAA Reference	SPW07
Source of site	Call for Sites
Site name	Land at Castle Drive, Reigate
Existing use	Semi-natural open space/grazing
<b>Housing potential</b>	
Density	Assumed: 30 dph
Capacity	15 units
Total site area (ha)	0.53 ha
<b>Suitability</b>	
<p><i>Policy Considerations:</i> The site is wholly within the Green Belt The site lies within a broad location contemplated for housing development through Policy CS4 of the Core Strategy Accessibility to many local services and facilities is good and the site also has reasonable access to public transport services</p> <p><i>Market Considerations:</i> The site would likely be capable of delivering a mix of housing in terms of both types and tenures (predominantly geared towards smaller family homes), thus potentially meeting a range of market requirements.</p> <p><i>Physical Limitations:</i> There is a small area of land in the north of the site which is identified as being affected by surface water flood risk. There is a protected tree within the site</p> <p><i>Potential Impacts:</i> There are no significant potential impacts associated with development.</p> <p><b>The site is considered to be potentially suitable for housing development.</b></p>	
<b>Availability</b>	
<p>The site is owned by a private individual and has been actively promoted to the Council for housing development.</p> <p>There are no known legal or other constraints to the availability of the site.</p> <p><b>There is a reasonable prospect that the site would be made available for development.</b></p>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i> There is not known to be any specific developer interest in the site at this point; however, the landowner has engaged with a local Registered Provider in respect of a potential affordable housing scheme. 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 built out within 12 months of commencement.</p> <p><i>Market and Economic Viability Considerations:</i> Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of greenfield schemes in the borough indicates that development of the site would likely be economically viable. The residential market in the area, particularly for family homes, is very strong and would most likely be capable of supporting the type and scale of development envisaged.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>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.</b></p> <p><b>The site is therefore not currently developable until further evidence is completed.</b></p> <p><b>Overcoming constraints:</b> Green Belt Review; assessment of urban extension options (Development Management Plan)</p>	

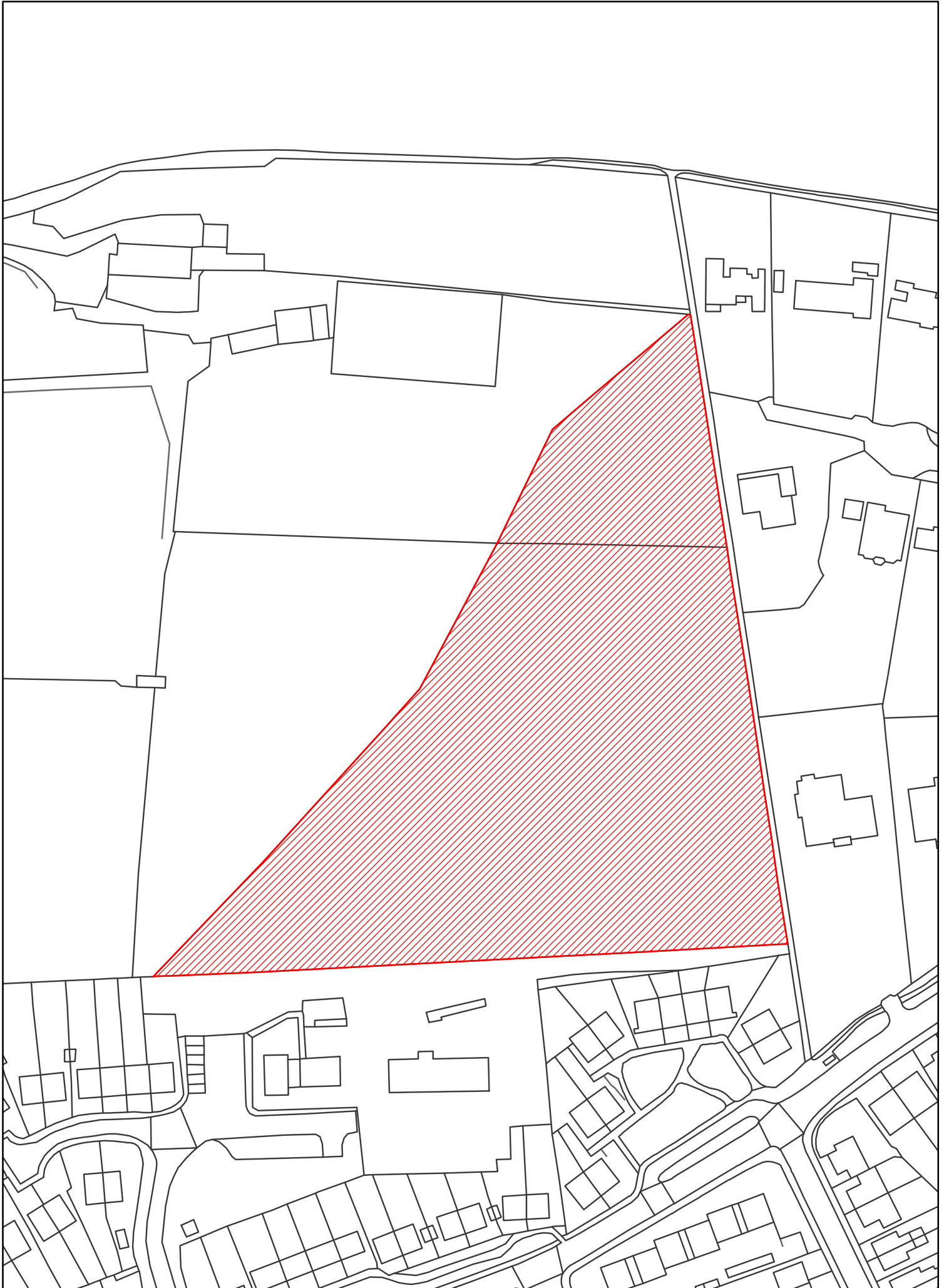




<b>Site details</b>	
SHLAA Reference	SPW08
Source of site	Call for Sites
Site name	Hartwood Nursery, Dovers Green Road, Reigate
Existing use	Semi-natural land (former nursery) with derelict structures and residential dwelling
<b>Housing potential</b>	
Density	Assumed: 30 dph
Capacity	30 units
Total site area (ha)	0.96
<b>Suitability</b>	
<p><i>Policy Considerations:</i> The site is wholly within the Green Belt The site lies within a broad location contemplated for housing development through Policy CS4 of the Core Strategy Accessibility to many local services and facilities is good and the site also has reasonable access to public transport services</p> <p><i>Market Considerations:</i> The site would likely be capable of delivering a mix of housing in terms of both types and tenures (predominantly geared towards family homes), thus potentially meeting a range of market requirements.</p> <p><i>Physical Limitations:</i> The site is identified as being potentially contaminated.</p> <p><i>Potential Impacts:</i> Development could potentially impact upon the setting of the adjoining listed building.</p> <p><b>The site is considered to be potentially suitable for housing development.</b></p>	
<b>Availability</b>	
<p>The site is owned by a private individual and has been actively promoted to the Council for housing development. There are no known legal or other constraints which would affect availability of the site.</p> <p><b>There is a reasonable prospect that the site would be made available for development.</b></p>	
<b>Achievability</b>	
<p><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 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 built out within 12 to 18 months of commencement.</p> <p><i>Market and Economic Viability Considerations:</i> Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of greenfield schemes in the borough indicates that development of the site would likely be economically viable. The residential market in the area, particularly for family homes, is very strong and would most likely be capable of supporting the type and scale of development envisaged.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>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.</b></p> <p><b>The site is therefore not currently developable until further evidence is completed.</b></p> <p><b>Overcoming constraints:</b> Green Belt Review; assessment of urban extension options (Development Management Plan)</p>	

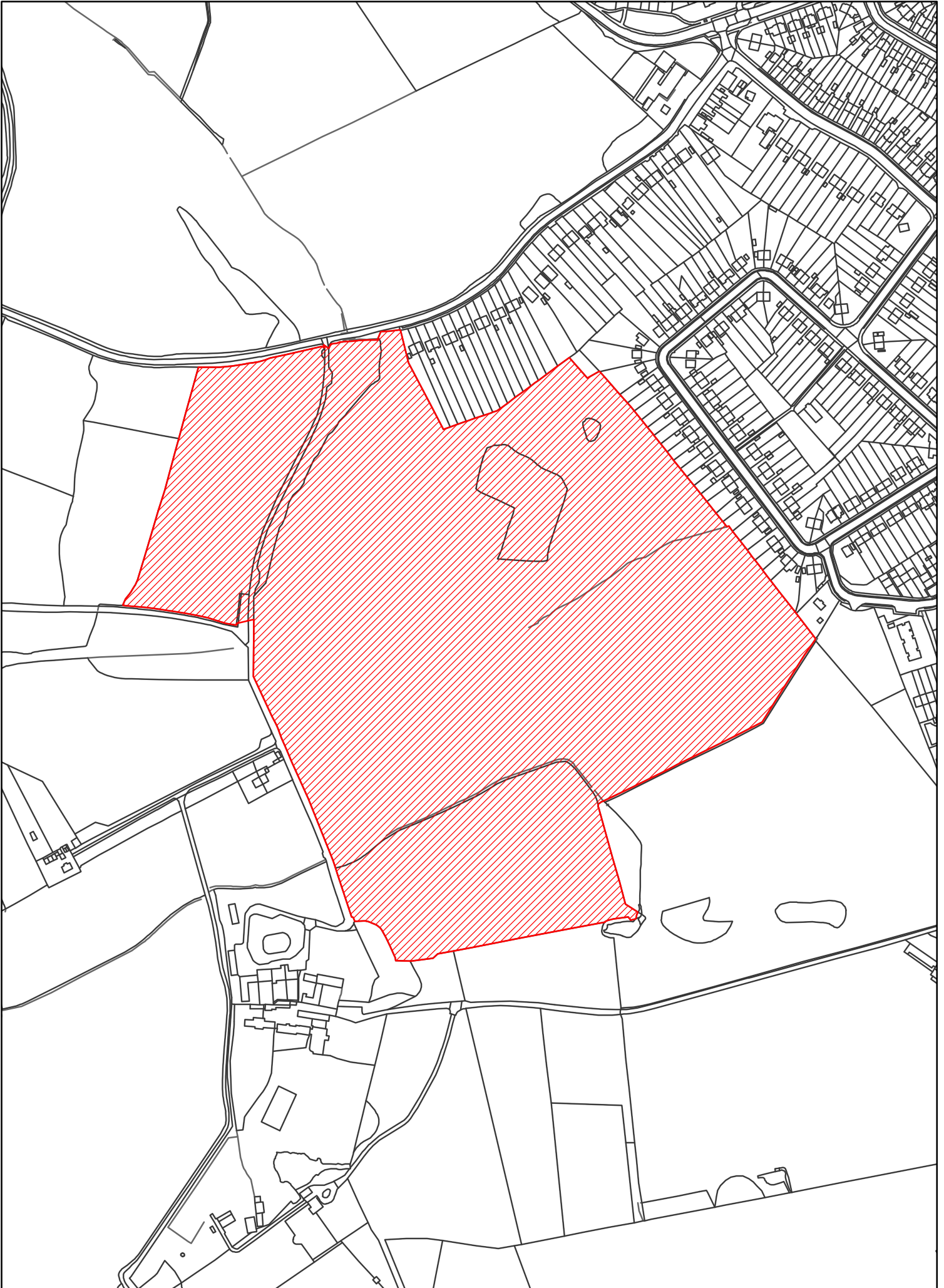


Land at Shepherd's Lodge Farm, Park Lane East, Reigate (SPW09)



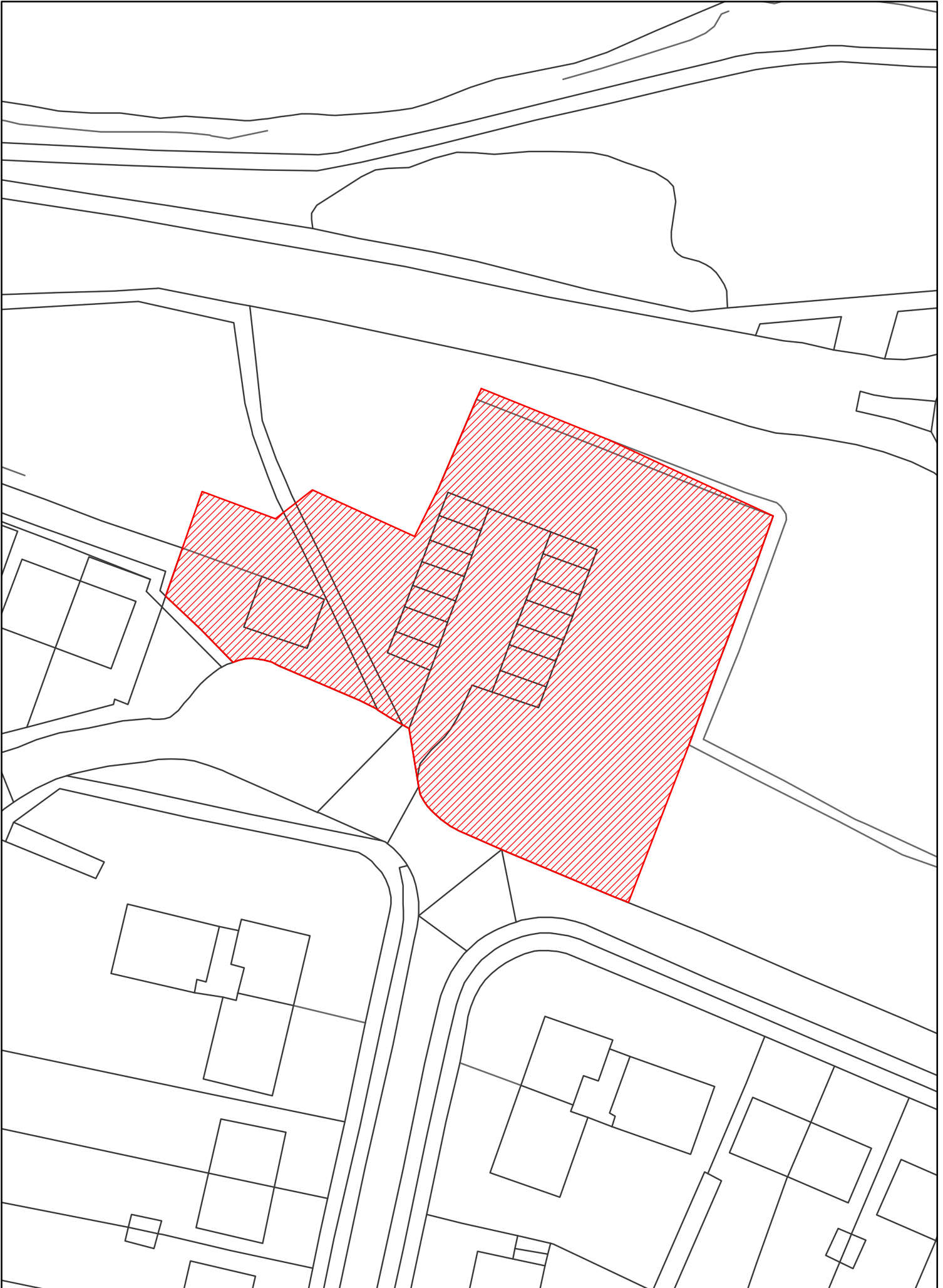
<b>Site details</b>	
SHLAA Reference	SPW09
Source of site	Call for Sites
Site name	Land at Shepherd's Lodge Farm, Park Lane East, Reigate
Existing use	Semi-natural open space/grazing
<b>Housing potential</b>	
Density	Assumed: 20 dph
Capacity	25 units
Total site area (ha)	1.3 ha
<b>Suitability</b>	
<p><i>Policy Considerations:</i> The site is wholly within the Green Belt The site lies within a broad location contemplated for housing development through Policy CS4 of the Core Strategy Accessibility to many local services and facilities is good and the site also has reasonable access to public transport services</p> <p><i>Market Considerations:</i> The site would likely be capable of delivering a mix of housing in terms of both types and tenures (predominantly geared towards family homes), thus potentially meeting a range of market requirements.</p> <p><i>Physical Limitations:</i> Land levels fall away steeply from north to south which could limit development potential There is a group of protected trees in the northern part of the site. There is currently no direct road access to the site – this would need to be created from an existing residential cul-de-sac.</p> <p><i>Potential Impacts:</i> Development could potentially impact upon the adjoining Site of Nature Conservation Importance. Given the topography and prominence of the site, development could potentially have an adverse visual impact upon the landscape and setting around Priory Park.</p> <p><b>The site is not considered to be suitable for housing development.</b></p>	
<b>Availability</b>	
<p>The site is owned by a private individual and has been promoted to the Council for housing development.</p> <p>There are no known legal or other constraints which would affect the availability of the site for development.</p> <p><b>There is a reasonable prospect that the site would be made available for development.</b></p>	
<b>Achievability</b>	
<p><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 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 built out within 12 to 18 months of commencement.</p> <p><i>Market and Economic Viability Considerations:</i> Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of greenfield schemes in the borough indicates that development of the site would likely be economically viable. The residential market in the area, particularly for family homes, is very strong and would most likely be capable of supporting the type and scale of development envisaged.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>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.</b></p> <p><b>The site is therefore not currently developable until further evidence is completed.</b></p> <p><b>Overcoming constraints:</b> Green Belt Review; assessment of urban extension options (Development Management Plan)</p>	

Land at Hartswood Farm/Flanchford Farm, Reigate (SPW10)



<b>Site details</b>	
SHLAA Reference	SPW10
Source of site	Call for Sites
Site name	Land at Hartswood/Flanchford Farm, Reigate
Existing use	Agricultural fields
<b>Housing potential</b>	
Density	Assumed: 20 dph
Capacity	220 units
Total site area (ha)	18.6 (gross)/ 11.0 (developable)
<b>Suitability</b>	
<p><i>Policy Considerations:</i> The site is wholly within the Green Belt The site lies within a broad location contemplated for housing development through Policy CS4 of the Core Strategy Accessibility to many local services and facilities is good and the site also has reasonable access to public transport services</p> <p><i>Market Considerations:</i> The site would likely be capable of delivering a mix of housing in terms of both types and tenures given its size, thus potentially meeting a range of market requirements.</p> <p><i>Physical Limitations:</i> There is an area of dense protected woodland in the site and an area of ancient woodland forming the western boundary The southernmost part of the site is affected by Flood Zone 3 and parts of the site are identified as being at risk of surface water flooding</p> <p><i>Potential Impacts:</i> Development could potentially impact upon setting of cluster of listed buildings at Hartswood Farm (south west of site) The site is adjacent to an area of ancient woodland/SNCI and development could potentially impact upon these nature conservation assets</p> <p><b>The site is considered to be potentially suitable for housing development.</b></p>	
<b>Availability</b>	
<p>The site is held by a private trust and has been promoted to the Council for housing development.</p> <p>There are no known legal or other constraints to availability of the site.</p> <p><b>There is a reasonable prospect that the site would be made available for development.</b></p>	
<b>Achievability</b>	
<p><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 interest from established regional and national house builders who would likely have the capacity to deliver. A scheme of this scale would most likely 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 a scheme could be completed within 4 to 5 years of commencement.</p> <p><i>Market and Economic Viability Considerations:</i> Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of greenfield schemes in the borough indicates that development of the site would likely be economically viable. The residential market in the area, particularly for family homes, is very strong and would most likely be capable of supporting the type and scale of development envisaged.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>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.</b></p> <p><b>The site is therefore not currently developable until further evidence is completed.</b></p> <p><b>Overcoming constraints:</b> Green Belt Review; flood risk; assessment of urban extension options (Development Management Plan)</p>	

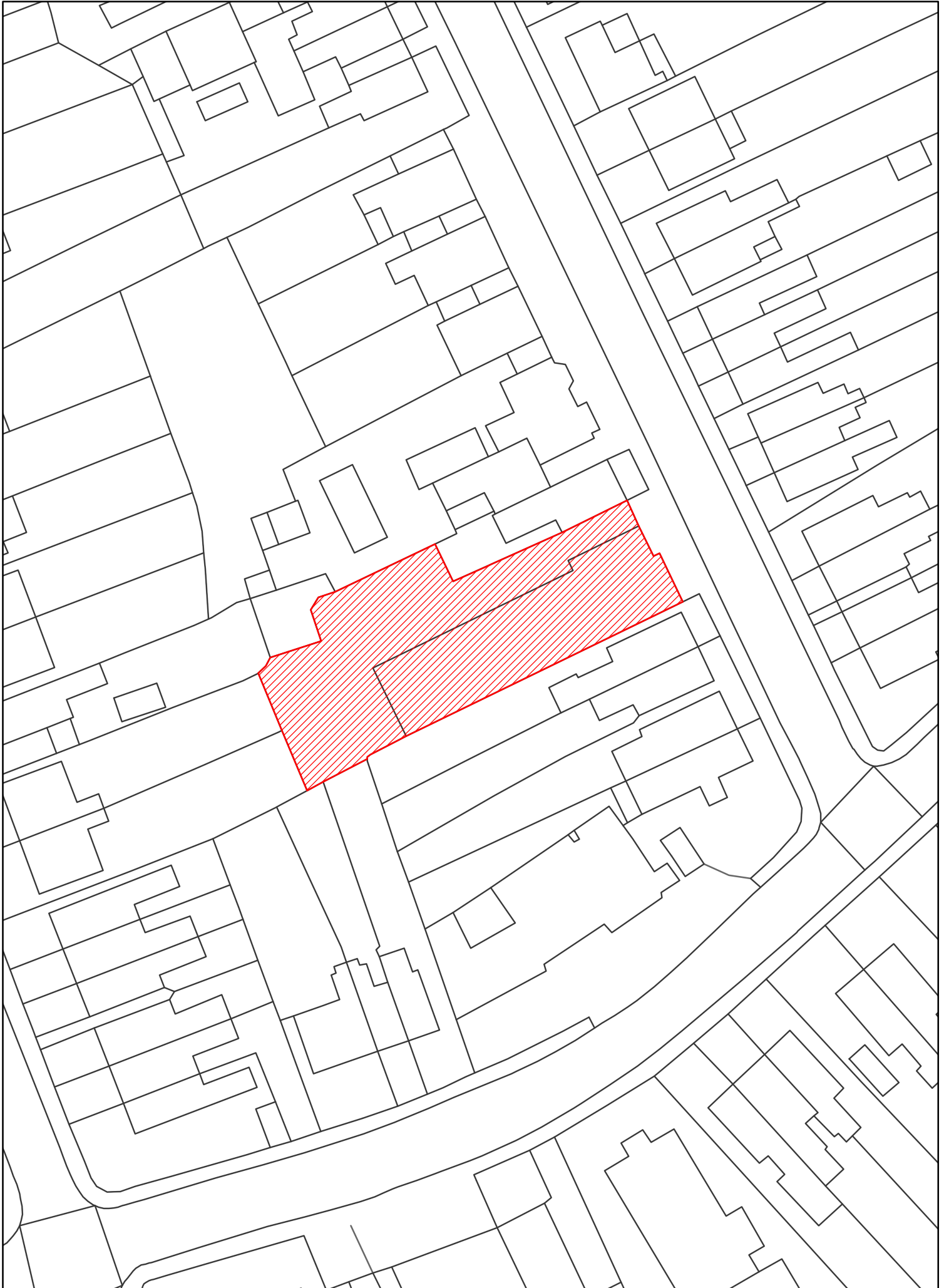
Garage Block/Atherfield Barn, Woodhatch Road, Reigate (SPW11)



<b>Site details</b>	
SHLAA Reference	SPW11
Source of site	Call for Sites
Site name	Former Garage Block (demolished) and Atherfield Barn, Reigate
Existing use	Hardstanding and derelict barn
<b>Housing potential</b>	
Density	Assumed: 25 dph
Capacity	5 units
Total site area (ha)	0.18 ha
<b>Suitability</b>	
<p><i>Policy Considerations:</i>  The majority of the site is located within the Green Belt.  The site is not located 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</p> <p><i>Market Considerations:</i>  The site would most likely be suited to delivering small family homes.</p> <p><i>Physical Limitations:</i>  There are no significant physical limitations associated with the site.</p> <p><i>Potential Impacts:</i>  Development could potentially impact upon the adjoining Local Nature Reserve.</p> <p><b>The site is not considered to be suitable for housing development.</b></p>	
<b>Availability</b>	
<p>The site is owned by Broadhaven Estates and has been actively promoted to the Council for housing development.</p> <p><b>There is a reasonable prospect that the site would be made available for development.</b></p>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i>  The site is owned by Broadhaven Estates, a small scale developer who are considered to have the capacity to deliver a scheme of this relatively small size.  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, the scheme could be built out within 12 months from commencement.</p> <p><i>Market and Economic Viability Considerations:</i>  Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of greenfield schemes in the borough indicates that development of the site would likely be economically viable.  The residential market in the area is very strong and would most likely be capable of supporting the type and scale of development envisaged.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>The site is not suitable for housing development and therefore not deliverable or developable.</b></p> <p><b>Overcoming constraints:</b> Strategic policy change</p>	



60 Priory Road, Reigate (SPW12)





<b>Site details</b>	
SHLAA Reference	SPW12
Source of site	Extant planning permission
Site name	60 Priory Road, Reigate
Existing use	Offices/ commercial
<b>Housing potential</b>	
Density	Assumed: 100dph
Capacity	7 Units
Total site area (ha)	0.07ha
<b>Suitability</b>	
<p><i>Policy Considerations:</i> The site is within the urban area of Reigate 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 good and the site has reasonable access to public transport services The site has the benefit of consent to convert to residential flats under permitted development rights with additional penthouse apartments.</p> <p><i>Market Considerations:</i> The site would most likely be suited to delivering higher density units (flats).</p> <p><i>Physical Limitations:</i> There are no significant physical limitations associated with the site.</p> <p><i>Potential Impacts:</i> There are no identified potential impacts associated with the development.</p> <p><b>The site is considered to be suitable for housing development.</b></p>	
<b>Availability</b>	
<p>The site is owned by a private organisation and has prior approval for conversion to residential units. The building is owner occupied is understood that they intend to carry out the development.</p> <p><b>The site is available for residential development.</b></p>	
<b>Achievability</b>	
<p><i>Delivery and Timing Considerations:</i> It is understood that the current landowner intends to progress development of the site. Given the scale and nature of the development, it is considered that they would have capacity to deliver; most likely through a contractor. A scheme of this size/characteristic would likely be delivered by a single house builder. A scheme of this size would likely be delivered in a single phase. The residential market in the area for flats is very strong and would most likely be capable of supporting the type and scale of development envisaged.</p> <p><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 75% uplift over and above the assumed existing use value (commercial office/workshop) which is considered to be sufficient to motivate the landowner to release the site. Generic assessment of the redevelopment of commercial sites to residential in the borough indicates that development of the site would likely be economically viable.</p> <p><b>There is a reasonable prospect that development of the site would be achievable.</b></p>	
<b>Summary</b>	
<p><b>The site is considered to be suitable for housing development (benefiting from an existing consent) and is immediately available for development. There is reasonable prospect that the scheme would be achievable, including financially viable.</b></p> <p><b>The site is therefore considered to be deliverable.</b></p>	