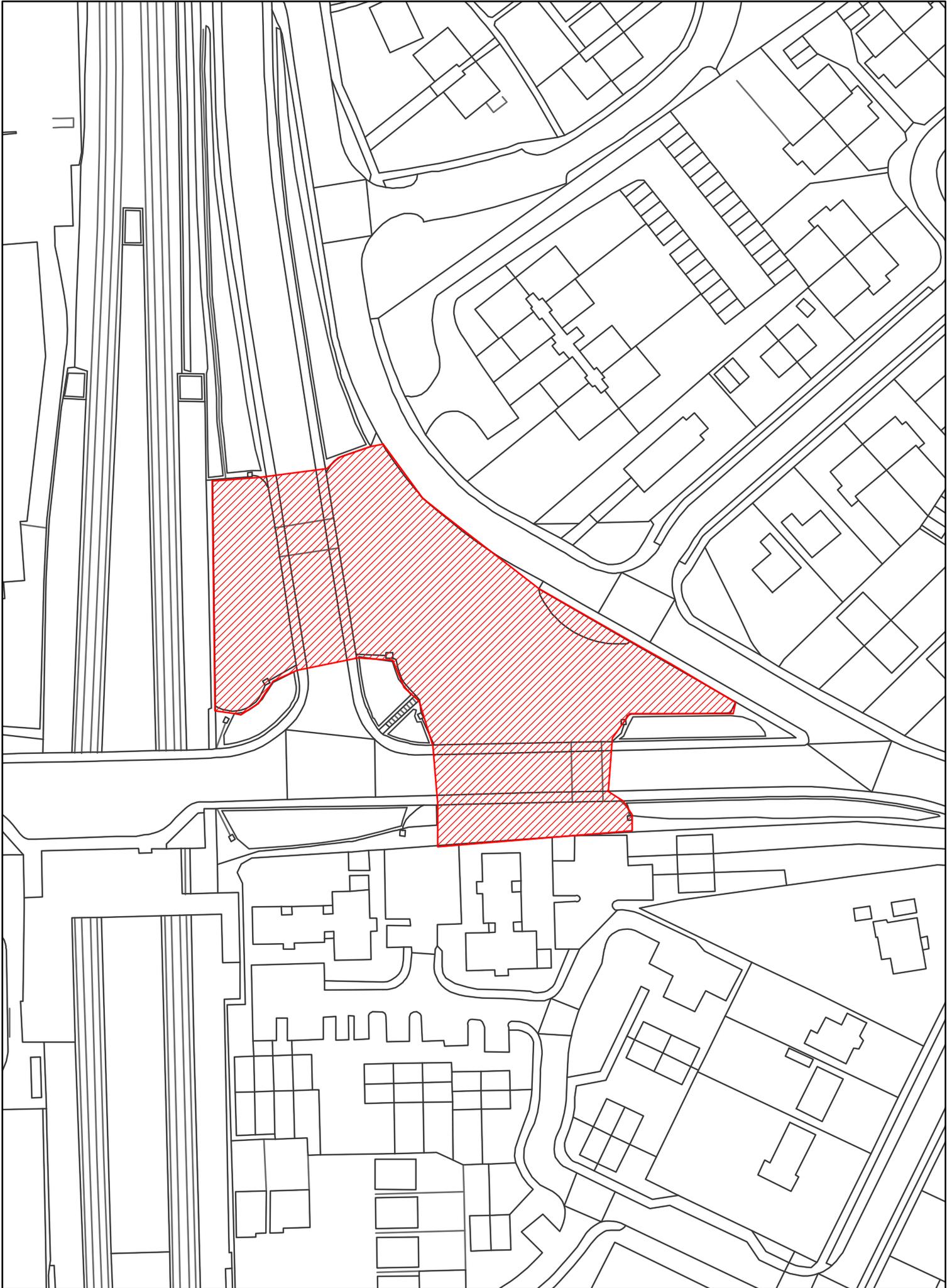
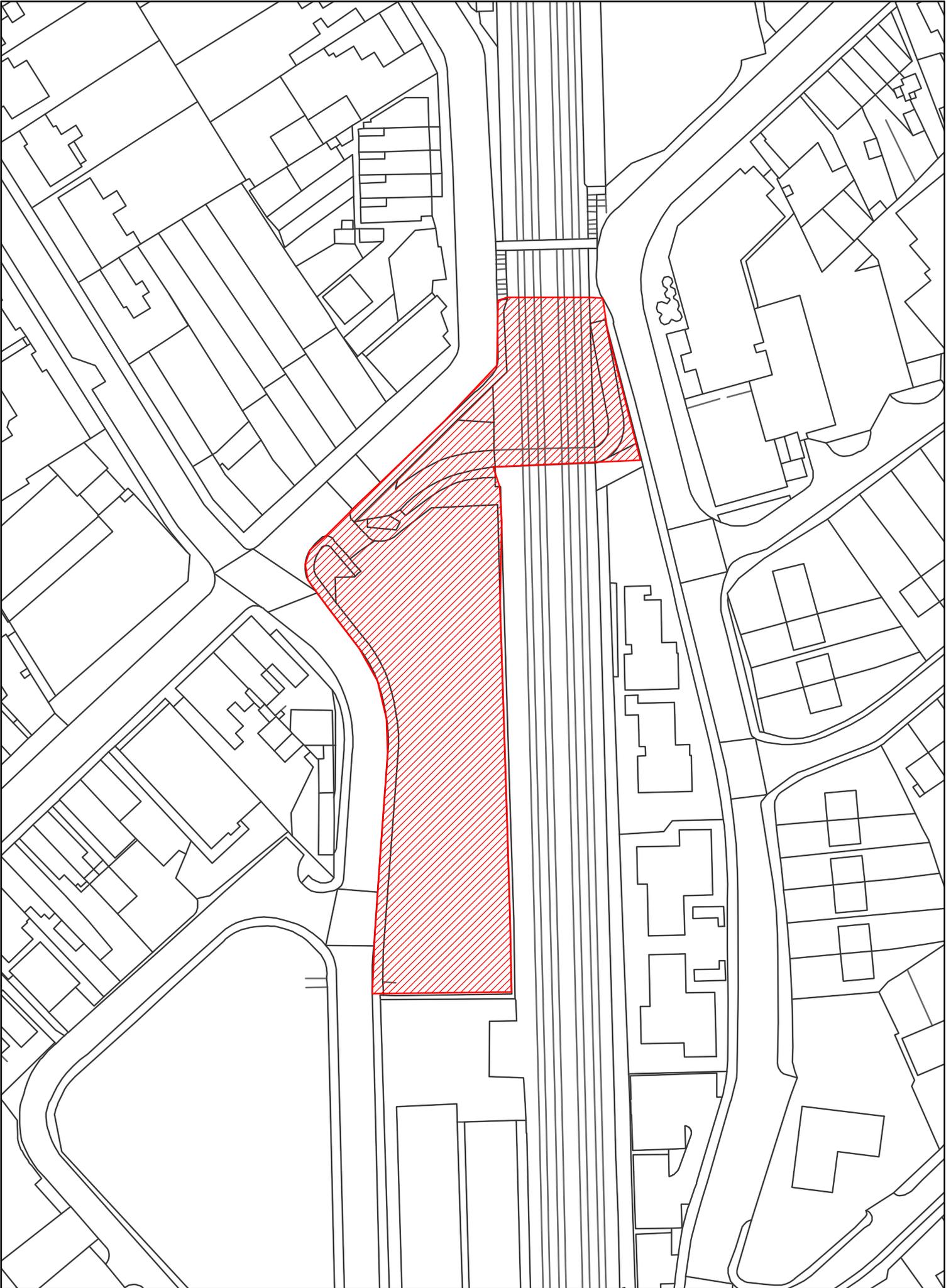


Land at the Grove, Horley (HC01)



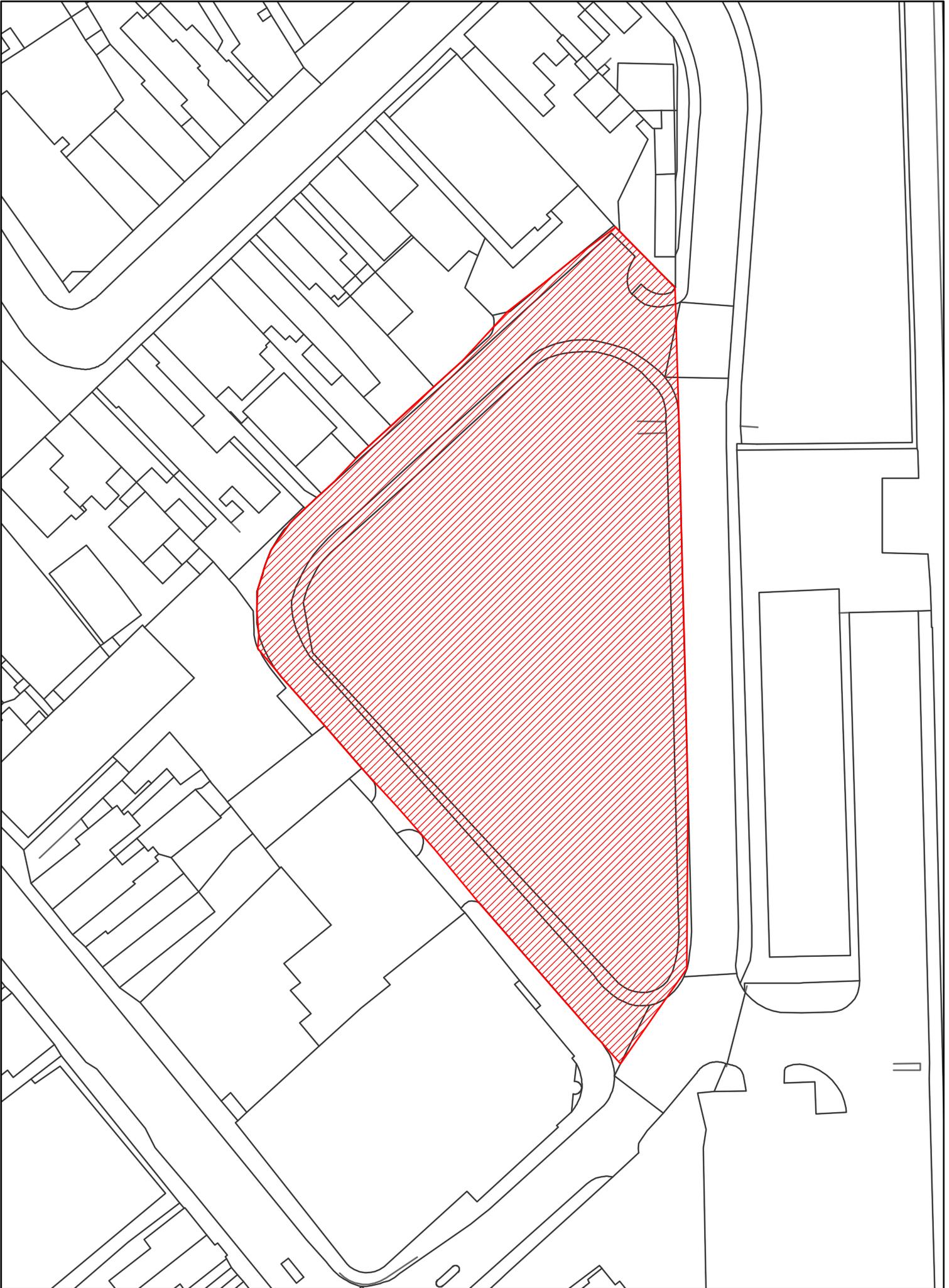
Site details	
SHLAA Reference	HC01
Source of site	Allocated Site – Borough Local Plan 2005
Site name	Land at The Grove, Horley
Existing use	Car park
Housing potential	
Density	Assumed: 70dph
Capacity	30 units
Total site area (ha)	0.45
Suitability	
<p><i>Policy Considerations:</i> The site is allocated for housing in the Borough Local Plan 2005. 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 excellent and the site also has excellent access to public transport services</p> <p><i>Market Considerations:</i> The site would most likely be suited to delivering higher density units (predominantly flats)</p> <p><i>Physical Limitations:</i> Two raised roads (Station Approach and Victoria Road) cut through the site, reducing somewhat the overall developable area. Given the historic use of the site, it is potentially contaminated and may therefore require a level of remediation There is a belt of protected trees adjoining the site</p> <p><i>Potential Impacts:</i> Proximity to the railway line and presence of the raised roads could give rise to residential amenity conflicts</p>	
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by Holiday Extras Properties Ltd.</p> <p>Whilst there is no policy requirement, the landowner has made clear that release of the site for development is dependent upon satisfactory relocation of the existing airport parking operations to a nearby site. At present, there is no identified timescale for this to occur.</p>	
There is a reasonable prospect that the site would be made available for development within the plan period.	
Achievability	
<p><i>Delivery and Timing Considerations:</i> The site has previously been marketed by the landowner and this attracted interest from a regional house builder. Whilst an agreement could not be reached at this stage due to the need for relocation; this demonstrates that the site would attract developer interest. A developer of this nature would have capacity to deliver a scheme of this nature. A scheme of this scale would be completed in a single phase and could achieve delivery rates of 20 to 30 units per annum. Development could therefore be completed within 12 to 18 months from commencement.</p> <p><i>Economic Viability:</i> Viability appraisal indicates that, assuming all relevant costs and an acceptable return to the developer, the scheme would deliver a 31% uplift over and above the assumed existing use value or a land value which is considered to be sufficient to motivate the landowner to release the site. The residential market in the area is relatively strong and demand for flats would most likely be capable of supporting the type and scale of development envisaged.</p>	
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for residential development. There is a reasonable prospect that the landowner would release the site for residential development during the plan period and that development would be economically viable.	
The site is therefore considered to be developable.	

High Street Car Park, Horley (HC02)



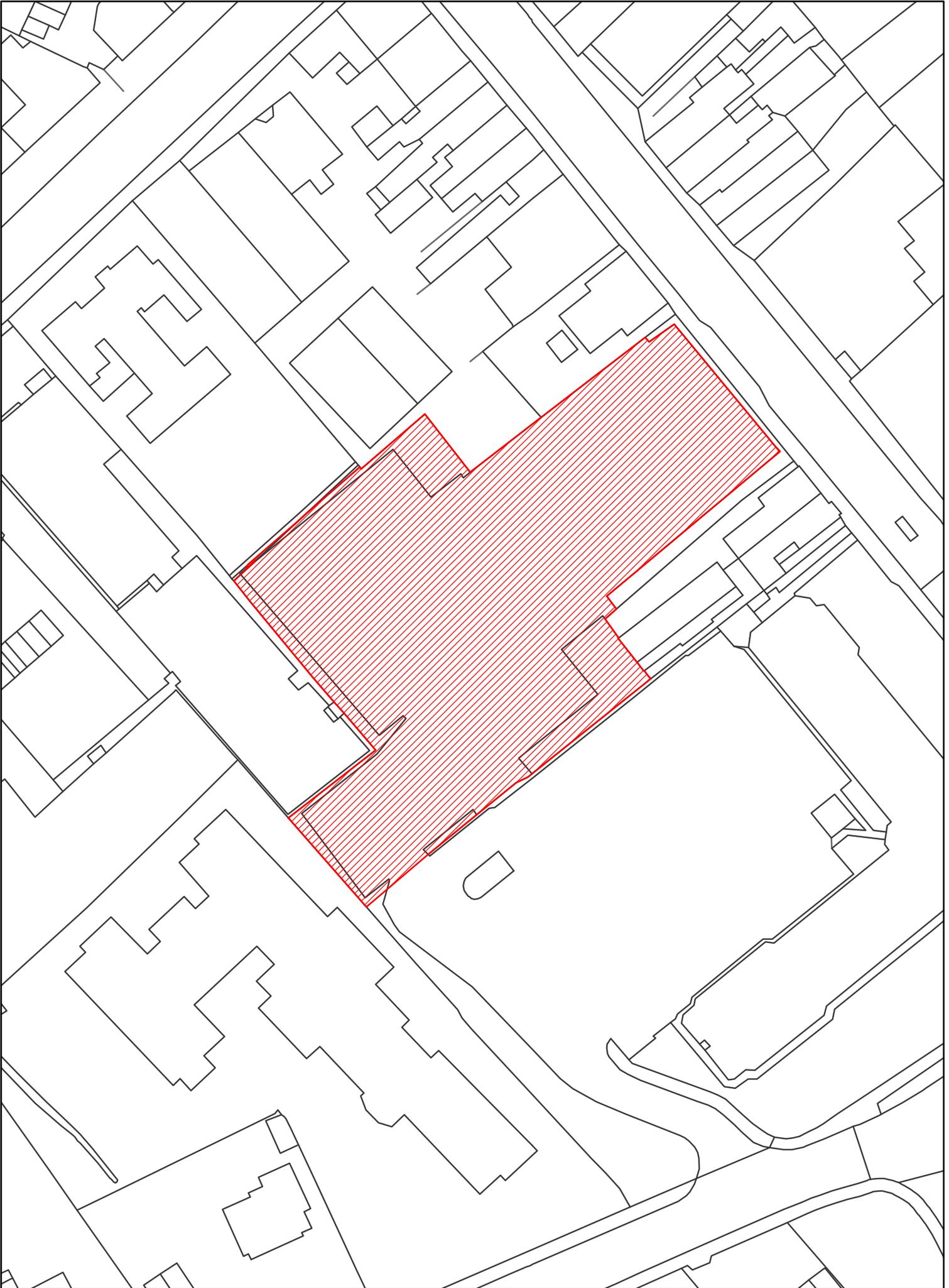
Site details	
SHLAA Reference	HC02
Source of site	Allocated Site – Borough Local Plan 2005
Site name	Car Park, High Street, Horley
Existing use	Public surface car park
Housing potential	
Density	Assumed: 70dph
Capacity	30 units
Total site area (ha)	0.43
Suitability	
<p><i>Policy Considerations:</i> The site is located within Horley Town Centre and within the Primary Shopping Area The site is allocated for an integrated mixed use scheme in the Borough Local Plan 2005. 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 excellent and the site also has excellent access to public transport services</p> <p><i>Market Considerations:</i> The site would most likely be suited to delivering higher density units (predominantly flats), potentially as part of a mixed use scheme with commercial uses at ground floor</p> <p><i>Physical Limitations:</i> There are no notable physical limitations associated with the site</p> <p><i>Potential Impacts:</i> Proximity to the railway line could give rise to residential amenity conflicts Development could contribute to the regeneration of Horley Town Centre Development could potentially impact upon the setting of the adjoining listed building (“The Old Goods Shed”)</p> <p>The site is not considered to be suitable for housing development.</p>	
Availability	
<p>The site is owned by Reigate & Banstead Borough Council and is free from legal or ownership constraints.</p> <p>The timing of release of the site for development is dependent public car parking needs within the Town Centre.</p> <p>There is a reasonable prospect that the site would be made available for development within the plan period.</p>	
Achievability	
<p><i>Delivery and Timing Considerations:</i> There is no specific developer interest in the site at this point It is likely that local, regional or national house builders would have the capacity to deliver the site given its relatively small size. A commercial developer may be required to deliver a mixed use scheme. A scheme of this nature would be delivered in a single phase and could achieve delivery rates of 30 to 40 units per annum. Hence a scheme could be completed within 12 to 18 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 44% uplift over and above the assumed existing use value (surface car parking) 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>There is a reasonable prospect that development of the site would be achievable.</p>	
Summary	
<p>The site is considered to be suitable for residential development. There is a reasonable prospect that the landowner would release the site for residential development during the plan period and that development would be economically viable.</p> <p>The site is therefore considered to be developable.</p>	

Central Car Park, Consort Way East, Horley (HC03)



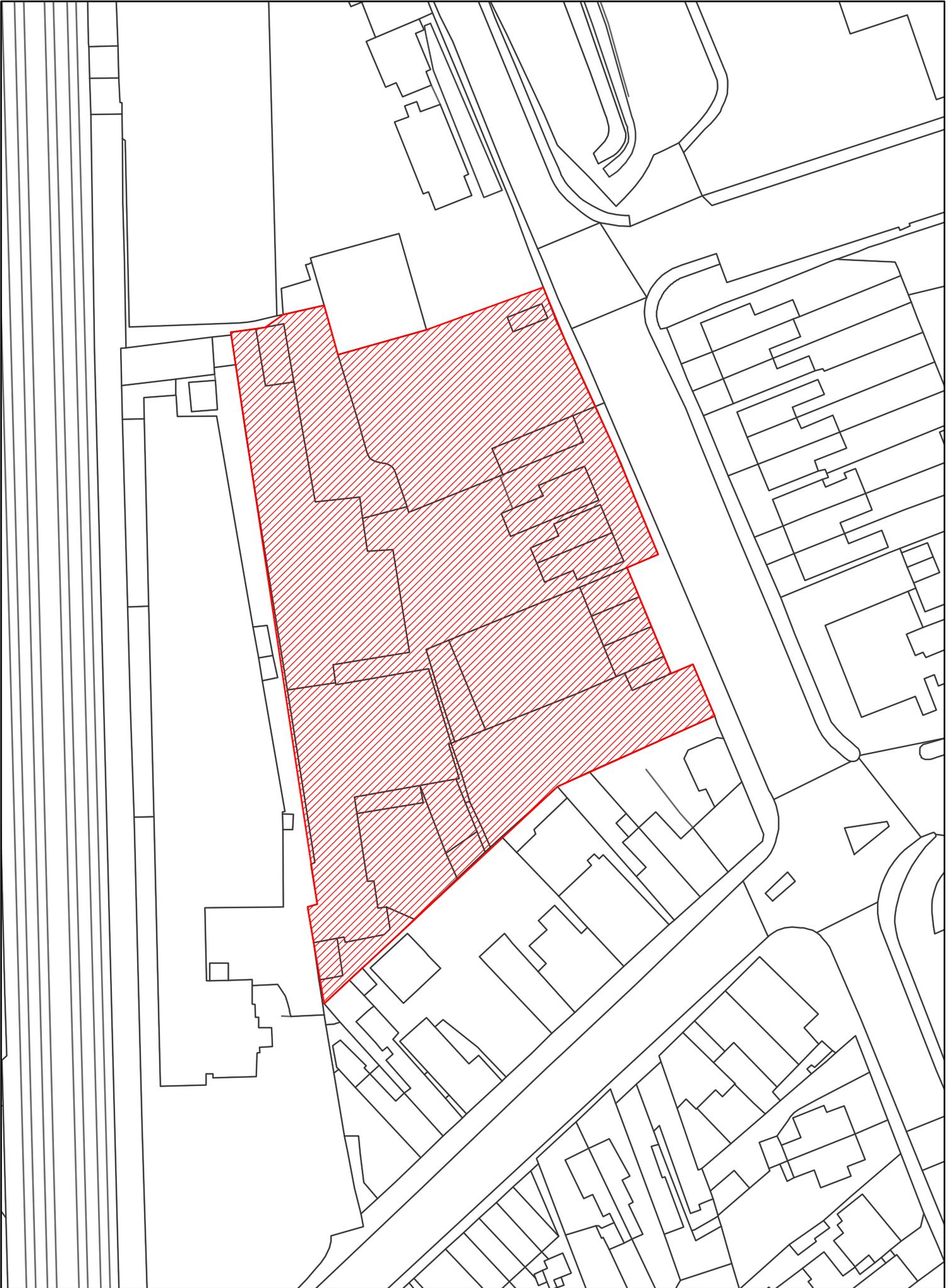
Site details	
SHLAA Reference	HC03
Source of site	Allocated Site – Borough Local Plan 2005
Site name	Central Car Park, Consort Way East, Horley
Existing use	Public surface car park
Housing potential	
Density	Assumed: 70dph
Capacity	30 units
Total site area (ha)	0.42
Suitability	
<p><i>Policy Considerations:</i> The site is located within Horley Town Centre and within the Primary Shopping Area The site is allocated for an integrated mixed use scheme in the Borough Local Plan 2005. 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 excellent and the site also has excellent access to public transport services</p> <p><i>Market Considerations:</i> The site would most likely be suited to delivering higher density units (predominantly flats), potentially as part of a mixed use scheme with commercial uses at ground floor</p> <p><i>Physical Limitations:</i> The western and northern parts of the site are identified as being potentially at risk from surface water flooding</p> <p><i>Potential Impacts:</i> Development could contribute to the regeneration of Horley Town Centre Development could potentially impact upon the setting of the adjoining listed building. Development would need to ensure that access to the rear of properties along High Street and Victoria Road is not compromised.</p>	
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by Reigate & Banstead Borough Council and is free from legal or ownership constraints.</p> <p>The timing of release of the site for development is dependent public car parking needs within the Town Centre.</p>	
There is a reasonable prospect that the site would be made available for development within the plan period.	
Achievability	
<p><i>Delivery and Timing Considerations:</i> There is no specific developer interest in the site at this point It is likely that local, regional or national house builders would have the capacity to deliver the site given its relatively small size. A commercial developer may be required to deliver a mixed use scheme. A scheme of this nature would be delivered in a single phase and could achieve delivery rates of 30 to 40 units per annum. Hence a scheme could be completed within 12 to 18 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 58% uplift over and above the assumed existing use value (surface car parking) 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>	
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for residential development. There is a reasonable prospect that the landowner would release the site for residential development during the plan period and that development would be economically viable.	
The site is therefore considered to be developable.	

Former Henry's Garage, Victoria Road, Horley (HC04)



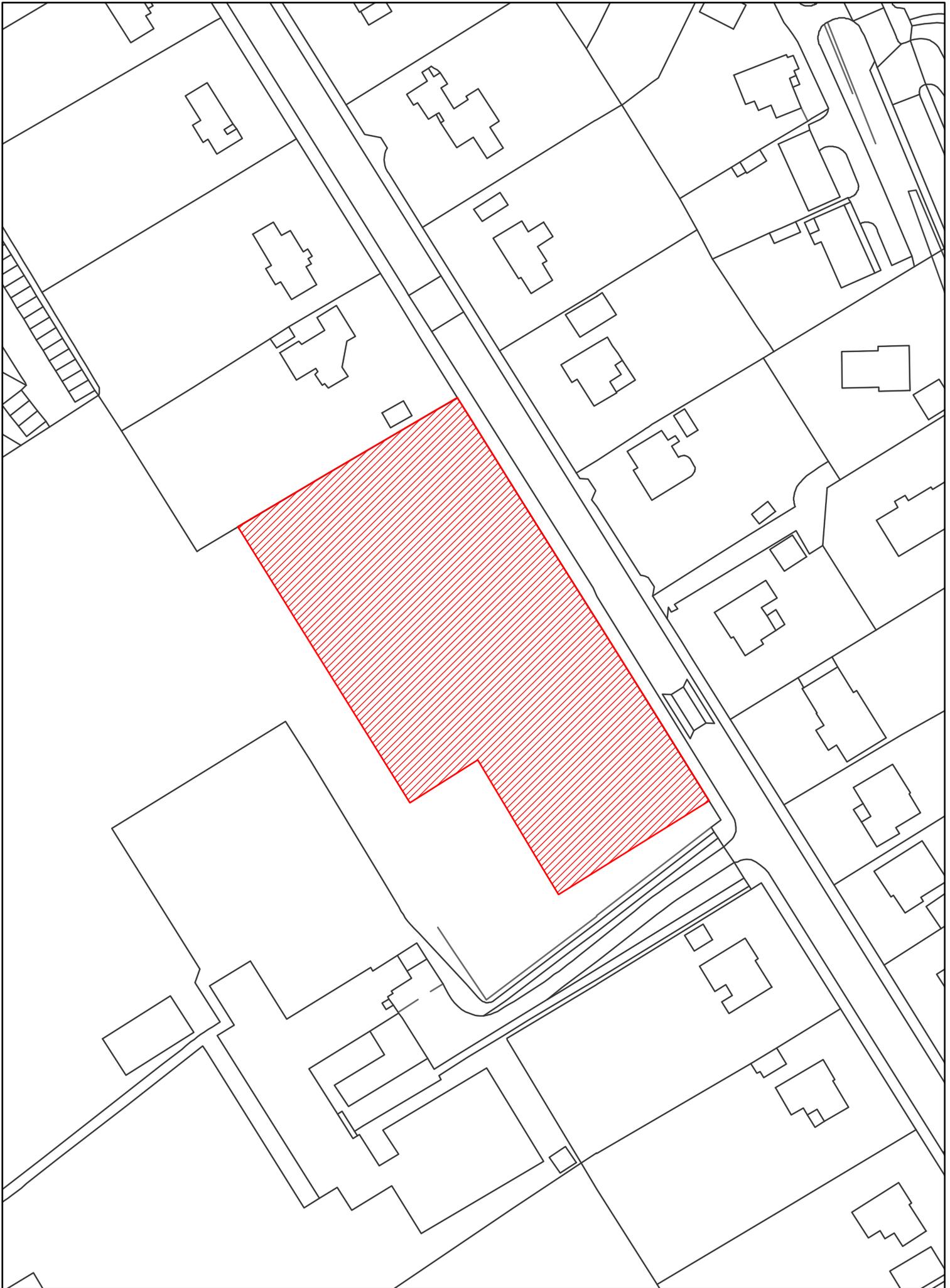
Site details	
SHLAA Reference	HC04
Source of site	Allocated Site – Borough Local Plan 2005
Site name	Former Henry's Garage, Victoria Road, Horley
Existing use	Cleared site/surface car park
Housing potential	
Density	Assumed: 150dph
Capacity	60 units
Total site area (ha)	0.41
Suitability	
<p><i>Policy Considerations:</i> The site is located within Horley Town Centre and partly within the Primary Shopping Area The site is allocated for an integrated mixed use scheme in the Borough Local Plan 2005. 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 excellent and the site also has excellent access to public transport services</p> <p><i>Market Considerations:</i> The site would most likely be suited to delivering higher density units (predominantly flats), potentially as part of a mixed use scheme with commercial uses at ground floor.</p> <p><i>Physical Limitations:</i> Given the previous uses on the site, there is potential for contamination.</p> <p><i>Potential Impacts:</i> Development could contribute to the regeneration of Horley Town Centre The site is in close proximity to a conservation area and could potentially impact upon it</p> <p>The site is not considered to be suitable for housing development.</p>	
Availability	
<p>The site is owned by East Street Homes who are actively pursuing redevelopment of the site for residential led mixed use.</p> <p>There are no other known legal or ownership constraints which would prevent the site being brought forward for development. There is a retained right of access from Russells Crescent to the rear of the site.</p> <p>The site is immediately available for development.</p>	
Achievability	
<p><i>Delivery and Timing Considerations:</i> The site is owned by East Street Homes, an experienced residential developer who would 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 2 years 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 10% uplift over and above the assumed existing use value (cleared allocated site). This would be marginal in terms of viability and a reduction of affordable housing provision may be necessary to ensure viability. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p> <p>There is a reasonable prospect that development of the site would be achievable.</p>	
Summary	
<p>The site is considered to be suitable for residential development. The site is immediately available for residential development, being owned by a developer, and there is a reasonable prospect that development would be achievable including financially viable.</p> <p>The site is therefore considered to be deliverable.</p>	

Balcombe Road Industrial Estate, Horley (HC05)



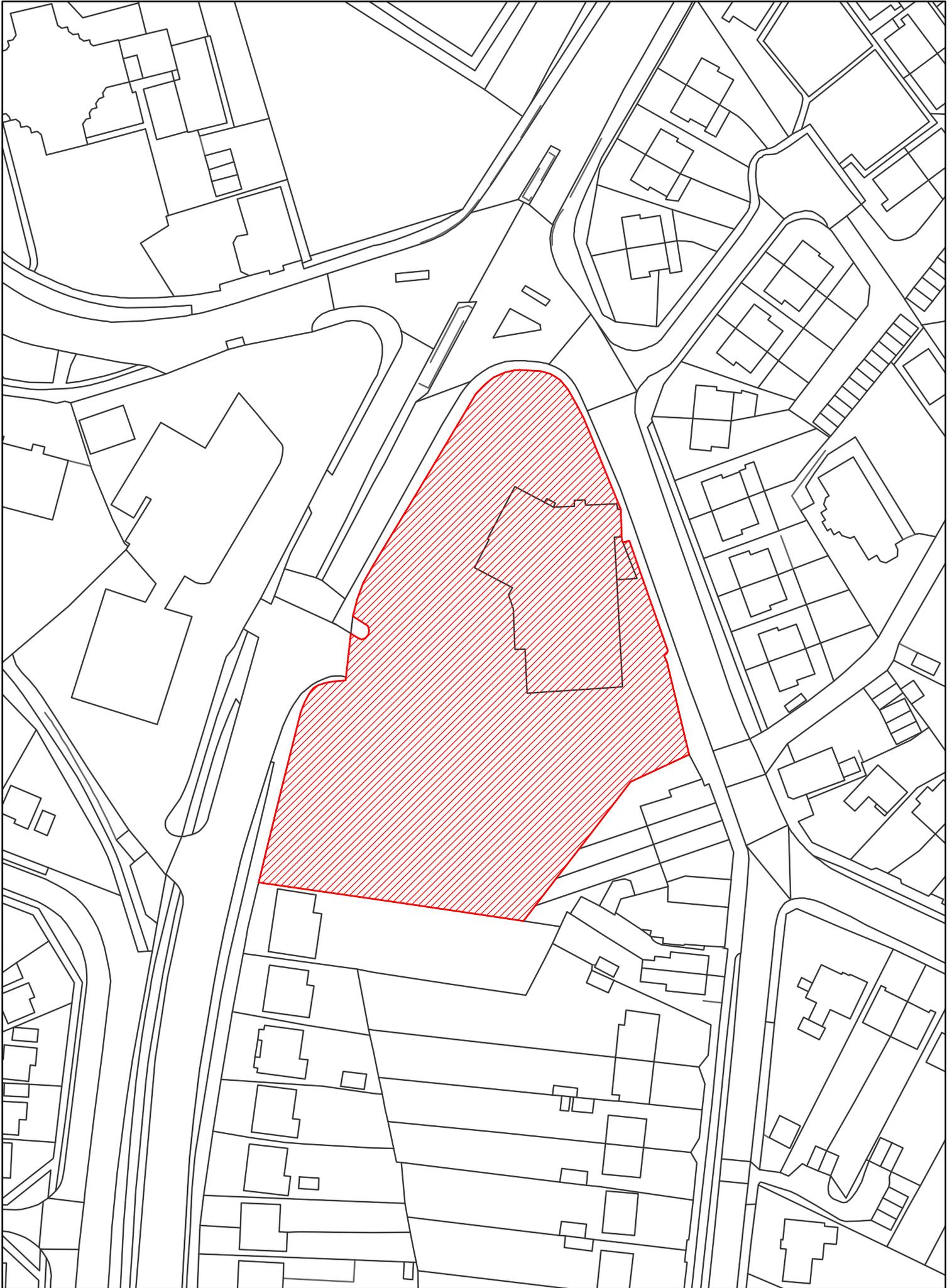
Site details	
SHLAA Reference	HC05
Source of site	RBBC – Development Management
Site name	Balcombe Road Industrial Estate, Horley
Existing use	Mixed industrial and light industrial units
Housing potential	
Density	Assumed: 60dph
Capacity	30 units
Total site area (ha)	0.56 ha
Suitability	
<p><i>Policy 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 is 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 reasonable and the site also has good access to public transport services</p> <p><i>Market Considerations:</i> The site would most likely deliver higher density units (predominantly flats), potentially as part of a mixed use scheme</p> <p><i>Physical Limitations:</i> Parts of the site are identified as being affected by surface water flooding risk The site is potentially contaminated owing to current and historic uses</p> <p><i>Potential Impacts:</i> Proximity to other existing employment uses and the railway line could give rise to residential amenity conflicts Development could potentially contribute to the regeneration of Horley Town Centre. Development could impact upon the locally listed building within the site.</p>	
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by numerous individual organisations. It has not been possible to ascertain availability of the site for housing development and availability would be contingent upon land assembly.</p> <p>There are a number of occupational leases on the site.</p>	
Availability of the site for development, including housing, is uncertain.	
Achievability	
<p><i>Delivery and Timing Considerations:</i> There is not known to be any specific developer interest in the site at this point It is likely that local, regional or national house builders would have the capacity to deliver the site given its relatively small size. A commercial developer may be required if a mixed-use scheme was pursued. 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 development could be completed within 12 to 18 months of commencement.</p> <p><i>Market and Economic Viability Considerations:</i> Due to the unsuitability of the site, specific testing has not been carried out. Generic assessment of the redevelopment of commercial sites for housing in the borough indicates that development of the site would likely be economically viable. The residential market in the area for flats is relatively strong and would most likely be capable of supporting the type and scale of development envisaged.</p>	
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suitable for housing development and therefore not deliverable or developable.	
Overcoming constraints: land assembly, review of employment land; contamination	

Land at Yattendon School, Oakwood Road, Horley (HC06)

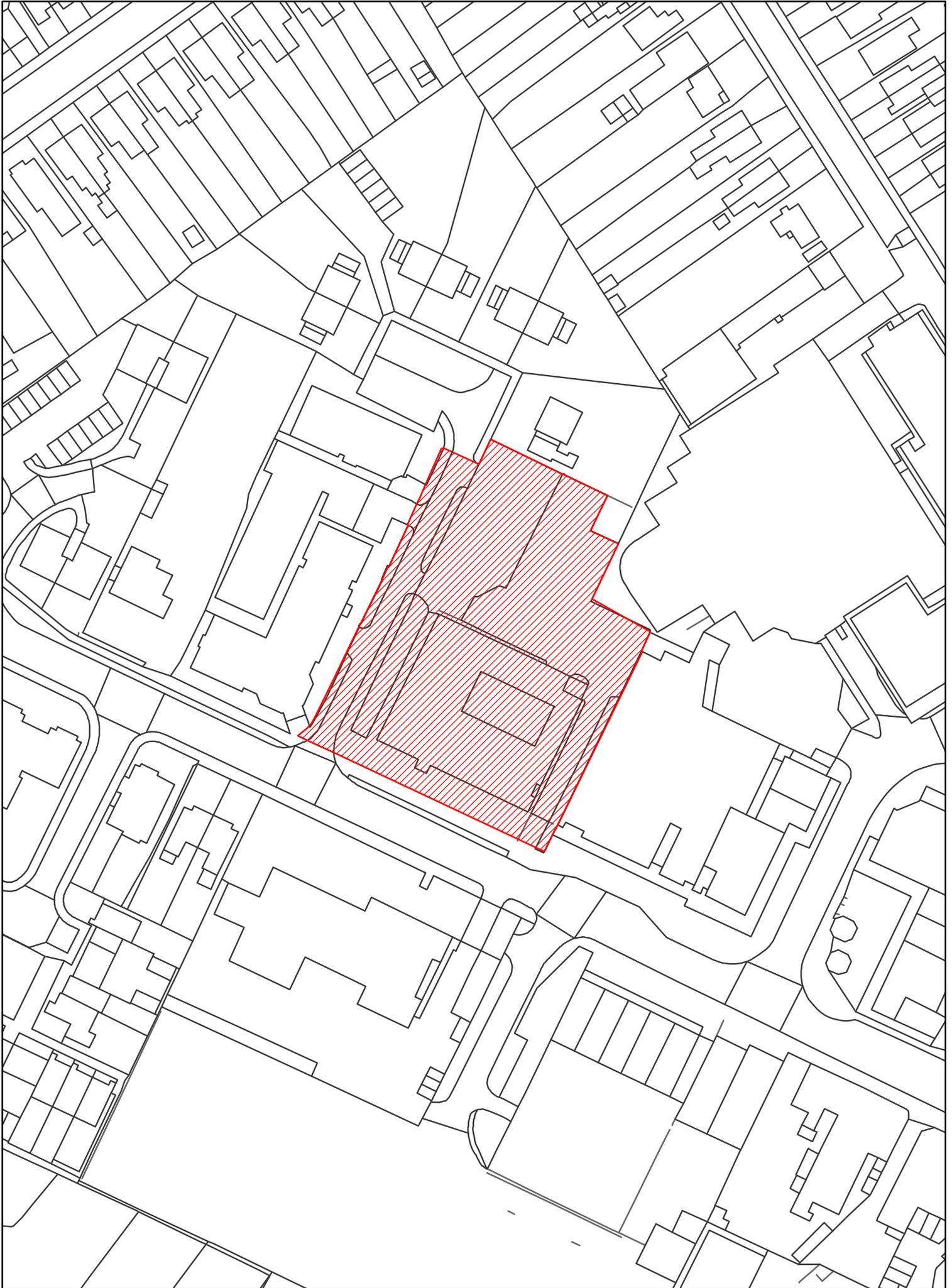


Site details	
SHLAA Reference	HC06
Source of site	Identified Site – RBBC Development Management
Site name	Land at Yattendon School, Oakwood Road, Horley
Existing use	Unused open space
Housing potential	
Density	Assumed: 20dph
Capacity	7 units
Total site area (ha)	0.45
Suitability	
<p><i>Policy Considerations:</i> 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 reasonable and the site also has good access to public transport services The site benefits from planning consent for 7 homes.</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 northern part of the site is identified as being potentially at risk from surface water flooding There are several groups of protected trees on the boundaries of the sites</p> <p><i>Potential Impacts:</i> Development would result in the loss of open space associated with the school</p> <p>The site is considered to be suitable for housing development.</p>	
Availability	
<p>The site is owned by Yattendon School (Surrey County Council).</p> <p>The Governors are actively seeking disposal of the site to a residential developer in order to fund improvements at the school.</p> <p>The site is immediately available for development.</p>	
Achievability	
<p><i>Delivery and Timing Considerations:</i> There is not known to be any specific developer interest in the site at this point; although it is understood that the Governors intend to dispose of the site during 2015. It is likely that local, regional or national house builders would have the capacity to deliver the site given its relatively small size. A scheme of this nature could achieve delivery rates of 20 to 30 units per annum; hence the scheme 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 204% uplift over and above the assumed existing use value (amenity land) which is considered to be sufficient to motivate the landowner to release the site. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p> <p>There is a reasonable prospect that development of the site would be achievable.</p>	
Summary	
<p>The site is considered to be suitable for residential development, benefitting from planning consent. The landowner intends to dispose of the site during 2015 and therefore the site can be considered immediately available. There is a reasonable prospect that development would be achievable, including financially viable.</p> <p>The site is therefore considered to be developable.</p>	

Air Balloon Public House, Brighton Road, Horley (HC07)

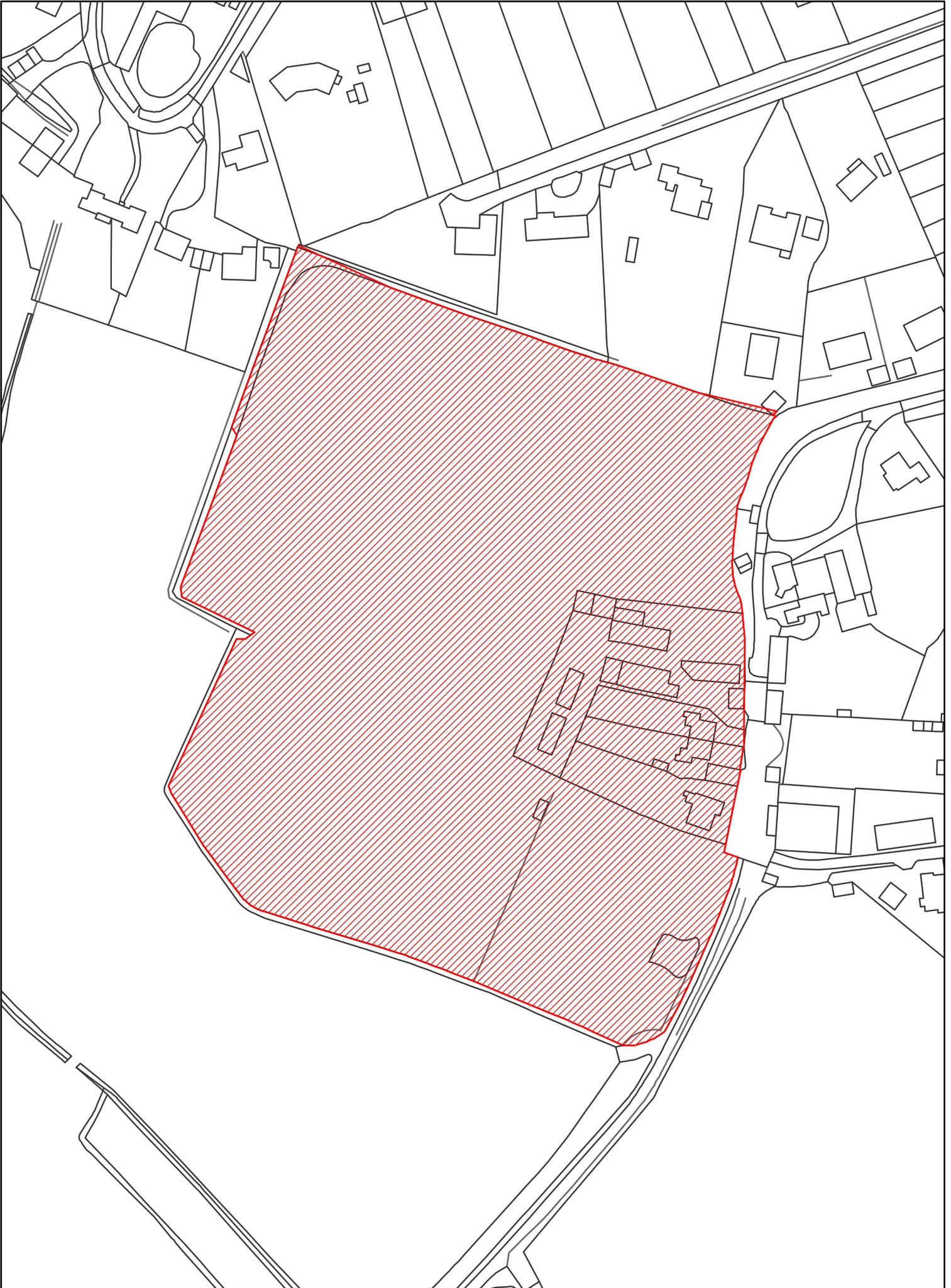


Site details	
SHLAA Reference	HC07
Source of site	Identified Site – RBBC Development Management
Site name	Air Balloon Public House, Brighton Road, Horley
Existing use	Public house and associated car parking
Housing potential	
Density	Assumed: 30dph
Capacity	20 units
Total site area (ha)	0.64
Suitability	
<p><i>Policy Considerations:</i> 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 reasonable 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 larger 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 impact upon the setting of the locally listed building currently on the site.</p> <p>The site is considered to be suitable for housing development.</p>	
Availability	
<p>The site is owned by Punch Taverns Ltd who have confirmed they have no plans to dispose of the site at present. The existing use remains operational.</p> <p>The site is not available for development.</p>	
Achievability	
<p><i>Delivery and Timing Considerations:</i> There is not known to be any specific developer interest in the site at this point It is likely that local, regional or national house builders would have the capacity to deliver the site given its relatively small size. A scheme of this nature could be completed within 12 to 18 months of commencement.</p> <p><i>Market and Economic Viability Considerations:</i> Specific viability testing has not been undertaken as it has not been possible to ascertain availability. Generic appraisal of schemes involving the redevelopment of commercial sites such as this suggests that development would 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>There is a reasonable prospect that development of the site would be achievable.</p>	
Summary	
<p>The site is considered to be suitable for housing development and there is a reasonable prospect that development would be achievable, including financially viable. However, the landowner has confirmed that they do not intend to release the site for development at present.</p> <p>The site is therefore not currently developable.</p>	



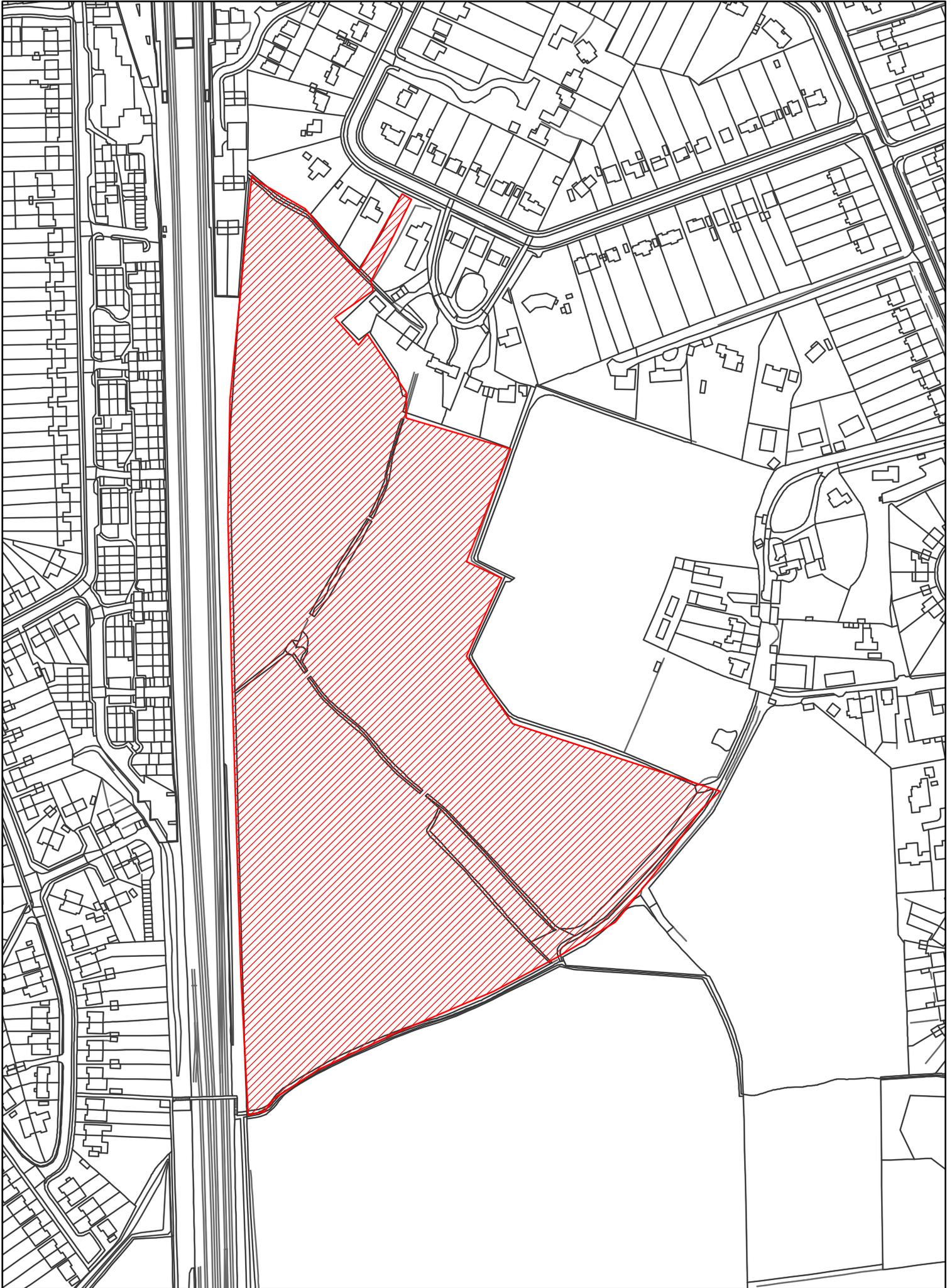
Site details	
SHLAA Reference	HC10
Source of site	Call for Sites
Site name	Horley Library, Kings Road, Horley
Existing use	Public library with associated parking
Housing potential	
Density	Assumed: 100 dph
Capacity	35 units
Total site area (ha)	0.35ha
Suitability	
<p><i>Policy Considerations:</i> The site is within the boundary of Horley Town Centre, adjacent to the Primary Shopping Area The site lies 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 most likely deliver higher density residential development (predominantly flats), likely as part of a mixed use scheme incorporating a replacement library</p> <p><i>Physical Limitations:</i> There are no specific physical limitations associated with the site Existing car parking on the site may need to be retained which could limit development capacity.</p> <p><i>Potential Impacts:</i> Development of the site could contribute to the regeneration of Horley Town Centre</p> <p>The site is considered to be suitable for housing development.</p>	
Availability	
<p>The site is owned by Surrey County Council. The site has been promoted for housing development and the County Council have recently engaged with the Borough regarding potential schemes.</p> <p>Availability of the site is contingent upon relocation or a scheme on-site which incorporates replacement of the existing library.</p> <p>There is a reasonable prospect that the site would be made available for development.</p>	
Achievability	
<p><i>Delivery and Timing Considerations:</i> There is no known developer involvement at this point. It is likely that the County Council would seek to deliver the site in conjunction with a development partner. It is likely regional or national developers would have the capacity to deliver a scheme of this nature. 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 delivered within 18 to 24 months from commencement.</p> <p><i>Economic Viability:</i> Assuming a wholly residential scheme, viability appraisal indicates that, assuming all relevant costs and an acceptable return to the developer, the scheme would deliver a 31% uplift over and above the assumed existing use value (community facility) which is considered to be sufficient to motivate the landowner to release the site. A scheme involving a replacement library and flats above generates uplift of 14% over existing use value (assuming a modest rental value would be attributed to the library). The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p> <p>There is a reasonable prospect that development of the site would be achievable.</p>	
Summary	
<p>The site is considered to be suitable for residential development. The site is considered to be available for the use envisaged and development would be economically viable.</p> <p>The site is therefore considered to be deliverable.</p>	

Bayhorne Farm, Apperlie Drive, Horley (HC11)

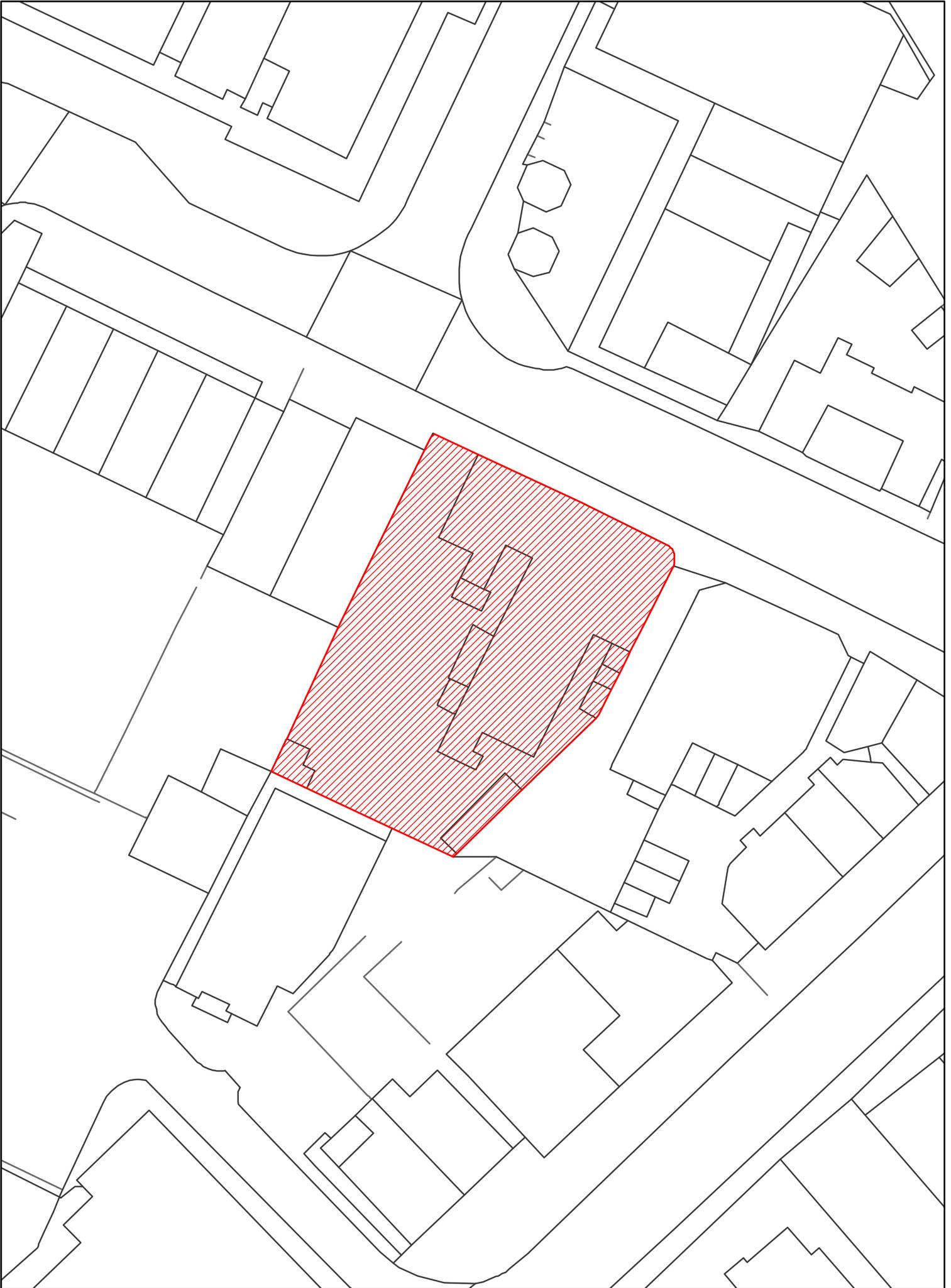


Site details	
SHLAA Reference	HC11
Source of site	Call for Sites
Site name	Bayhorne Farm, Apperlie Drive, Horley
Existing use	Agricultural land
Housing potential	
Density	Assumed: 25 dph
Capacity	80 units
Total site area (ha)	3.3
Suitability	
<p><i>Policy Considerations:</i> The site is within the Rural Surrounds of Horley The site lies within a location contemplated for housing development through Policy CS4 of the Core Strategy 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 (but most likely geared towards family units), thus meeting a range of market requirements</p> <p><i>Physical Limitations:</i> The northern part of the site falls within Flood Zone 2 and the site is bounded by a network of ditches There are a number of individual and groups of protected trees along the boundaries of the site Current vehicular access via both Apperlie Drive and Bayhorne Lane is quite constrained and would require enhancement.</p> <p><i>Potential Impacts:</i> Large scale development could impact upon the setting of adjoining listed buildings on Apperlie Drive</p> <p>The site is considered to be potentially suitable for housing development.</p>	
Availability	
<p>The site is owned by Surrey County Council and has been actively promoted to the Council for housing development.</p> <p>There are existing lease/licence interests on the farm however, these are not considered to be prohibitive to development in the medium/longer term.</p> <p>There is a reasonable prospect that the site would be made available for development.</p>	
Achievability	
<p><i>Delivery and Timing Considerations:</i> 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 house builders who would likely have the capacity to deliver. A scheme of this nature would be delivered in a single phase by a single developer. Delivery rates of 20 to 30 units per annum, a scheme of this nature could be delivered within 3 to 4 years.</p> <p><i>Economic Viability:</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. Costs associated with achieving adequate access could impact upon viability. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p> <p>There is a reasonable prospect that development of the site would be achievable.</p>	
Summary	
<p>The site is considered to be potentially suitable for residential development subject to further assessment of sites within the identified broad locations and further consideration of flood risk. The site is considered to be available for the use envisaged and development would be economically viable.</p> <p>Overcoming constraints: sustainability assessment of urban extension site options; flood risk mitigation/sequential assessment; access</p>	

Fishers Farm, Limes Avenue, Horley (HC12)

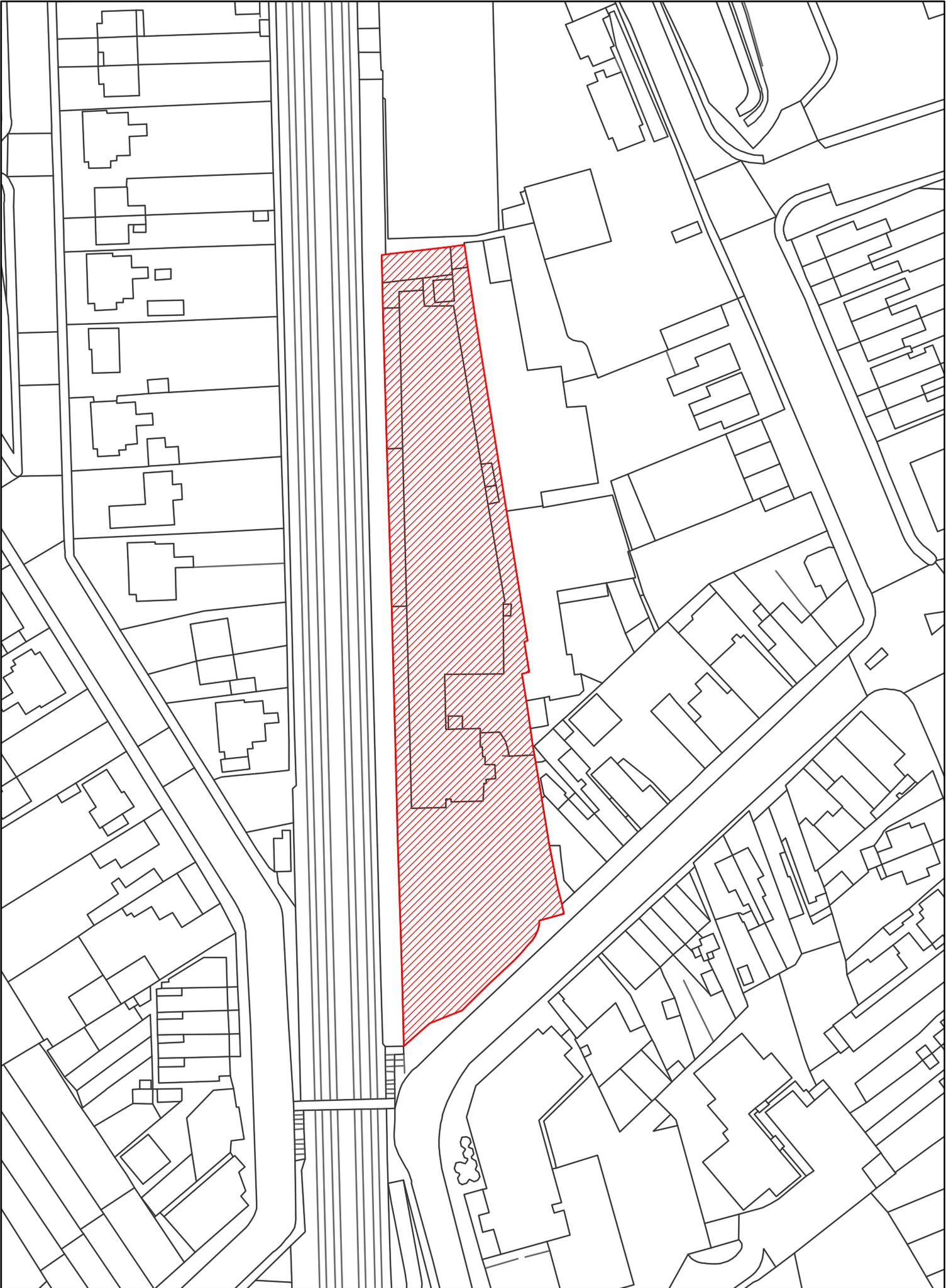


Site details	
SHLAA Reference	HC12
Source of site	Call for Sites
Site name	Fishers Farm, Limes Avenue, Horley
Existing use	Agricultural land
Housing potential	
Density	Assumed: 20 dph
Capacity	180 units
Total site area (ha)	8.9
Suitability	
<p><i>Policy Considerations:</i> The site is within the Rural Surrounds of Horley The site lies within a location contemplated for housing development through Policy CS4 of the Core Strategy 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, thus meeting a range of market requirements</p> <p><i>Physical Limitations:</i> The northern areas of the site fall within Flood Zone 2 (Historic flood event). There is a network of ditches and small watercourses traversing the site which gives rise to areas of identified surface water flooding risk. Current access via both Apperlie Drive and Bayhorne Lane is quite constrained and would require enhancement.</p> <p><i>Potential Impacts:</i> Large scale development could impact upon the setting of adjoining listed buildings on Apperlie Drive and Limes Avenue</p> <p>The site is considered to be potentially suitable for housing development.</p>	
Availability	
<p>The site is owned by Taylor Wimpey (a national housebuilder) and has been actively promoted to the Council for housing development. There are no other known legal or ownership constraints which could impact upon availability.</p> <p>Access is controlled by Taylor Wimpey and can be provided directly onto Limes Avenue.</p> <p>There is a reasonable prospect that the site would be made available for development.</p>	
Achievability	
<p><i>Delivery and Timing Considerations:</i> The site is owned by a national house builder – Taylor Wimpey – who would be in a position to progress development and would have the capacity to do so. A scheme of this nature would be delivered in a single phase. Delivery rates of 40 to 50 units per annum, a scheme of this nature could be delivered within 3 to 4 years.</p> <p><i>Economic Viability:</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.</p> <p>There is a reasonable prospect that development of the site would be achievable.</p>	
Summary	
<p>The site is considered to be potentially suitable for residential development subject to further assessment of sites within the identified broad locations and further consideration of flood risk. The site is considered to be available for the use envisaged and development would be economically viable.</p> <p>Overcoming constraints: sustainability assessment of urban extension site options; flood risk mitigation/sequential assessment; access</p>	



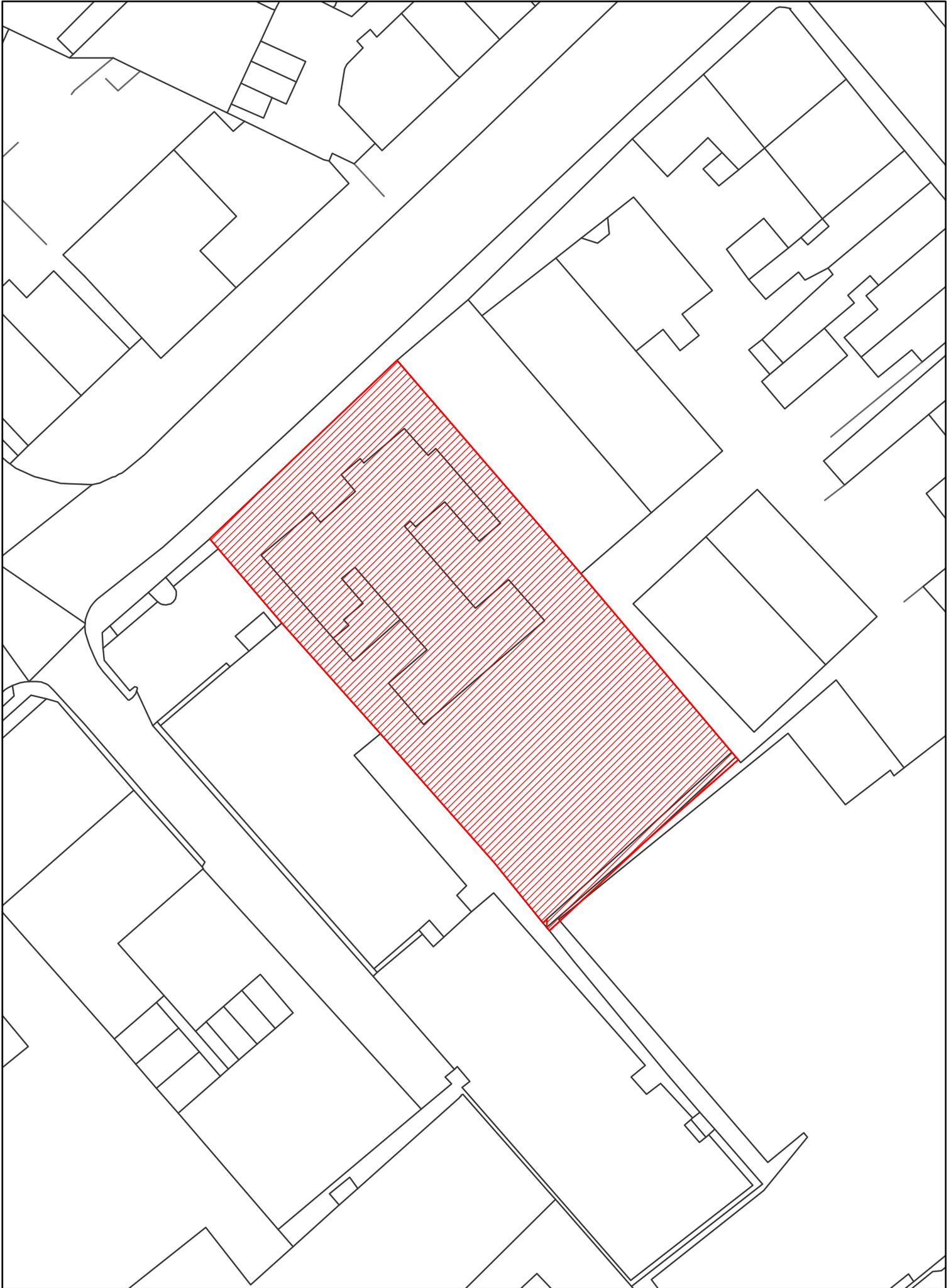
Site details	
SHLAA Reference	HC14
Source of site	Call for Sites
Site name	Horley Delivery Office, Victoria Road, Horley
Existing use	Post delivery office
Housing potential	
Density	Assumed: 150 dph
Capacity	15 units
Total site area (ha)	0.1
Suitability	
<p><i>Policy Considerations:</i> The site is within the boundary of Horley Town Centre, within the Primary Shopping Area The site lies 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 most likely deliver high density residential development (flats), potentially as part of a mixed use scheme incorporating retail or other commercial uses at ground floor level.</p> <p><i>Physical Limitations:</i> There are no specific physical limitations associated with the site</p> <p><i>Potential Impacts:</i> Development of the site could contribute to the regeneration of Horley Town Centre</p> <p>The site is considered to be suitable for housing development.</p>	
Availability	
<p>The site is owned by Royal Mail and has been promoted to the Council for development.</p> <p>Availability is subject to satisfactory alternative operational arrangements and could be released as part of service review.</p> <p>There is a reasonable prospect that the site would be made available for development within the plan period.</p>	
Achievability	
<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 house builders who would likely have the capacity to deliver. A commercial developer may be required if a mixed use scheme is progressed. A scheme of this nature would be delivered in a single phase by a single developer. Delivery rates of 20 to 30 units per annum, a scheme of this nature could be delivered within 12 to 18 months from commencement.</p> <p><i>Economic Viability:</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 premises) which is considered to be sufficient to motivate the landowner to release the site. The residential market in the area is relatively strong and demand for flats would most likely be capable of supporting the type and scale of development envisaged.</p> <p>There is a reasonable prospect that development of the site would be achievable.</p>	
Summary	
<p>The site is considered to be suitable for residential development. There is a reasonable prospect that the landowner would release the site for residential development during the plan period and that development would be economically viable.</p> <p>The site is therefore considered to be developable.</p>	

Mitchells of Horley, 1-9 Station Road, Horley (HC15)



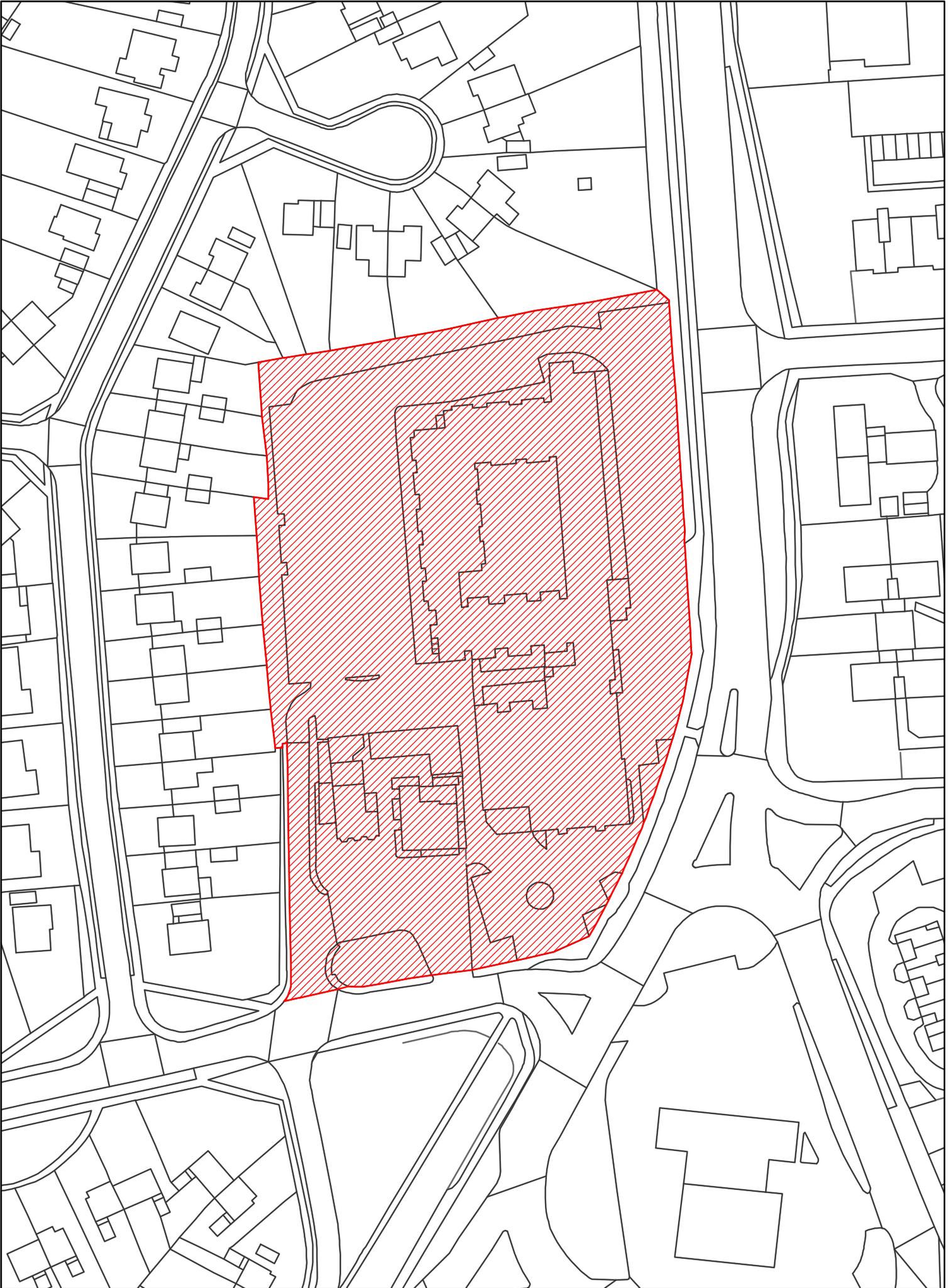
Site details	
SHLAA Reference	HC15
Source of site	Call for Sites
Site name	Mitchells Builders Yard, Station Road, Horley
Existing use	Builders yard/storage
Housing potential	
Density	Assumed: 80 dph
Capacity	30 units
Total site area (ha)	0.40 ha
Suitability	
<p><i>Policy Considerations:</i> The site 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 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 most likely be suited to delivering higher density units (predominantly flats); potentially as part of a mixed use redevelopment</p> <p><i>Physical Limitations:</i> Access to the site via Station Road is slightly constrained. Given industrial uses on and surrounding the site, it is potentially contaminated and may therefore require a level of remediation</p> <p><i>Potential Impacts:</i> Proximity to the railway line and other remaining employment and industrial uses could give rise to residential amenity conflicts</p>	
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by Mitchells (the existing occupier) and has been actively promoted to the Council for housing development.</p> <p>There are no known legal or ownership constraints which would prevent the site coming forward for development.</p>	
There is a reasonable prospect that the site would be made available for development within the plan period.	
Achievability	
<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 house builders who would likely have the capacity to deliver. A commercial developer may be required if a mixed use scheme is progressed. A scheme of this nature would be delivered in a single phase by a single developer. Delivery rates of 20 to 30 units per annum, a scheme of this nature could be delivered within 12 to 18 months from commencement.</p> <p><i>Economic Viability:</i> Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of the redevelopment of existing commercial sites in the borough indicates that development of the site would likely be economically viable. Costs associated with possible contamination could impact upon viability. The residential market in the area is relatively strong and demand for flats would most likely be capable of supporting the type and scale of development envisaged.</p>	
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suitable for housing development.	
The site is therefore not currently developable.	
Overcoming constraints: review of employment land	

Horley Police Station, Massetts Road, Horley (HC16)



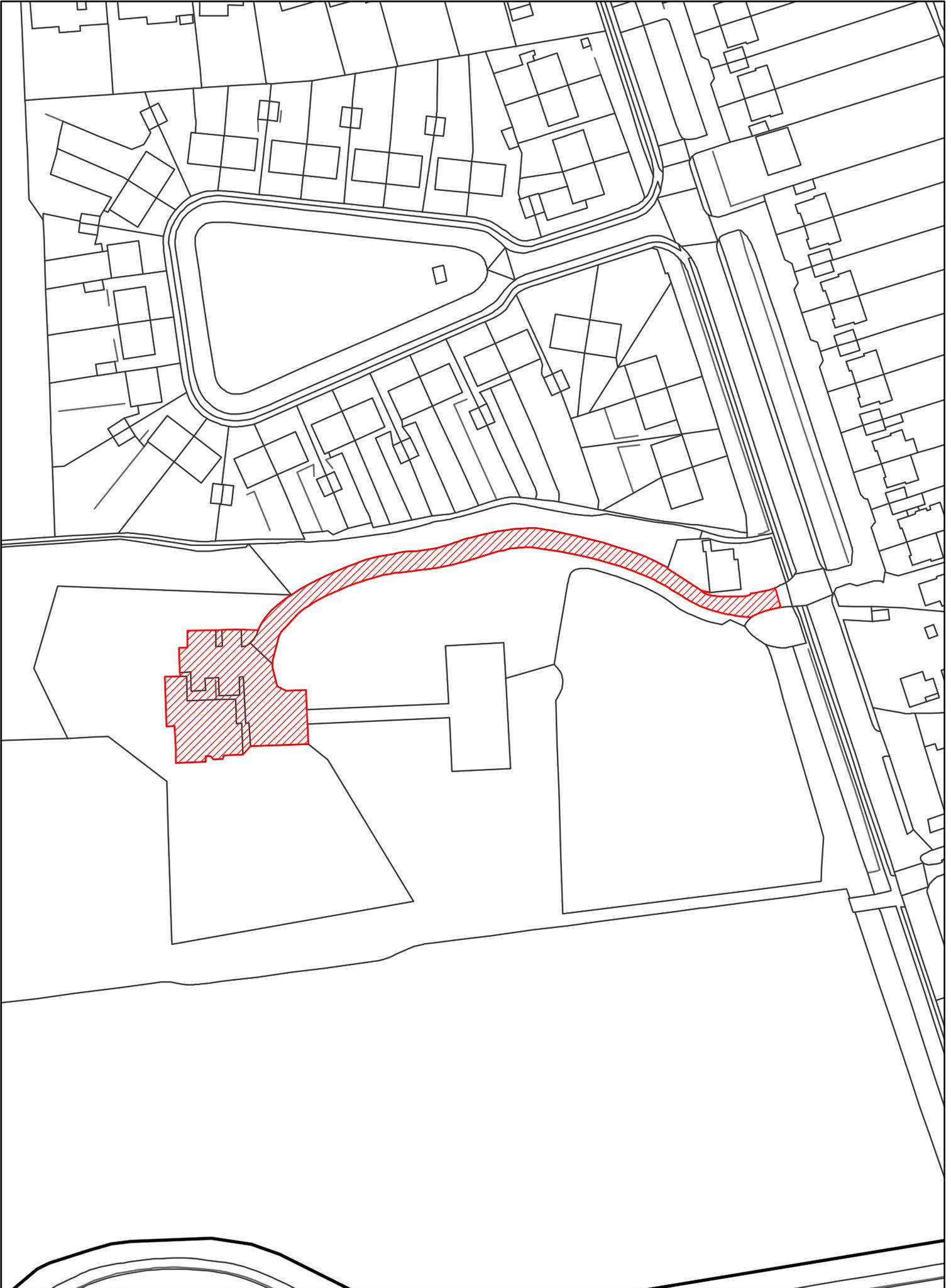
Site details	
SHLAA Reference	HC16
Source of site	Identified Site
Site name	Former Horley Police Station, Massetts Road, Horley
Existing use	Former police station and yard
Housing potential	
Density	Assumed: 120 dph
Capacity	18 units
Total site area (ha)	0.15 ha
Suitability	
<p><i>Policy Considerations:</i> The site is within the boundary of Horley Town Centre, adjacent to the Primary Shopping Area The site lies 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 most likely deliver high density residential development (flats), potentially as part of a mixed use scheme incorporating retail or other commercial uses.</p> <p><i>Physical Limitations:</i> There are no specific physical limitations associated with the site</p> <p><i>Potential Impacts:</i> Development of the site could contribute to the regeneration of Horley Town Centre</p> <p>The site is considered to be suitable for housing development.</p>	
Availability	
<p>The site is owned by the Office of the Police and Crime Commissioner for Surrey and options for disposal are currently being considered.</p> <p>There are no known legal or other ownership constraints to availability.</p> <p>There is a reasonable prospect that the site would be made available for development during the plan period.</p>	
Achievability	
<p><i>Delivery and Timing Considerations:</i> 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 house builders who would likely have the capacity to deliver. A commercial developer may be required if a mixed use scheme is progressed. A scheme of this nature would be delivered in a single phase by a single developer. Delivery rates of 20 to 30 units per annum, a scheme of this nature could be delivered within 12 to 18 months from commencement.</p> <p><i>Economic Viability:</i> Viability appraisal indicates that, assuming all relevant costs and an acceptable return to the developer, the scheme would deliver a 47% uplift over and above the assumed existing use value (commercial premises). This is considered to be sufficient to motivate the landowner to release the site. The residential market in the area is relatively strong and demand for flats would most likely be capable of supporting the type and scale of development envisaged.</p> <p>There is a reasonable prospect that development of the site would be achievable.</p>	
Summary	
<p>The site is considered to be suitable for residential development. There is a reasonable prospect that the sites would be released for development for the use envisaged and that a residential scheme would be achievable, including financially viable.</p> <p>The site is therefore considered to be developable.</p>	

Former Chequers Hotel, Bonehurst Road, Horley (HC17)



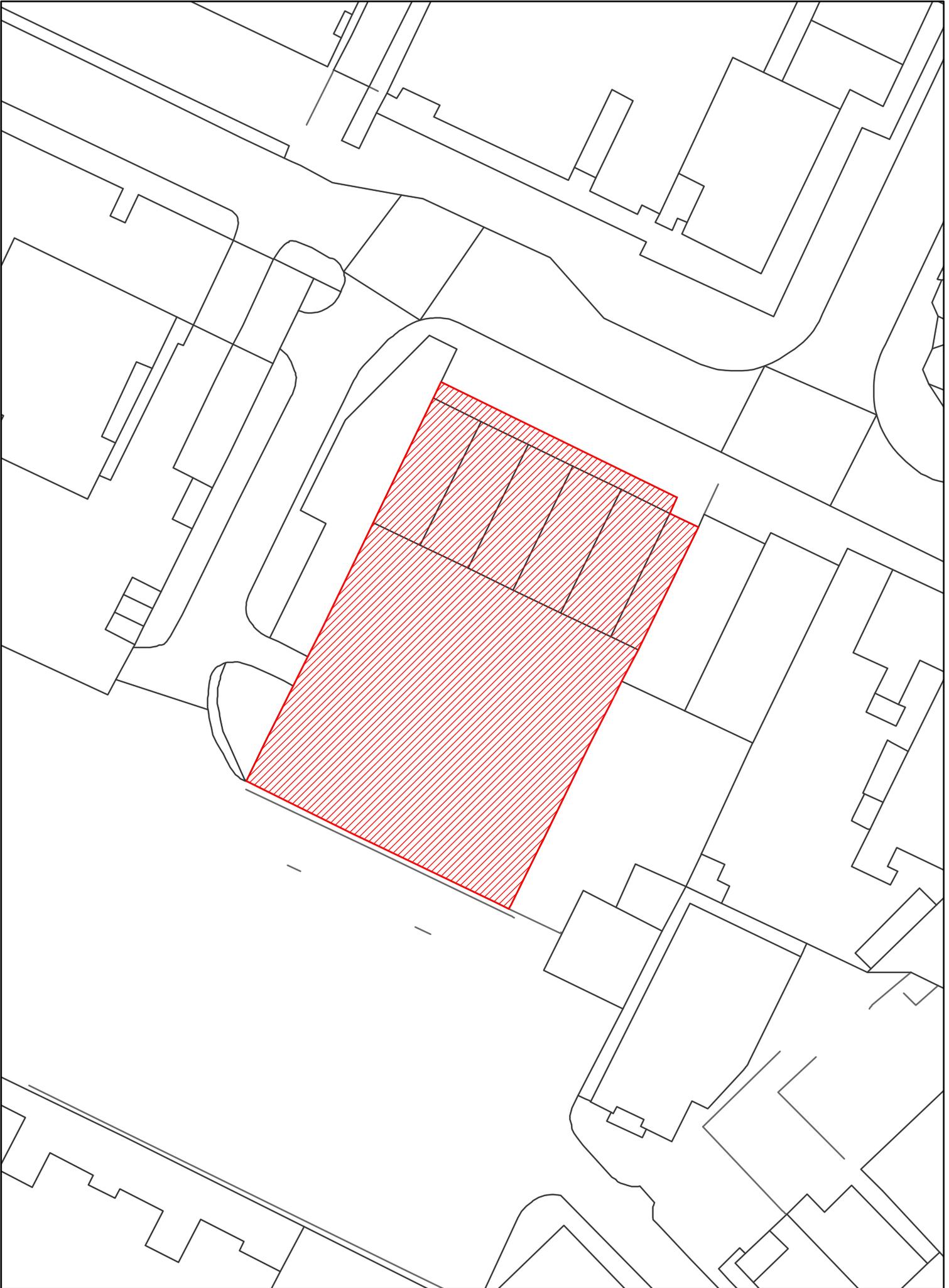
Site details	
SHLAA Reference	HC17
Source of site	Identified Site – RBBC Development Management
Site name	Former Chequers Hotel, Bonehurst Road, Horley
Existing use	Hotel (vacant)
Housing potential	
Density	Assumed: 40dph
Capacity	45 units
Total site area (ha)	1.17 ha
Suitability	
<p><i>Policy Considerations:</i> The site lies within the urban area, reasonably proximate to Horley 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 reasonable and the site also has excellent access to public transport services</p> <p><i>Market Considerations:</i> The site would be capable of delivering a mix of housing in terms of both types and tenures given its size, thus potentially meeting a range of market requirements</p> <p><i>Physical Limitations:</i> The north-eastern part of the site is identified as being affected by surface water flooding risk.</p> <p><i>Potential Impacts:</i> Development could impact upon the setting of several locally listed buildings currently on the site.</p> <p>The site is considered to be suitable for housing development.</p>	
Availability	
<p>The site is owned by a private property company based in Europe. The site is currently vacant after the recent closure of the previous hotel.</p> <p>There are no known legal or other impediments to the availability of the site.</p> <p>There is a reasonable prospect that the site would be made available for development during the plan period.</p>	
Achievability	
<p><i>Delivery and Timing Considerations:</i> There is not known to be any specific developer involved in the site at this point; however, the site is understood to have attracted significant interest. It is likely that regional or national house builders would have the capacity to deliver. A scheme of this nature would be delivered in a single phase and delivery rates of 20 to 30 units per annum could be achieved; hence development could be completed within 18 to 24 months.</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 an 11% uplift over and above the assumed existing use value (commercial hotel). This would be marginal in terms of viability and a reduction in affordable housing provision may be necessary to ensure viability. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p> <p>There is a reasonable prospect that development of the site would be achievable.</p>	
Summary	
<p>The site is considered to be suitable for housing development. There is considered to be a reasonable prospect that the site would be made available for such a scheme and that development would be achievable, including financially viable subject to some negotiation affordable housing.</p> <p>The site is therefore considered to be developable.</p>	

Meadowcroft House, 182 Balcombe Road, Horley (HC18)



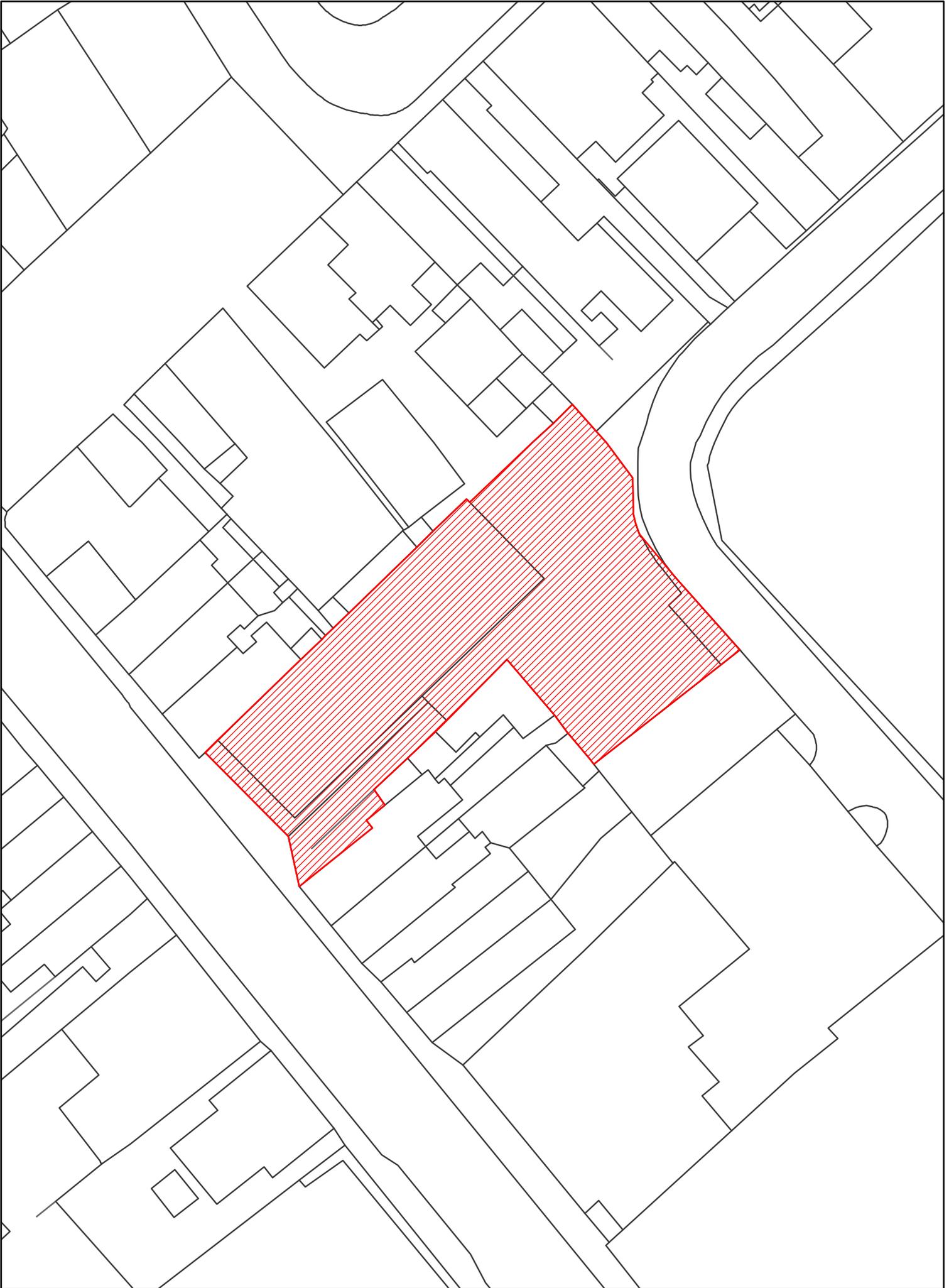
Site details	
SHLAA Reference	HC18
Source of site	Extant Planning Consent
Site name	Meadowcroft, Balcombe Road (see also HC28)
Existing use	Office accommodation in large grounds
Housing potential	
Density	Proposed: 25dph
Capacity	6 units
Total site area (ha)	2.4
Suitability	
<p><i>Policy Considerations:</i> The site is located within the Rural Surrounds of Horley The site lies 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 Permission already exists (through permitted development) to convert the existing office accommodation to residential use</p> <p><i>Market Considerations:</i> The site would likely be capable of delivering a mix of housing in terms of both types and tenures given its size, thus meeting a range of market requirements</p> <p><i>Physical Limitations:</i> The northern part of the site is affected by risk of surface water flooding. Parts of the site are densely wooded, however, none of the woodland areas are protected.</p> <p><i>Potential Impacts:</i> The site is within the 57dB noise contour for Gatwick Airport – future occupants could therefore be affected by aircraft noise which would affect residential amenity.</p> <p>The site is considered to be suitable for housing development.</p>	
Availability	
<p>The site is owned by a private organisation, Core Investments Ltd. The site has been actively promoted the site to the Council for housing and employment development.</p> <p>It has been confirmed as being available for development and steps have been taken to dispose of the site.</p> <p>The site is immediately available for development.</p>	
Achievability	
<p><i>Delivery and Timing Considerations:</i> There is not known to be any specific developer involvement in the site at this point A scheme of this size/characteristic would likely be delivered by a single house builder/developer and would likely attract interest from regional or national house builders, all of whom would likely have the capacity to deliver. A scheme of this size would likely be delivered in a single phase. Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this.</p> <p><i>Market and Economic Viability Considerations:</i> Viability appraisal indicates that, assuming all appropriate costs associated with the conversion and an acceptable return to the developer, the scheme would deliver an 26% uplift over and above the assumed existing use value (commercial offices) which would be sufficient to motivate the landowner to release the site. Residential market demand in this area is considered to be sufficient to support development of this scale.</p> <p>There is a reasonable prospect that development of the site would be achievable.</p>	
Summary	
<p>The site is considered to be suitable for housing development in line with the consented conversion. The site is immediately available for residential development. There is a reasonable prospect that housing development would be achievable.</p> <p>The site is therefore considered to be developable.</p>	

Saxley Court, Victoria Road, Horley (HC19)

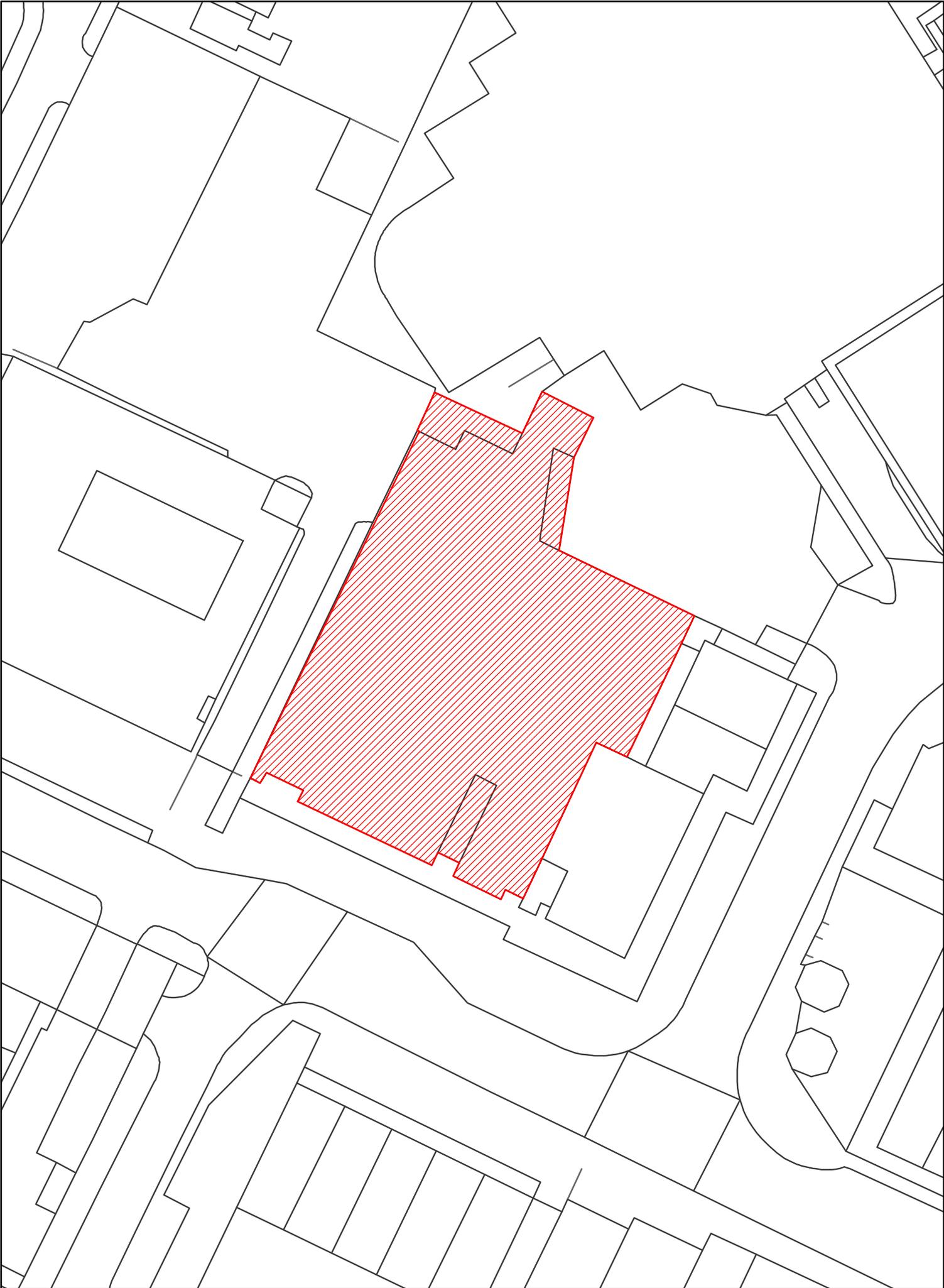


Site details	
SHLAA Reference	HC19
Source of site	Extant planning consent
Site name	Saxley Court, 121- 129 High Street, Horley
Existing use	Retail & offices
Housing potential	
Density	Assumed: 300dph (approximately)
Capacity	43 units
Total site area (ha)	0.14 ha approximately
Suitability	
<p><i>Policy Considerations:</i> The site is within the boundary of Horley Town Centre and the Primary Shopping Area. The site lies 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 benefits from planning consent for 43 residential units through conversion and extension.</p> <p><i>Market Considerations:</i> The site is proposed to deliver high density residential development (flats) with retained ground floor commercial premises.</p> <p><i>Physical Limitations:</i> There are a group of TPOs on the site fronting onto Victoria Road.</p> <p><i>Potential Impacts:</i> Development of the site could contribute to the regeneration of Horley Town Centre.</p> <p>The site is considered to be suitable for housing development.</p>	
Availability	
<p>The site is owned by a private organisation, Alpha UK Ltd. The site benefits from planning consent for 43 units. The upper floor offices are unoccupied. Whilst the ground floor units are currently leased, these would be unaffected by the proposed scheme and therefore would not need to be acquired.</p> <p>The site is considered to be immediately available for development.</p>	
Achievability	
<p><i>Delivery and Timing Considerations:</i> There is no known developer interest at this stage. A scheme of this nature would be delivered in a single phase. A site of this size/characteristic would likely attract interest from established regional or national developers who would likely have the capacity to deliver. A scheme of this characteristic could achieve delivery rates of 30 to 40 units per annum; hence, it could be completed within 18 to 24 months of commencement.</p> <p><i>Market and Economic Viability Considerations:</i> Viability appraisal was submitted to accompany the application which confirmed that the proposed scheme was viable subject to a reduction in affordable housing/infrastructure contributions to a combined value of c.£300,000 which has been agreed and secured through a planning obligation. Appraisal carried out for the SHLAA confirms that assuming all appropriate costs (including the agreed contributions above) associated with the development and an acceptable return to the developer, the scheme would deliver an 23% uplift over and above the assumed existing use value (commercial offices/retail) which would be sufficient to motivate the landowner to release the site. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p> <p>There is a reasonable prospect that development of the site would be achievable; however, viability is dependent upon the negotiated reduction in affordable housing.</p>	
Summary	
<p>The site is considered to be suitable for housing development. The site is immediately available for development and there is a reasonable prospect that the proposed scheme would be achievable. Financial viability is dependent upon a reduction in affordable housing which has been negotiated and agreed.</p> <p>The site is therefore considered to be deliverable.</p>	

Imperial Buildings, Victoria Road, Horley (HC22)

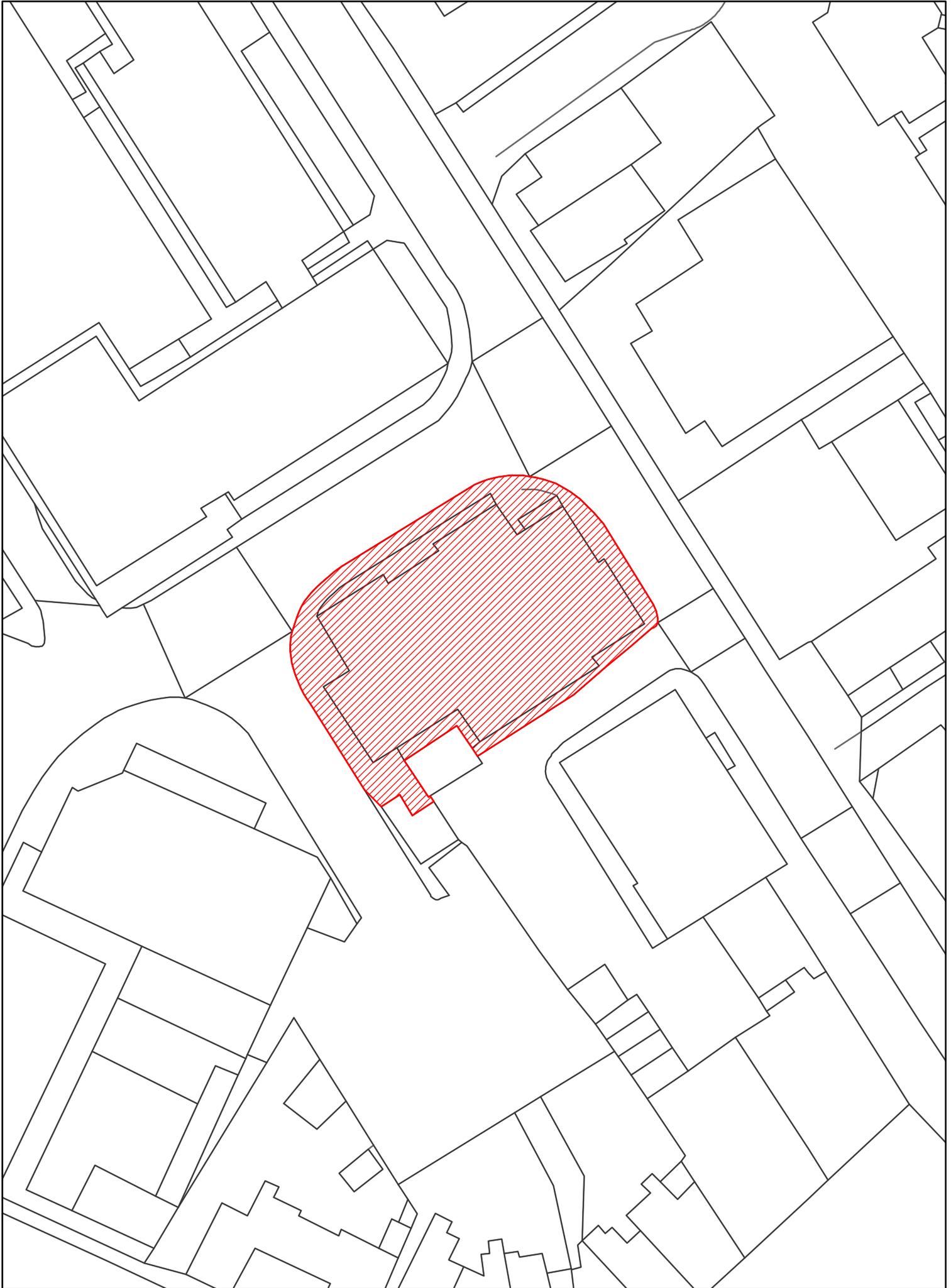


Site details	
SHLAA Reference	HC22
Source of site	Extant planning consent
Site name	Imperial Buildings, 68 Victoria Road, Horley
Existing use	Offices and Retail
Housing potential	
Density	Proposed: 170 dph
Capacity	15 units
Total site area (ha)	0.08 ha approximately
Suitability	
<p><i>Policy Considerations:</i> The site lies within the boundary of Horley town centre business area. The site lies within Horley Town Centre and therefore a priority location for growth within 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 prior approval to convert existing offices to 13 residential units under permitted development rights. A subsequent application was approved for 2 additional penthouse units.</p> <p><i>Market Considerations:</i> The site would most likely deliver high density residential development (flats), potentially as part of a mixed use scheme incorporating retail or other commercial uses.</p> <p><i>Physical Limitations:</i> There are no notable physical limitations associated with the site.</p> <p><i>Potential Impacts:</i> Development of the site could contribute to the regeneration of Horley Town Centre.</p> <p>The site is considered to be suitable for housing development.</p>	
Availability	
<p>The site is owned by Mountley Estates and the proposed scheme is being actively progressed. Building control approvals have been sought.</p> <p>The office units which are subject of the conversion are vacant.</p> <p>The site is immediately available for housing development</p>	
Achievability	
<p><i>Delivery and Timing Considerations:</i> The site is owned by Mountley Estates, a commercial/residential developer who is currently implementing a number of similar schemes in Horley. It is therefore considered that they would have capacity to delivery. A scheme of this nature would be delivered in a single phase and would likely achieve delivery rates of 20-30 units per annum. Hence, 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 scheme would deliver a 64% uplift over and above the assumed existing use value (commercial offices) which is considered to be sufficient to motivate the landowner to release the site. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p> <p>There is a reasonable prospect that development of the site would be achievable.</p>	
Summary	
<p>The site is suitable for housing development, is owned by a developer who is actively progressing the scheme. There is also a reasonable prospect that the development is achievable, including financially viable.</p> <p>The site is therefore considered to be deliverable.</p>	



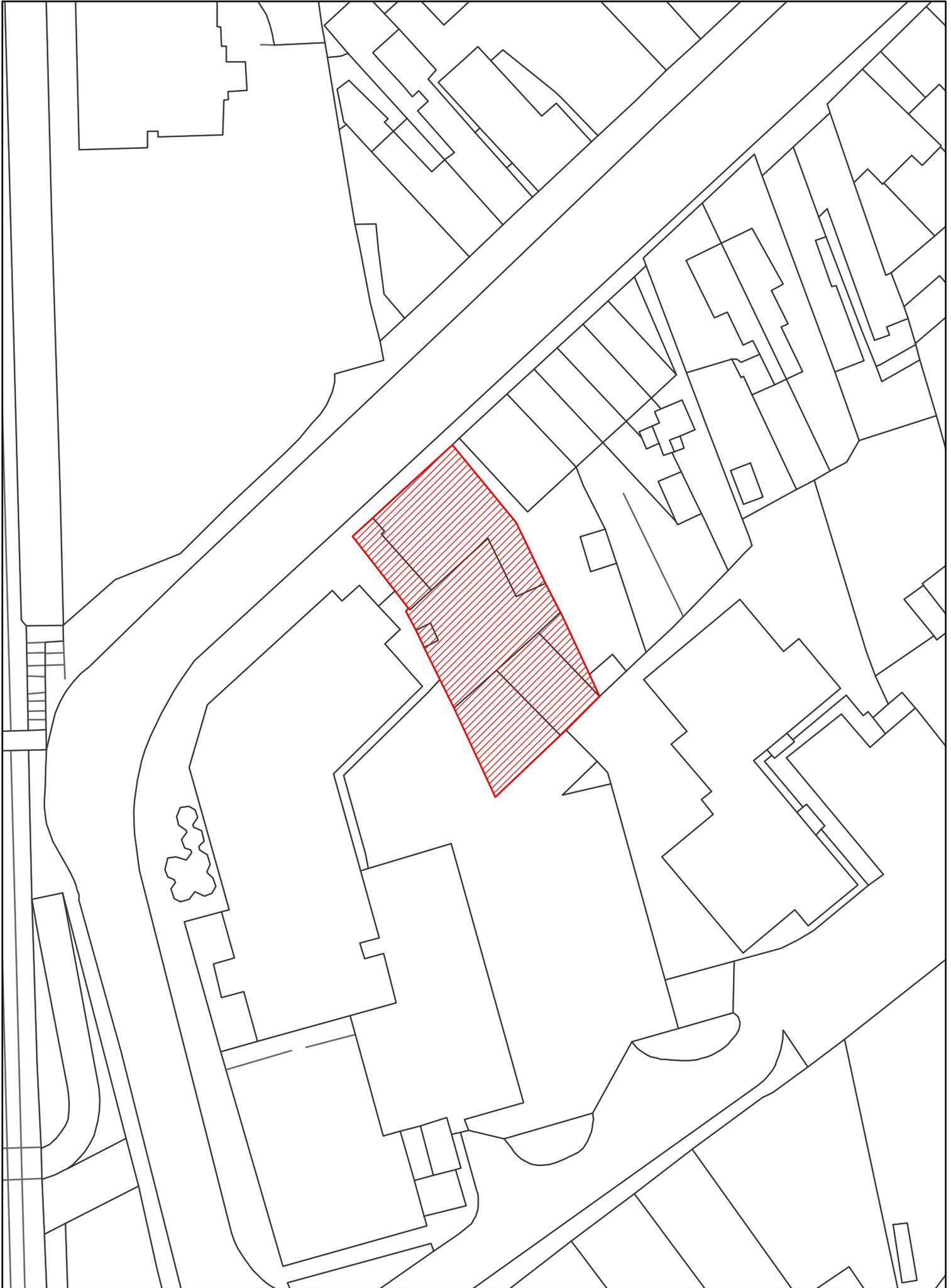
Site details	
SHLAA Reference	HC24
Source of site	Extant planning consent
Site name	100 Victoria Road, Horley
Existing use	Offices
Housing potential	
Density	Proposed: 120dph (approximately)
Capacity	12 units
Total site area (ha)	0.1 ha approximately
Suitability	
<p><i>Policy Considerations:</i> The site is within the boundary of Horley Town Centre and the Primary Shopping Area. The site lies within a location contemplated for housing development through Policy CS4 of the Core Strategy. The site is not located within a designated Employment Area. Loss of employment uses on the site would run contrary to policy – however, there may be potential for residential conversion under permitted development rights. 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 existing permission to convert existing offices to 12 residential units under permitted development rights.</p> <p><i>Market Considerations:</i> The site would most likely deliver high density residential development (flats), potentially as part of a mixed use scheme incorporating retail or other commercial uses.</p> <p><i>Physical Limitations:</i> There are no notable physical limitations associated with the site.</p> <p><i>Potential Impacts:</i> Development of the site could contribute to the regeneration of Horley Town Centre.</p>	
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by Mountley Estates and the proposed scheme is being actively progressed. Building control approvals have been sought.</p> <p>The office units which are subject of the conversion are vacant.</p>	
The site is immediately available for housing development	
Achievability	
<p><i>Delivery and Timing Considerations:</i> The site is owned by Mountley Estates, a commercial/residential developer who is currently implementing a number of similar schemes in Horley. It is therefore considered that they would have capacity to delivery. A scheme of this nature would be delivered in a single phase and would likely achieve delivery rates of 20-30 units per annum. Hence, 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 scheme would deliver a 60% uplift over and above the assumed existing use value (commercial offices) which is considered to be sufficient to motivate the landowner to release the site. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p>	
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site is suitable for housing development, is owned by a developer who is actively progressing the scheme. There is also a reasonable prospect that the development is achievable, including financially viable.</p>	
The site is therefore considered to be deliverable.	

Oakfield Court, Consort Way, Horley (HC25)



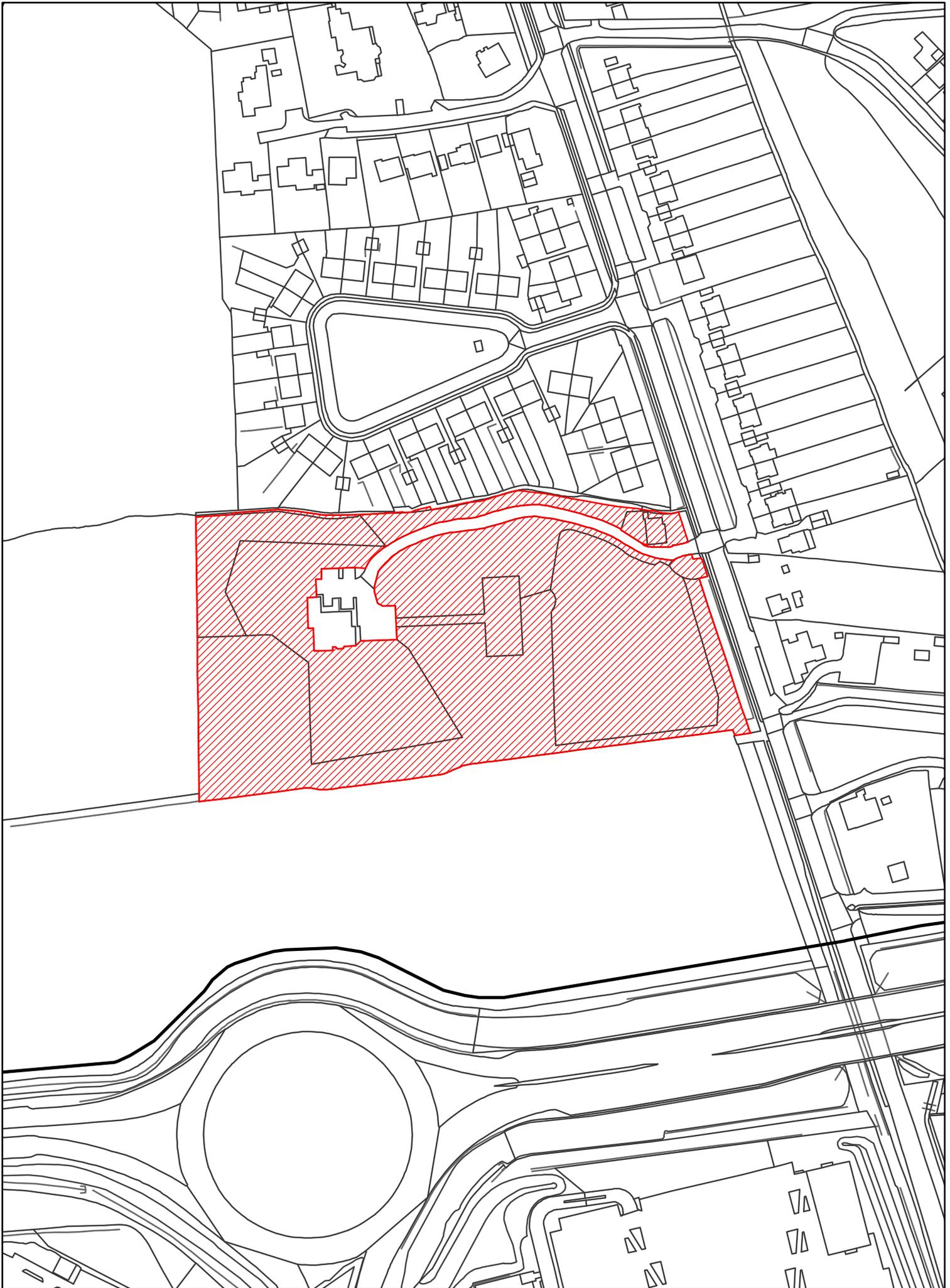
Site details	
SHLAA Reference	HC25
Source of site	Extant planning consent
Site name	Oakfield Court, Consort Way, Horley
Existing use	Offices
Housing potential	
Density	Proposed: 120dph (approximately)
Capacity	21 units
Total site area (ha)	0.1 ha approximately
Suitability	
<p><i>Policy Considerations:</i> The site is within the boundary of Horley Town Centre and the Primary Shopping Area. The site lies within a priority location for growth 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 prior approval to convert existing offices to 21 residential units under permitted development rights.</p> <p><i>Market Considerations:</i> The site is proposed to deliver high density residential development (flats) through conversion.</p> <p><i>Physical Limitations:</i> There are no notable physical limitations associated with the site.</p> <p><i>Potential Impacts:</i> Development of the site could contribute to the regeneration of Horley Town Centre. Development could result in the displacement of existing businesses.</p> <p>The site is considered to be suitable for housing development.</p>	
Availability	
<p>The site is owned by Mountley Estates and the proposed scheme is being actively progressed. Building control approvals have been sought.</p> <p>The office units which are subject of the conversion are vacant.</p> <p>The site is immediately available for housing development</p>	
Achievability	
<p><i>Delivery and Timing Considerations:</i> The site is owned by Mountley Estates, a commercial/residential developer who is currently implementing a number of similar schemes in Horley. It is therefore considered that they would have capacity to delivery. A scheme of this nature would be delivered in a single phase and would likely achieve delivery rates of 20-30 units per annum. Hence, 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 conversion costs and an acceptable return to the developer, the scheme would deliver a 21% uplift over and above the assumed existing use value (commercial offices) which is considered to be sufficient to motivate the landowner to release the site. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p> <p>There is a reasonable prospect that development of the site would be achievable.</p>	
Summary	
<p>The site is suitable for housing development, is owned by a developer who is actively progressing the scheme. There is also a reasonable prospect that the development is achievable, including financially viable.</p> <p>The site is therefore considered to be deliverable.</p>	

T Northeast, 4 Station Road, Horley (HC27)



Site details	
SHLAA Reference	HC27
Source of site	RBBC Development Management
Site name	T Northeast Ltd, 4 Station Road, Horley
Existing use	Retail premises/workshop
Housing potential	
Density	Assumed: 150 dph
Capacity	6 units
Total site area (ha)	0.04
Suitability	
<p><i>Policy Considerations:</i> The site is adjacent to Horley Town Centre within an Area for Small Business The site is within the urban area, close to Horley Town Centre and therefore within a priority location for growth through Policy CS4 of the Core Strategy Accessibility to many local services and facilities is currently excellent and the site has excellent access to public transport services (both bus and rail).</p> <p><i>Market Considerations:</i> The site would be suited to delivering high density residential flats, most likely as part of a mixed use scheme with retained retail at ground floor.</p> <p><i>Physical Limitations:</i> There are no specific physical limitations associated with the site.</p> <p><i>Potential Impacts:</i> There are no identified potential impacts associated with development of the site.</p> <p>The site is considered to be suitable for housing development.</p>	
Availability	
<p>The site is owned by a private organisation, T Northeast Ltd, who currently occupy the retail unit on the site. The landowner has approached the Council regarding development; however, an application was withdrawn to enable amendments to be made.</p> <p>There are no known legal or other constraints to the availability of the site.</p> <p>The site is immediately available for development.</p>	
Achievability	
<p><i>Delivery and Timing Considerations:</i> There is not known to be any specific developer interest in the site at this point. A scheme of this size/characteristic would likely attract interest from local, regional and national developers, all of whom would have the capacity to deliver. A scheme of this scale would be delivered in a single phase. Delivery rates of around 20-30 units per annum could be achieved on a site such as this; hence, the site 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 23% uplift over and above the assumed existing use value (retail/workshop) which is considered to be sufficient to motivate the landowner to release the site. Residential market demand in this area is considered to be sufficient to support development of this scale.</p> <p>There is a reasonable prospect that development of the site would be achievable.</p>	
Summary	
<p>The site is suitable for housing development and the existing landowner is actively pursuing potential redevelopment. Appraisal indicates that development would be achievable, including financially viable.</p> <p>The site is therefore considered to be deliverable.</p>	

Land at Meadowcroft, Balcombe Road, Horley (HC28)



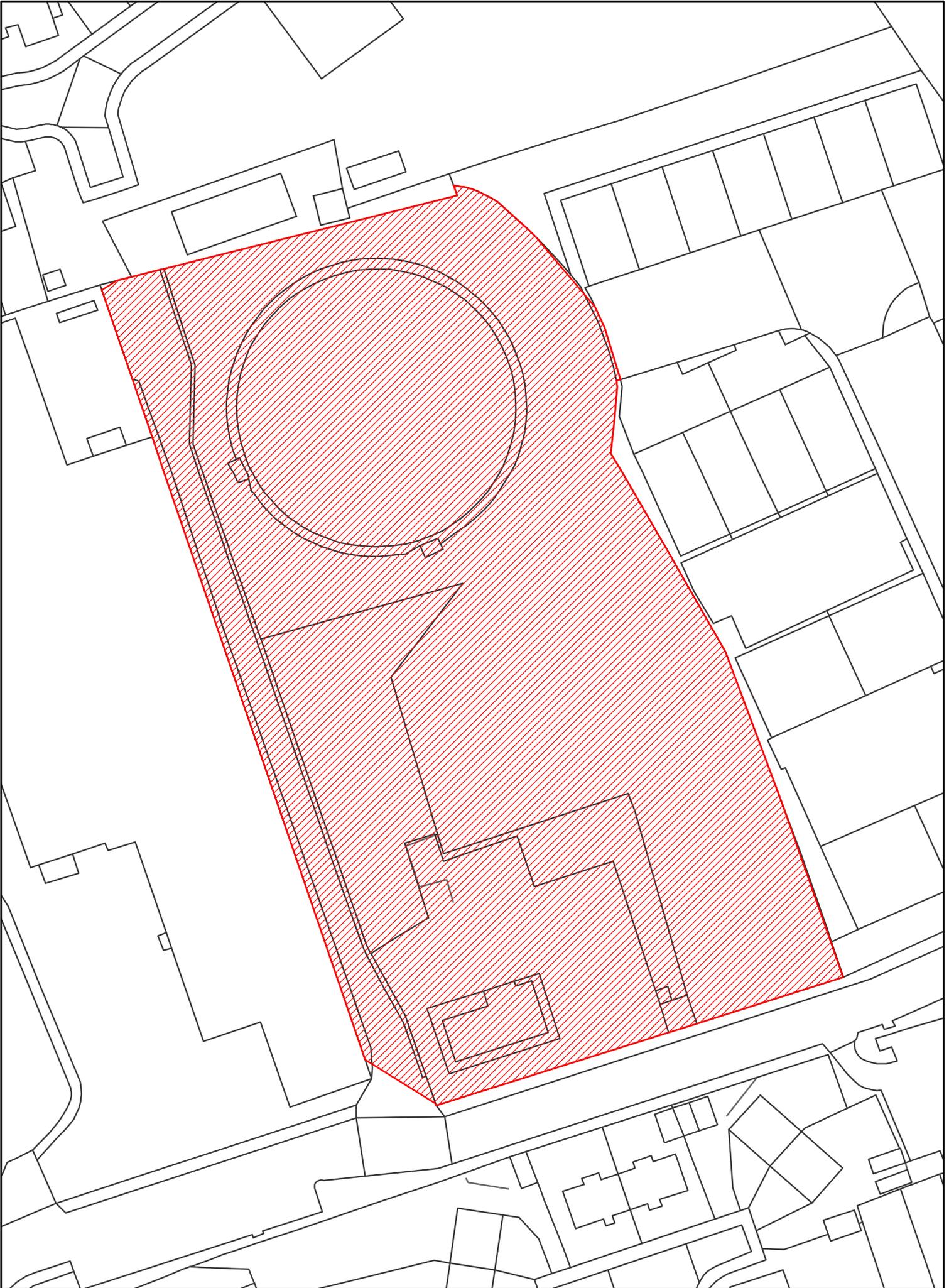
Site details	
SHLAA Reference	HC28
Source of site	Call for sites
Site name	Land at Meadowcroft, Balcombe Road (see also HC28)
Existing use	Office accommodation in large grounds
Housing potential	
Density	Assumed: 25dph
Capacity	6 units (possible potential for 60 units)
Total site area (ha)	2.4
Suitability	
<p><i>Policy Considerations:</i> The site is located within the Rural Surrounds of Horley The site lies 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 likely be capable of delivering a mix of housing in terms of both types and tenures given its size, thus meeting a range of market requirements</p> <p><i>Physical Limitations:</i> The northern part of the site is affected by risk of surface water flooding. Parts of the site are densely wooded, however, none of the woodland areas are protected.</p> <p><i>Potential Impacts:</i> The site is within the 57dB noise contour for Gatwick Airport – future occupants could therefore be affected by aircraft noise which would affect residential amenity.</p> <p>The site is considered to be suitable for housing development.</p>	
Availability	
<p>The site is owned by a private organisation, Core Investments Ltd. The site has been actively promoted the site to the Council for both housing and employment development.</p> <p>It has been confirmed as being available for development and steps have been taken to dispose of the site.</p> <p>The site is immediately available for development.</p>	
Achievability	
<p><i>Delivery and Timing Considerations:</i> There is not known to be any specific developer involvement in the site at this point A scheme of this size/characteristic would likely be delivered by a single house builder/developer and would likely attract interest from regional or national house builders, all of whom would likely have the capacity to deliver. A scheme of this size would likely be delivered in a single phase. Delivery rates of around 20-30 dwellings per 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 greenfield development in the borough indicates that development of the site would likely be economically viable. Residential market demand in this area is considered to be sufficient to support development of this scale.</p> <p>There is a reasonable prospect that development of the site would be achievable.</p>	
Summary	
<p>The site is considered to be suitable for housing development in line with the consented conversion. The site is potentially suitable for larger scale housing development subject to further assessment of sites within the Horley broad location. The site is immediately available for residential development. There is a reasonable prospect that housing development would be achievable.</p> <p>The site is therefore considered to be developable.</p> <p>Overcoming constraints: Sustainability assessment of urban extension sites (over and above conversion)</p>	

Land at Haroldslea Drive, Horley (HE01)

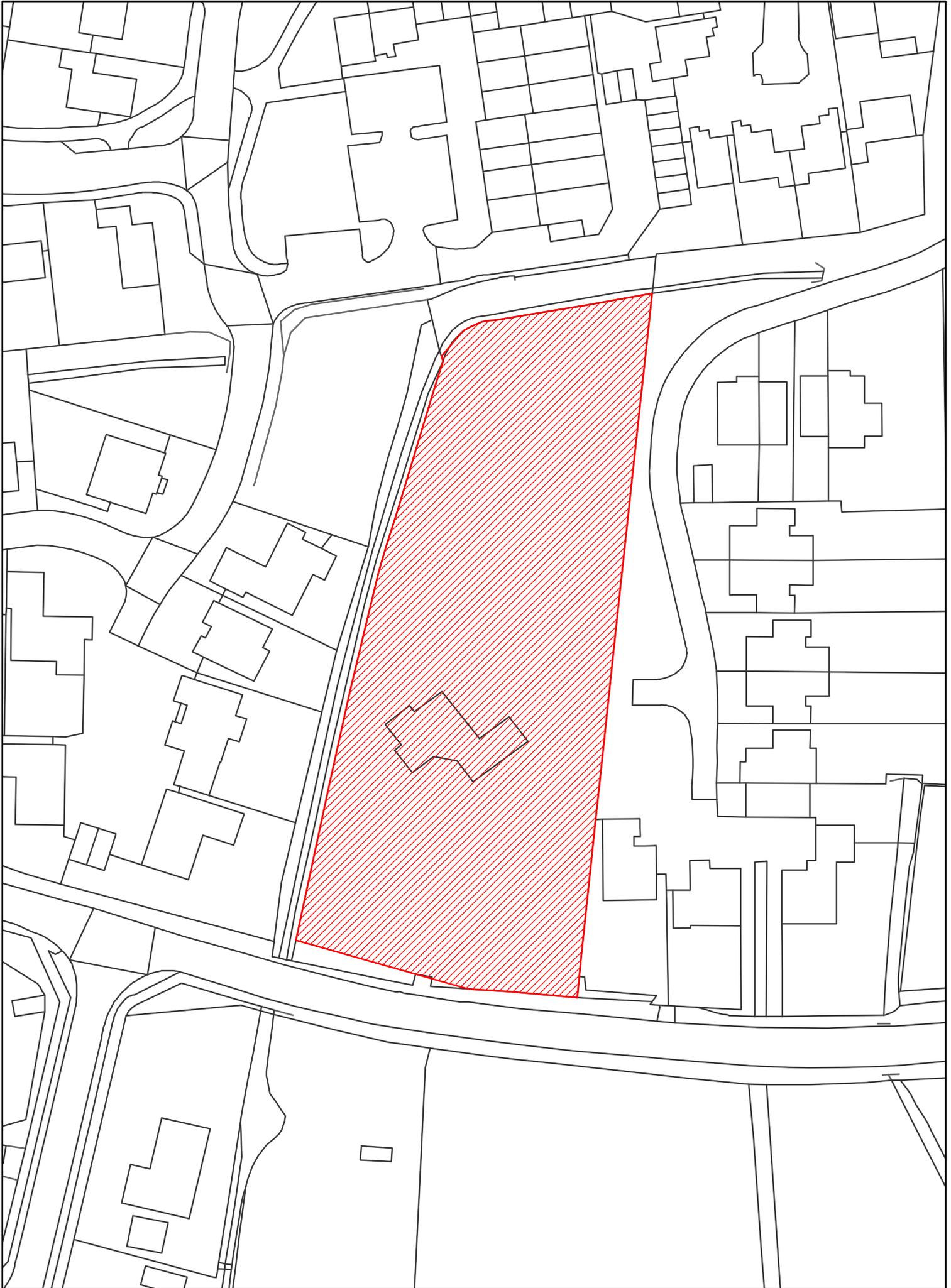


Site details	
SHLAA Reference	HE01
Source of site	Identified Site – RBBC Environmental Health
Site name	Land at Haroldslea Drive, Horley
Existing use	Agricultural/nursery (derelict)
Housing potential	
Density	Assumed: 20dph
Capacity	25 units
Total site area (ha)	1.2
Suitability	
<p><i>Policy Considerations:</i> The site is within the Rural Surrounds of Horley 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 poor and the site also has relatively limited access to public transport services</p> <p><i>Market Considerations:</i> The site would be capable of delivering a wide range of housing in terms of both types and tenures given its size, thus meeting a range of market requirements</p> <p><i>Physical Limitations:</i> The site is wholly within Flood Zone 2 and a small area of land in the west of the site is within Flood Zone 3 which limits development capacity. Access via a narrow part of Haroldslea Drive is relatively constrained and would be unsuitable to support intense residential development without significant improvement. Part of the site is identified as being potentially contaminated.</p> <p><i>Potential Impacts:</i> Development could potentially impact upon the setting of the adjoining Ancient Monument (“Thunderfield Castle”) and surrounding listed buildings.</p>	
The site is not considered to be suitable for housing development.	
Availability	
The site is owned by a private individual. It has not been possible to ascertain availability of the site for development.	
Availability of the site for development is uncertain.	
Achievability	
<p><i>Delivery and Timing Considerations:</i> There is not known to be any specific developer interest in the site at this point It is likely that regional or national house builders would have the capacity to deliver the site. A scheme of this nature may be delivered in a small number of discrete phases. Delivery rates of 20-30 units per annum could be achieved hence a scheme could be completed within 2 to 3 years.</p> <p><i>Market and Economic Viability Considerations:</i> Given the site is not available or suitable, specific testing has not been carried out. Generic testing of the redevelopment of existing commercial sites suggests development would be financially viable. However, costs associated with dealing with contamination and delivering adequate vehicular access could impact upon viability. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p>	
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suitable for housing development and it has not been possible to ascertain availability for housing development.	
The site is therefore not currently developable.	
Overcoming constraints: Strategic policy change; contamination; flood risk mitigation; access	

Gas holder site, Balcombe Road Industrial Estate, Horley (HE02)

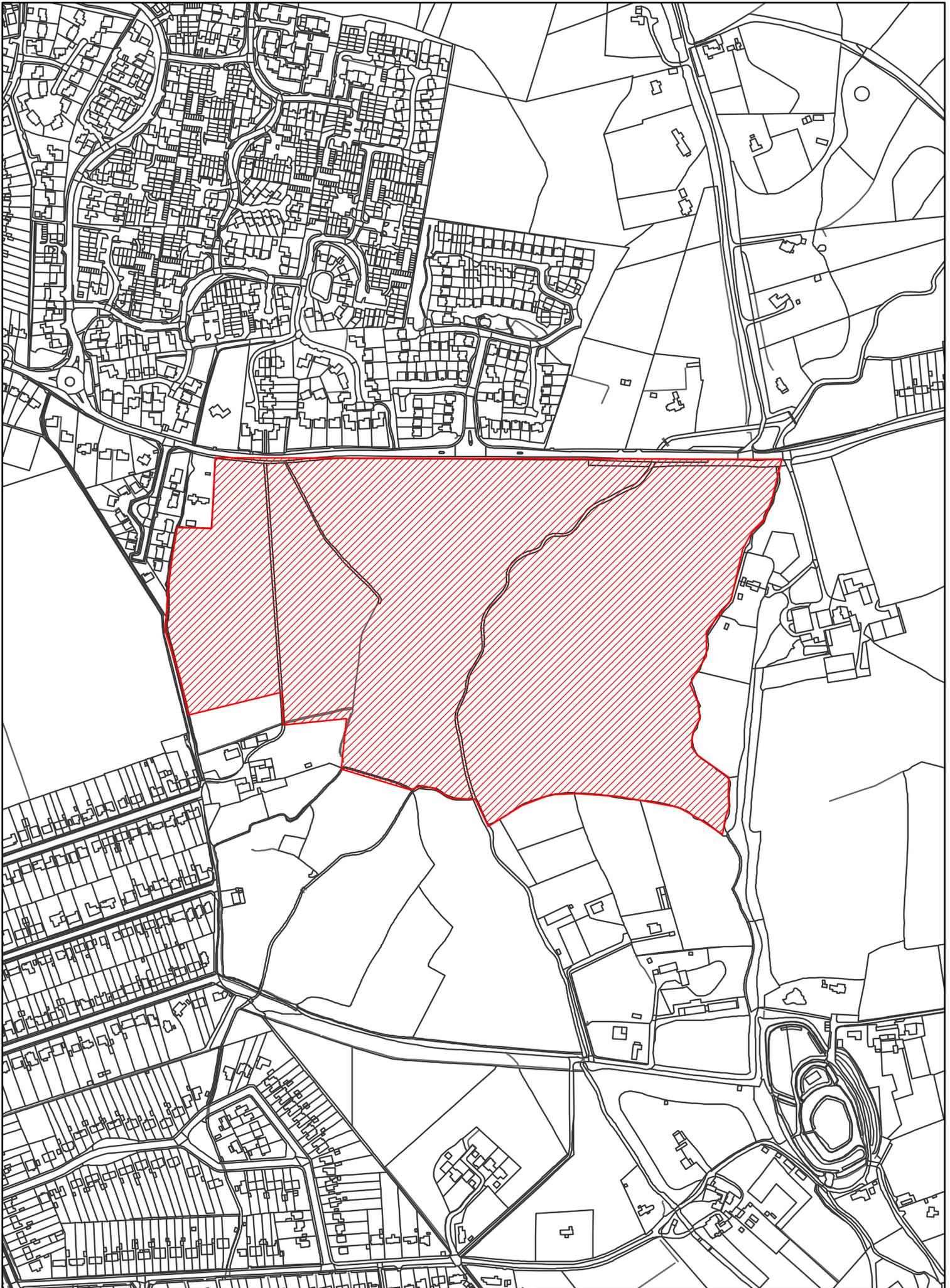


Site details	
SHLAA Reference	HE02
Source of site	RBBC – Development Management
Site name	Gasholder site, Balcombe Road, Horley
Existing use	Utilities and hard surfaced car parking
Housing potential	
Density	Assumed: 30dph
Capacity	30 units
Total site area (ha)	1.0 ha
Suitability	
<p><i>Policy Considerations:</i> The site forms part of a designated Employment Area and is reserved for industrial and distribution uses – loss of employment uses on the site would run contrary to policy The site is within the urban area and therefore a location contemplated for housing development through Policy CS4 of the Core Strategy Accessibility to many local services and facilities is reasonable and the site also has good access to public transport services</p> <p><i>Market Considerations:</i> The site would be capable of delivering a mix of housing in terms of both types and tenures given its size, thus potentially meeting a range of market requirements</p> <p><i>Physical Limitations:</i> Given the existing use on site, there may be contamination issues and the need for remediation Access to the site is via a relatively narrow estate road which would be unsuitable for residential development</p> <p><i>Potential Impacts:</i> Proximity to the railway line could give rise to residential amenity concerns.</p> <p>The site is not considered to be suitable for housing development.</p>	
Availability	
<p>The site is owned by UK Power Networks. The utilities function (gasholders) remain operational and there is no planned de-commissioning or disposal.</p> <p>The site is not considered to be available for development.</p>	
Achievability	
<p><i>Delivery and Timing Considerations:</i> There is not known to be any specific developer interest in the site at this point. It is likely that local, regional or national house builders would have the capacity to deliver the site given its relatively small size. A scheme of this scale would be delivered in a single phase and delivery rates of 20 to 30 units per annum could be achieved; hence a scheme could be completed within 18 months of commencement.</p> <p><i>Market and Economic Viability Considerations:</i> Due to the unsuitability and lack of availability of the site, specific testing has not been carried out. Generic assessment of the redevelopment of commercial sites for housing in the borough indicates that development of the site would likely be economically viable; however, any costs associated with remediation or contamination could impact upon achievability. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p> <p>There is a reasonable prospect that development of the site would be achievable.</p>	
Summary	
<p>The site is not considered to be suitable for housing development. There is no prospect of the existing utilities use being de-commissioned in the immediate term and therefore the site cannot be considered available.</p> <p>The site is therefore not currently developable.</p> <p>Overcoming constraints: availability, contamination; review of employment land</p>	



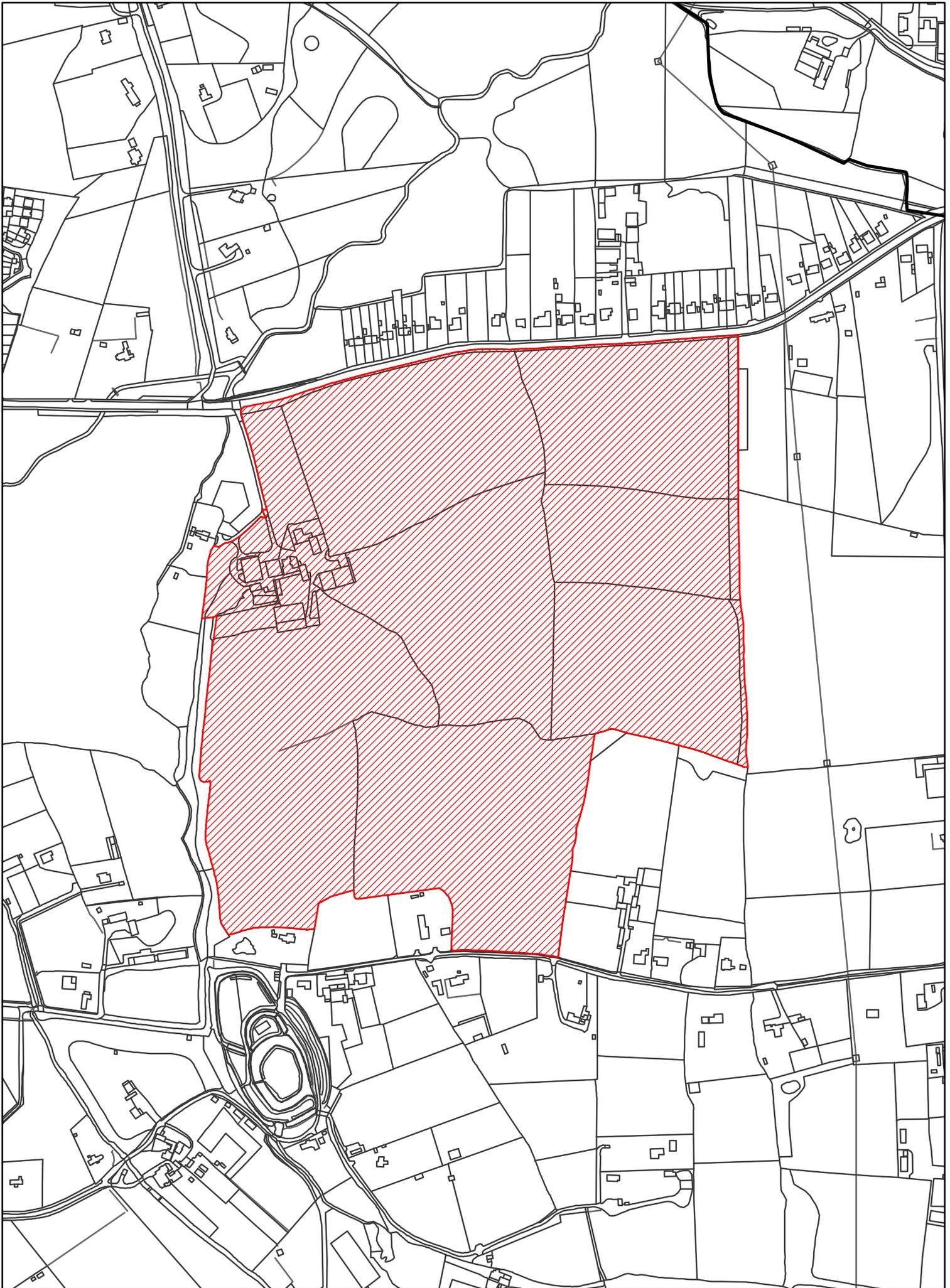
Site details	
SHLAA Reference	HE03
Source of site	Identified Site – RBBC Development Management
Site name	75 Smallfield Road, Horley
Existing use	Residential dwelling with large garden
Housing potential	
Density	Assumed: 30dph
Capacity	12 units
Total site area (ha)	0.42
Suitability	
<p><i>Policy Considerations:</i> 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 reasonable 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 larger family homes</p> <p><i>Physical Limitations:</i> A reasonable proportion of the site is within Flood Zone 2 There is a group of protected trees along the Smallfield Road frontage of the site as well as along the western boundary</p> <p><i>Potential Impacts:</i> No significant potential impacts</p> <p>The site is considered to be suitable for housing development.</p>	
Availability	
The site is owned by a private landowner. It has not been possible to ascertain availability for housing development.	
The availability of the site for development, including residential, is uncertain.	
Achievability	
<p><i>Delivery and Timing Considerations:</i> There is not known to be any specific developer interest in the site at this point It is likely that local, regional or national house builders would have the capacity to deliver the site given its relatively small size. A scheme of this nature could be completed within 12 months of commencement.</p> <p><i>Market and Economic Viability Considerations:</i> Specific viability testing has not been undertaken as it has not been possible to ascertain availability. Generic appraisal of residential intensification schemes such as this suggests that development would 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>There is a reasonable prospect that development of the site would be achievable.</p>	
Summary	
<p>The site is considered to be suitable for housing development and there is a reasonable prospect that development would be achievable, including financially viable. However, it has not been possible to ascertain availability for housing development.</p> <p>The site is therefore not currently developable.</p> <p>Overcoming constraints: availability</p>	

Land at Wilgers Farm, Smallfield Road, Horley (HE04)



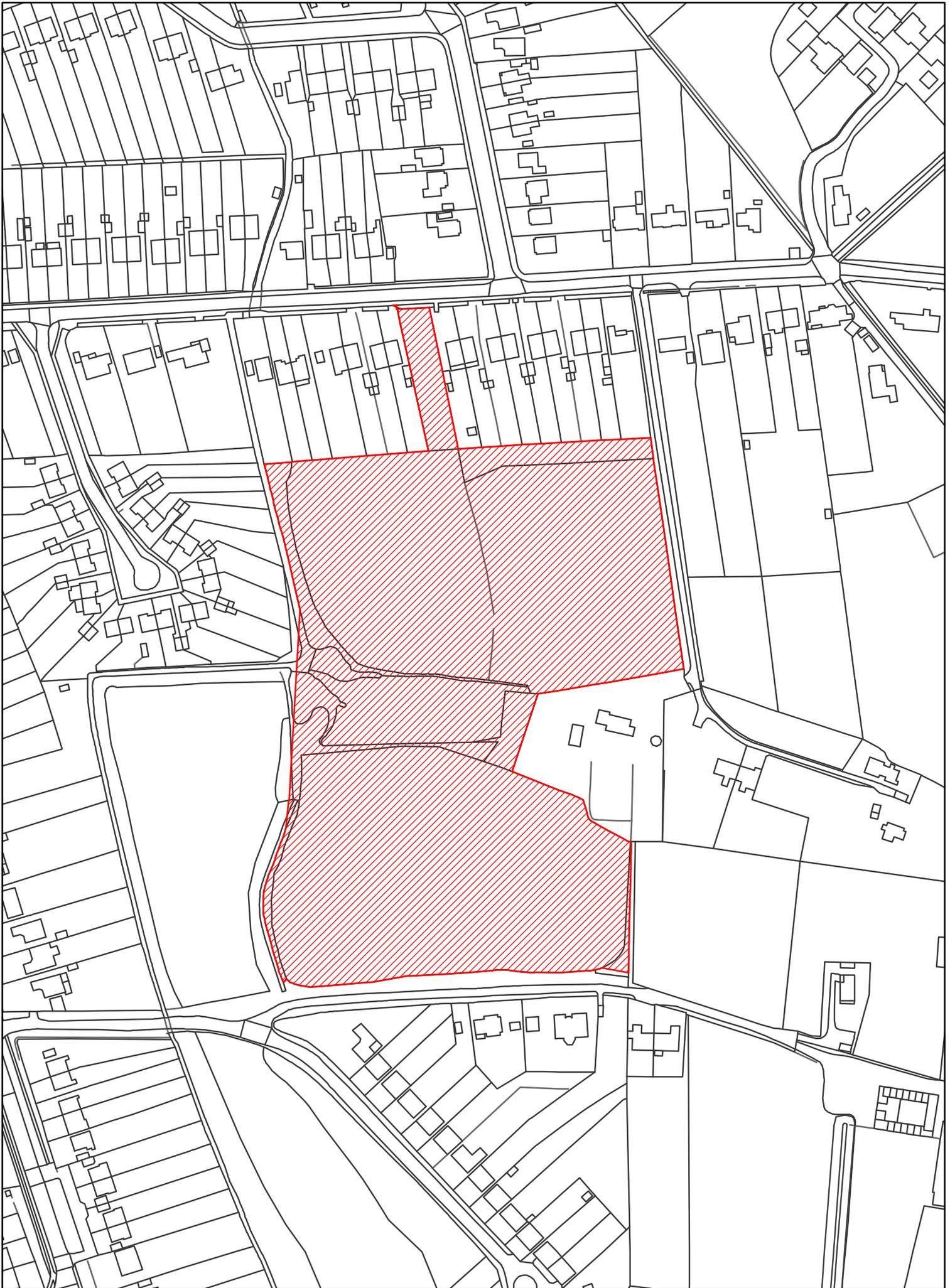
Site details	
SHLAA Reference	HE04
Source of site	Call for Sites
Site name	Land at Wilgers Farm, Smallfield Road, Horley
Existing use	Agricultural land
Housing potential	
Density	Assumed: 20 dph
Capacity	170 units (not reflecting the open space allocation)
Total site area (ha)	19.2 (gross) / 8.9 (developable)
Suitability	
<p><i>Policy Considerations:</i> The site is within the Rural Surrounds of Horley Around half of the site falls within the Horley Riverside Green Chain and is allocated for open space provision; development would conflict with the allocation and detriment the ability to meet open space needs in Horley The site lies 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 likely be capable of delivering a mix of housing in terms of both types and tenures given its size, thus meeting a range of market requirements</p> <p><i>Physical Limitations:</i> Almost all of the site falls within Flood Zone 2 and a large proportion is also within Flood Zone 3 which severely restricts development capacity. There are a number of ditches and small watercourses traversing the site which would need to be retained and protected and therefore dictate development.</p> <p><i>Potential Impacts:</i> Parts of the site are within an area of Grade 3 agricultural land. Large scale development could impact upon the setting of nearby listed buildings at Silverlea Gardens.</p>	
The site is not suitable for housing development.	
Availability	
<p>The site is owned by private individuals and has been actively promoted to the Council for housing development.</p> <p>There are no known legal or other constraints to availability of the site.</p>	
There is a reasonable prospect that the site would be made available for development.	
Achievability	
<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 local, regional or national house builders who would likely have the capacity to deliver. A site of this scale would be delivered in a single phase. Delivery rates of 30-40 units per annum could be achieved.</p> <p><i>Economic Viability:</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. Costs associated with flood mitigation could affect viability. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p>	
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site is not suitable for housing development due to the conflict with open space designation. The site would be available for the use envisaged, and has actively been promoting for housing development and development would be economically viable.</p> <p>The site is not currently developable.</p> <p>Overcoming constraints: sustainability assessment of urban extension site options; flood risk mitigation/sequential assessment; removal of open space designation/alternative open space provision.</p>	

Land at Harrowsley Green Farm, Smallfield Road, Horley (HE05)



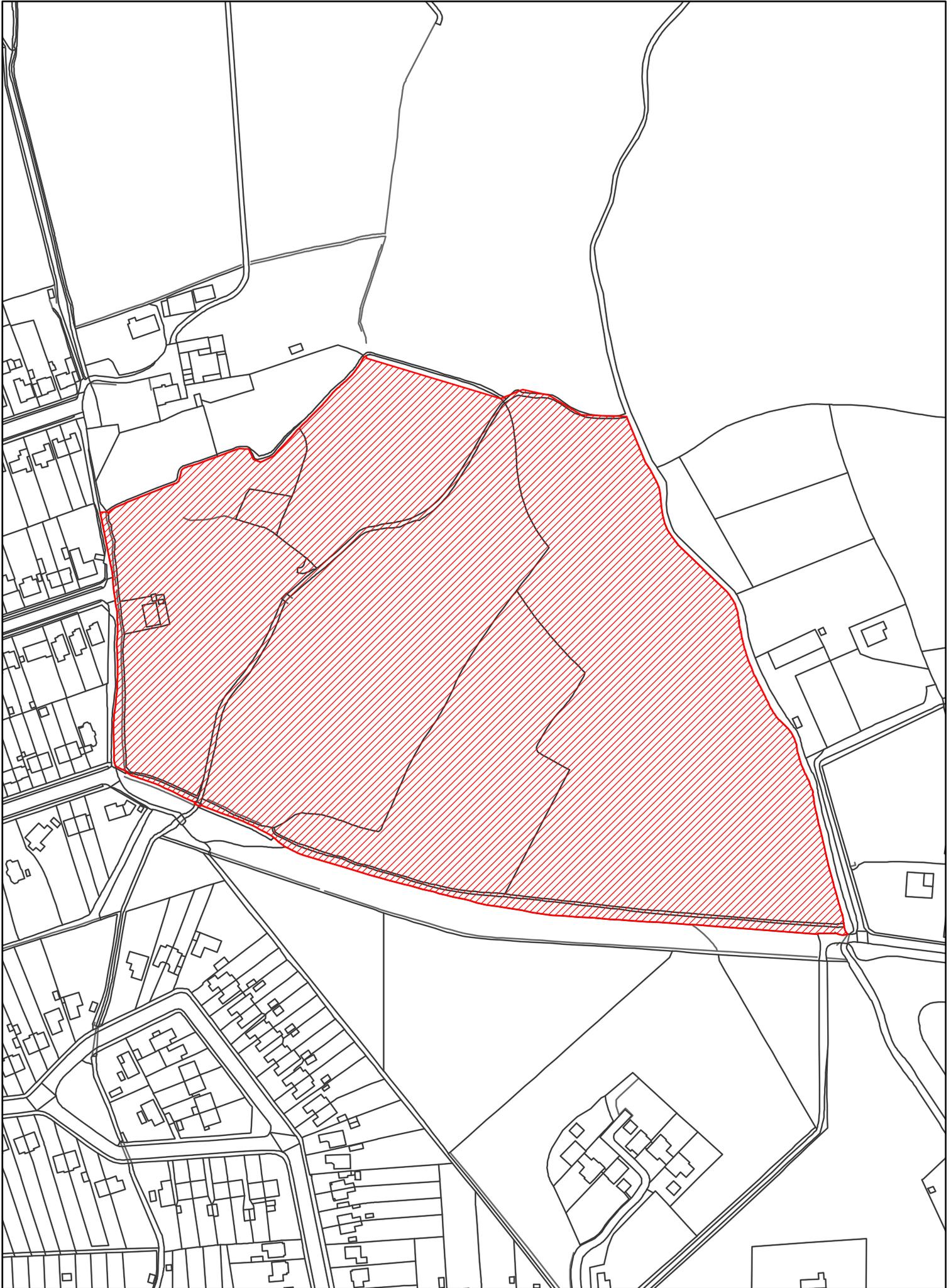
Site details	
SHLAA Reference	HE05
Source of site	Call for Sites
Site name	Land at Harrowsley Green Farm, Smallfield Road, Horley
Existing use	Agricultural land
Housing potential	
Density	Assumed: 20 dph
Capacity	440 units
Total site area (ha)	29 (gross) / 22 (outside FZ3)
Suitability	
<p><i>Policy Considerations:</i> The site is within the Rural Surrounds of Horley The site lies within a location contemplated for housing development through Policy CS4 of the Core Strategy 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 (and supporting uses) in terms of both types and tenures given its size, thus meeting a range of market requirements</p> <p><i>Physical Limitations:</i> Almost all of the site falls within Flood Zone 2 and the northern parts of the site are also within Flood Zone 3 which restricts development potential and may have implications for achieving access to the site from Smallfield Road. There are a number of ditches and small watercourses traversing the site and these give rise to areas of identified surface water flooding risk.</p> <p><i>Potential Impacts:</i> The site falls within an area of Grade 3 agricultural land. Large scale development could impact upon the setting of listed buildings within and adjoining the site, as well as potentially impacting upon the ancient monument (Thunderfield Castle). The site forms a significant part of the open landscape gap between Horley and Smallfield and development would impact significantly upon this landscape character.</p> <p>The site is considered to be potentially suitable for housing development.</p>	
Availability	
<p>The site is owned by a number of private individuals and has been actively promoted to the Council for housing development. The site would need to be assembled in order to enable development; however, it is considered that there is a reasonable prospect of this occurring.</p> <p>There are no legal or other known constraints to availability.</p> <p>There is a reasonable prospect that the site would be made available for development.</p>	
Achievability	
<p><i>Delivery and Timing Considerations:</i> 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 house builders who would likely have the capacity to deliver; most likely operating in consortium of two or more developers. A scheme of this nature would be delivered in multiple discrete phases. Assuming two developers operating on site and delivery rates of 30 to 40 units per annum, a scheme of this nature could be delivered within 5 or 6 years.</p> <p><i>Economic Viability:</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. Costs associated with up-front flood mitigation and attenuation could significantly impact upon viability. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p> <p>There is a reasonable prospect that development of the site would be achievable.</p>	
Summary	
<p>The site is considered to be potentially suitable for residential development subject to further assessment of sites within the identified broad locations and further consideration of flood risk. The site is considered to be available for the use envisaged and development would be economically viable.</p> <p>Overcoming constraints: sustainability assessment of urban extension site options; flood risk mitigation/sequential assessment; landscape impact</p>	

Land at Inholms, Haroldslea Drive, Horley (HE06)



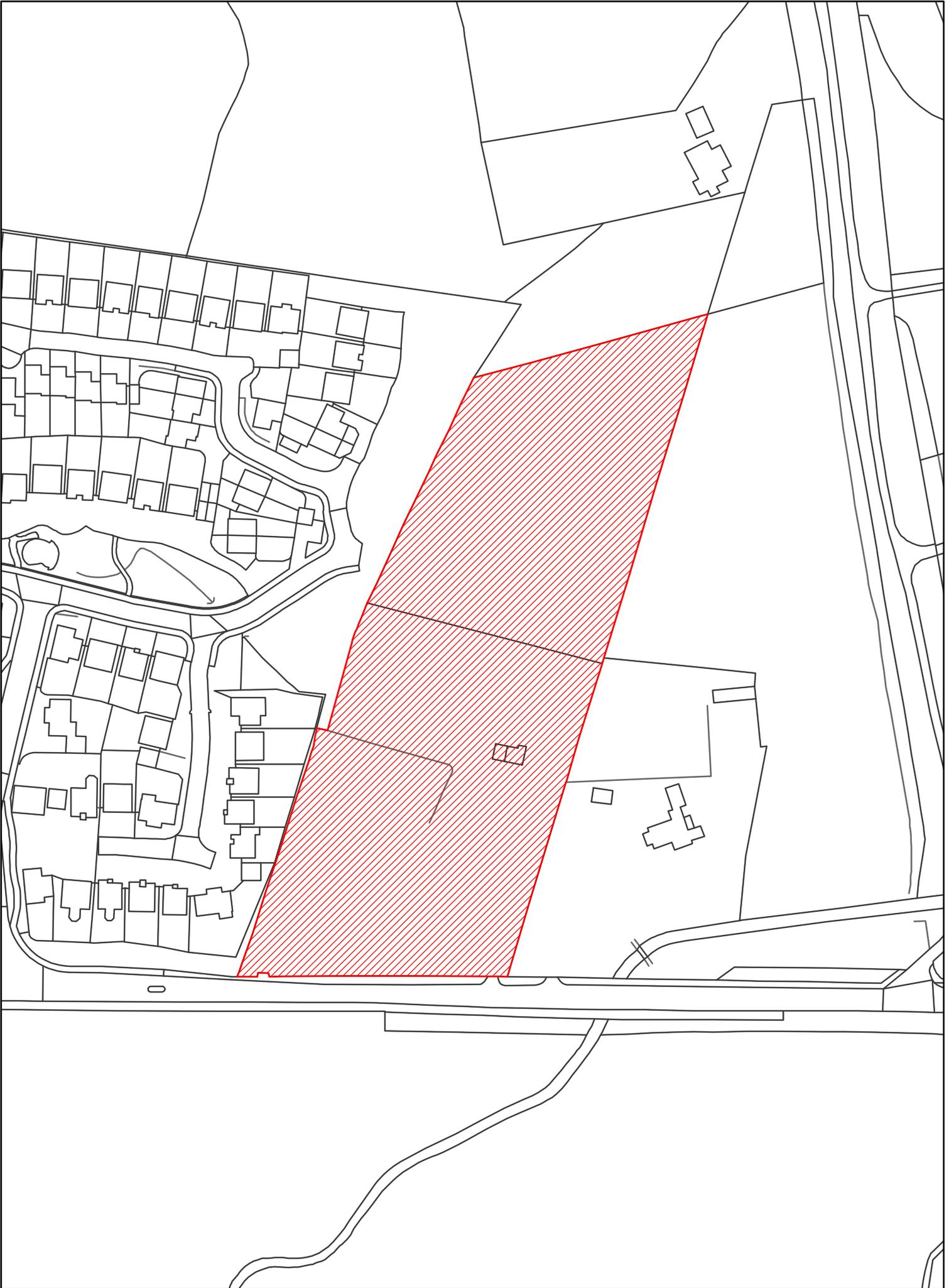
Site details	
SHLAA Reference	HE06
Source of site	Call for Sites
Site name	Land at Inholms, Haroldslea Drive, Horley
Existing use	Agricultural/grazing land
Housing potential	
Density	Assumed: 25 dph
Capacity	50 units
Total site area (ha)	3
Suitability	
<p><i>Policy Considerations:</i> The site is within the Rural Surrounds of Horley The site lies within a location contemplated for housing development through Policy CS4 of the Core Strategy Accessibility to many local services and facilities is good and the site also has reasonable access to public transport services Outline planning consent and reserved matters for a development of 50 homes have both been approved.</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 (but most likely geared towards family units), thus meeting a range of market requirements</p> <p><i>Physical Limitations:</i> The eastern half of the site falls within Flood Zone 2 and a small area is affected by Flood Zone 3. There are a number of individual and groups of protected trees within the site Current access from Haroldslea Drive is relatively constrained</p> <p><i>Potential Impacts:</i> Development of the site could impact upon the setting of the adjoining listed Inholms Farmhouse Achieving access to the site could adversely affect protected trees.</p> <p>The site is considered to be suitable for housing development.</p>	
Availability	
<p>The site is owned by Martin Grant Homes (a regional house builder). The site has been confirmed as being immediately available. The applicants are currently discharging pre-commencement conditions with a view to commencement in 2015.</p> <p>There is a reasonable prospect that the site would be made available for development.</p>	
Achievability	
<p><i>Delivery and Timing Considerations:</i> The site is owned by a national house builder who would be in a position to progress development and would 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 the scheme could be completed within 24 months from commencement.</p> <p><i>Economic Viability:</i> Viability appraisal indicates that, assuming all relevant costs and an acceptable return to the developer, the scheme would deliver a 16 to 17 times uplift over and above the assumed existing use value (agricultural land) which is considered to be sufficient to motivate the landowner to release the site. Costs associated with flood risk and road access have been factored into this. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p> <p>There is a reasonable prospect that development of the site would be achievable.</p>	
Summary	
<p>The site is considered to be suitable for housing development, benefitting from planning consent. The site is available now, being in the ownership of a housebuilder who is progressing towards implementation. Evidence also indicates that the development isv achievable (including economically viable).</p> <p>The site is therefore deliverable.</p>	

Farney View Farm, Avenue Gardens, Horley (HE07)



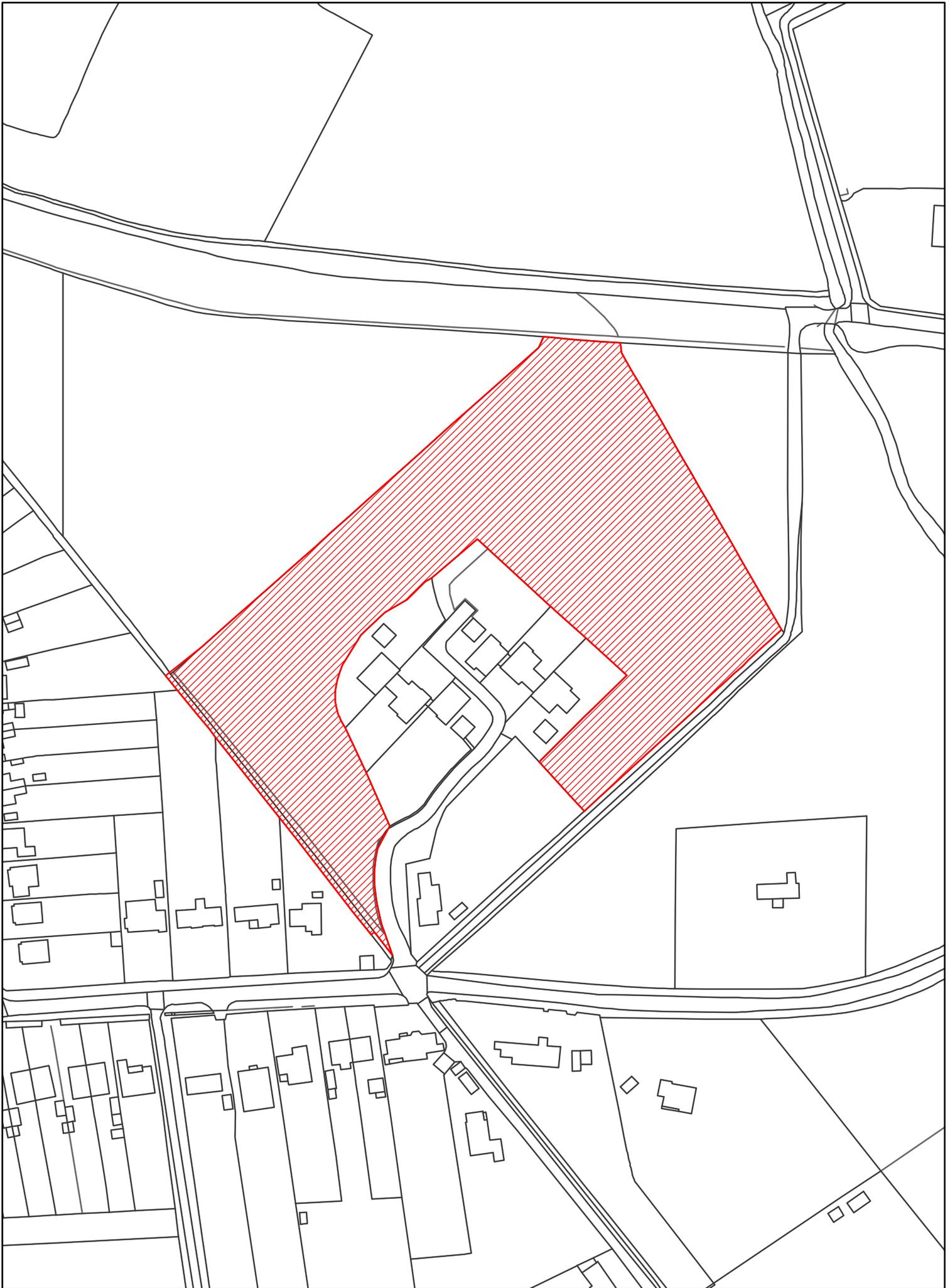
Site details	
SHLAA Reference	HE07
Source of site	Submitted Site
Site name	Farney View Farm, Balcombe Gardens, Horley
Existing use	Agricultural land/Grazing land
Housing potential	
Density	Assumed: 25 dph
Capacity	125 units
Total site area (ha)	8.0 (gross) / 5.2 (outside of FZ3)
Suitability	
<p><i>Policy Considerations:</i> The site is located within the Rural Surrounds of Horley The site lies 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 access to public transport services</p> <p><i>Market Considerations:</i> The site would likely be capable of delivering a mix of housing in terms of both types and tenures given its size, thus meeting a range of market requirements</p> <p><i>Physical Limitations:</i> Almost all of the site is affected by Flood Zone 2 with a wide band through the centre of the site affected by Flood Zone 3 There is an area of dense, protected woodland to the south of the site Road access to the site is relatively constrained and only via a residential cul-de-sac or narrow private lanes.</p> <p><i>Potential Impacts:</i> Development could impact upon the large area of protected woodland to the south of the site</p>	
The site is potentially suitable for housing development.	
Availability	
The site is owned by a single family and has been actively promoted the site to the Council for housing development. It has been confirmed as being available for development with no other known legal or other constraints.	
There is a reasonable prospect that the site would be made available for development.	
Achievability	
<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 local, regional or national house builders who would likely have the capacity to deliver. A site of this scale would be delivered in a single phase. Delivery rates of 30-40 units per annum could be achieved, hence development could be completed within 4 to 5 years of commencement</p> <p><i>Economic Viability:</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. Costs associated with flood mitigation and attenuation could impact upon the viability of the scheme, as could access improvement costs. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p>	
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be potentially suitable for residential development subject to further assessment of sites within the identified broad locations and further consideration of flood risk. The site is considered to be available for the use envisaged and development would be economically viable.	
Overcoming constraints: sustainability assessment of urban extension site options; flood risk mitigation/sequential assessment; vehicular access	

Former Langwood, 121 Smallfield Road, Horley (HE08)



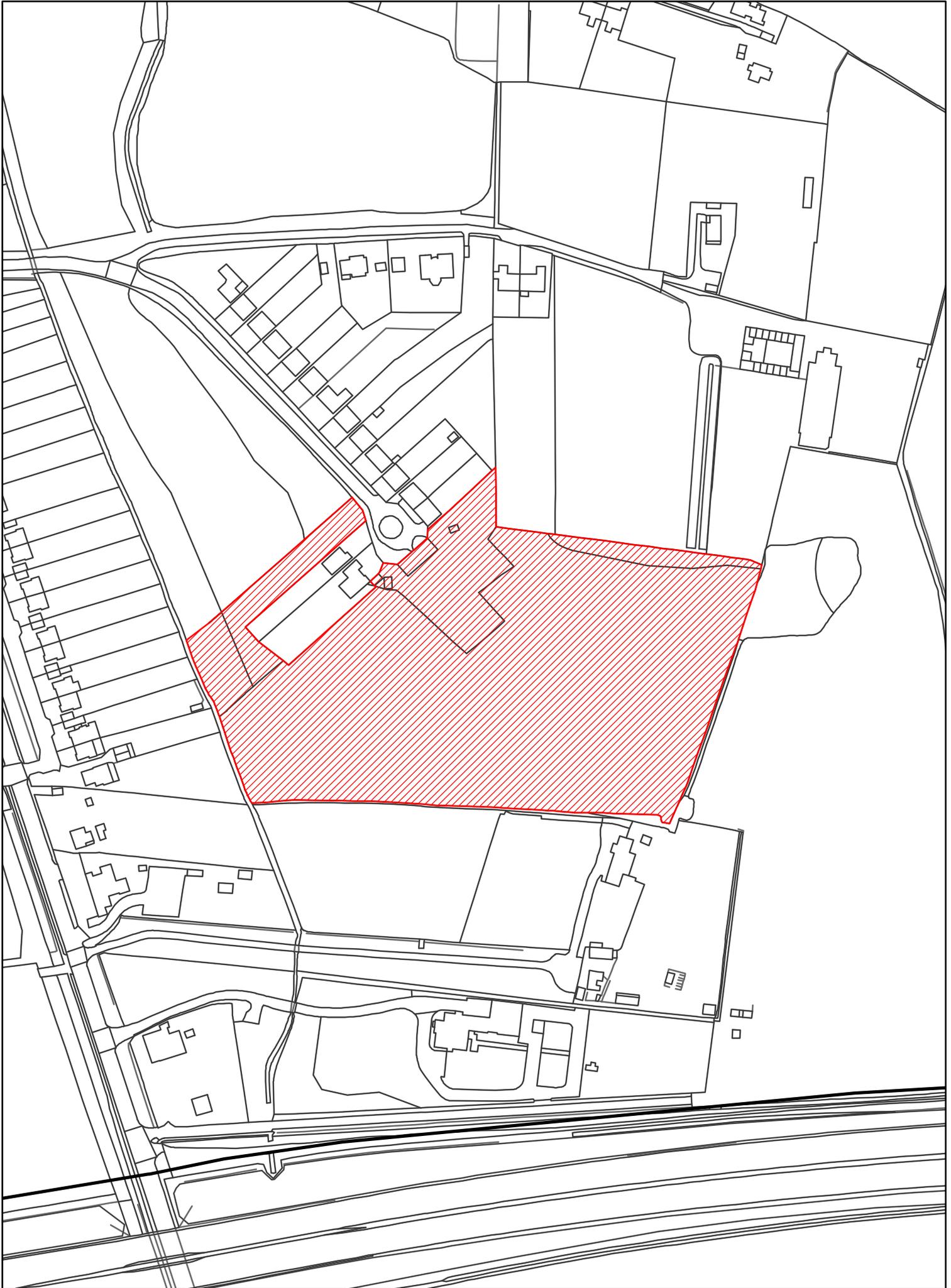
Site details	
SHLAA Reference	HE08
Source of site	Planning permission
Site name	Former Langwood, 121 Smallfield Road, Horley
Existing use	Residential
Housing potential	
Density	25 dph
Capacity	36 units
Total site area (ha)	1.4 ha
Suitability	
<p><i>Policy Considerations:</i> The site is located within the urban area of Horley The site lies 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 access to public transport services The site has outline planning consent for 36 residential units</p> <p><i>Market Considerations:</i> The scheme at outline stage proposes to deliver a mix of tenures and house sizes including 7 x 2 bed, 14 x 3 bed and 15 x 4 bed</p> <p><i>Physical Limitations:</i> The site is affected a very limited extent by Flood Zone 2 (south-eastern corner) There are areas of protected woodland on the western boundary of the site and ancient woodland to the north of the site as well as a small number of protected trees within the site</p> <p><i>Potential Impacts:</i> Potential impacts have been considered and addressed through the development management process</p> <p>The site is considered to be suitable for housing development.</p>	
Availability	
<p>The site is owned by national house builders and immediately available for development.</p> <p>The site is within the ownership of a developer and immediately available for development.</p>	
Achievability	
<p><i>Delivery and Timing Considerations:</i> The site is owned by a national housebuilder who is in a position to progress development. It is understood that the developer intends to commence development in early 2015; the site has already been established and pre-commencement conditions are being discharged. A scheme of this nature could achieve delivery rates of 20 to 30 units per annum hence the scheme could be complete within 18 months to 2 years from commencement.</p> <p><i>Economic Viability:</i> Viability appraisal indicates that, assuming all relevant costs and an acceptable return to the developer, the scheme would deliver a 69% uplift over and above the assumed existing use value (single residential dwelling in large grounds) which is considered to be sufficient to motivate the landowner to release the site. Costs associated with flood risk have been factored into this. The residential market in this area, particularly for family homes, is relatively buoyant and would be sufficient to support a development of this scale.</p> <p>There is a realistic prospect that development of the site is economically viable and achievable in the short term.</p>	
Summary	
<p>The site is considered to be suitable for development and has the benefit of outline planning consent. It has been confirmed as being available immediately for the use envisaged and development would be economically viable.</p> <p>The site is therefore considered to be deliverable.</p>	

Land at Newstead Hall, Haroldslea Drive, Horley (HE09)



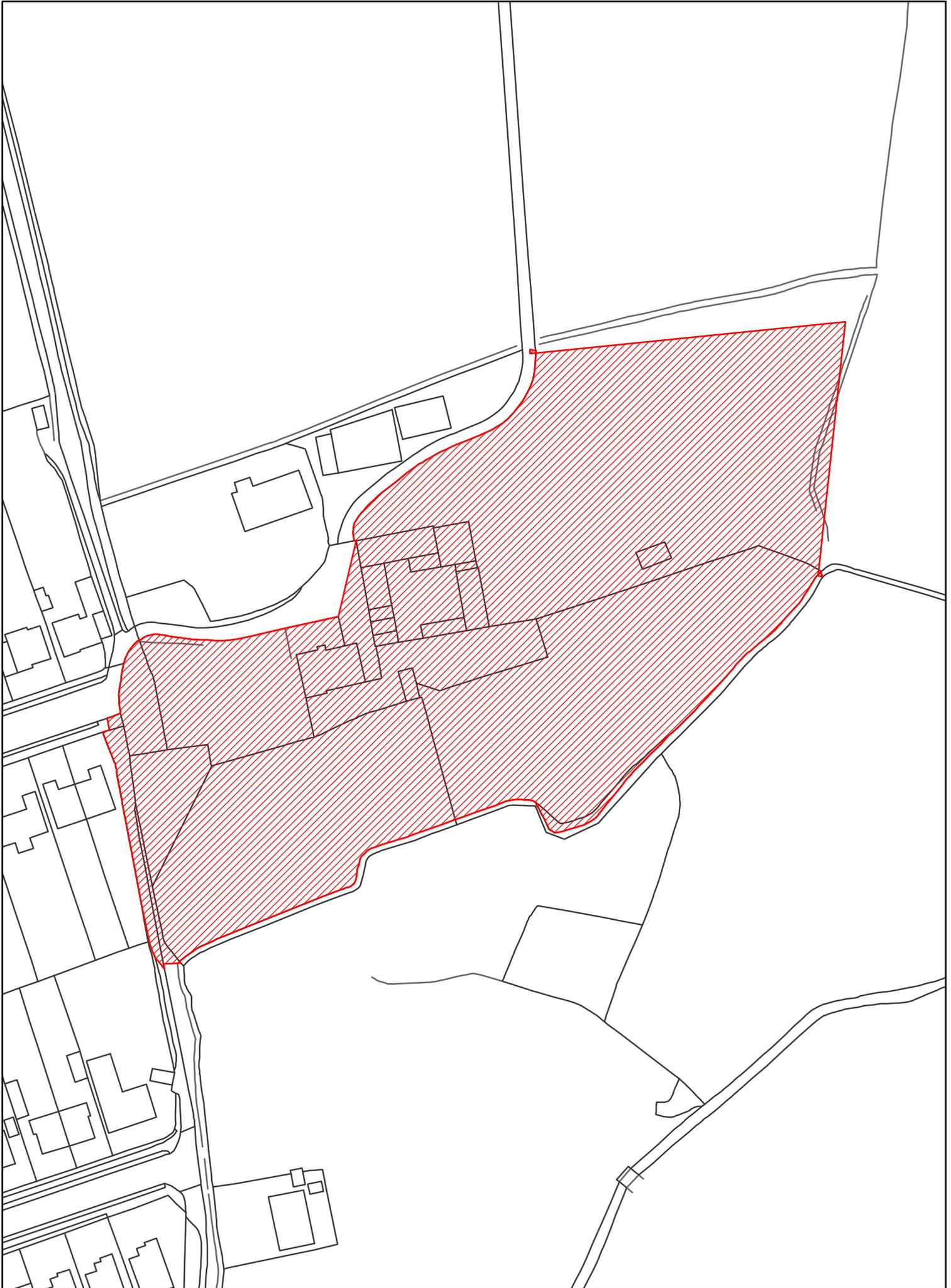
Site details	
SHLAA Reference	HE09
Source of site	Submitted Site
Site name	Land at Newstead Hall, Haroldslea Drive, Horley
Existing use	Unmanaged open land/woodland
Housing potential	
Density	Assumed: 20 dph
Capacity	18 units
Total site area (ha)	0.86
Suitability	
<p><i>Policy Considerations:</i> The site is wholly within the Rural Surrounds of Horley The site lies 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 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. The site could also offer an opportunity for self-build (as indicated by the landowners)</p> <p><i>Physical Limitations:</i> Part of the site is covered by dense protected woodland and is bounded to the north by further areas of dense protected woodland The site is wholly affected by Flood Zone 2 Access to the site is via the existing residential cul-de-sac off of Haroldslea Drive but may require capacity improvements to support further residential development</p> <p><i>Potential Impacts:</i> Development could potentially impact the protected woodland both within and adjoining the site and also upon nature conservation</p> <p>The site is considered to be potentially suitable for housing development.</p>	
Availability	
<p>The site is owned by private individuals and has been actively promoted to the Council for housing development. It has been confirmed that there are no legal or other restrictions to the availability of the site.</p> <p>There is a reasonable prospect that the site would be made available for development.</p>	
Achievability	
<p><i>Delivery and Timing Considerations:</i> 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 local, regional or national house builders who would likely have the capacity to deliver. A site of this scale would be delivered in a single phase. Delivery rates of 20-30 units per annum could be achieved.</p> <p><i>Economic Viability:</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. Costs associated with flood mitigation and access improvements could affect viability The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p> <p>There is a reasonable prospect that development of the site would be achievable.</p>	
Summary	
<p>The site is considered to be potentially suitable for residential development subject to further assessment of sites within the identified broad locations and further consideration of flood risk. The site is considered to be available for the use envisaged and development would be economically viable.</p> <p>Overcoming constraints: sustainability assessment of urban extension site options; flood risk mitigation/sequential assessment; vehicular access; tree protection</p>	

Land rear of 17 The Close, Horley (HE10)



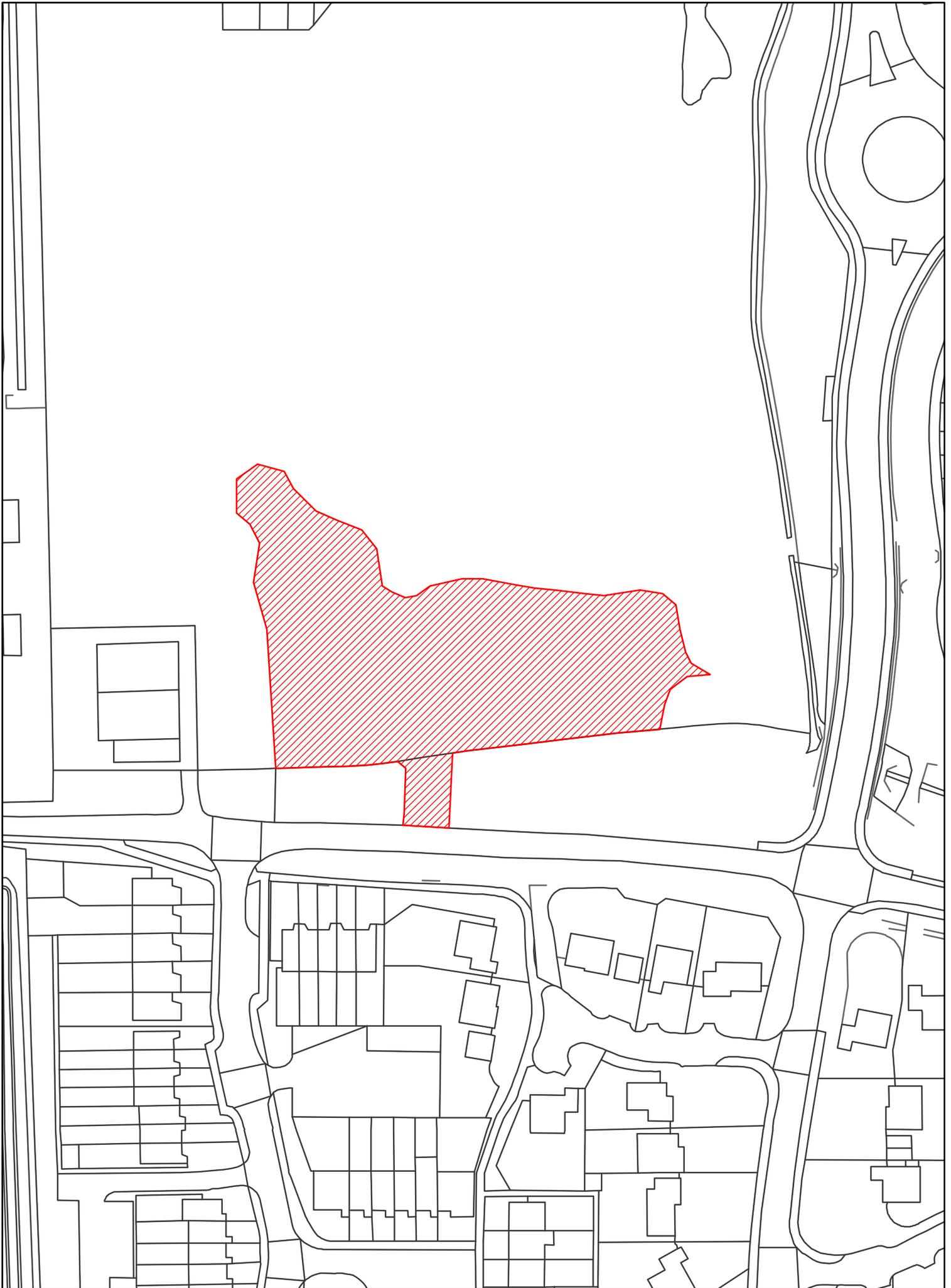
Site details	
SHLAA Reference	HE10
Source of site	Submitted Site
Site name	Land rear of 17 The Close, Horley
Existing use	Semi-natural open space/residential curtilage
Housing potential	
Density	Assumed: 20 dph
Capacity	40 units
Total site area (ha)	2.3 (gross)/ 2.0 (developable)
Suitability	
<p><i>Policy Considerations:</i> The site is located within the Rural Surrounds of Horley The site lies 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 likely be capable of delivering a mix of housing in terms of both types and tenures given its size, thus meeting a range of market requirements</p> <p><i>Physical Limitations:</i> The western part of the site is affected by Flood Zone 2 and partially by Flood Zone 3. Access to the site is relatively constrained via the existing private residential cul-de-sac. A donor residential property would most likely be required to achieve adequate access to the site.</p> <p><i>Potential Impacts:</i> The site falls within the Gatwick Open Setting and development could potentially impact adversely upon the open landscape between Horley at Gatwick Airport. The site is within the 57dB noise contour for Gatwick Airport – future occupants could therefore be affected by aircraft noise which would affect residential amenity.</p> <p>The site is considered to be potentially suitable for housing development.</p>	
Availability	
<p>The site is owned by a private organisation, Amtrose Ltd, and has been actively promoted the site to the Council for housing development. It has been confirmed as being available for development.</p> <p>There is a reasonable prospect that the site would be made available for development.</p>	
Achievability	
<p><i>Delivery and Timing Considerations:</i> There is not known to be any specific developer involvement in the site at this point A scheme of this size/characteristic would likely be delivered by a single house builder/developer and would likely attract interest from regional or national house builders, all of whom would likely have the capacity to deliver. A scheme of this size would likely be delivered in a single phase. Delivery rates of around 20-30 dwellings per developer per annum could be achieved on a site such as this.</p> <p><i>Market and Economic Viability Considerations:</i> Viability assessment of the site has been undertaken – this confirms that redevelopment of the site for residential use would likely be economically viable without any reduction in policy requirements. Residential market demand in this area is considered to be sufficient to support development of this scale.</p> <p>There is a reasonable prospect that development of the site would be achievable.</p>	
Summary	
<p>The site is considered to be potentially suitable for residential development subject to further assessment of sites within the identified broad locations and further assessment of flood risk in Horley. The site is considered to be available for the use envisaged and development would be economically viable.</p> <p>The site is therefore not currently developable until further evidence is completed.</p> <p>Overcoming constraints: Comparative sustainability assessment of sites in broad locations.</p>	

Land adjoining 61 Silverlea Gardens, Horley (HE11)



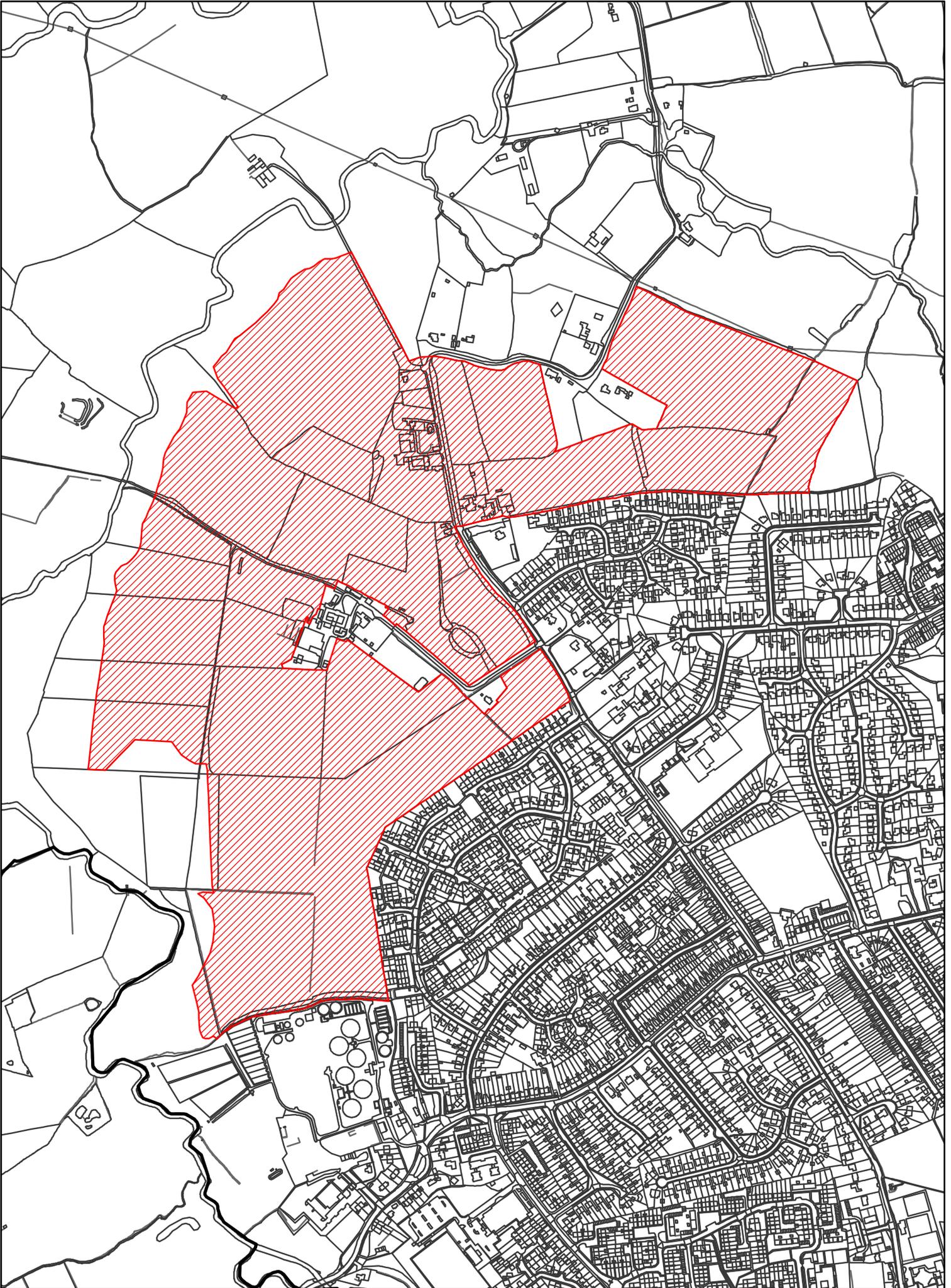
Site details	
SHLAA Reference	HE11
Source of site	Call for Sites
Site name	Land adjoining 61 Silverlea Gardens, Horley
Existing use	Agricultural land/grazing
Housing potential	
Density	Assumed: 20 dph
Capacity	18 units
Total site area (ha)	0.9
Suitability	
<p><i>Policy Considerations:</i> The site is within the Rural Surrounds of Horley The site lies within a broad location contemplated for housing development through Policy CS4 of the Core Strategy Accessibility to many local services and facilities is reasonable and the site also has reasonable access to public transport services</p> <p><i>Market Considerations:</i> The site would most likely be suited to delivering large family homes.</p> <p><i>Physical Limitations:</i> Almost all of the site falls within Flood Zone 2 which reduces development potential. There is also a ditches and small watercourses to the south of the site which would need to be protected as part of any development. Access to the site via Silverlea Gardens is constrained and unlikely to be suited to residential development on any significant scale.</p> <p><i>Potential Impacts:</i> Parts of the site are within an area of Grade 3 agricultural land.</p> <p>The site is potentially suitable for housing development.</p>	
Availability	
The site is owned by private a individual who has been actively promoted to the Council for housing development.	
There is a reasonable prospect that the site would be made available for development.	
Achievability	
<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 local, regional or national house builders who would likely have the capacity to deliver. A site of this scale would be delivered in a single phase. Delivery rates of 20-30 units per annum could be achieved, hence development could be completed within 12 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 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.</p> <p>There is a reasonable prospect that development of the site would be achievable.</p>	
Summary	
The site is considered to be potentially suitable for residential development subject to further assessment of sites within the identified broad locations and further consideration of flood risk. The site is considered to be available for the use envisaged and development would be economically viable.	
Overcoming constraints: sustainability assessment of urban extension options; flood risk assessment; access	

Land at Langshott/Orchard Drive, Horley (HE12)



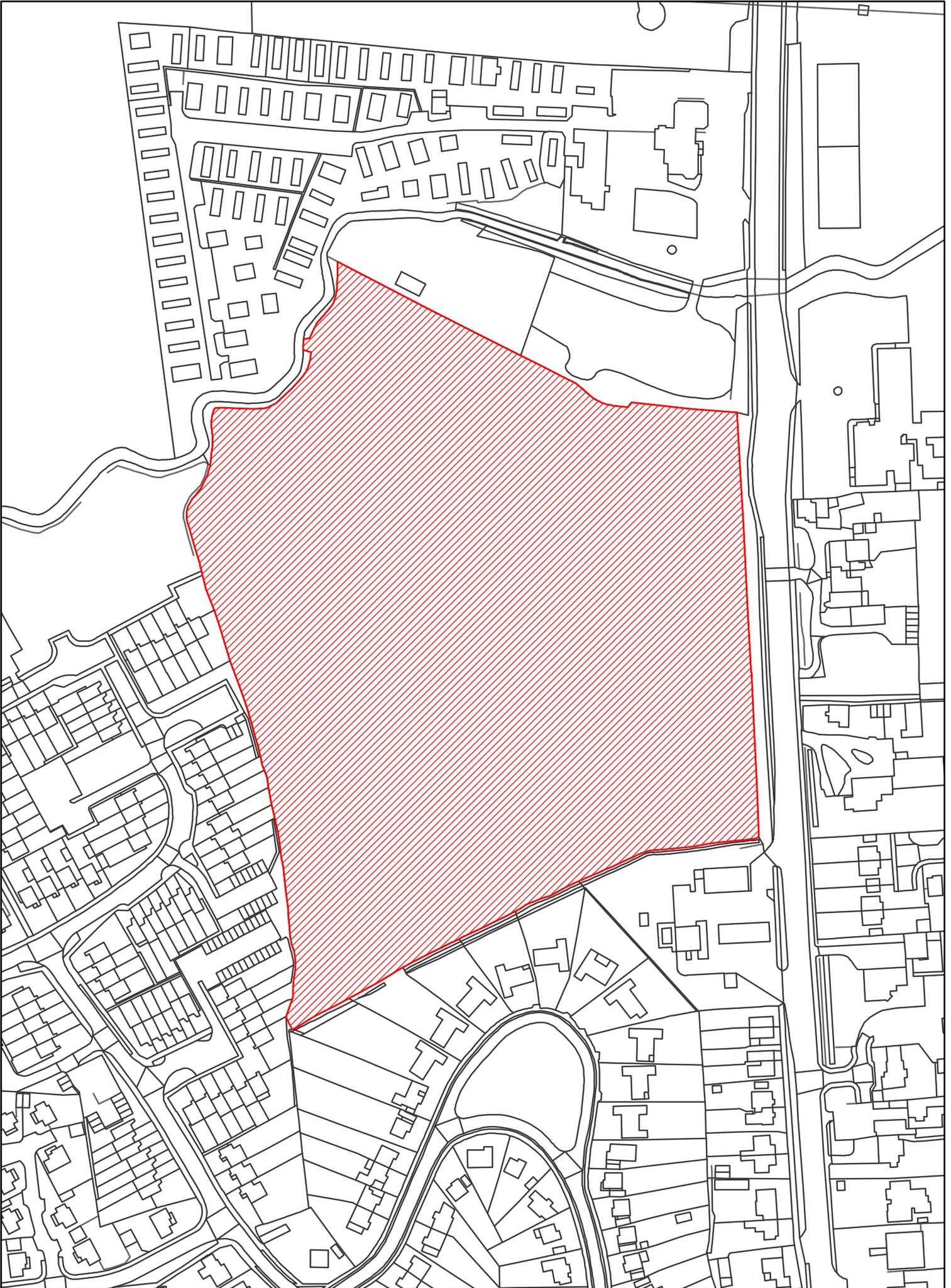
Site details	
SHLAA Reference	HE12
Source of site	Extant Planning Consent
Site name	Land at Langshott/Orchard Drive, Horley
Existing use	Amenity land
Housing potential	
Density	Proposed: 30 dph
Capacity	8 units
Total site area (ha)	0.26
Suitability	
<p><i>Policy Considerations:</i> The site is within the urban area of Horley, adjacent to the Horley North East Sector allocation. 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 currently reasonable and the site has excellent access to public transport services (bus). The site benefits from planning consent for 8 homes.</p> <p><i>Market Considerations:</i> The site is proposed to deliver large family homes (4 bedroom units)</p> <p><i>Physical Limitations:</i> There are no specific physical limitations associated with the site.</p> <p><i>Potential Impacts:</i> There are no identified potential impacts associated with development of the site.</p> <p>The site is considered to be suitable for housing development.</p>	
Availability	
<p>The site is owned by Barratt Homes and benefits from planning consent. The landowner has discharged a number of pre-commencement conditions.</p> <p>There are no known legal or other constraints to the availability of the site.</p> <p>The site is immediately available for development.</p>	
Achievability	
<p><i>Delivery and Timing Considerations:</i> The site is owned by a national housebuilder – Barratt Homes – who is understood to be progressing development. A scheme of this scale would be delivered in a single phase. Delivery rates of around 20-30 units per annum could be achieved on a site such as this; hence, the site 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 31 times uplift over and above the assumed existing use value (agricultural land) which is considered to be sufficient to motivate the landowner to release the site. Costs associated with flood risk and road access have been factored into this. Residential market demand in this area is considered to be sufficient to support development of this scale, as evidenced by the strong demand experienced in the North East Sector.</p> <p>There is a reasonable prospect that development of the site would be achievable.</p>	
Summary	
<p>The site is suitable for housing development and the existing landowner is actively pursuing potential redevelopment. Appraisal indicates that development would be achievable, including financially viable.</p> <p>The site is therefore considered to be deliverable.</p>	

Horley North West Sector "Land at Meath Green", Horley (HW01)



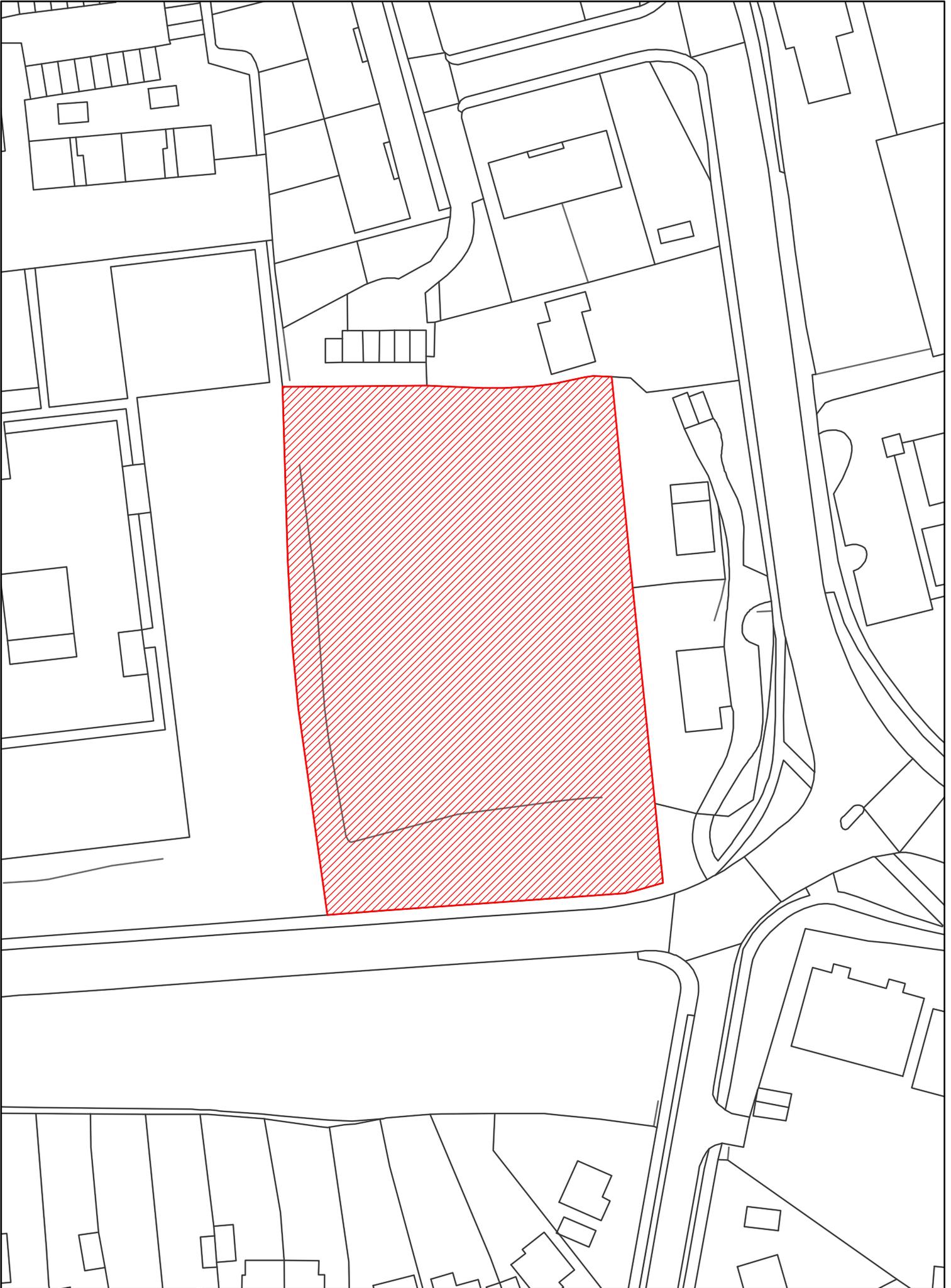
Site details	
SHLAA Reference	HW01
Source of site	Allocated Site – Borough Local Plan 2005
Site name	“Horley North West Sector” (Land at Meath Green), Horley
Existing use	Mixed – predominantly agricultural holdings
Housing potential	
Density	Assumed: 25dph
Capacity	1,510 units
Total site area (ha)	60
Suitability	
<p><i>Policy Considerations:</i> The site is allocated for housing, a local centre and other associated facilities as part of a “new neighbourhood” in the Borough Local Plan 2005. The site lies within the urban area and is a location specifically contemplated for housing development through Policy CS4 of the Core Strategy Whilst accessibility to many local services and public transport is current average, significant improvements will be delivered as part of the Horley Masterplan proposals. Outline planning consent has been granted for the development.</p> <p><i>Market Considerations:</i> The site is proposed to deliver a wide range of housing in terms of both types, size and tenures given its scale, thus meeting a range of market requirements</p> <p><i>Physical Limitations:</i> Access to the site via Meath Green Lane is insufficient and new road links to the A23 and A217 are required to support development, including bridges over the River Mole An oil pipeline runs through the site and is required to be diverted to enable development; the consortium has an agreement in place with the pipeline owner (Esso) for this to occur. Parts of the site are affected by Flood Zone 2 and flood mitigation works are required</p> <p><i>Potential Impacts:</i> There are a number of listed buildings within the site, the setting of which may be impacted by development Development could have impacts on nature conservation, in particular Great Crested Newts. Development of the site will enable delivery of the Riverside Green Chain around Horley</p>	
The site is considered to be suitable for housing development.	
Availability	
The site is owned by a consortium of national housebuilders including Crest Nicholson, Taylor Wimpey and Persimmon. Outline planning consent has been granted for the proposed development. A collaboration agreement between the developers is in place.	
The site is considered to be available for development now.	
Achievability	
<p><i>Delivery and Timing Considerations:</i> Three national house builders form the consortium which will develop the site. These house builders are considered to have the capacity to deliver. The scheme will be developed in four separate phases of between 350 and 400 homes. Following delivery of required up-front infrastructure, the first units are expected to be completed on the site in June 2016. Development would then proceed at a rate of 12-15 units per month (150 to 180 per annum) due to several developers operating different outlets. This would result in completion by June 2026 at the latest.</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 12 to 13 times uplift over and above the assumed existing use value (agricultural land) which has proven to be sufficient to motivate the landowners to release the site. Costs associated with flood risk and road access have been factored into this. The outline consent is subject to a comprehensive package of infrastructure which are factored into this appraisal, as are other exceptional costs. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged – as evidenced by the success of the North East Sector.</p>	
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development and benefits from outline planning consent. The site is owned by a consortium of three national housebuilders and a collaboration agreement is in place between these parties with respect to progressing the development. The site is therefore considered to be available now. Evidence indicates that the development would be achievable, including financially viable taking account of all costs.	
The site is therefore considered to be deliverable.	

Land at Bonehurst Road, Horley (HW03)



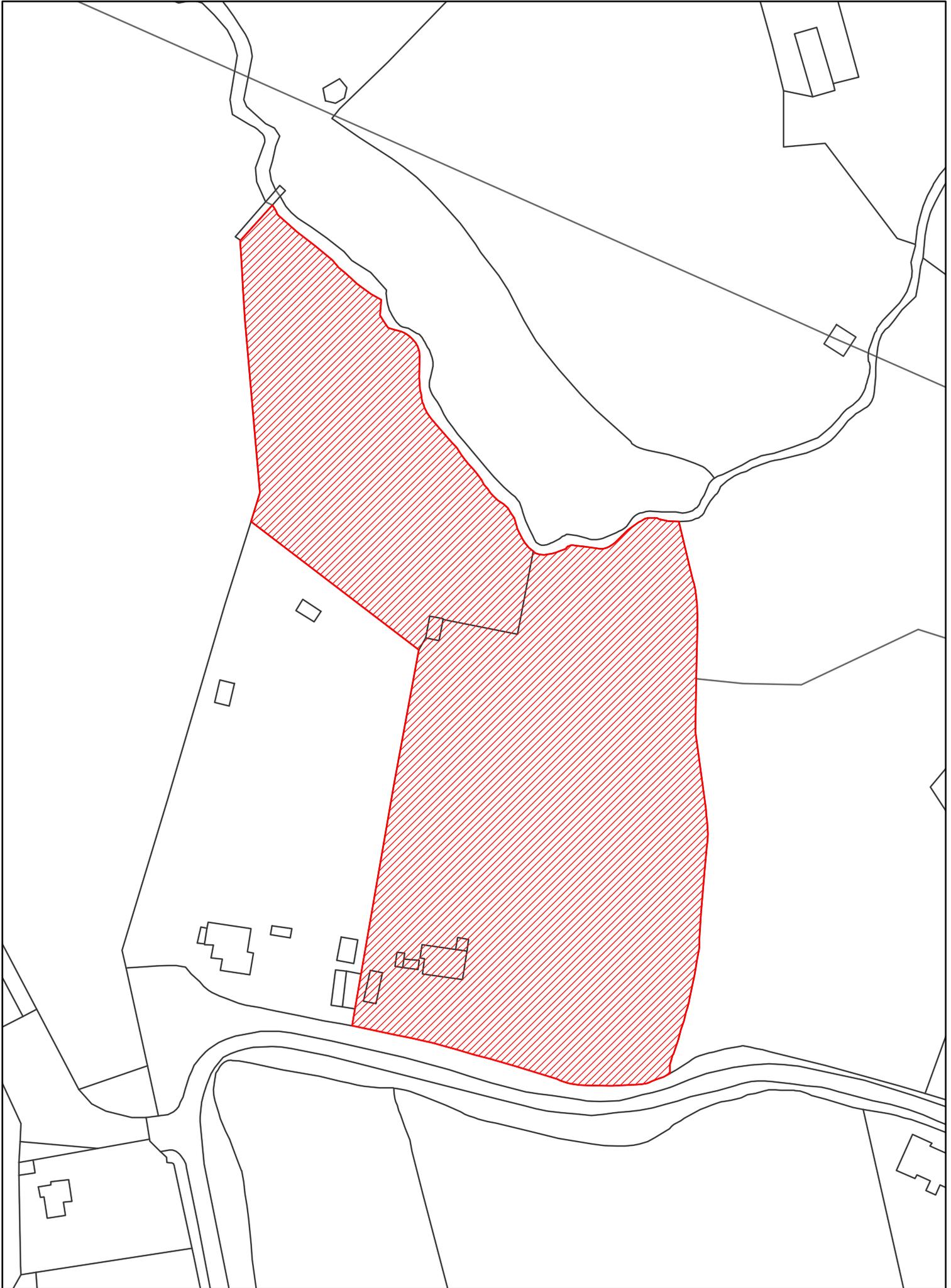
Site details	
SHLAA Reference	HW03
Source of site	Call for Sites
Site name	Land at Bonehurst Road, Horley
Existing use	Open space/meadow
Housing potential	
Density	Assumed: 20 dph
Capacity	70 units
Total site area (ha)	4.8 (gross)/ 3.5 (developable)
Suitability	
<p><i>Policy Considerations:</i> The site is within the Rural Surrounds of Horley Part of the site falls within the Horley Riverside Green Chain public open space scheme The site lies 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 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 in terms of both types and tenures given its size, thus meeting a range of market requirements</p> <p><i>Physical Limitations:</i> A significant proportion of the site falls within Flood Zone 2 and the northern half of the site is within Flood Zone 3 There are a number of individual TPO trees on the site Access to the site from the A23 would need to be carefully considered.</p> <p><i>Potential Impacts:</i> The site borders a Local Nature Reserve, development could impact upon nature conservation There is a degree of informal public access to the site in its current form which could be lost as a result of development</p> <p>The site is considered to be potentially suitable for residential development.</p>	
Availability	
<p>The site is owned by three charities (Cancer Research, RSPCA and Barnados). There is a legal agreement in place between the landowners and a national housebuilder – Linden Homes – to purchase the site. Linden Homes have actively promoted the site for a number of years.</p> <p>There are no other known legal or other constraints to availability.</p> <p>There is a reasonable prospect that the site would be made available for development.</p>	
Achievability	
<p><i>Delivery and Timing Considerations:</i> There is a legal agreement in place with a national housebuilder – Linden Homes – who is in a position to, and would have capacity to – progress development. 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 development could be completed within 2 to 3 years of commencement.</p> <p><i>Economic Viability:</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. Costs associated with flood mitigation and access onto the A23 could affect viability The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p> <p>There is a reasonable prospect that development of the site would be achievable.</p>	
Summary	
<p>The site is considered to be potentially suitable for residential development subject to further assessment of sites within the identified broad locations and further consideration of flood risk. The site is considered to be available for the use envisaged and development would be economically viable.</p> <p>Overcoming constraints: sustainability assessment of urban extension site options flood risk mitigation/sequential assessment; vehicular access; tree protection</p>	

Former Court Lodge Infants School, Court Lodge Road, Horley (HW04)



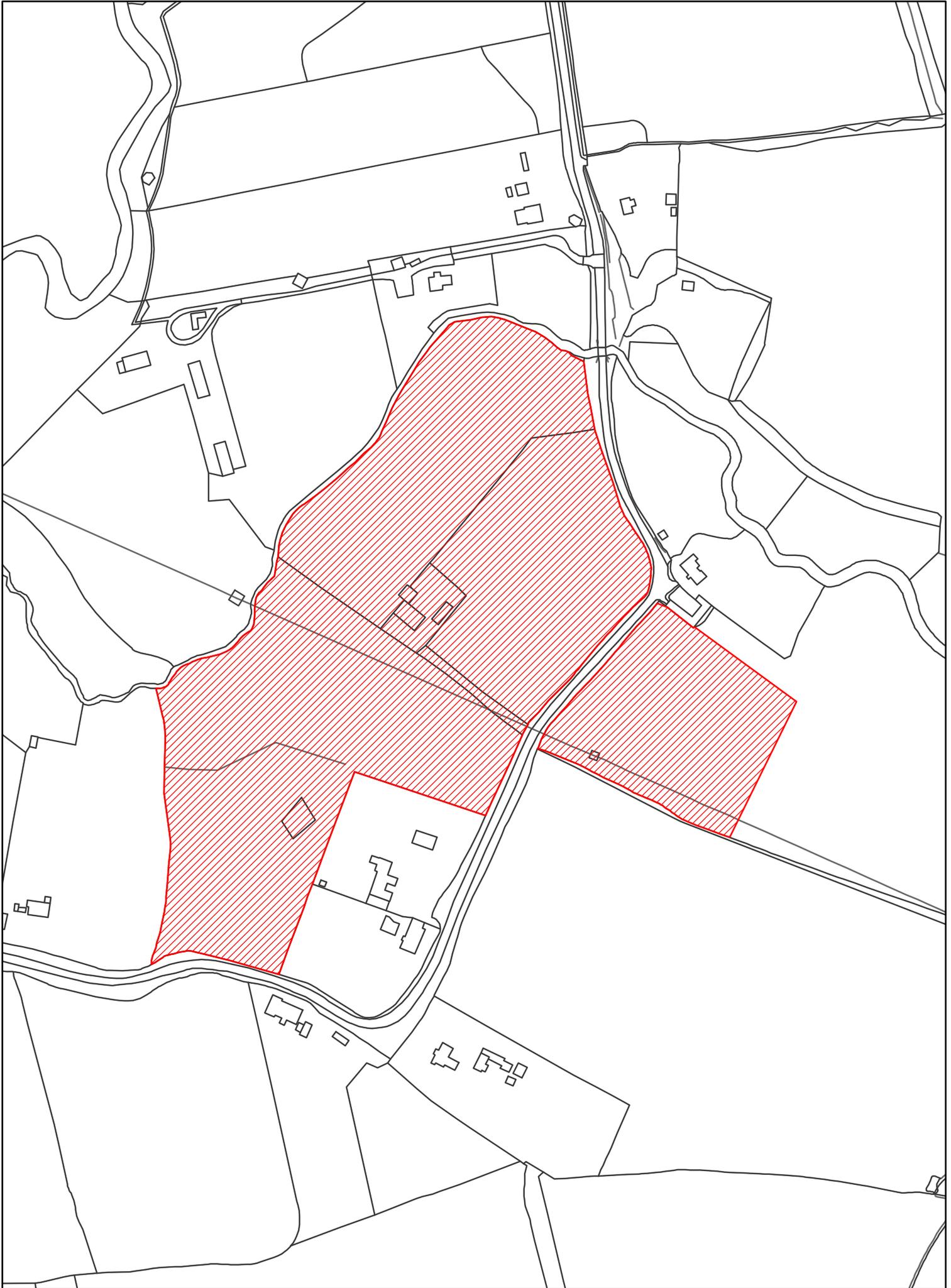
Site details	
SHLAA Reference	HW04
Source of site	RBBC – Property
Site name	Former Court Lodge Infants School, Court Lodge Road, Horley
Existing use	Cleared site/open amenity space
Housing potential	
Density	Assumed: 40dph
Capacity	19 units
Total site area (ha)	0.46 ha
Suitability	
<p><i>Policy Considerations:</i> The site is 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 benefits from outline planning consent for 18 units.</p> <p><i>Market Considerations:</i> The site is proposed to deliver a mix of small and medium sized 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 identified potential impacts associated with the development.</p> <p>The site is considered to be suitable for housing development.</p>	
Availability	
<p>The site is owned by Reigate & Banstead BC. The site is immediately available for housing development and Executive approval has been given for the Council to implement the development in conjunction with a contractor.</p> <p>The site is immediately available for housing development.</p>	
Achievability	
<p><i>Delivery and Timing Considerations:</i> The Borough Council, as landowner, will implement the consent by appointing a building contractor. It is anticipated that procurement of a development partner and commencement of construction will begin during 2015.</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 453% uplift over and above the assumed existing use value (amenity land) which is considered to be sufficient to motivate the landowner to release the site. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p> <p>There is a reasonable prospect that development of the site would be achievable.</p>	
Summary	
<p>The site is suitable for housing development, benefitting from planning consent. The site is owned by the Borough Council who intend to implement the permission. There is a reasonable prospect that development would be achievable, including financially viable.</p> <p>The site is considered to be deliverable.</p>	

Land north of Meath Green Lane ("The Cottage"), Horley (HW06)



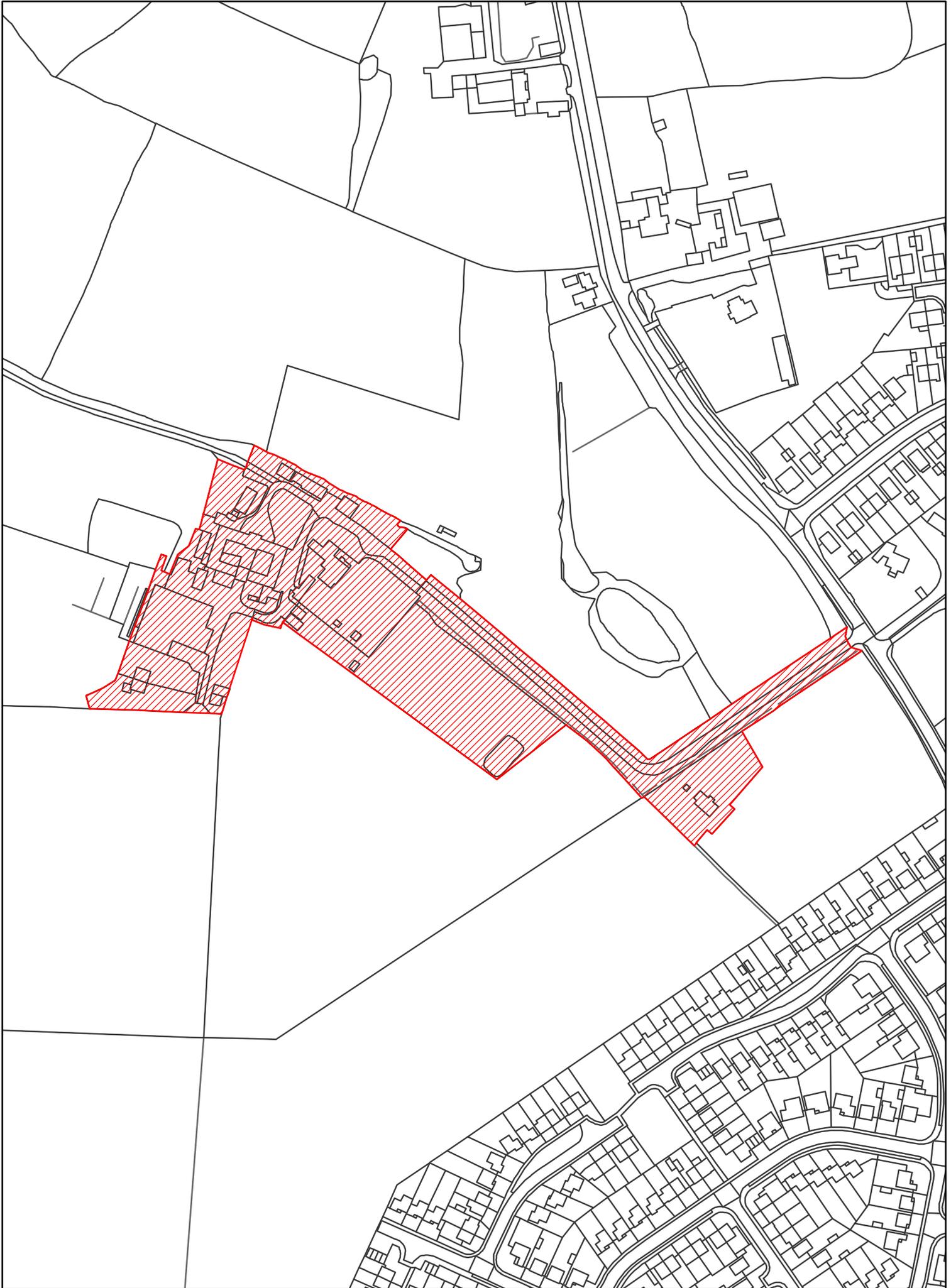
Site details	
SHLAA Reference	HW06
Source of site	Call for Sites
Site name	Land north of Meath Green Lane ("The Cottage"), Horley
Existing use	Agricultural
Housing potential	
Density	Assumed: 25 dph
Capacity	15 units
Total site area (ha)	1.5 (gross) / 0.67 (outside FZ3)
Suitability	
<p><i>Policy Considerations:</i> The site is within the Rural Surrounds of Horley, adjacent to the allocated Horley North West Sector site 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, facilities and public transport is currently limited; however, this will be improved significantly due to provision in the North West Sector</p> <p><i>Market Considerations:</i> The site would likely be most suited to delivering family homes.</p> <p><i>Physical Limitations:</i> The northern half of the site falls within Flood Zone 3.</p> <p><i>Potential Impacts:</i> Development could potentially enable continuation of the Riverside Green Chain.</p> <p>The site is considered to be potentially suitable for housing development.</p>	
Availability	
<p>The site is owned by a single private landowner and has been actively promoted to the Council for housing development.</p> <p>There are no known legal or other ownership constraints to the availability of the site.</p> <p>There is a reasonable prospect that the site would be made available for development within the plan period.</p>	
Achievability	
<p><i>Delivery and Timing Considerations:</i> There is not known to be any specific developer interest in the site at this point It is likely that local, regional or national house builders would have the capacity to deliver the site given its relatively small size. A scheme of this 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 to 18 months of commencement. Development would need to be phased appropriately due to reliance on facilities and infrastructure provided as part of the Horley North West Sector.</p> <p><i>Economic Viability:</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.</p> <p>There is a reasonable prospect that development of the site would be achievable.</p>	
Summary	
<p>The site is considered to be potentially suitable for residential development subject to further assessment of sites within the identified broad locations and further consideration of flood risk. The site is considered to be available for the use envisaged and development would be economically viable.</p> <p>Overcoming constraints: sustainability assessment of urban extension site options; flood risk mitigation/sequential assessment; access</p>	

Land at Meath Green Lane ("Cinderfield"), Horley (HW07)



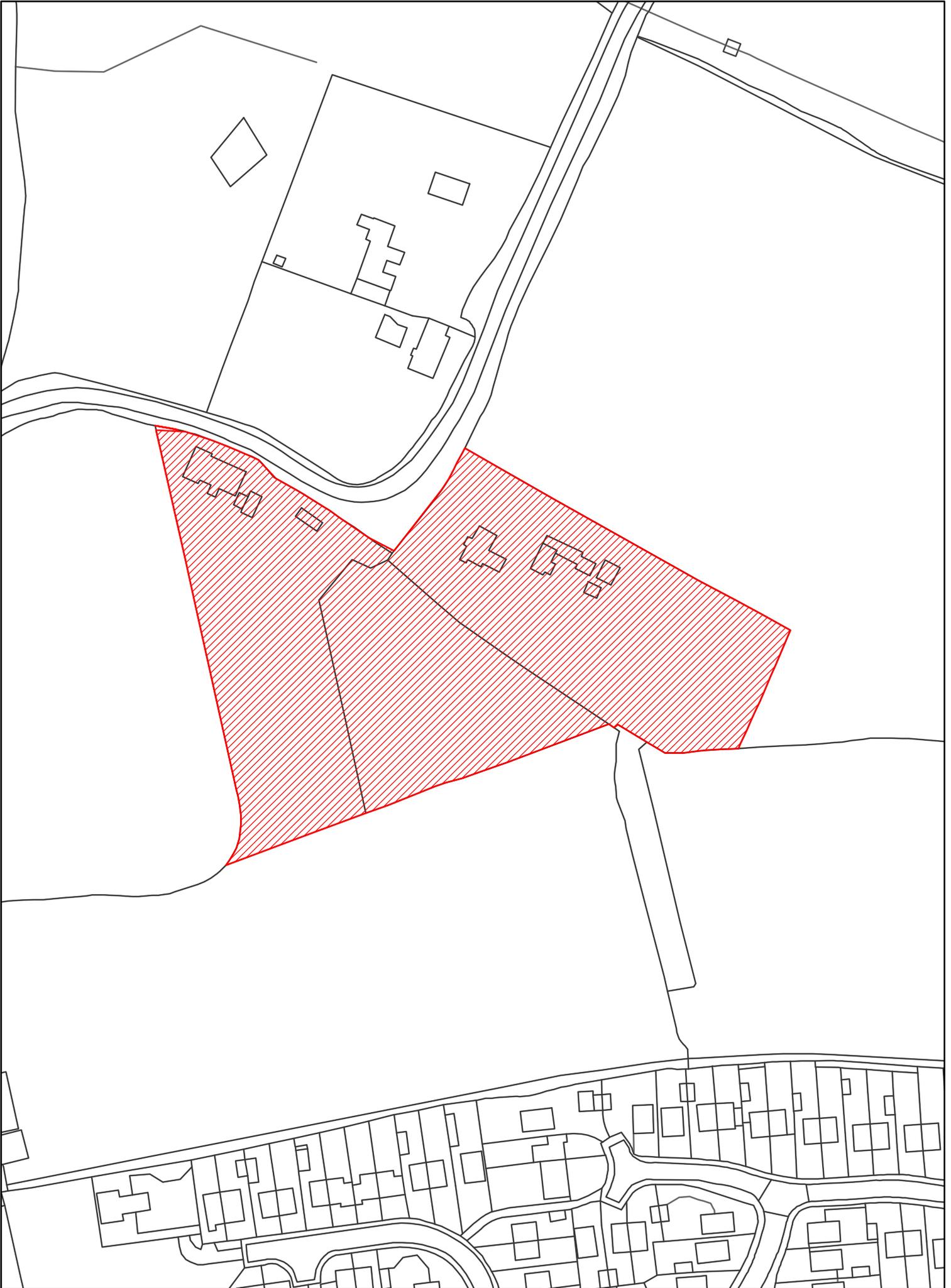
Site details	
SHLAA Reference	HW07
Source of site	Call for Sites
Site name	Land at Meath Green Lane ("Cinderfield"), Horley
Existing use	Agricultural
Housing potential	
Density	Assumed: 25 dph
Capacity	70 units
Total site area (ha)	5.3 (gross)/ 2.8 (outside FZ3)
Suitability	
<p><i>Policy Considerations:</i> The site is within the Rural Surrounds of Horley, adjacent to the allocated Horley North West Sector site 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, facilities and public transport is currently limited; however, this will be improved significantly due to provision in the North West Sector</p> <p><i>Market Considerations:</i> The site would likely be most suited to delivering family houses</p> <p><i>Physical Limitations:</i> A large band of land in the north-west of the site falls within Flood Zone 3 and a further area of land in the east of the site is within Flood Zone 2 which significantly limits development capacity. A number of large (66kV) electricity pylons run east-west just inside the southern boundary of the site which could limit development or may need to be relocated.</p> <p><i>Potential Impacts:</i> Development could potentially enable continuation of the Riverside Green Chain Development of the site could impact upon an area of high archaeological potential.</p> <p>The site is considered to be potentially suitable for housing development.</p>	
Availability	
<p>The site is owned by a single private landowner and has been actively promoted to the Council for housing development.</p> <p>There are no legal or other known ownership constraints which would restrict availability.</p> <p>There is a reasonable prospect that the site would be made available for development within the plan period.</p>	
Achievability	
<p><i>Delivery and Timing Considerations:</i> There is not known to be any specific developer interest in the site at this point It is likely that local, regional or national house builders would have the capacity to deliver the site given its relatively small size. A scheme of this 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 3 years of commencement. Development would need to be phased appropriately due to reliance on facilities and infrastructure provided as part of the Horley North West Sector.</p> <p><i>Economic Viability:</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.</p> <p>There is a reasonable prospect that development of the site would be achievable.</p>	
Summary	
<p>The site is considered to be potentially suitable for residential development subject to further assessment of sites within the identified broad locations and further consideration of flood risk. The site is considered to be available for the use envisaged and development would be economically viable.</p> <p>Overcoming constraints: sustainability assessment of urban extension site options; flood risk mitigation/sequential assessment; electricity pylons</p>	

Landens Farm Buildings, Meath Green Lane, Horley (HW08)



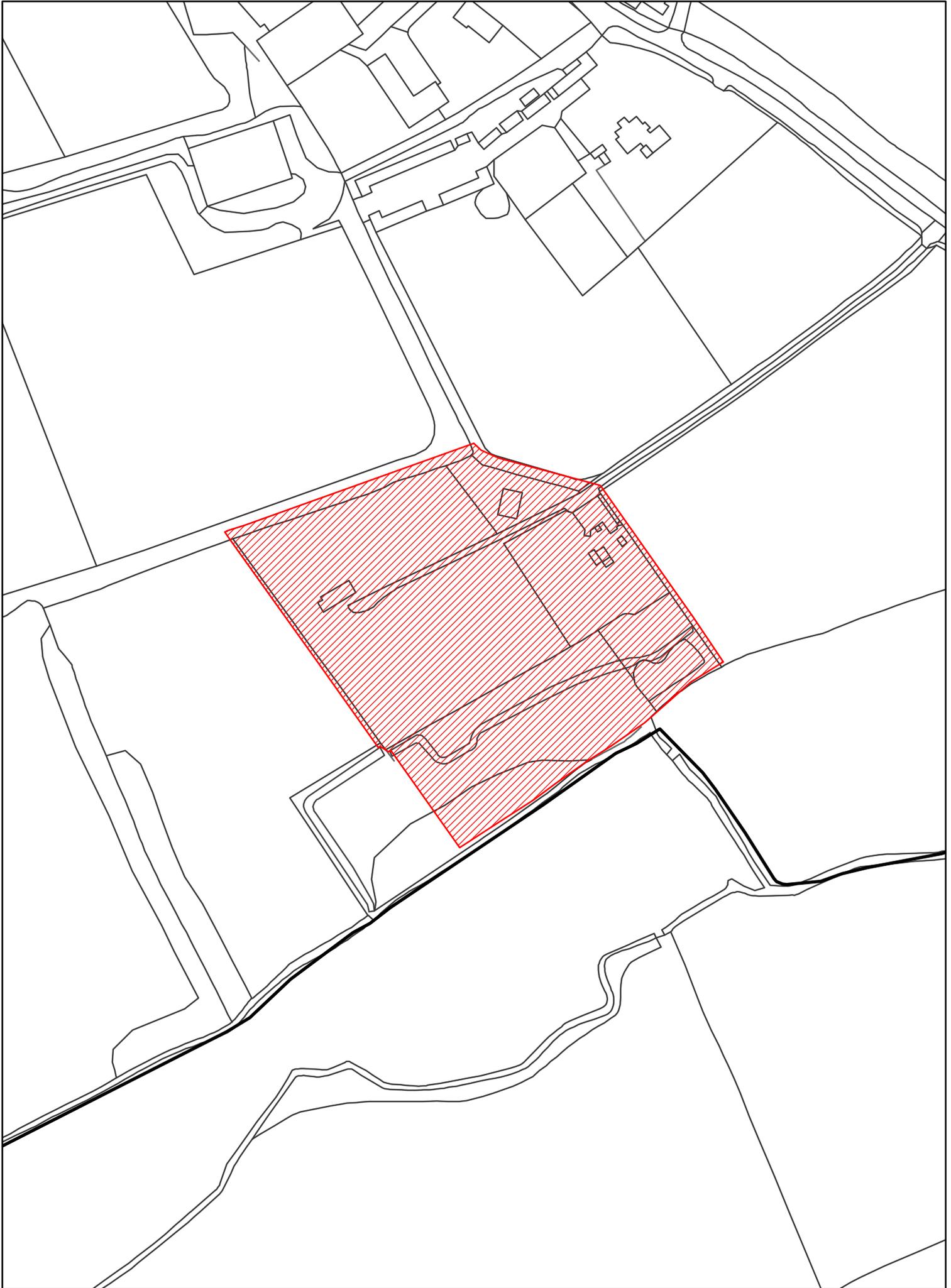
Site details	
SHLAA Reference	HW08
Source of site	Allocated Site – Borough Local Plan 2005
Site name	Landens Farm buildings, Meath Green Lane, Horley
Existing use	Agricultural buildings/derelict residential properties
Housing potential	
Density	Assumed: 20dph
Capacity	40 units
Total site area (ha)	2.4 (gross)/ 2 developable
Suitability	
<p><i>Policy Considerations:</i> The site is allocated for housing as part of the wider Horley North West allocation. The site lies within the urban area and is a location specifically contemplated for housing development through Policy CS4 of the Core Strategy Whilst accessibility to many local services and public transport is current average, significant improvements will be delivered as part of the Horley Masterplan proposals.</p> <p><i>Market Considerations:</i> The site has the potential to deliver a range of housing in terms of both types, size and tenures; predominantly geared towards family homes.</p> <p><i>Physical Limitations:</i> Access to the site via Meath Green Lane is limited but sufficient to accommodate development of the scale contemplated. The site is partially identified as being at risk of surface water flooding and there is an existing pond within the site which would need to be maintained.</p> <p><i>Potential Impacts:</i> There are a number of listed buildings within the site which would need to be preserved and incorporated into any development. Development could have impacts on nature conservation, in particular the Great Crested Newt reserve proposed close by as part of the wider Horley North West development.</p>	
The site is considered to be suitable for housing development.	
Availability	
The site is owned by Marden Homes, a regional housebuilder, who is actively pursuing residential development of the site.	
The site is considered to be immediately available for development.	
Achievability	
<p><i>Delivery and Timing Considerations:</i> The site is owned by an experienced housebuilder who is considered to have the capacity to deliver. A scheme of this nature would be developed in a single phase, achieving delivery rates of 20-30 units per annum. Development could therefore take 18-24 months following 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 10% uplift over and above the assumed existing use value (dwellings with curtilage land). This takes account of costs associated with listed buildings, access and biodiversity. This is marginal in viability terms and some reduction in affordable housing provision is likely to be required to ensure viability. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged – as evidenced by the success of the North East Sector.</p>	
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development. The site is owned by a housebuilder and available now for development. Evidence also indicates that the development would be achievable, including financially viable subject to a reduction in on-site affordable housing provision.	
The site is therefore considered to be deliverable.	

The Croft/Meath Paddock, Meath Green Lane, Horley (HW09)



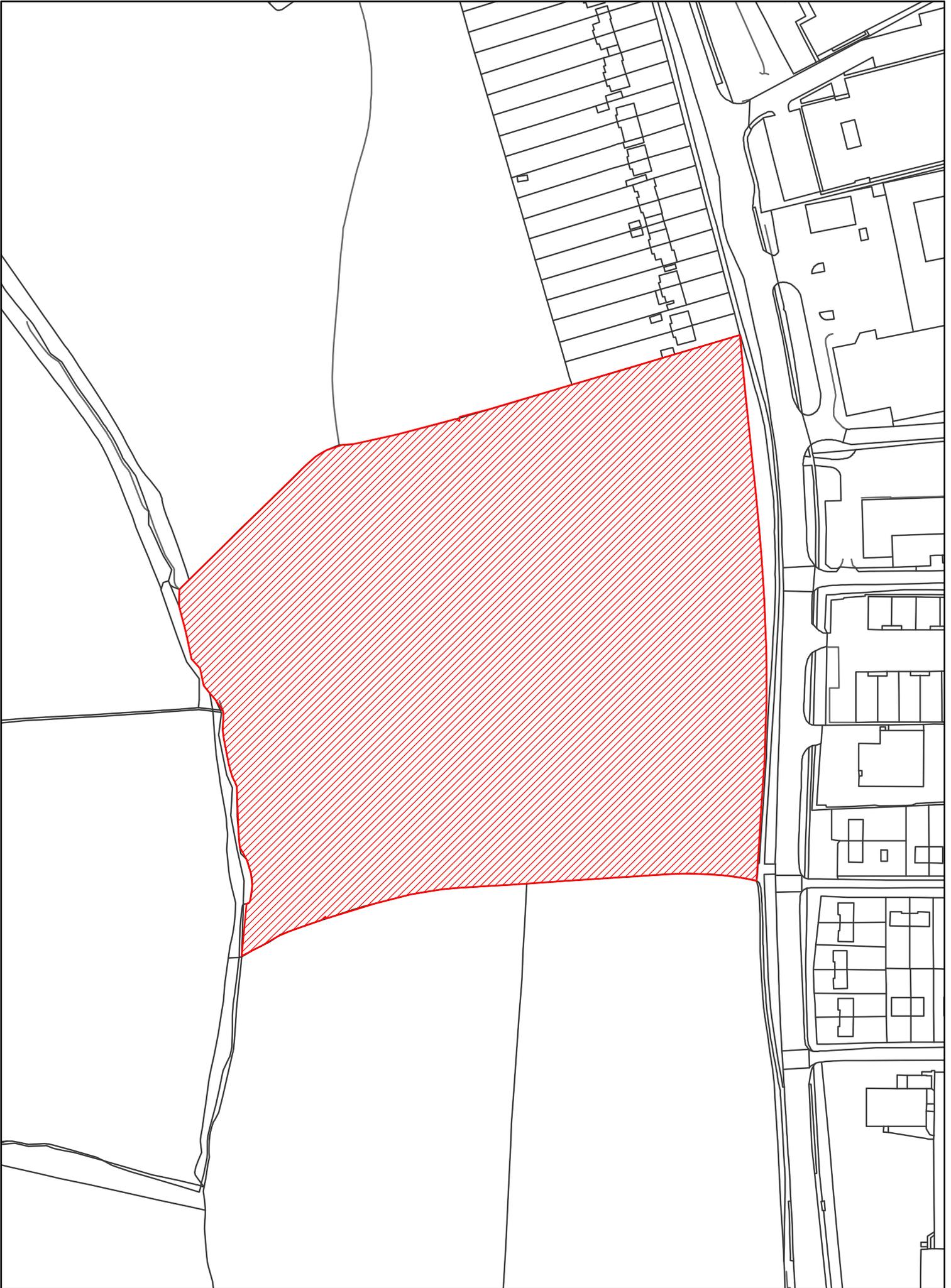
Site details	
SHLAA Reference	HW09
Source of site	Allocated Site – Borough Local Plan 2005
Site name	The Croft/Meath Paddock, Meath Green Lane, Horley
Existing use	Residential property/paddock
Housing potential	
Density	Assumed: 25dph
Capacity	20 units
Total site area (ha)	0.8
Suitability	
<p><i>Policy Considerations:</i> The site is allocated for housing as part of the wider Horley North West allocation. The site lies within the urban area and is a location specifically contemplated for housing development through Policy CS4 of the Core Strategy Whilst accessibility to many local services and public transport is current average, significant improvements will be delivered as part of the Horley Masterplan proposals.</p> <p><i>Market Considerations:</i> The site has the potential to deliver a range of housing in terms of both types, size and tenures; predominantly geared towards family homes.</p> <p><i>Physical Limitations:</i> Access to the site via Meath Green Lane is limited but sufficient to accommodate development of the scale contemplated.</p> <p><i>Potential Impacts:</i> There are no specific identified impacts</p>	
The site is considered to be suitable for housing development.	
Availability	
The site is owned by a private individual and has been promoted for housing development. The site was previously optioned to a national housebuilder; however, it is understood that this agreement has expired.	
There is a reasonable prospect that the site would be made available for development.	
Achievability	
<p><i>Delivery and Timing Considerations:</i> There is no known developer interest at this stage. A scheme of this nature would attract interest from local, regional and national housebuilders, all of whom would likely have the capacity to deliver. A scheme of this nature would be developed in a single phase, achieving delivery rates of 20-30 units per annum. Development could therefore take 12 to 18 months following commencement. Development may be contingent upon completion of infrastructure associated with the early phases of the North West Sector which may affect timing.</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 (dwelling with large curtilage) 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 – as evidenced by the success of the North East Sector.</p>	
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is considered to be suitable for housing development. There is a reasonable prospect that the site would be made available for development and that housing development would be achievable, including financially viable.	
The site is therefore considered to be developable.	

Land at Rushmeads, Horse Hill, Horley (SS01)



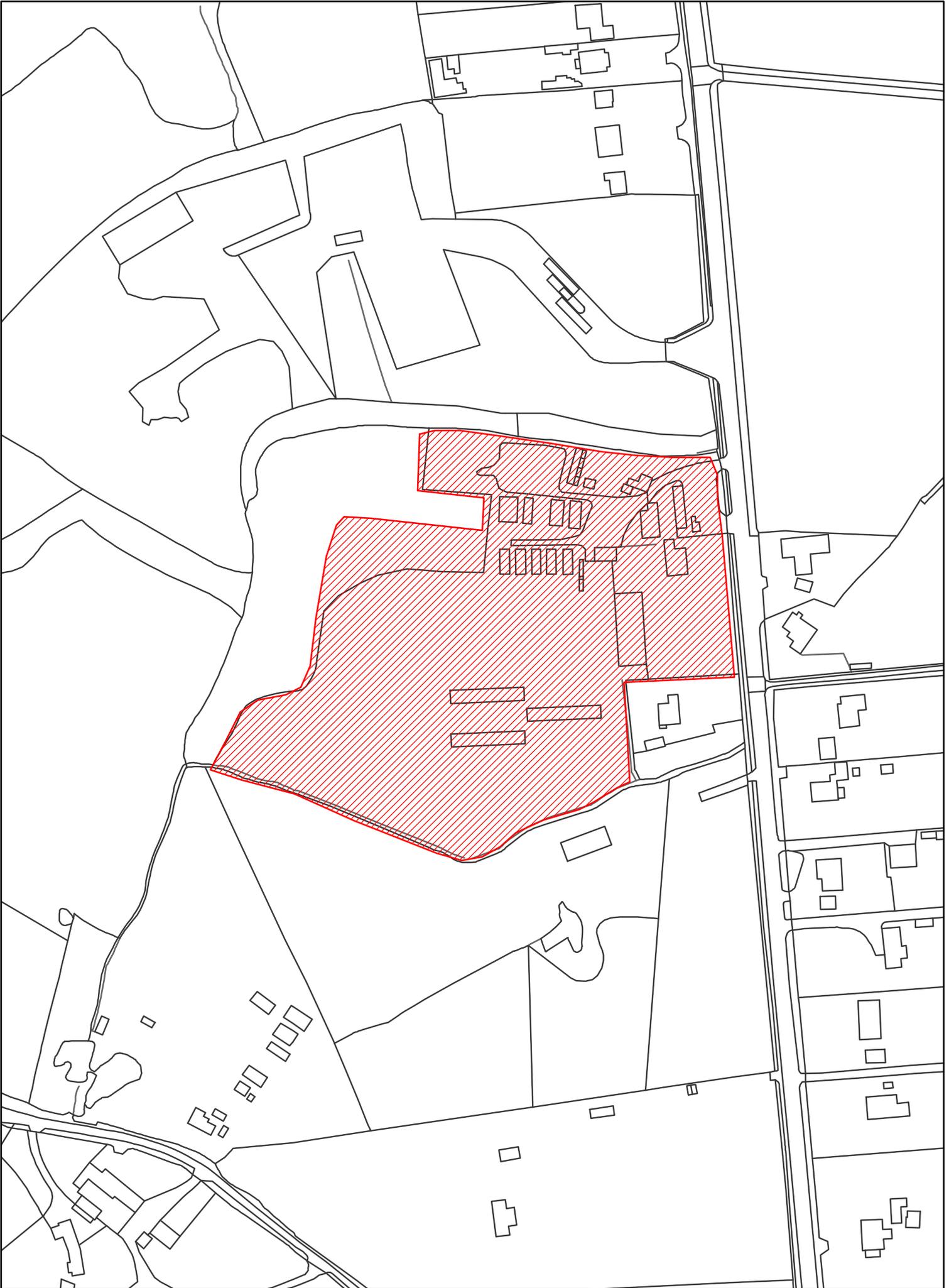
Site details	
SHLAA Reference	SS01
Source of site	Identified Site – RBBC Environmental Health
Site name	Land at Rushmeads, Horse Hill, Horley
Existing use	Residential
Housing potential	
Density	Assumed: 20dph
Capacity	30 units
Total site area (ha)	1.9 (gross)/ 1.5 (developable)
Suitability	
<p><i>Policy Considerations:</i> The site is wholly within the Green Belt The site is not within a location contemplated for housing development through Policy CS4 of the Core Strategy Accessibility to many local services and facilities is poor and the site also has poor access to public transport services. The site is very remote from the existing urban area and would not promote a sustainable community or pattern of development.</p> <p><i>Market Considerations:</i> The site would be capable of delivering a wide range of housing in terms of both types and tenures given its size (but most likely geared more towards family homes), thus meeting a range of market requirements</p> <p><i>Physical Limitations:</i> A small band of land within the site is affected by Flood Zone 3 which would affect the capacity and layout of development which could be achieved. A large area of land in the south of the site as well as localised areas in the north area identified as experiencing surface water flood risk Access from Horse Hill is via a narrow private track which would be unsuited to more intense residential use The site is identified as being potentially contaminated.</p> <p><i>Potential Impacts:</i> The site lies within open countryside and development would likely be harmful to overall landscape character.</p> <p>The site is not considered to be suitable for housing development.</p>	
Availability	
<p>The site is owned by a private individual. It has not been possible to ascertain availability of the site for development.</p> <p>Availability of the site for development is uncertain.</p>	
Achievability	
<p><i>Delivery and Timing Considerations:</i> There is not known to be any specific developer interest in the site at this point It is likely that regional or national house builders would have the capacity to deliver the site. A scheme of this nature may be delivered in a small number of discrete phases. Delivery rates of 20-30 units per annum could be achieved hence a scheme could be completed within 2 to 3 years.</p> <p><i>Market and Economic Viability Considerations:</i> Given the site is not available or suitable, specific testing has not been carried out. Generic testing of the redevelopment of existing commercial sites suggests development would be financially viable. However, costs associated with dealing with contamination and delivering adequate vehicular access could impact upon viability. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p> <p>There is a reasonable prospect that development of the site would be achievable.</p>	
Summary	
<p>The site is not considered to be suitable for housing development and it has not been possible to ascertain availability for housing development.</p> <p>The site is therefore not currently developable.</p> <p>Overcoming constraints: Strategic policy change; contamination; flood risk</p>	

Land to the west of Bonehurst Road, Salfords (SS02)



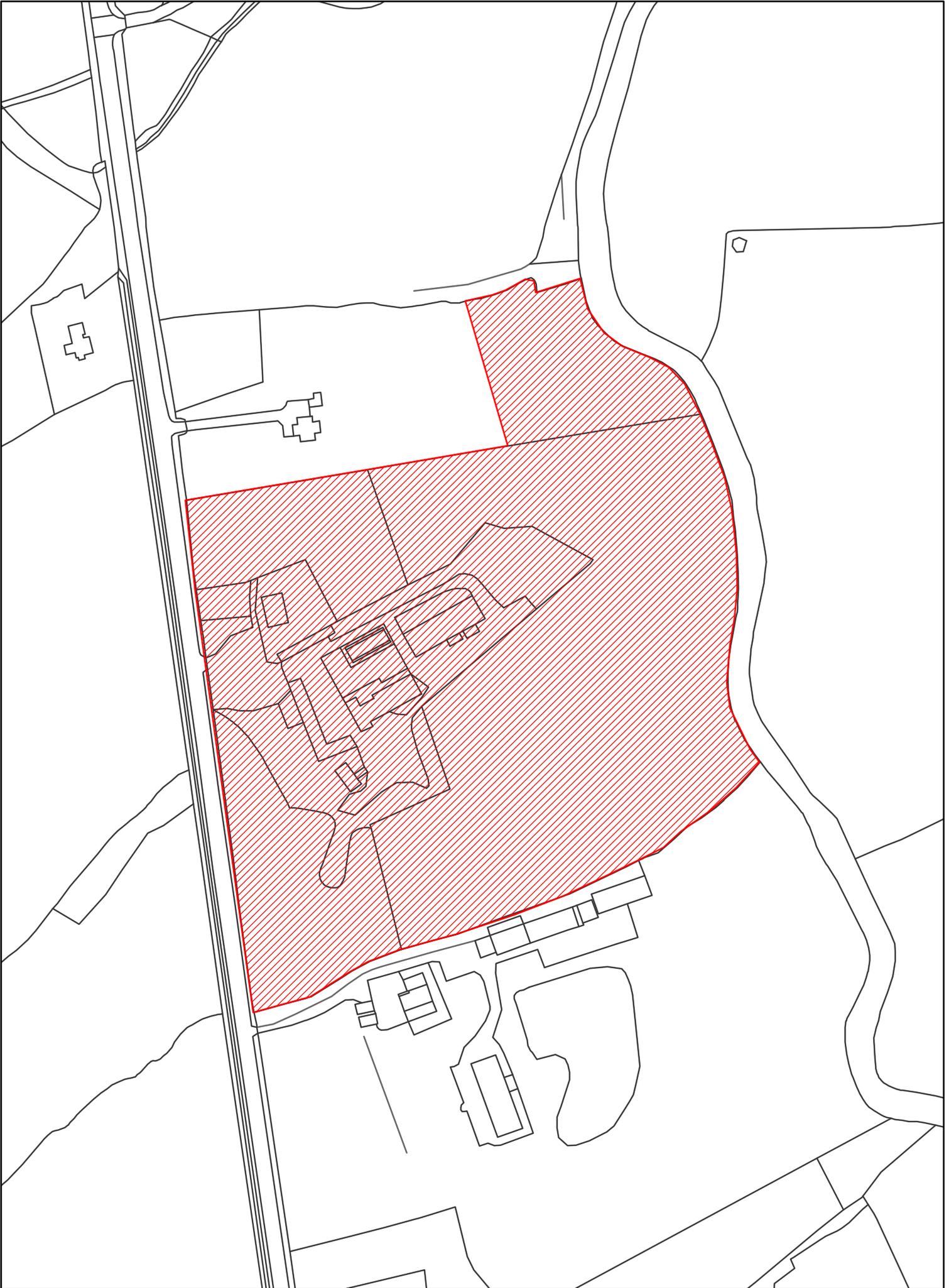
Site details	
SHLAA Reference	SS02
Source of site	Identified Site – RBBC Environmental Health
Site name	Land to the west of Bonehurst Road, Salfords
Existing use	Agricultural/grazing land
Housing potential	
Density	Assumed: 20dph
Capacity	90 units
Total site area (ha)	4.5
Suitability	
<p><i>Policy Considerations:</i> The site is wholly within the Green Belt The site is not within a location contemplated for housing development through Policy CS4 of the Core Strategy Accessibility to many local services and facilities is poor but the site has reasonable access to public transport services (including bus routes along the A23).</p> <p><i>Market Considerations:</i> The site would be capable of delivering a wide range of housing in terms of both types and tenures given its size, thus meeting a range of market requirements</p> <p><i>Physical Limitations:</i> A small band of land in the west of the site is identified as being at risk from surface water flood risk Access onto the A23 would need to be carefully considered to ensure highway safety. Alternatively, the proposed NWS link road could service the site; however, timing of development would need to reflect this. Part of the site is identified as being potentially contaminated</p> <p><i>Potential Impacts:</i> The site forms part of the gap between the urban areas of Horley and Salfords – development could potentially impact upon settlement separation.</p> <p>The site is not considered to be suitable for housing development.</p>	
Availability	
<p>The site is owned by a private individual. Land within their ownership adjoining this site has actively been promoted for development (Bonehurst Farm); however, the landowner has not indicated any intention to bring this part of their land holding forward.</p> <p>The site is not currently available for development.</p>	
Achievability	
<p><i>Delivery and Timing Considerations:</i> There is not known to be any specific developer interest in the site at this point It is likely that regional or national house builders would have the capacity to deliver the site. A scheme of this nature may be delivered in a small number of discrete phases. Delivery rates of 20-30 units per annum could be achieved hence a scheme could be completed within 2 to 3 years.</p> <p><i>Market and Economic Viability Considerations:</i> Given the site is not available or suitable, specific testing has not been carried out. Generic testing of the redevelopment of existing commercial sites suggests development would be financially viable. However, costs associated with dealing with contamination could impact upon viability. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p> <p>There is a reasonable prospect that development of the site would be achievable.</p>	
Summary	
<p>The site is not considered to be suitable for housing development and it has not been possible to ascertain availability for housing development.</p> <p>The site is therefore not currently developable.</p> <p>Overcoming constraints: Strategic policy change; contamination</p>	

Land at Woodside Farm, Reigate Road, Hookwood (SS03)



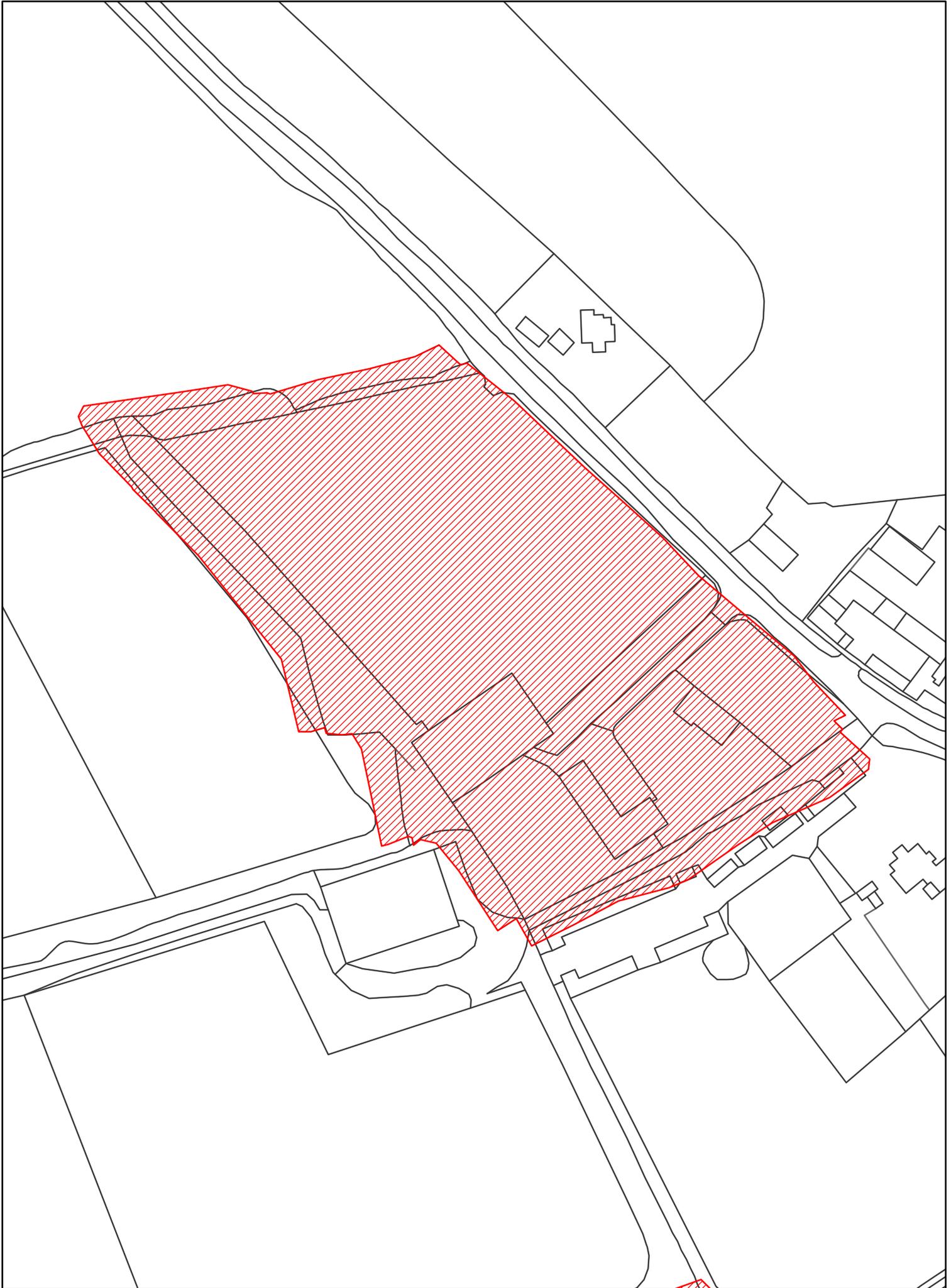
Site details	
SHLAA Reference	SS03
Source of site	Identified Site – RBBC Environmental Health
Site name	Land at Woodside Farm, Reigate Road, Hookwood
Existing use	Nursery
Housing potential	
Density	Assumed: 20dph
Capacity	50 units
Total site area (ha)	2.5
Suitability	
<p><i>Policy Considerations:</i> The site is wholly within the Green Belt The site is not within a location contemplated for housing development through Policy CS4 of the Core Strategy Accessibility to many local services and facilities is poor and the site also has relatively limited access to public transport services. The site is very remote from the existing urban area and would not promote a sustainable community or pattern of development.</p> <p><i>Market Considerations:</i> The site would be capable of delivering a wide range of housing in terms of both types and tenures given its size, thus meeting a range of market requirements</p> <p><i>Physical Limitations:</i> Part of the site is identified as being potentially contaminated There is an area of relatively dense woodland in the western part of the site</p> <p><i>Potential Impacts:</i> The site lies within open countryside and development would likely be harmful to overall landscape character. The site adjoins a waste recycling/sorting facility which may give rise to residential amenity conflicts</p> <p>The site is not considered to be suitable for housing development.</p>	
Availability	
The site is owned by a private individual. It has not been possible to ascertain availability of the site for development.	
Availability of the site for development is uncertain.	
Achievability	
<p><i>Delivery and Timing Considerations:</i> There is not known to be any specific developer interest in the site at this point It is likely that regional or national house builders would have the capacity to deliver the site. A scheme of this nature may be delivered in a small number of discrete phases. Delivery rates of 20-30 units per annum could be achieved hence a scheme could be completed within 2 to 3 years.</p> <p><i>Market and Economic Viability Considerations:</i> Given the site is not available or suitable, specific testing has not been carried out. Generic testing of the redevelopment of existing commercial sites suggests development would be financially viable. However, costs associated with dealing with contamination could also affect viability. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p> <p>There is a reasonable prospect that development of the site would be achievable.</p>	
Summary	
<p>The site is not considered to be suitable for housing development and it has not been possible to ascertain availability for housing development.</p> <p>The site is therefore not currently developable.</p> <p>Overcoming constraints: Strategic policy change; contamination</p>	

Fontigarry Farm, Reigate Road, Sidlow (SS04)



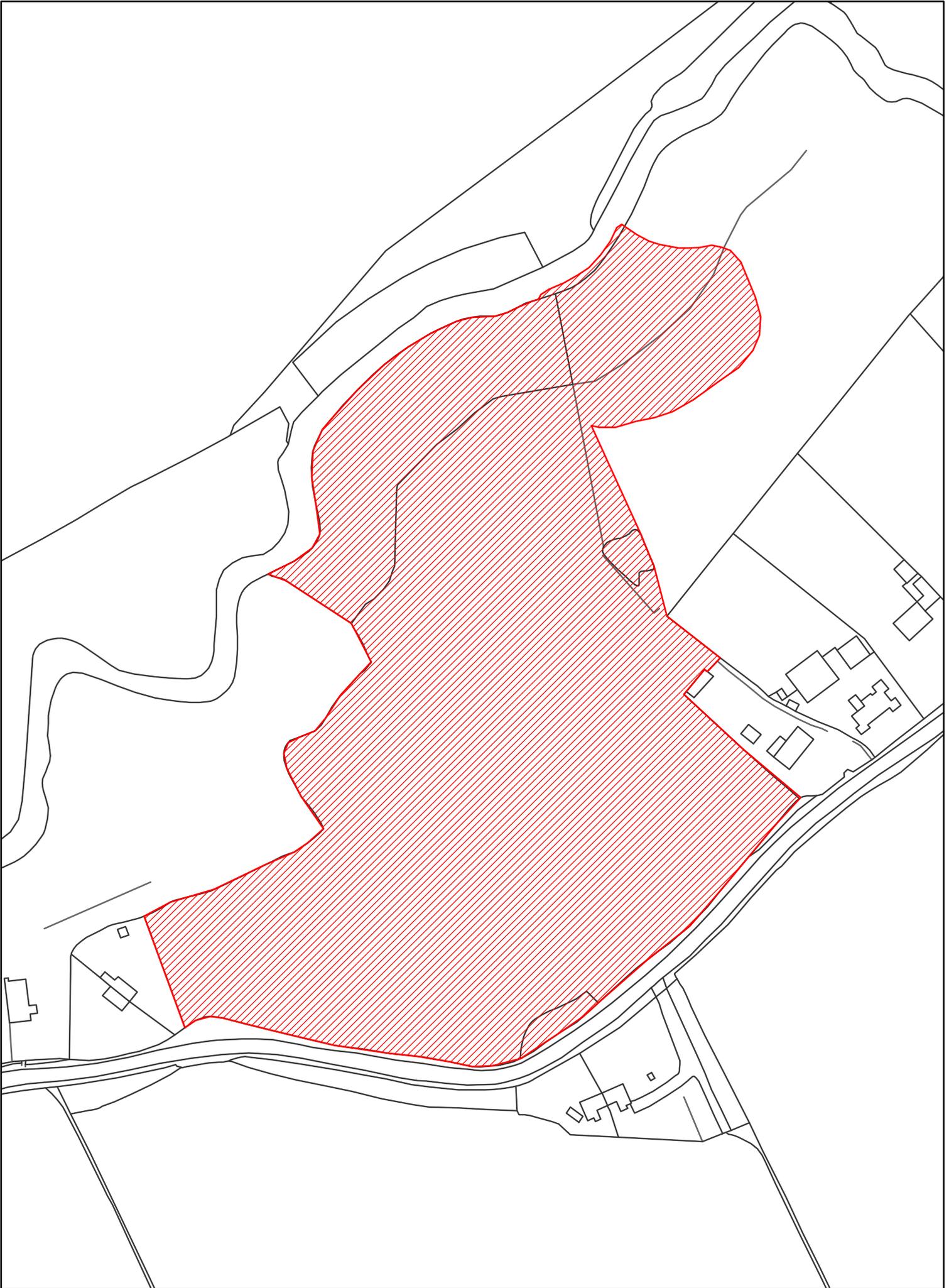
Site details	
SHLAA Reference	SS04
Source of site	Identified Site – RBBC Environmental Health
Site name	Fonitgarry Farm, Reigate Road, Sidlow
Existing use	Mixed – agricultural land with small light industrial uses
Housing potential	
Density	Assumed: 20dph
Capacity	80 units
Total site area (ha)	4.7 (gross) / 3.9 (outside FZ3)
Suitability	
<p><i>Policy Considerations:</i> The site is wholly within the Green Belt The site is not within a location contemplated for housing development through Policy CS4 of the Core Strategy Accessibility to many local services and facilities is poor and the site also has relatively limited access to public transport services. The site is very remote from the existing urban area and would not promote a sustainable community or pattern of development.</p> <p><i>Market Considerations:</i> The site would be capable of delivering a wide range of housing in terms of both types and tenures given its size, thus meeting a range of market requirements</p> <p><i>Physical Limitations:</i> The eastern third of the site falls within Flood Zone 2 and partly within Flood Zone 3 There is an area of woodland in the south-western corner of the site adjoining the A217. Part of the site is identified as being potentially contaminated</p> <p><i>Potential Impacts:</i> The site lies within open countryside and development would likely be harmful to overall landscape character.</p> <p>The site is not considered to be suitable for housing development.</p>	
Availability	
The site is owned by a private individual. It has not been possible to ascertain availability of the site for development.	
Availability of the site for development is uncertain.	
Achievability	
<p><i>Delivery and Timing Considerations:</i> There is not known to be any specific developer interest in the site at this point It is likely that regional or national house builders would have the capacity to deliver the site. A scheme of this nature may be delivered in a small number of discrete phases. Delivery rates of 20-30 units per annum could be achieved hence a scheme could be completed within 2 to 3 years.</p> <p><i>Market and Economic Viability Considerations:</i> Given the site is not available or suitable, specific testing has not been carried out. Generic testing of the redevelopment of existing commercial sites suggests development would be financially viable. However, costs associated with dealing with contamination could also affect viability. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p> <p>There is a reasonable prospect that development of the site would be achievable.</p>	
Summary	
<p>The site is not considered to be suitable for housing development and it has not been possible to ascertain availability for housing development.</p> <p>The site is therefore not currently developable.</p> <p>Overcoming constraints: Strategic policy change; contamination; flood risk</p>	

Land south of Horse Hill, Horley (SS05)



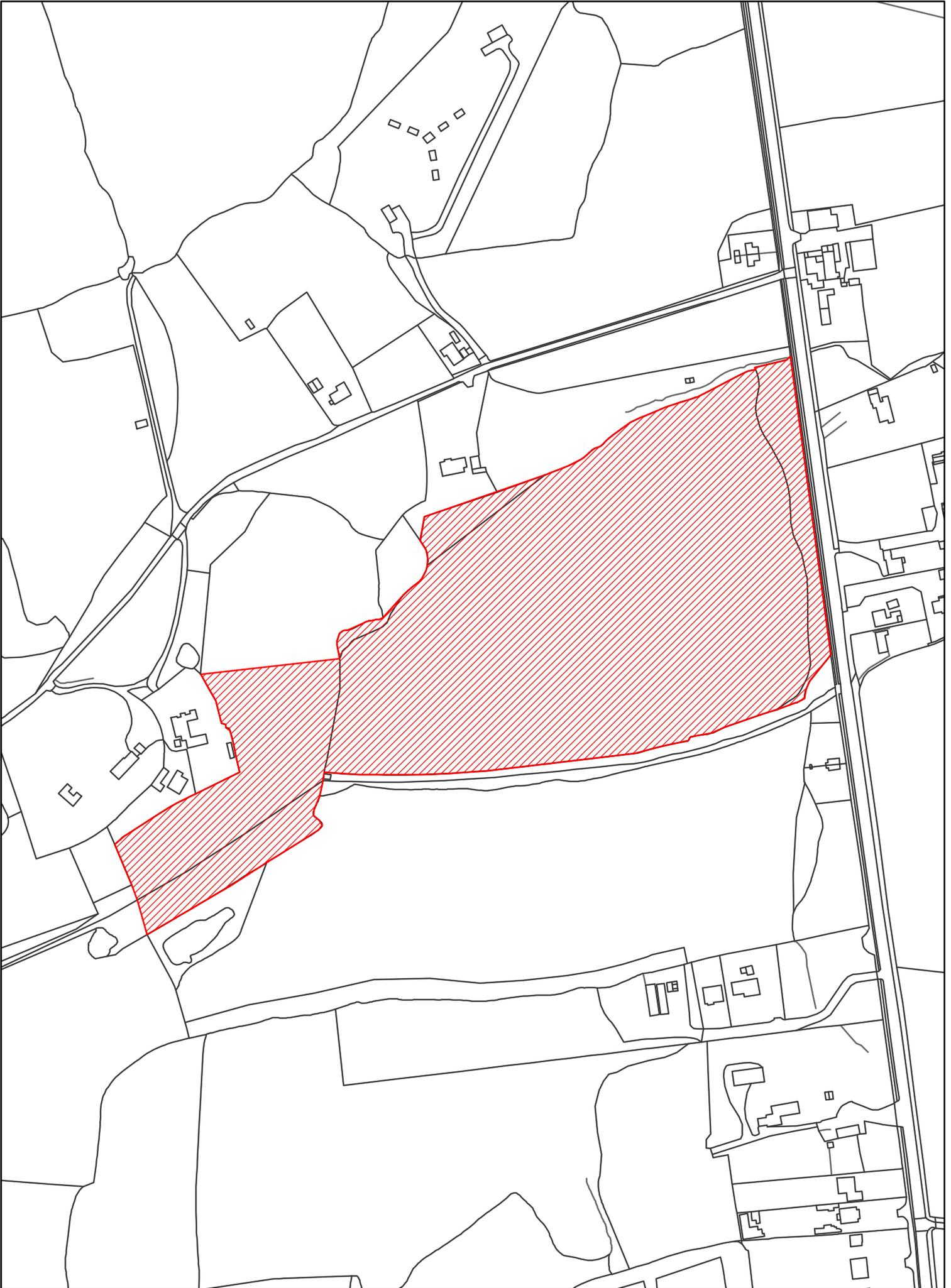
Site details	
SHLAA Reference	SS05
Source of site	Identified Site – RBBC Environmental Health
Site name	Land south of Horse Hill, Horley
Existing use	Agricultural and equestrian uses
Housing potential	
Density	Assumed: 25dph
Capacity	50 units
Total site area (ha)	2.37
Suitability	
<p><i>Policy Considerations:</i> The site is wholly within the Green Belt The site is not within a location contemplated for housing development through Policy CS4 of the Core Strategy Accessibility to many local services and facilities is poor and the site also has poor access to public transport services. The site is very remote from the existing urban area and would not promote a sustainable community or pattern of development.</p> <p><i>Market Considerations:</i> The site would be capable of delivering a wide range of housing in terms of both types and tenures given its size, thus meeting a range of market requirements</p> <p><i>Physical Limitations:</i> Part of the site is identified as being potentially contaminated The site is adjacent to an area of dense woodland</p> <p><i>Potential Impacts:</i> The site lies within open countryside and development would likely be harmful to overall landscape character.</p> <p>The site is not considered to be suitable for housing development.</p>	
Availability	
<p>The site is owned by a private individual. It has not been possible to ascertain availability of the site for development.</p> <p>Availability of the site for development is uncertain.</p>	
Achievability	
<p><i>Delivery and Timing Considerations:</i> There is not known to be any specific developer interest in the site at this point It is likely that regional or national house builders would have the capacity to deliver a scheme of this scale. A scheme of this nature may be delivered in a small number of discrete phases. Delivery rates of 20-30 units per annum could be achieved hence a scheme could be completed within 2 to 3 years.</p> <p><i>Market and Economic Viability Considerations:</i> Given the site is not available or suitable, specific testing has not been carried out. Generic testing of the redevelopment of existing commercial sites suggests development would be financially viable. However, costs associated with dealing with contamination could also affect viability. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p> <p>There is a reasonable prospect that development of the site would be achievable.</p>	
Summary	
<p>The site is not considered to be suitable for housing development and it has not been possible to ascertain availability for housing development.</p> <p>The site is therefore not currently developable.</p> <p>Overcoming constraints: Strategic policy change; contamination</p>	

Land at Rosemary Farm, Ironsbottom Road, Sidlow (SS06)



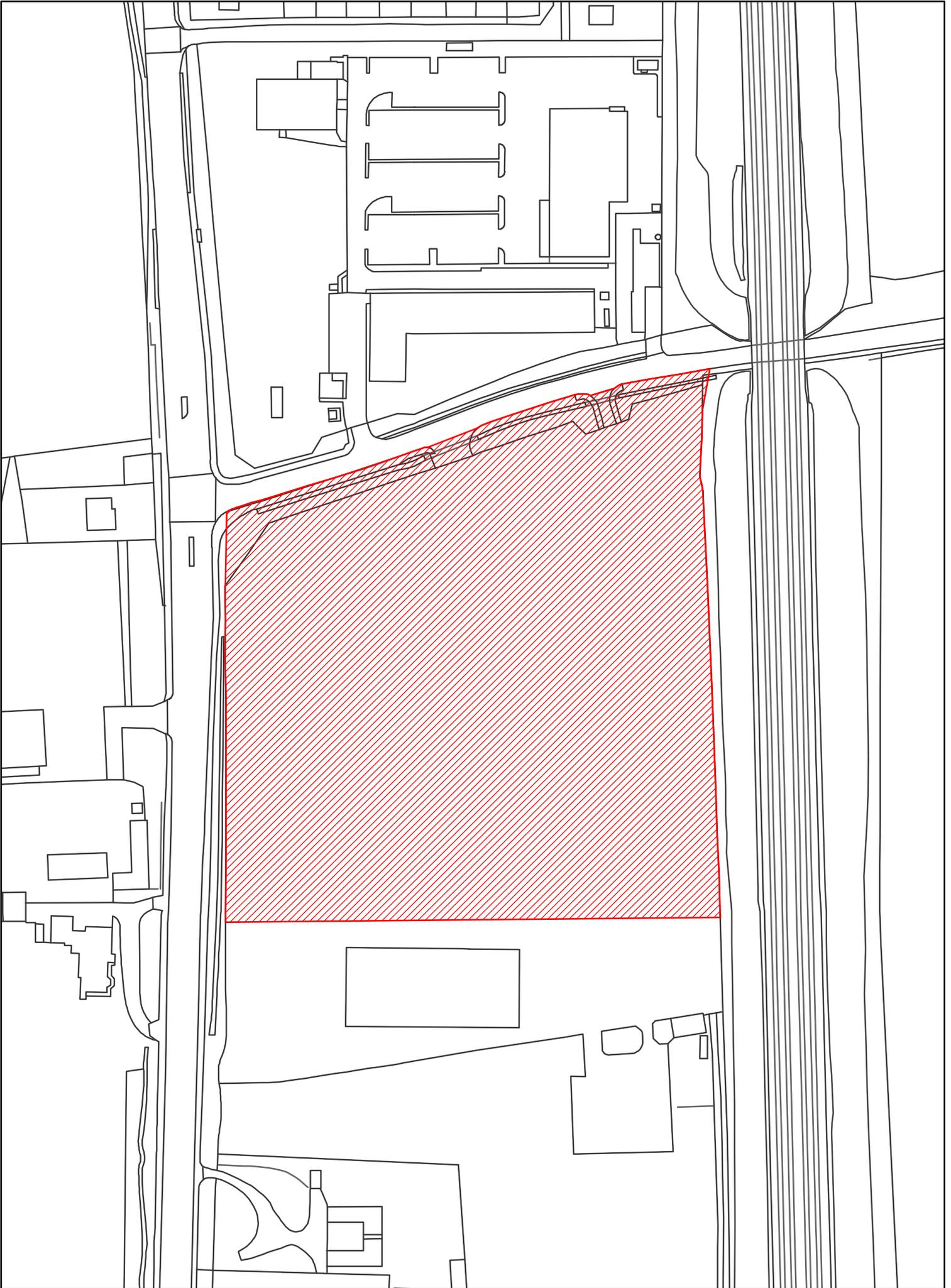
Site details	
SHLAA Reference	SS06
Source of site	Identified Site – RBBC Environmental Health
Site name	Land at Rosemary Farm, Ironsbottom, Sidlow
Existing use	Agricultural
Housing potential	
Density	Assumed: 20dph
Capacity	70 units
Total site area (ha)	4.1 (gross)/ 3.5 (outside FZ3)
Suitability	
<p><i>Policy Considerations:</i> The site is wholly within the Green Belt The site is not within a location contemplated for housing development through Policy CS4 of the Core Strategy Accessibility to many local services and facilities is poor and the site also has poor access to public transport services. The site is very remote from the existing urban area and would not promote a sustainable community or pattern of development.</p> <p><i>Market Considerations:</i> The site would be capable of delivering a wide range of housing in terms of both types and tenures given its size, thus meeting a range of market requirements</p> <p><i>Physical Limitations:</i> The northern half of the site is within Flood Zone 2 and a large portion is also affected by Flood Zone 3. Part of the site is identified as being potentially contaminated</p> <p><i>Potential Impacts:</i> The site lies within open countryside and development would likely be harmful to overall landscape character.</p> <p>The site is not considered to be suitable for housing development.</p>	
Availability	
<p>The site is owned by a private individual. It has not been possible to ascertain availability of the site for development.</p> <p>Availability of the site for development is uncertain.</p>	
Achievability	
<p><i>Delivery and Timing Considerations:</i> There is not known to be any specific developer interest in the site at this point It is likely that local, regional or national house builders would have the capacity to deliver the site given its relatively small size. A scheme of this nature may be delivered in a small number of discrete phases. Delivery rates of 20-30 units per annum could be achieved hence a scheme could be completed within 3 to 4 years.</p> <p><i>Market and Economic Viability Considerations:</i> Given the site is not available or suitable, specific testing has not been carried out. Generic testing of the redevelopment of existing commercial sites suggests development would be financially viable. However, costs associated with providing adequate supporting infrastructure could impact upon viability. Costs associated with dealing with contamination could also affect viability. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p> <p>There is a reasonable prospect that development of the site would be achievable.</p>	
Summary	
<p>The site is not considered to be suitable for housing development and it has not been possible to ascertain availability for housing development.</p> <p>The site is therefore not currently developable.</p> <p>Overcoming constraints: Strategic policy change; flood risk; contamination</p>	

Land south of Duxhurst Lane, Sidlow (SS07)



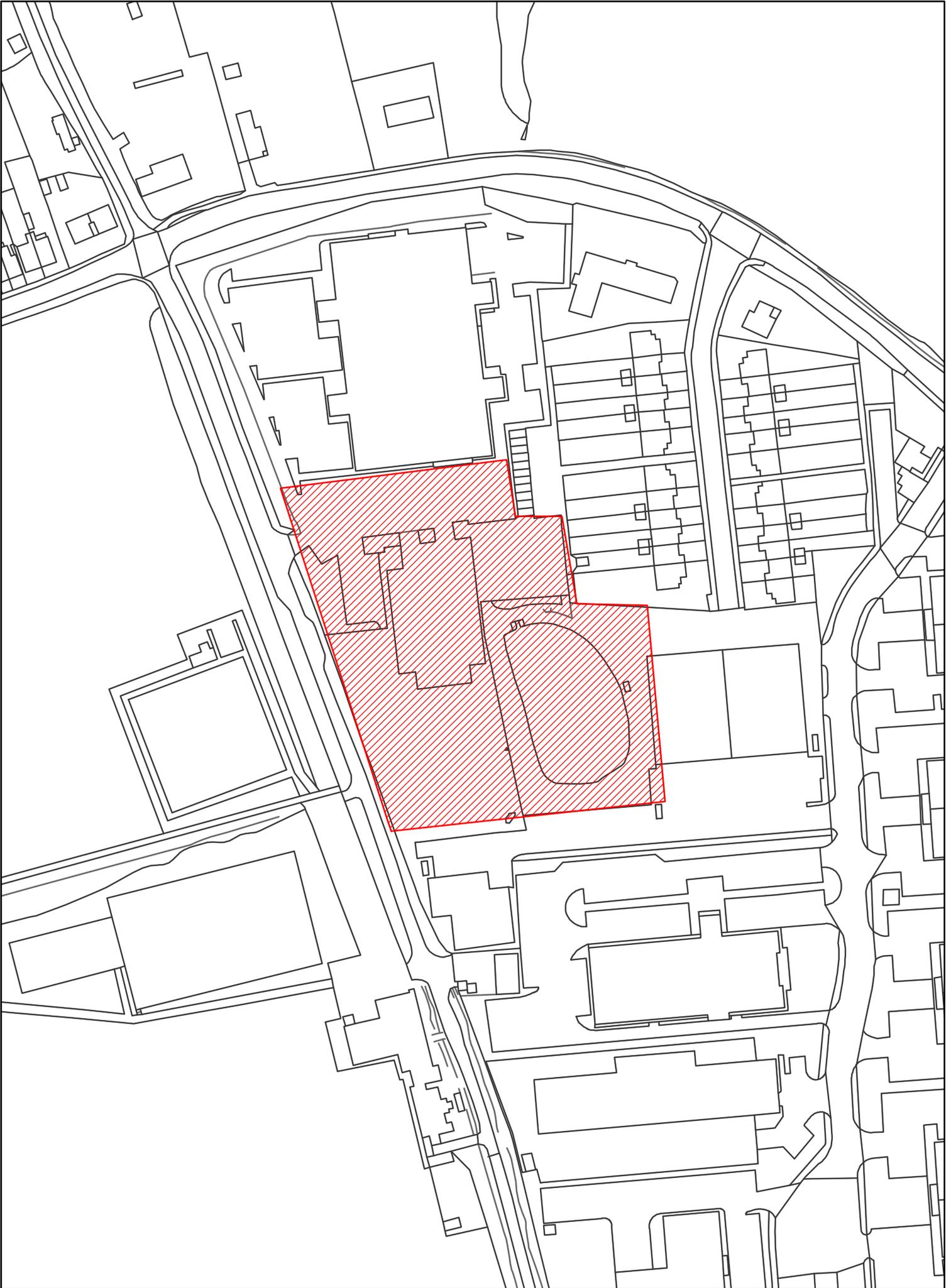
Site details	
SHLAA Reference	SS07
Source of site	Call for Sites
Site name	Land south of Duxhurst Lane, Sidlow
Existing use	Agricultural
Housing potential	
Density	Assumed: 20dph
Capacity	130 units
Total site area (ha)	6.3
Suitability	
<p><i>Policy Considerations:</i> The site is wholly within the Green Belt The site is not within a location contemplated for housing development through Policy CS4 of the Core Strategy Accessibility to many local services and facilities is poor and the site also has poor access to public transport services. The site is very remote from the existing urban area and would not promote a sustainable community or pattern of development.</p> <p><i>Market Considerations:</i> The site would be capable of delivering a wide range of housing in terms of both types and tenures given its size, thus meeting a range of market requirements</p> <p><i>Physical Limitations:</i> There is a dense belt of Ancient Woodland along the eastern boundary of the site where it adjoins the A217 Land levels rise quite steeply across the site from east to west Part of the site is identified as being potentially contaminated Access to the site from the A217 would need to be carefully considered.</p> <p><i>Potential Impacts:</i> The site lies within open countryside and development would likely be harmful to overall landscape character. The site is in close proximity to an existing and proposed SNCI and large scale development could potentially harm nature conservation Development could potentially impact upon the setting of the adjoining listed building</p> <p>The site is not considered to be suitable for housing development.</p>	
Availability	
<p>The site is owned by Britannia Crest and has been promoted to the Council for housing development.</p> <p>There are no known legal or other ownership constraints to development.</p> <p>There is a reasonable prospect that the site would be made available for development within the plan period.</p>	
Achievability	
<p><i>Delivery and Timing Considerations:</i> There is not known to be any specific developer interest in the site at this point It is likely that local, regional or national house builders would have the capacity to deliver the site given its relatively small size. A scheme of this nature may be delivered in a small number of discrete phases. Delivery rates of 30 to 40 units per annum could be achieved hence a scheme could be completed within 3 to 4 years.</p> <p><i>Market and Economic Viability Considerations:</i> Given the site is not available or suitable for residential development, specific testing has not been carried out. Generic testing of the redevelopment of existing commercial sites suggests development would be financially viable. However, costs associated with providing adequate supporting infrastructure could impact upon viability. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p> <p>There is a reasonable prospect that development of the site would be achievable.</p>	
Summary	
<p>The site is not considered to be suitable for housing development.</p> <p>The site is therefore not currently developable.</p> <p>Overcoming constraints: Strategic policy change; contamination</p>	

Former Philips site, Bonehurst Road, Salfords (SS08)



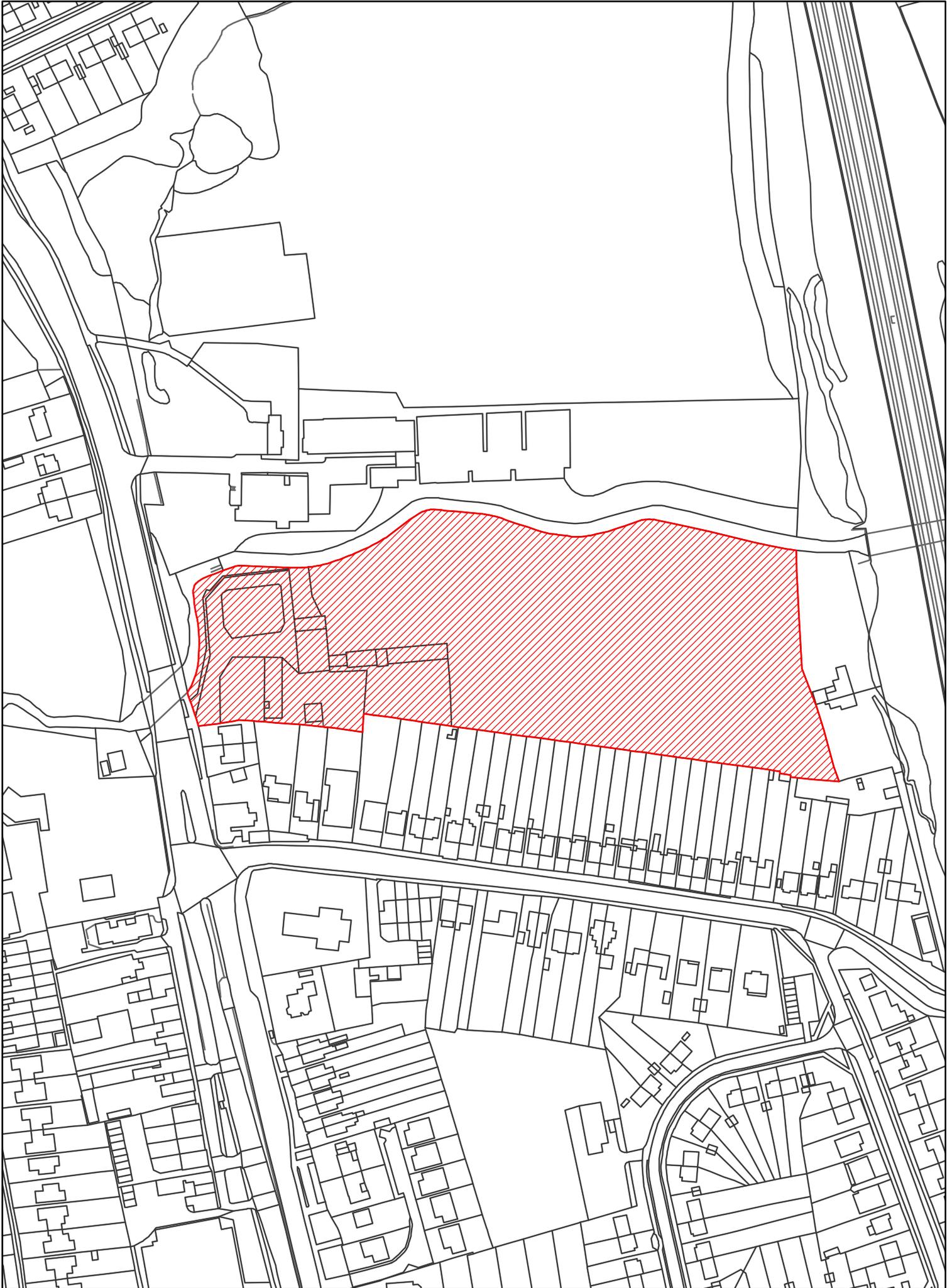
Site details	
SHLAA Reference	SS08
Source of site	RBBC – Development Management
Site name	Former Phillips site, Bonehurst Road, Salfords
Existing use	Demolished former office building
Housing potential	
Density	Assumed: 30dph
Capacity	60 units
Total site area (ha)	2.4 (gross)/ 2 (developable)
Suitability	
<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 is 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 reasonable and the site also has good access to public transport services</p> <p><i>Market Considerations:</i> The site would be capable of delivering a mix of housing in terms of both types and tenures given its size, thus potentially meeting a range of market requirements</p> <p><i>Physical Limitations:</i> The northern part of the site is affected by Flood Zone 2 with small localised areas in Flood Zone 3. Parts of the site are also identified as being at risk from surface water flooding.</p> <p><i>Potential Impacts:</i> Proximity to the railway line could give rise to residential amenity issues</p>	
The site is not considered to be suitable for housing development.	
Availability	
The site is owned by a private organisation, Aerotron Ltd. The landowner has indicated that it does not intend to pursue housing development on the site at this stage.	
The site is not currently available for development.	
Achievability	
<p><i>Delivery and Timing Considerations:</i> There is not known to be any specific developer interest in the site at this point It is likely that regional or national house builders would have the capacity to deliver the site. 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 development could be completed within 12 to 18 months of commencement.</p> <p><i>Market and Economic Viability Considerations:</i> Due to the unsuitability of the site, specific testing has not been carried out. Generic assessment of the redevelopment of commercial sites for housing in the borough indicates that development of the site would likely be economically viable. The residential market in the area for flats is relatively strong and would most likely be capable of supporting the type and scale of development envisaged.</p>	
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suitable for housing development and the landowner has previously indicated that they do not intend to pursue residential development at this point: as such the site cannot be considered to be available.	
The site is therefore not currently developable.	
Overcoming constraints: availability; review of employment land	

Former Matrix site, Perrywood Business Park, Salfords (SS09)



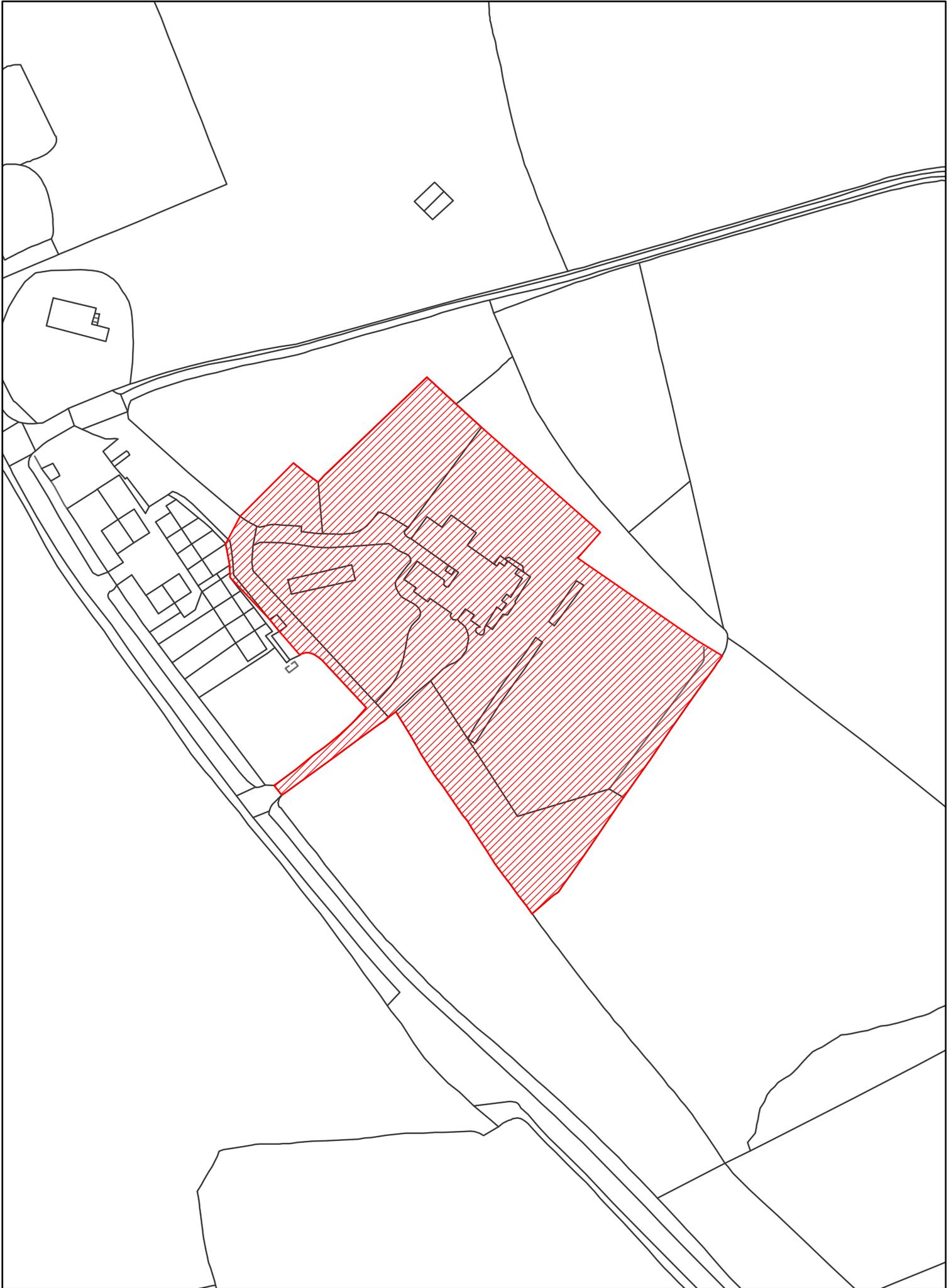
Site details	
SHLAA Reference	SS09
Source of site	RBBC – Development Management
Site name	Former Matrix site, Perrywood Business Park, Salfords
Existing use	Demolished former industrial unit (temporary car parking)
Housing potential	
Density	Assumed: 30dph
Capacity	30 units
Total site area (ha)	0.97 ha
Suitability	
<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 is 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 reasonable and the site also has good access to public transport services</p> <p><i>Market Considerations:</i> The site would be capable of delivering a mix of housing in terms of both types and tenures given its size, thus potentially meeting a range of market requirements</p> <p><i>Physical Limitations:</i> Parts of the site are identified as being affected by surface water flooding risk and there is an existing retention pond within the site which affects developable area. There is a group of protected trees along the western boundary of the site. Access to the site is currently via the business park estate road which would be an unsuitable arrangement for residential development. Alternative access is via a narrow private lane unlikely to support residential development.</p> <p><i>Potential Impacts:</i> Proximity to other existing employment uses could give rise to residential amenity conflicts</p>	
The site is not considered to be suitable for housing development.	
Availability	
The site is owned by Cubic Transportation Services. It has not been possible to ascertain availability of the site for housing development.	
Availability of the site for development, including housing, is uncertain.	
Achievability	
<p><i>Delivery and Timing Considerations:</i> There is not known to be any specific developer interest in the site at this point It is likely that regional or national house builders would have the capacity to deliver the site. 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 development could be completed within 12 to 18 months of commencement.</p> <p><i>Market and Economic Viability Considerations:</i> Due to the unsuitability of the site, specific testing has not been carried out. Generic assessment of the redevelopment of commercial sites for housing in the borough indicates that development of the site would likely be economically viable. The residential market in the area for flats is relatively strong and would most likely be capable of supporting the type and scale of development envisaged.</p>	
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suitable for housing development and therefore not currently developable.	
Overcoming constraints: availability; review of employment land; access	

Millstream Farm, Brighton Road, Salfords (SS10)

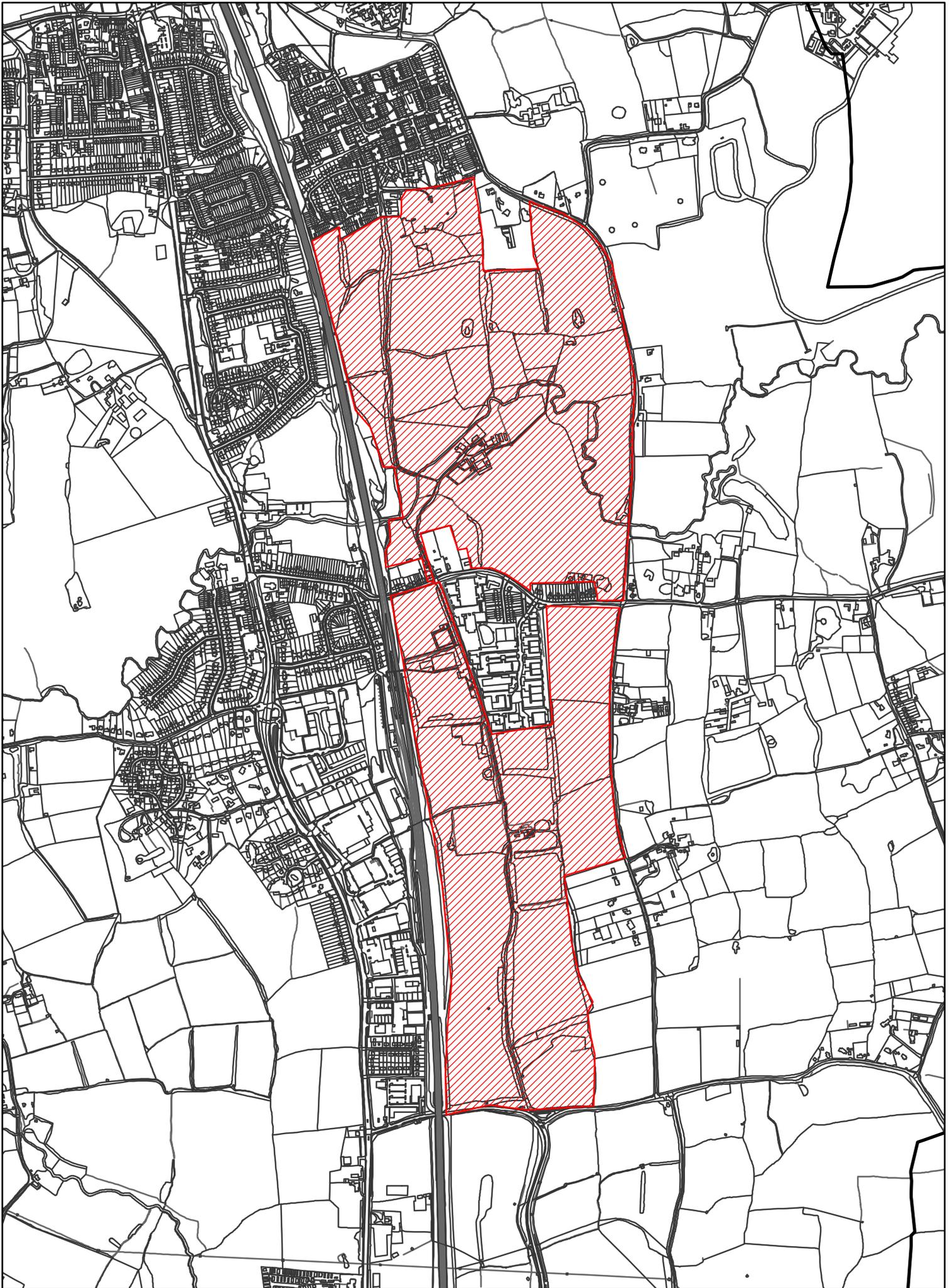


Site details	
SHLAA Reference	SS10
Source of site	Identified Site – RBBC Environmental Health
Site name	Millstream Farm, Brighton Road, Salfords
Existing use	Scrap metal, industrial and storage yard
Housing potential	
Density	Assumed: 25dph
Capacity	20 units
Total site area (ha)	2.1 (gross) / 0.9 (outside FZ3)
Suitability	
<p><i>Policy Considerations:</i> The site is wholly within the Green Belt The site is not 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 also has good access to public transport services</p> <p><i>Market Considerations:</i> The site would be capable of delivering a wide range of housing in terms of both types and tenures given its size (but most likely geared more towards family homes), thus meeting a range of market requirements</p> <p><i>Physical Limitations:</i> The northern half of the site is within Flood Zone 3 and much of the remainder is within Flood Zone 2. Given the current use on the site, there is high potential for contamination.</p> <p><i>Potential Impacts:</i> The site forms an appreciable open landscape gap between Earlswood and Salfords – settlement separation would be impacted by development of the site Proximity to the railway line could give rise to residential amenity issues</p>	
The site is not considered to be suitable for housing development.	
Availability	
The site is owned by a private individual. It has not been possible to ascertain availability of the site for development.	
Availability of the site for development is uncertain.	
Achievability	
<p><i>Delivery and Timing Considerations:</i> There is not known to be any specific developer interest in the site at this point It is likely that local, regional or national house builders would have the capacity to deliver the site given its relatively small size. A scheme of this nature would be delivered in a single phase and delivery rates of 20 to 30 units per annum could be achieved; hence development could be completed within 18 months of commencement.</p> <p><i>Market and Economic Viability Considerations:</i> Given the site is not available, specific testing has not been carried out. Generic testing of the redevelopment of existing commercial sites suggests development would be financially viable. However, costs associated with contamination and flood risk mitigation could impact upon viability. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p>	
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suitable for housing development and it has not been possible to ascertain availability for housing development.	
The site is therefore not currently developable.	

High Trees Nursing Home, Horsehill, Norwood Hill, Horley (SS11)

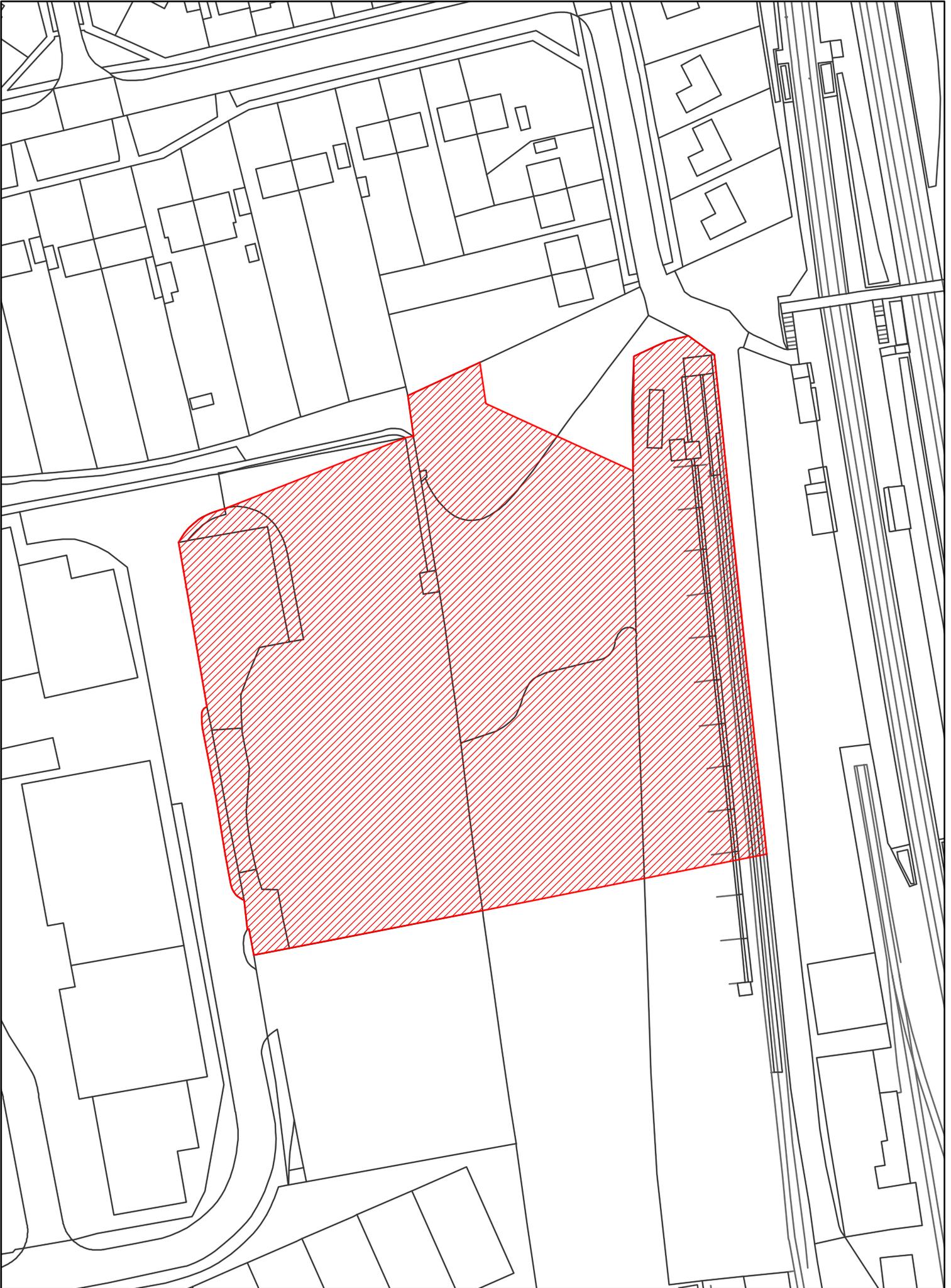


Site details	
SHLAA Reference	SS11
Source of site	Extant planning consent
Site name	High Trees Nursing Home, Norwood Hill, Horley
Existing use	Nursing Home
Housing potential	
Density	Proposed: 11dph (approximately)
Capacity	14 units
Total site area (ha)	1.3 ha approximately
Suitability	
<p><i>Policy Considerations:</i> The site is within the Green Belt. The site is not within a location contemplated for housing development through Policy CS4 of the Core Strategy. Accessibility to many local services and facilities is poor given the level of detachment from the existing urban area. The site has relatively poor access to public transport services The site has the benefit of existing permission for conversion to form 14 residential units.</p> <p><i>Market Considerations:</i> The site is proposed to deliver a number of flats through conversion.</p> <p><i>Physical Limitations:</i> There site could be potentially contaminated from previous infilling of a pond on site and may therefore require a level of remediation</p> <p><i>Potential Impacts:</i> There are no identified potential impacts associated with the development.</p> <p>The site is considered to be suitable for housing development.</p>	
Availability	
<p>The site is owned by a private landowner; however, there is no known intention or prospect of release at this point in time. The site has a history of unimplemented permissions of a similar nature which increase the uncertainty regarding the landowners intentions.</p> <p>The site is not available for housing development</p>	
Achievability	
<p><i>Delivery and Timing Considerations:</i> There is no known developer interest at this stage. A site of this size/characteristic would likely attract interest from established local, regional or national house builders who would likely have the capacity to deliver. A scheme of this nature would be delivered in a single phase. Delivery rates of 20-30 units per annum could be achieved and hence the 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 lack of availability. The residential market in this area is likely to be sufficient to support a development of this relatively small scale. The degree of isolation of the site could affect the values which could be achieved.</p> <p>There is a reasonable prospect that development of the site would be achievable.</p>	
Summary	
<p>The site is considered to be suitable for development (as per the planning consent). However, the site has a history of unimplemented permissions and it has not been possible to establish the landowners delivery intentions. The site is therefore not considered to be available.</p> <p>The site is not currently developable.</p>	



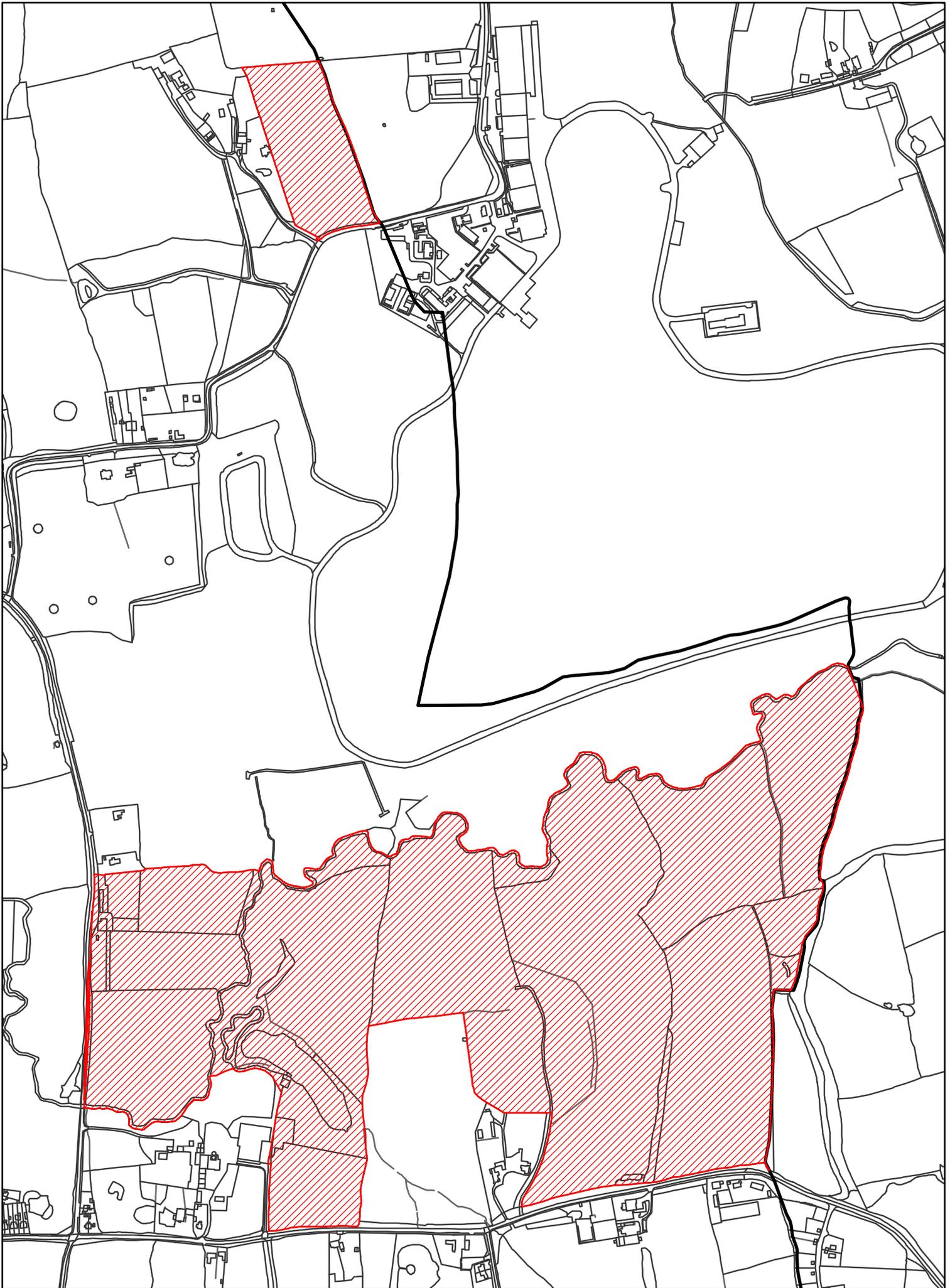
Site details	
SHLAA Reference	SS12
Source of site	Call for Sites
Site name	Land between Mason's Bridge Road, Picketts Lane and the railway line, Salfords (known as Land East of Salfords)
Existing use	Mixed – predominantly agricultural land but including areas of open space and woodland.
Housing potential	
Density	Assumed: 25 dph
Capacity	1,900 units
Total site area (ha)	113 (gross) / 76 (developable)
Suitability	
<p><i>Policy Considerations:</i> The site is wholly within the Green Belt The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy. Accessibility to many local services and facilities is reasonable; however, these would be unlikely to support the scale of development proposed. The site 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 (and supporting uses) in terms of both types and tenures given its size, thus meeting a range of market requirements</p> <p><i>Physical Limitations:</i> The site is traversed by the Salfords Stream and a band of land around this watercourse is affected by Flood Zone 2 and 3. There are a number of existing and proposed Sites of Nature Conservation Importance within the site as well as areas of Ancient Woodland. There are numerous individual and groups of protected trees within the site.</p> <p><i>Potential Impacts:</i> Large scale development could impact upon the setting of listed buildings within and adjoining the site. Development could impact upon identified areas of archaeological potential within the site Development of this scale would have a significant impact on infrastructure and would likely result in a need for major new up-front provision.</p> <p>The site is not considered to be suitable for housing development.</p>	
Availability	
<p>The site is wholly within the single ownership of Quintain who is actively promoting the site to the Council for housing development.</p> <p>There are no known legal or other constraints to the availability of the site for development.</p> <p>There is a reasonable prospect that the site would be made available for development.</p>	
Achievability	
<p><i>Delivery and Timing Considerations:</i> The site is owned by a development company. It is however likely that a scheme of this size/characteristic would likely be delivered by a consortium of house builders/developers operating jointly and would likely attract interest from established house builders who would likely have the capacity to deliver. A scheme of this magnitude would likely be delivered in a number of discrete phases. Delivery rates of around 40-50 dwellings per developer per annum could be achieved on a site such as this. Assuming 3 developers operating on the site, a development of this scale could be completed within 12 to 15 years from commencement.</p> <p><i>Economic Viability:</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 however in these circumstances viability would be highly dependent upon the specific infrastructure required to open up and support the scale of development proposed. Residential market demand in this area is considered to be sufficient to support development of this scale.</p> <p>There is a reasonable prospect that development of the site would be achievable.</p>	
Summary	
<p>The site is not considered to be suitable for housing development.</p> <p>The site is therefore not currently developable.</p> <p>Overcoming constraints: Strategic policy change; supporting infrastructure; flood risk mitigation; landscape impact; impact on road network.</p>	

Land to the north of Salfords aggregates depot, Salbrook Road, Salfords (SS13)



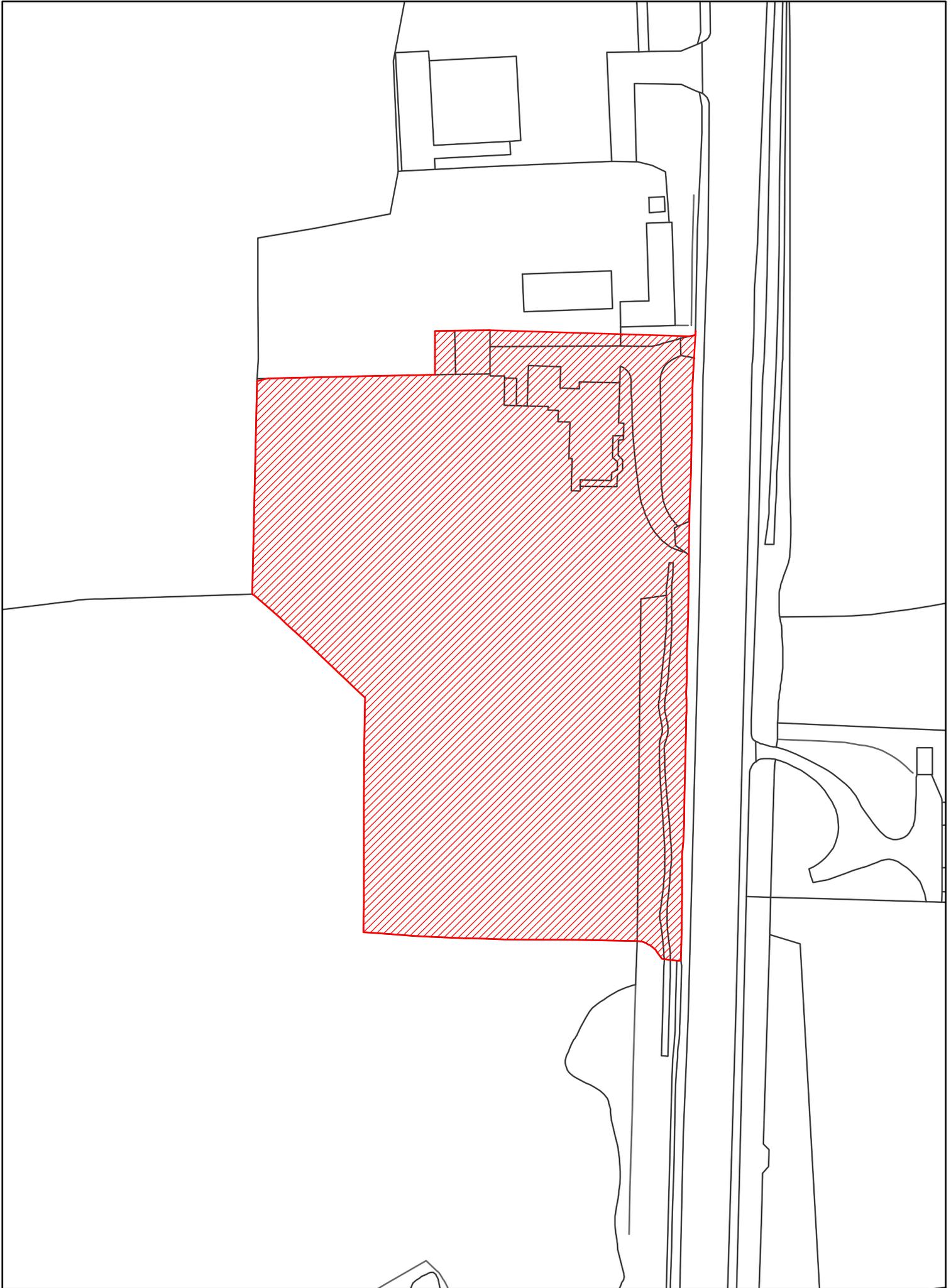
Site details	
SHLAA Reference	SS13
Source of site	Call for Sites
Site name	Land east of Salfords Station, Southern Avenue, Salfords
Existing use	Open storage yard
Housing potential	
Density	Assumed: 30 dph
Capacity	30 units
Total site area (ha)	1.1
Suitability	
<p><i>Policy Considerations:</i> The site is within an area safeguarded for industrial and distribution uses and for aggregates uses The site lies 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 excellent access to public transport services</p> <p><i>Market Considerations:</i> The site would most likely deliver high density residential development (predominantly flats)</p> <p><i>Physical Limitations:</i> The site may be affected by contamination and would potentially require remediation.</p> <p><i>Potential Impacts:</i> Proximity to the proposed new aggregates depot and IBA plant as well as the railway line and existing employment uses could give rise to residential amenity issues</p> <p>The site is considered to be suitable for housing development.</p>	
Availability	
<p>The site is owned by Day Aggregates who have promoted the site for development. Development would have to follow completion of works on the adjoining site.</p> <p>There is a reasonable prospect that the site would be made available for development.</p>	
Achievability	
<p><i>Delivery and Timing Considerations:</i> 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 local, regional or 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, development could be completed within 18 months from commencement.</p> <p><i>Economic Viability:</i> Viability appraisal indicates that, assuming all relevant costs and an acceptable return to the developer, the scheme would deliver a 30% uplift over and above the assumed existing use value (commercial storage land) which is considered to be sufficient to motivate the landowner to release the site. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged, proximity to the station would likely enhance demand; however, proximity to the aggregates depot could reduce attractiveness.</p> <p>There is a reasonable prospect that development of the site would be achievable.</p>	
Summary	
<p>The site is considered to be suitable for housing development. Given development would need to follow implementation of the new aggregates depot, there is a reasonable prospect that the site would be made available for development within the plan period but not immediately. There is a reasonable prospect that development would be achievable.</p> <p>The site is therefore considered to be developable.</p>	

Land north of Axes Lane, Salfords (SS14)



Site details	
SHLAA Reference	SS14
Source of site	Call for Sites
Site name	Land north of Axes Lane, Salfords
Existing use	Agricultural land
Housing potential	
Density	Assumed: 20 dph
Capacity	900 units
Total site area (ha)	54 (gross) / 46 (developable)
Suitability	
<p><i>Policy Considerations:</i> The site is wholly within the Green Belt The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy. Accessibility to many local services and facilities is poor given the level of detachment from the existing urban area and, at any rate, these would be unlikely to support the scale of development proposed. The site has relatively poor access to public transport services</p> <p><i>Market Considerations:</i> The site would likely be capable of delivering a mix of housing (and supporting uses) in terms of both types and tenures given its size, thus meeting a range of market requirements</p> <p><i>Physical Limitations:</i> The site is traversed by the Salfords Stream (mainly along the northern boundary) and a band of land around this watercourse is affected by Flood Zone 2 and 3. A number of isolated areas within the site are identified as being affected by surface water flooding There are a large number of individual and groups of protected trees within the site. Proximity to Redhill Aerodrome and issues associated with aerodrome safeguarding could restrict the type and form of development which could be achieved.</p> <p><i>Potential Impacts:</i> Large scale development could impact upon the setting of listed buildings within and adjoining the site. The site is in close proximity to Redhill Aerodrome (which is operational) – large scale development may give rise to residential amenity issues. Development of this scale would have significant impacts on local infrastructure, including roads. Given the isolation, it is not immediately apparent how these could be addressed.</p>	
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is wholly within the single ownership of Quintain who has actively promoted the site to the Council for housing development.</p> <p>There are no known legal or other constraints to the availability of the site for development.</p>	
There is a reasonable prospect that the site would be made available for development.	
Achievability	
<p><i>Delivery and Timing Considerations:</i> The site is owned by a development company. It is however likely that a scheme of this size/characteristic would likely be delivered by a consortium of house builders/developers operating jointly and would likely attract interest from established house builders who would likely have the capacity to deliver. A scheme of this magnitude would likely be delivered in a number of discrete phases. Delivery rates of around 40-50 dwellings per developer per annum could be achieved on a site such as this. Assuming 2 developers operating on the site, a development of this scale could be completed within 10 years from commencement.</p> <p><i>Economic Viability:</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 however in these circumstances viability would be highly dependent upon the specific infrastructure required to open up and support the scale of development proposed. Residential market demand in this area is considered to be sufficient to support development of this scale.</p>	
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suitable for housing development and therefore not deliverable or developable.	
Overcoming constraints: Strategic policy change; aerodrome safety; supporting infrastructure; flood risk mitigation; landscape impact	

Horley Place, Bonehurst Road, Horley (SS15)



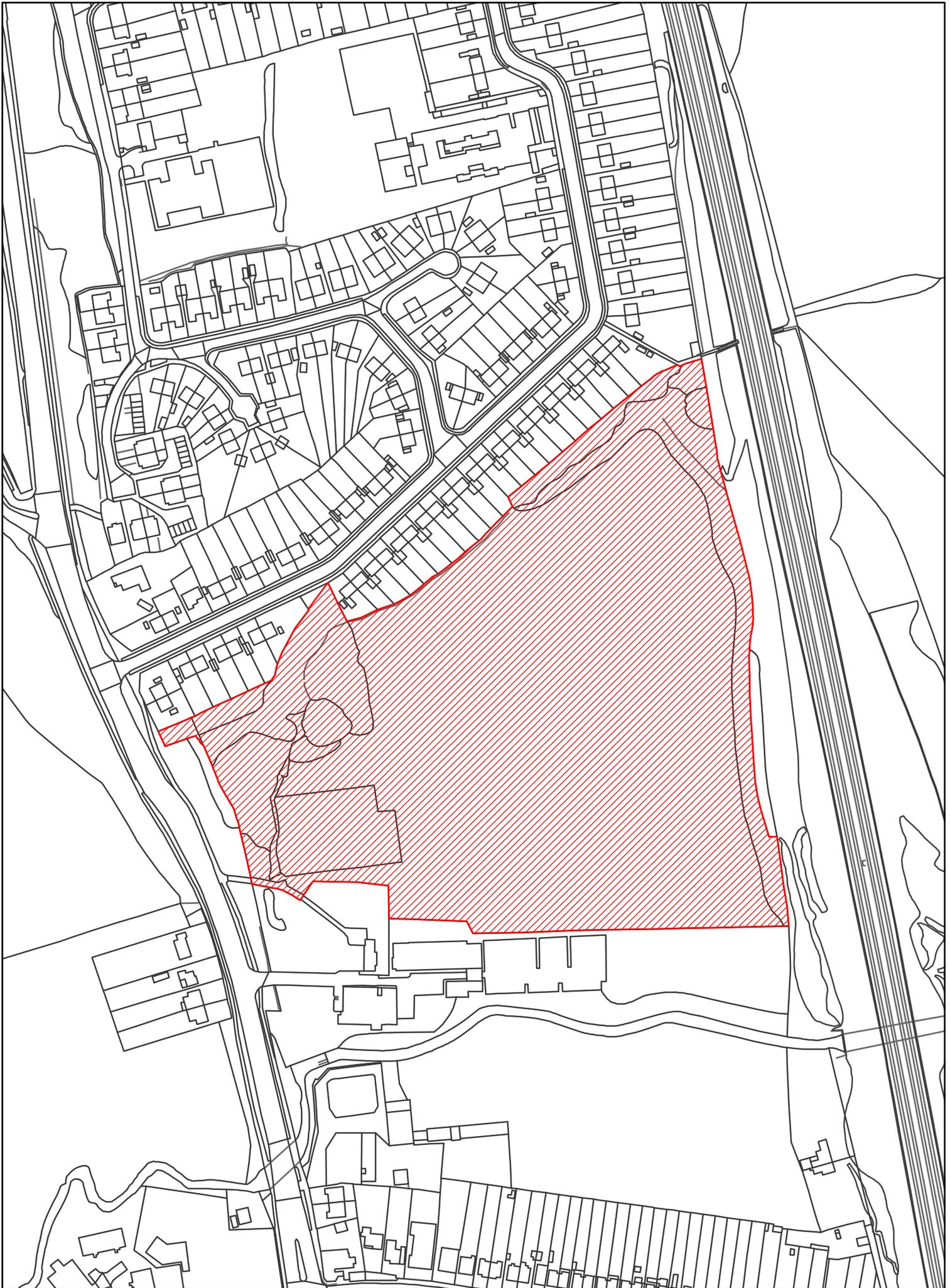
Site details	
SHLAA Reference	SS15
Source of site	Call for Sites
Site name	Horley Place, Bonehurst Road, Horley
Existing use	Hotel and grounds
Housing potential	
Density	Assumed: 25 dph
Capacity	25 units
Total site area (ha)	1.1
Suitability	
<p><i>Policy Considerations:</i> The site is within the Green Belt The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy Accessibility to local services and facilities is relatively poor; however, the site 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 (but most likely geared towards larger family units), thus meeting a range of market requirements</p> <p><i>Physical Limitations:</i> There are a number of individual TPO trees on the site including a large group along the frontage with the A23 The site is marginally affected by Flood Zone 2 and an area of surface water flood risk, particularly along the A23 frontage Access from the A23 would need to be carefully considered</p> <p><i>Potential Impacts:</i> The site is within a narrow but largely open gap between the urban areas of Salfords and Horley – settlement separation would be affected by development.</p> <p>The site is not considered to be suitable for housing development.</p>	
Availability	
<p>The site has previously been promoted to the Council for housing development. However, in following up this promotion, it has not been possible to ascertain whether the landowner still has an interest in bringing forward the site for residential development.</p> <p>The site is not available for development.</p>	
Achievability	
<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 house builders who would likely have the capacity to deliver. A scheme of this nature would be delivered in a single phase by a single developer. Delivery rates of 20 to 30 units per annum, a scheme of this nature could be delivered within 12 to 18 months from commencement.</p> <p><i>Economic Viability:</i> Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of the redevelopment of existing commercial sites in the borough indicates that development of the site would likely be economically viable. The residential market in the area would most likely be capable of supporting the type and scale of development envisaged.</p> <p>There is a reasonable prospect that development of the site would be achievable.</p>	
Summary	
<p>The site is not considered to be suitable for housing development and it has not been possible to confirm continued availability.</p> <p>The site is therefore not currently developable.</p> <p>Overcoming constraints: Strategic policy change; availability</p>	

Astra and Heath Business Centre, Salfords (SS16)



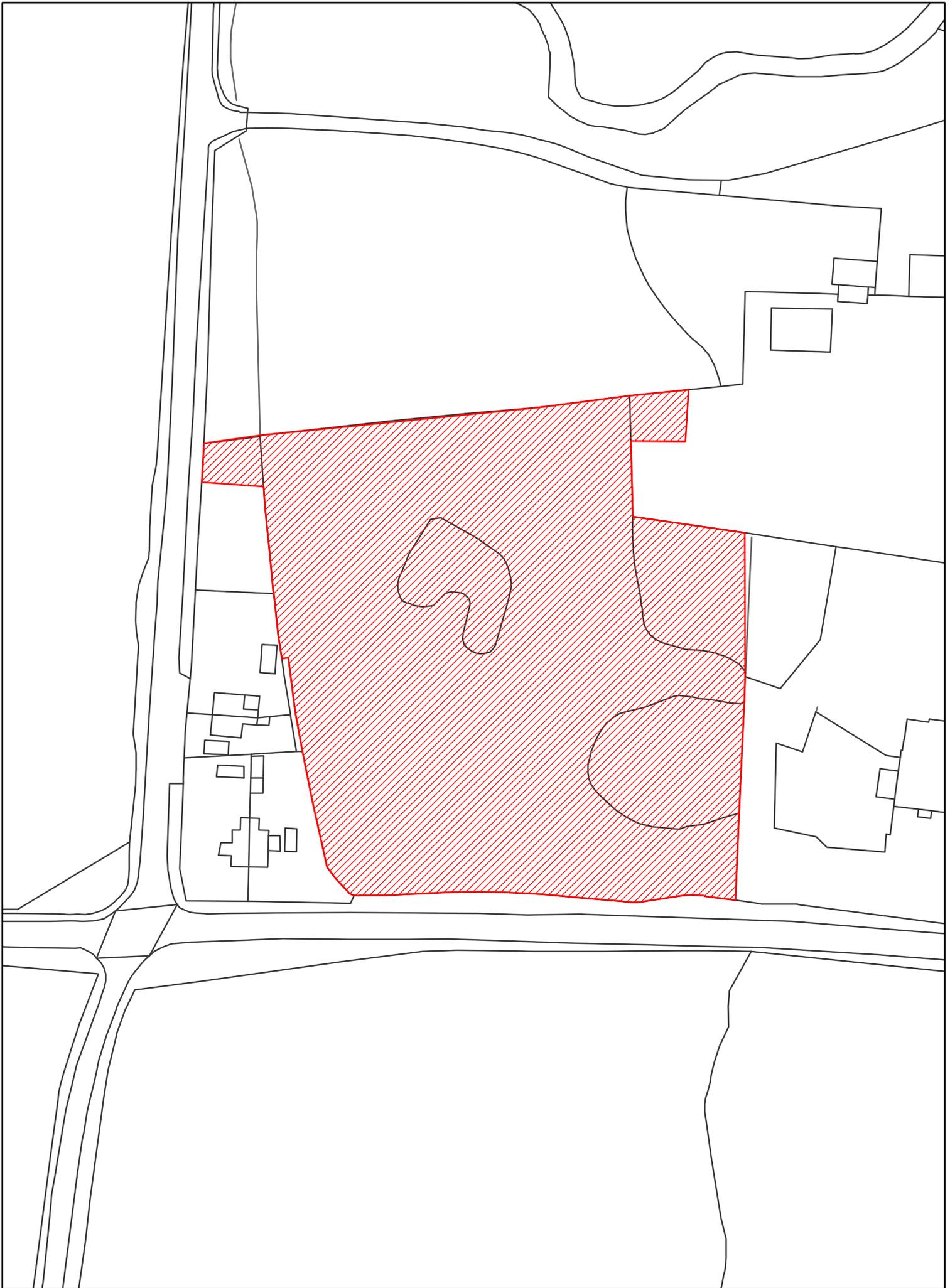
Site details	
SHLAA Reference	SS16
Source of site	Call for Sites
Site name	Astra and Heath Business Centre, Salfords
Existing use	Mixed industrial units
Housing potential	
Density	Assumed: 30 dph
Capacity	65 units
Total site area (ha)	2.2
Suitability	
<p><i>Policy Considerations:</i> The site forms part of a designated Employment Area – loss of employment uses on the site would run contrary to policy The site lies within the urban area and therefore a location contemplated for housing development through Policy CS4 of the Core Strategy Accessibility to many local services and facilities is reasonable and the site also has excellent 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> There are a number of individual TPO trees on the site The eastern boundary of the site is identified as being affected by surface water flooding risk Access from the A23 would need to be carefully considered The site is potentially contaminated owing to previous and current 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>	
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by a single private landowner and has been promoted for housing development.</p> <p>However, availability of the site would be dependent upon vacant possession and as such the individual lease arrangements on the numerous occupied units would need to expire or be acquired before development could be brought forward.</p>	
There is a reasonable prospect that the site would be made available for development within the plan period.	
Achievability	
<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 house builders who would likely have the capacity to deliver. A commercial developer may be required if a mixed use scheme is progressed. A scheme of this nature would be delivered in a single phase by a single developer. Delivery rates of 20 to 30 units per annum, a scheme of this nature could be delivered within 12 to 18 months from commencement.</p> <p><i>Economic Viability:</i> Specific viability work was not undertaken due to the site's unsuitability. Generic assessment of the redevelopment of existing commercial sites in the borough indicates that development of the site would likely be economically viable. Costs associated with possible contamination could impact upon viability. The residential market in the area is relatively strong and demand for flats would most likely be capable of supporting the type and scale of development envisaged.</p>	
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suitable for housing development	
The site is therefore not currently developable.	
Overcoming constraints: Review of employment land	

Land south of Copsleigh Avenue, Salfords (SS17)



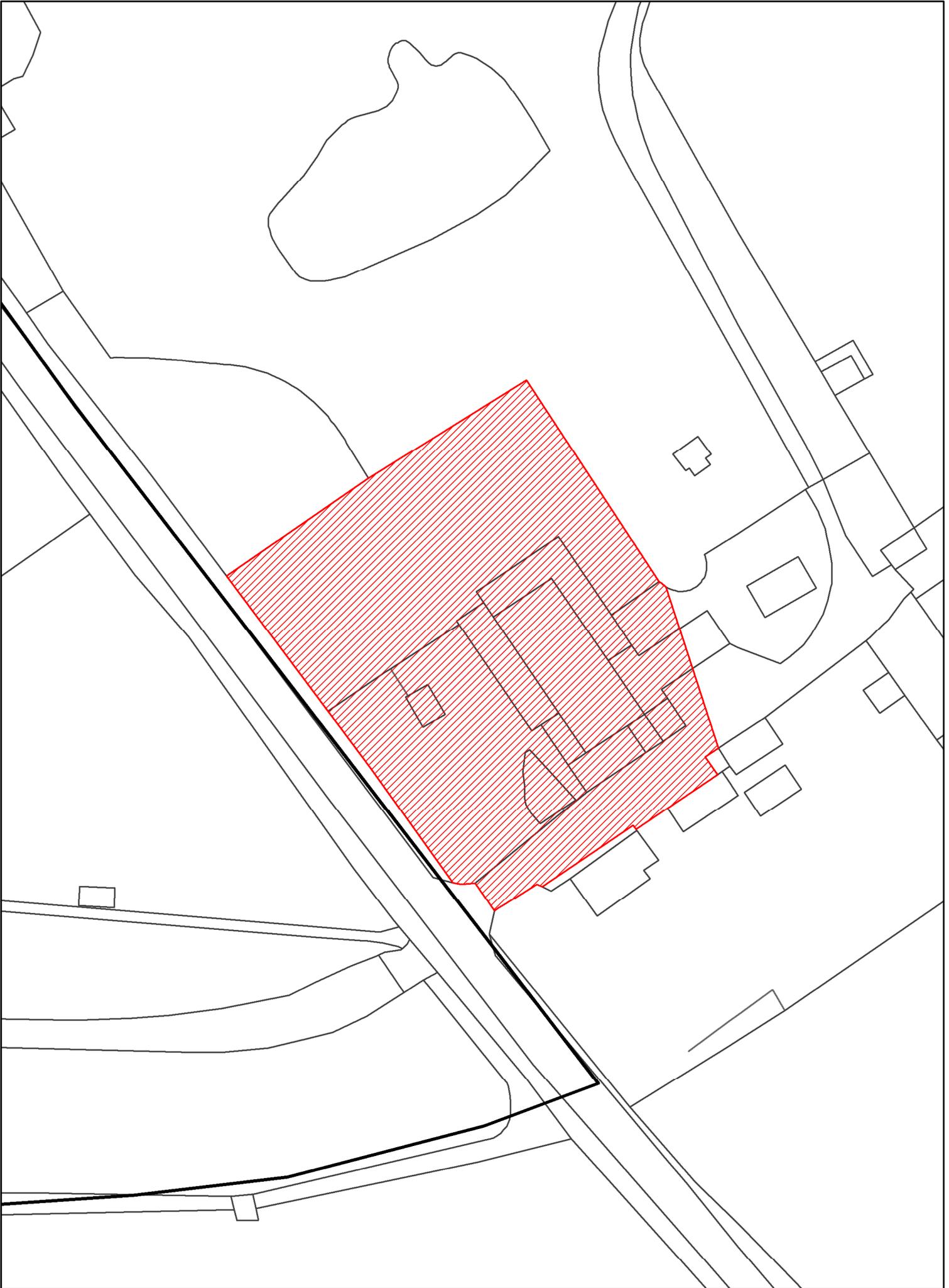
Site details	
SHLAA Reference	SS17
Source of site	Submitted Site
Site name	Land south of Copsleigh Avenue, Salfords
Existing use	Grazing land/natural open space
Housing potential	
Density	Assumed: 20 dph
Capacity	100 units
Total site area (ha)	5.8 (gross) / 5 (developable)
Suitability	
<p><i>Policy Considerations:</i> The site lies wholly within the Green Belt The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy. Accessibility to many local services and facilities is good and the site has a reasonable level of access to public transport services</p> <p><i>Market Considerations:</i> The site would likely be capable of delivering a mix of housing in terms of both types and tenures given its size, thus meeting a range of market requirements</p> <p><i>Physical Limitations:</i> Around one quarter of the site is affected by Flood Zone 2 and small parts are affected by risk of surface water flooding There is an area of dense Ancient Woodland in the west of the site and belts of dense woodland adjoining the railway line Access from the A23 would need to be carefully designed</p> <p><i>Potential Impacts:</i> The site forms an appreciable open landscape gap between Earlswood and Salfords – settlement separation would be impacted by development of the site Development could impact upon the ancient woodland and would impact upon nature connectivity by removing a green corridor between built up areas Residential amenity will need to be considered in light of proximity to the railway line</p>	
The site is not considered to be suitable for housing development.	
Availability	
The site is owned by a private organisation and has been actively promoted the site to the Council for housing development. It has been confirmed as being available for development.	
There is a reasonable prospect that the site would be made available for development.	
Achievability	
<p><i>Delivery and Timing Considerations:</i> There is not known to be any specific developer interest in the site at this point. A scheme of this size/characteristic would likely be delivered by a single developer and would likely attract interest from established house builders who would likely have the capacity to deliver. A scheme of this scale would be delivered in a single phase and delivery rates of around 20-30 dwellings per annum could be achieved on a site such as this; hence, the site could be completed 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 development in the borough indicates that development of the site would likely be economically viable however in these circumstances viability would be highly dependent upon the specific infrastructure required to open up and support the scale of development proposed. Residential market demand in this area is considered to be sufficient to support development of this scale.</p>	
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suitable for housing development and therefore not deliverable or developable.	
Overcoming constraints: Change in strategic policy, flood risk	

Land at Oakfield, Axes Lane, Salfords (SS18)

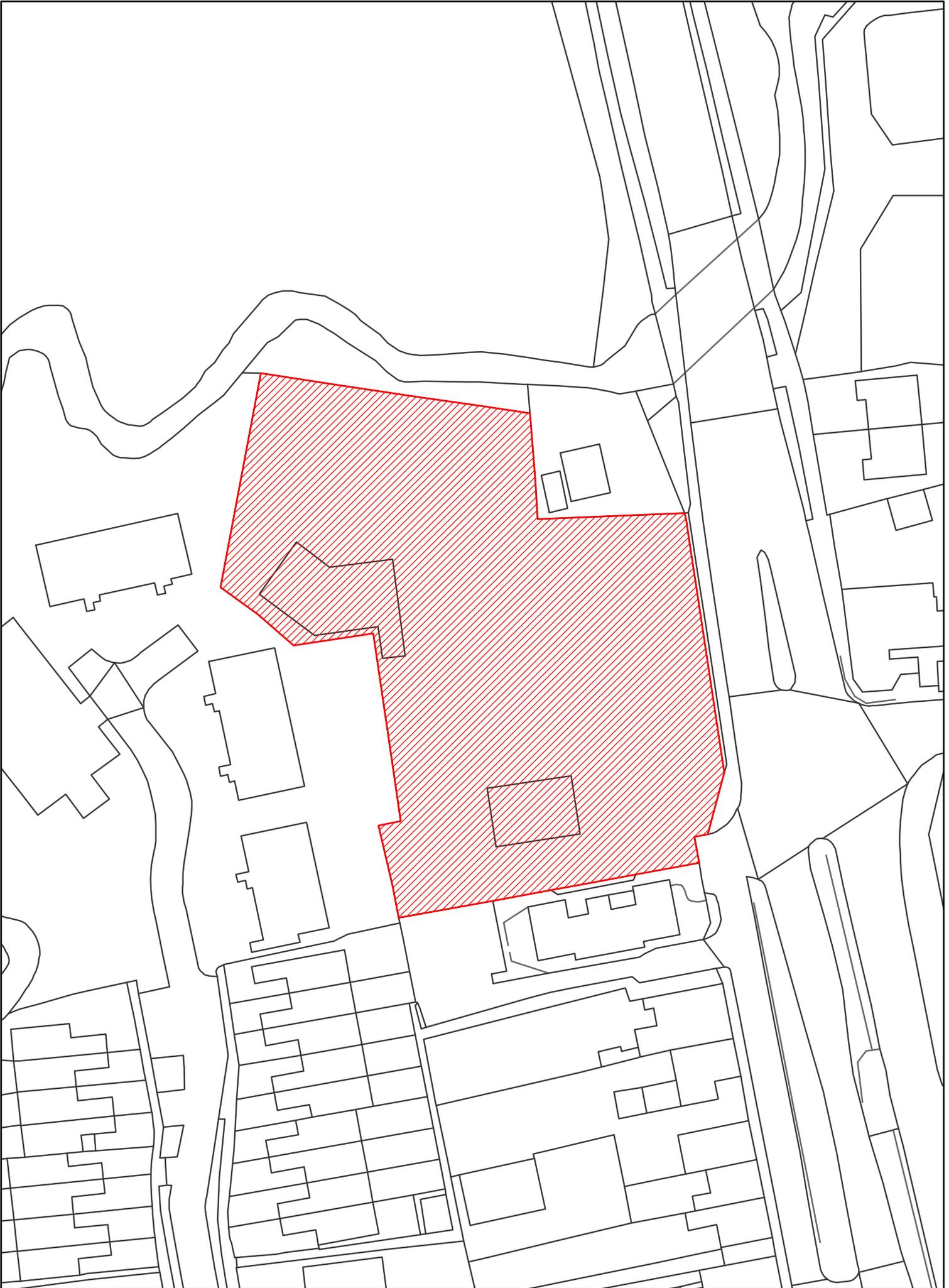


Site details	
SHLAA Reference	SS18
Source of site	Submitted Site
Site name	Land at Oakfield, Axes Lane, Salfords
Existing use	Woodland
Housing potential	
Density	Assumed: 25 dph
Capacity	0 units
Total site area (ha)	0.90 (gross)/ 0 developable
Suitability	
<p><i>Policy Considerations:</i> The site is wholly within the Green Belt The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy Accessibility to some 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> The site is wholly covered by an area of dense, protected woodland which completely restricts development potential. A small part of the site is identified as being affected by risk of surface water flooding</p> <p><i>Potential Impacts:</i> Development would result in the loss of an area of extensive protected woodland and could therefore impact upon nature conservation</p> <p>The site is not considered to be suitable for housing development.</p>	
Availability	
<p>The site is owned by private individual and has been actively promoted to the Council for housing development.</p> <p>There is a reasonable prospect that the site would be made available for development.</p>	
Achievability	
<p><i>Delivery and Timing Considerations:</i> 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 local, regional or national house builders who would likely have the capacity to deliver. A site of this scale would be delivered in a single phase. Delivery rates of 20-30 units per annum could be achieved.</p> <p><i>Economic Viability:</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.</p> <p>There is a reasonable prospect that development of the site would be achievable.</p>	
Summary	
<p>The site is not considered to be suitable for housing development and therefore not deliverable or developable.</p> <p>Overcoming constraints: Change in strategic policy; tree preservation</p>	

South Lodge Court, Ironsbottom, Sidlow (SS19)

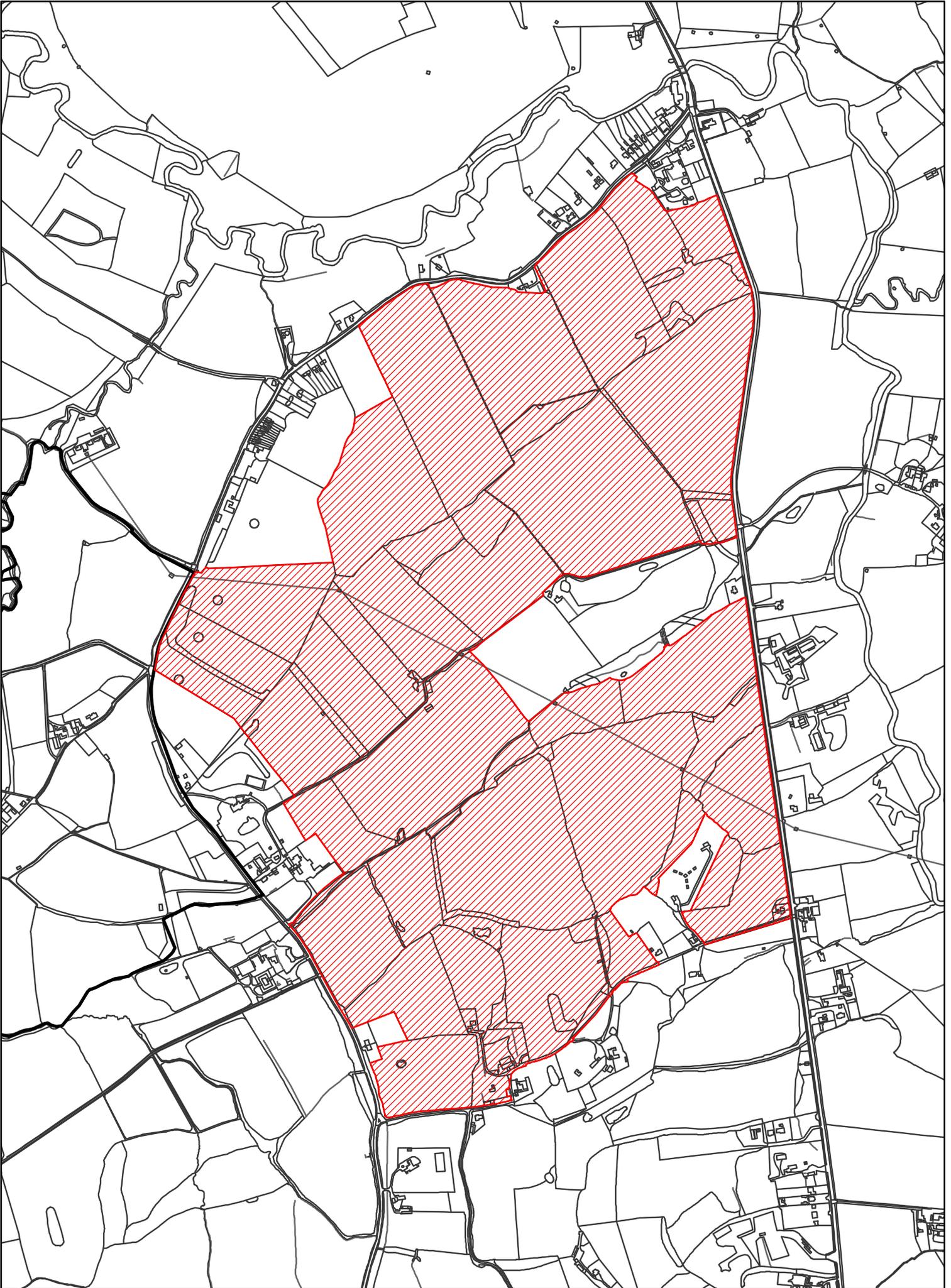


Site details	
SHLAA Reference	SS19
Source of site	Extant planning consent
Site name	South Lodge Court, Ironsbottom, Sidlow
Existing use	Offices/workshops
Housing potential	
Density	Proposed: 100dph (approximately)
Capacity	5 units
Total site area (ha)	0.05 ha approximately
Suitability	
<p><i>Policy Considerations:</i> The site is wholly within the Green Belt. The site is not within a location contemplated for housing development through Policy CS4 of the Core Strategy. Accessibility to many local services and facilities is poor given the level of detachment from the existing urban area. The site has relatively poor access to public transport services The site has the benefit of prior approval for conversion to 5 residential units under permitted development rights.</p> <p><i>Market Considerations:</i> The site is proposed to deliver a number of small family houses.</p> <p><i>Physical Limitations:</i> There are no significant physical limitations associated with the site.</p> <p><i>Potential Impacts:</i> Any façade/elevation changes could impact upon the setting of the existing and adjoining listed buildings (including South Lodge outbuilding) located on site.</p> <p>The site is considered to be suitable for housing development.</p>	
Availability	
<p>The site is owned by a private organisation, Inter-Mobility Ltd, and has the benefit of prior approval for conversion to residential units. The current landowner is progressing the development and building control approvals have been submitted.</p> <p>The site is currently available for housing development</p>	
Achievability	
<p><i>Delivery and Timing Considerations:</i> The current landowner is intending to progress the development. Given the scale and nature of the scheme, it is considered that they would have capacity to deliver. A scheme of this nature would be delivered in a single phase. Delivery rates of 20-30 units per annum could be achieved on a scheme of this characteristics and therefore the site could be fully delivered within 9 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 91% uplift over and above the assumed existing use value (commercial workshops) which is considered to be sufficient to motivate the landowner to release the site. The residential market in this area is considered to be sufficiently strong to support a development of this scale. The more isolated location is unlikely to significantly affect marketability.</p> <p>There is a reasonable prospect that development of the site would be achievable.</p>	
Summary	
<p>The site is considered to be suitable for housing development in accordance with permitted development rights. The site is immediately available for development and the current landowner is taking steps to implement the conversion. There is a reasonable prospect that the scheme is achievable, including financially viable.</p> <p>The site is therefore considered to be deliverable.</p>	



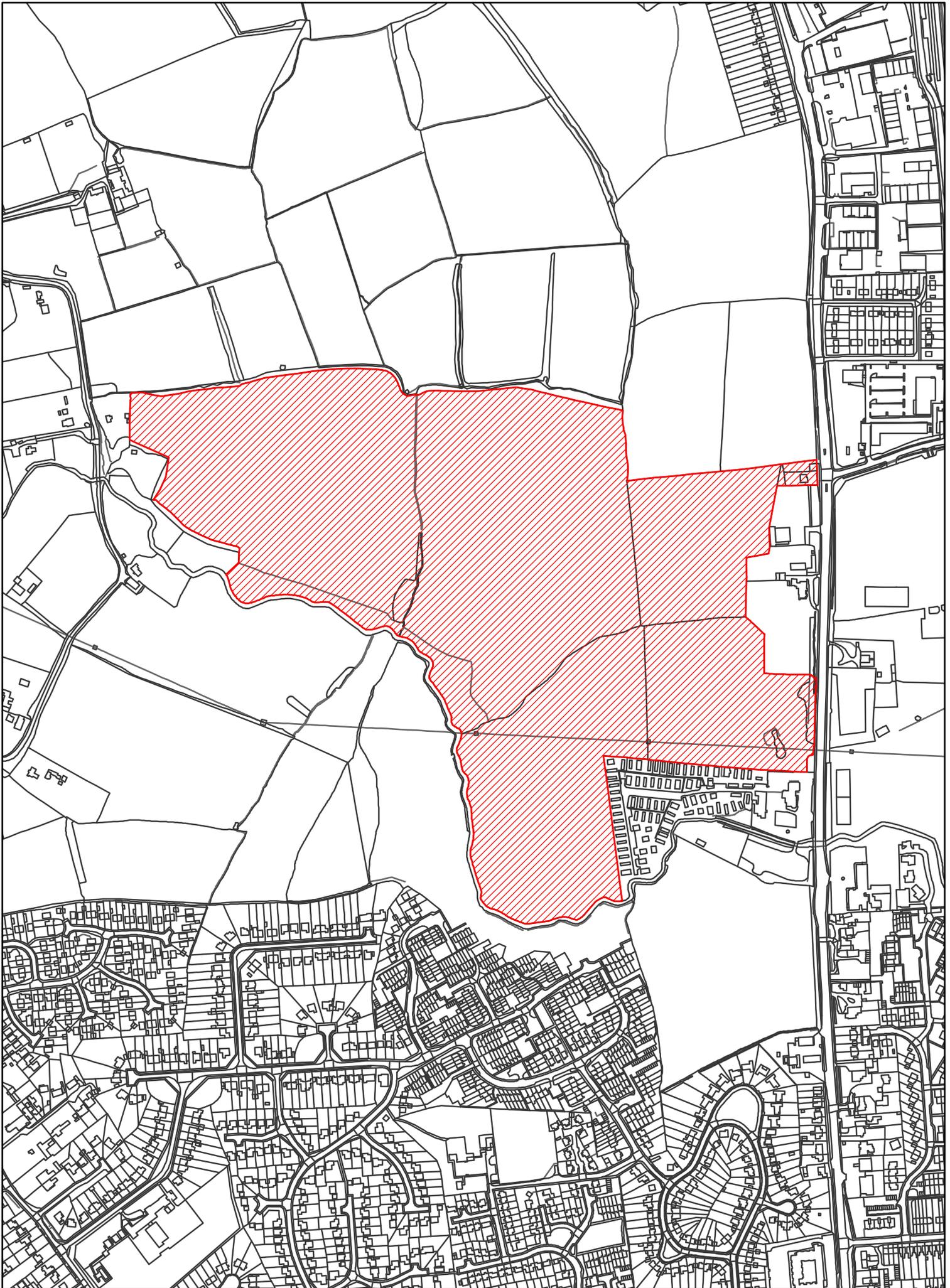
Site details	
SHLAA Reference	SS20
Source of site	Identified Sites – RBBC Development Management
Site name	Chichester Caravans, 18 Brighton Road, Salfords
Existing use	Commercial – caravan showroom
Housing potential	
Density	Assumed: 50dph (net)
Capacity	14 units
Total site area (ha)	0.44 ha (0.28ha excluding Flood Zone 3)
Suitability	
<p><i>Policy Considerations:</i> The site is within the boundary of Salfords Local Centre. 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 good given the proximity to the local centre and the site has good access to public transport services (both rail and bus).</p> <p><i>Market Considerations:</i> The site would be most suited to delivering a mix of small family houses and flats.</p> <p><i>Physical Limitations:</i> Salford Stream adjoins the northern boundary of the site. The majority of the site is affected by Flood Zone 2 and the northern part is affected by Flood Zone 3. This has an impact on development capacity and appropriate layout/flood risk measures would need to be incorporated into any scheme. Current access to the site via a slip road from the A23 may need to be reconfigured in order to support residential development and ensure highway safety. There is a single TPO tree on the boundary to Brighton Road which would need to be retained.</p> <p><i>Potential Impacts:</i> Proximity to the A23 may give rise to residential amenity concerns.</p>	
The site is considered to be suitable for housing development.	
Availability	
<p>The site is owned by a private individual; however, it is understood that contracts have been exchanged with a regional developer (East Street Homes), who is pursuing residential development on the site. Discussions have been held between the Council and developer with regards to the principle of development.</p>	
The site is immediately available for development.	
Achievability	
<p><i>Delivery and Timing Considerations:</i> A regional developer, East Street Homes, has acquired an interest in the site. A scheme of this nature would be delivered in a single phase. A scheme of this nature would be developed in a single phase, achieving delivery rates of 20-30 units per annum. Development could therefore take 12 to 18 months following 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 33% uplift over and above the assumed existing use value (vehicle sales forecourt) 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>	
There is a reasonable prospect that development of the site would be achievable.	
Summary	
<p>The site is suitable for development subject to appropriate flood risk mitigation. The site is available for development immediately and a regional developer has secured an interest in the site. There is a reasonable prospect that development of the site would be achievable, including financially viable.</p>	
The site is therefore considered to be deliverable.	

Duxhurst and Sidlow Farms, Sidlow (SS21)



Site details	
SHLAA Reference	SS21
Source of site	Call for Sites
Site name	Land at Duxhurst and Sidlow Farms, Sidlow
Existing use	Mixed – predominantly agricultural (arable/pasture) land but including areas of woodland.
Housing potential	
Density	Assumed: 20 dph
Capacity	2,400 units
Total site area (ha)	142 (gross) / 120 (developable)
Suitability	
<p><i>Policy Considerations:</i> The site is wholly within the Green Belt The site does not lie within a location contemplated for housing development through Policy CS4 of the Core Strategy. Accessibility to local services and facilities is limited, particularly given the potential scale of development. The site is poorly served by public transport services</p> <p><i>Market Considerations:</i> The site would likely be capable of delivering a mix of housing (and supporting uses) in terms of both types and tenures given its size, thus meeting a range of market requirements</p> <p><i>Physical Limitations:</i> Parts of the site are bounded to the east by the River Mole and as a result a band of land around this watercourse is affected by Flood Zone 2 and 3. Areas of land within the site, particularly on the western side, are affected by risk of surface water flooding. There are a number of areas of Ancient Woodland within the site.</p> <p><i>Potential Impacts:</i> Large scale development could impact upon the setting of listed buildings within and adjoining the site; however, this creates only localised sensitivity. Large scale development could impact upon the Site of Nature Conservation Importance located directly to the south of the site. Large scale development would result in the need for significant infrastructure improvements.</p> <p>The site is not considered to be suitable for housing development.</p>	
Availability	
<p>The site is wholly within the single ownership of BAKH Farms who are actively promoting the site to the Council for housing development.</p> <p>There is a reasonable prospect that the site would be made available for development.</p>	
Achievability	
<p><i>Delivery and Timing Considerations:</i> There is not known to be any specific developer interest in the site at this point. A scheme of this size/characteristic would likely be delivered by a consortium of house builders operating jointly and would likely attract interest from established house builders who would likely have the capacity to deliver. A scheme of this magnitude would likely be delivered in a number of discrete phases. Delivery rates of around 40-50 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 greenfield development in the borough indicates that development of the site would likely be economically viable however in these circumstances viability would be highly dependent upon the specific infrastructure required to open up and support the scale of development proposed. Residential market demand in this area is considered to be sufficient to support development of this scale.</p> <p>There is a reasonable prospect that development of the site would be achievable.</p>	
Summary	
<p>The site is not considered to be suitable for housing development and therefore not deliverable or developable.</p> <p>Overcoming constraints: Change in strategic policy; flood risk; infrastructure</p>	

Land at Bonehurst Farm, Salfords (SS22)



Site details	
SHLAA Reference	SS22
Source of site	Call for Sites
Site name	Land at Bonehurst Farm, Salfords
Existing use	Agricultural land
Housing potential	
Density	Assumed: 20 dph (gross)
Capacity	540 units
Total site area (ha)	31.9ha (c.27ha outside of Flood Zone 3)
Suitability	
<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 currently poor although some improvement will result once services/facilities at the North West Sector are completed. 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 (and supporting uses) in terms of both types and tenures given its size, thus meeting a range of market requirements</p> <p><i>Physical Limitations:</i> Parts of the site are bounded to the south by the River Mole/Burstow Stream and as a result a band of land around this watercourse is affected by Flood Zone 2 and 3. An area of flood risk also runs through the centre of the site between the stream and the A23. Areas of land within the site are affected by risk of surface water flooding. Access to the site from the A23 would be reliant upon completion of the eastern link road of the North West Sector.</p> <p><i>Potential Impacts:</i> The site forms part of the relatively narrow open landscape gap between Salfords and Horley – settlement separation would be completely eroded if developed. There are a number of areas of archaeological potential within this location, large scale development could potentially impact upon these.</p>	
The site is not considered to be suitable for housing development.	
Availability	
<p>The site is owned by a private individual who has been actively promoted to the Council for housing development. Part of their existing site has been sold as part of the Horley North West Sector which demonstrates that they would be a willing landowner.</p>	
There is a reasonable prospect that the site would be made available for development.	
Achievability	
<p><i>Delivery and Timing Considerations:</i> There is not known to be any specific developer interest in the site at this point. A scheme of this size/characteristic would likely be delivered by a consortium of house builders operating jointly and would likely attract interest from established house builders who would likely have the capacity to deliver. A scheme of this magnitude would likely be delivered in a number of discrete phases. Delivery rates of around 40-50 dwellings per developer per annum could be achieved on a site such as this; hence, with 2 developers operating, the site could be completed within 5 to 7 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 development in the borough indicates that development of the site would likely be economically viable however in these circumstances viability would be highly dependent upon the specific infrastructure required to open up and support the scale of development proposed. Residential market demand in this area is considered to be sufficient to support development of this scale.</p>	
There is a reasonable prospect that development of the site would be achievable.	
Summary	
The site is not considered to be suitable for housing development and therefore not deliverable or developable.	
Overcoming constraints: Strategic policy change; flood mitigation	