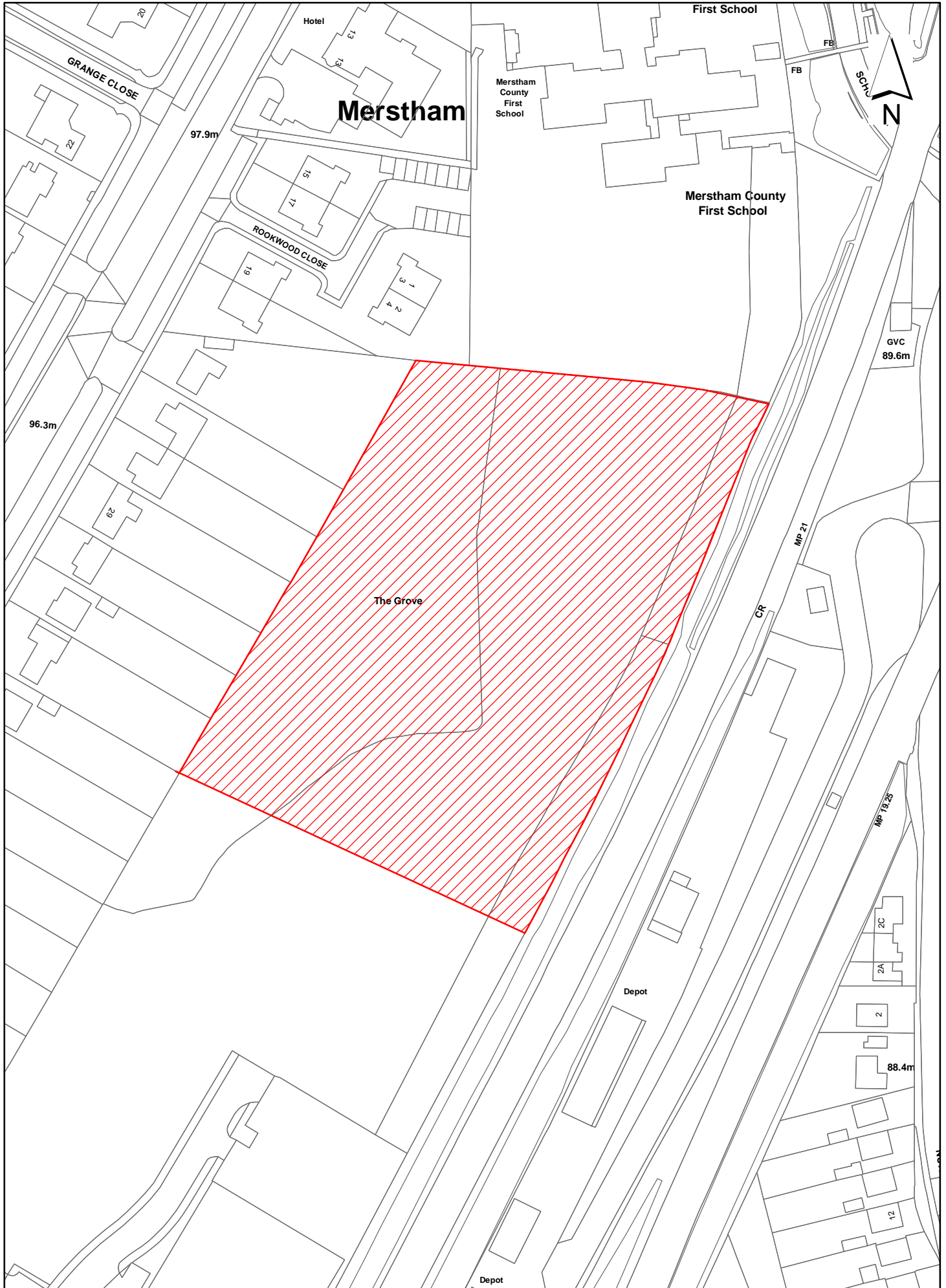


# Land north of Wells Place, Redhill (S2011M05)



<b>Site details</b>	
SHLAA Reference	S2011M05
Source of site	RBBC
Site name	Land at Wells Place Industrial Estate, Redhill
Existing use	Greenfield (urban)

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	0.89 ha

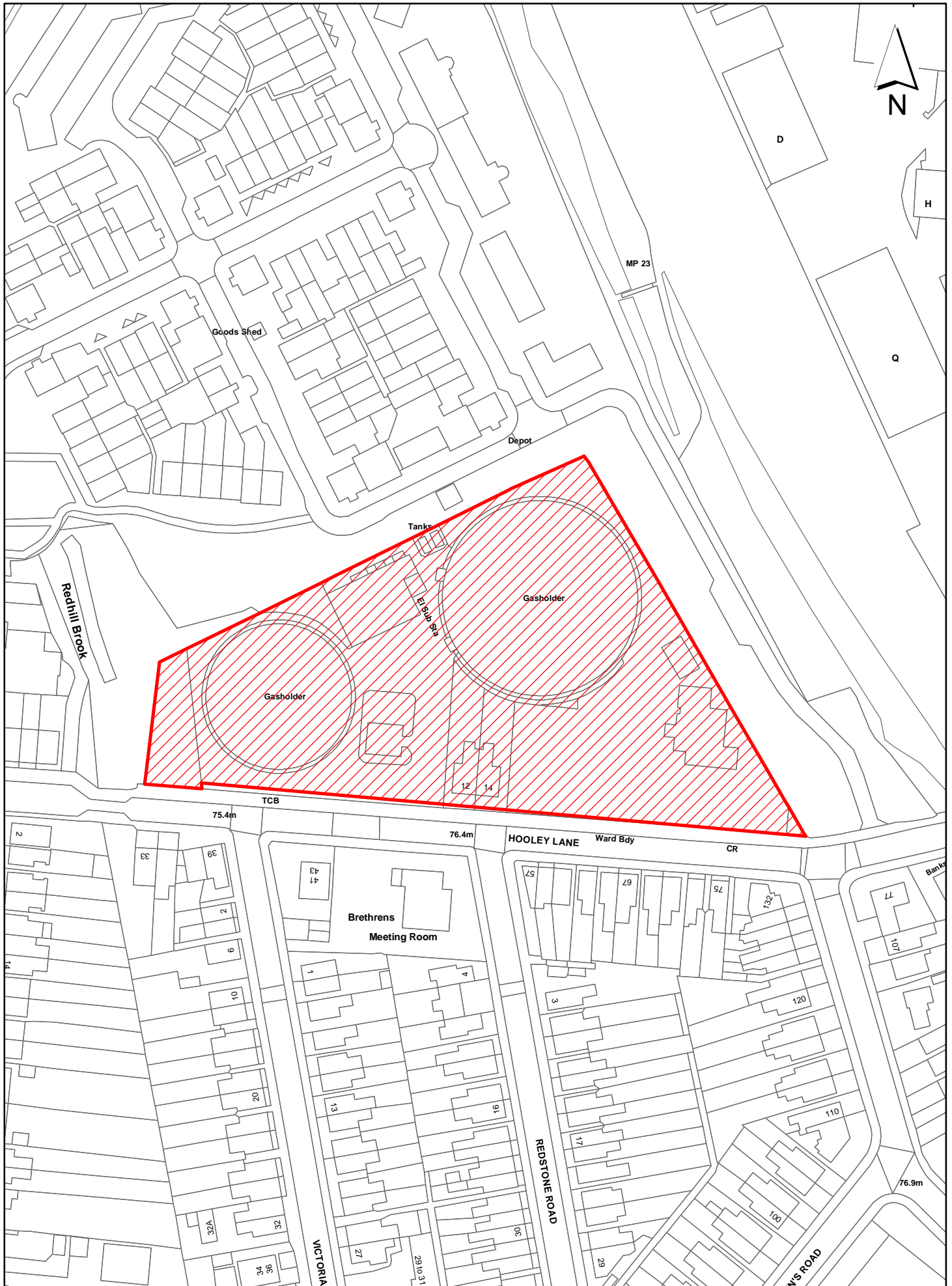
<b>Suitability</b>
<p>The site is currently designated Urban Open Land and there is an area of Ancient Woodland in the west of the site. The only current access to the site is through the Wells Place industrial estate which is unlikely to be suitable to serve residential development on any scale. The site adjoins Wells Place industrial estate and would present a suitable extension to the existing employment land provision. The Core Strategy economic evidence base identifies the need to provide additional employment floorspace over the plan period.</p> <p>Given the suitability for employment use and other identified constraints, the site is not suitable for housing development.</p>

<b>Availability</b>
Researching the site's availability was not undertaken due to unsuitability.

<b>Achievability</b>
Viability work was not undertaken due to unsuitability.

<b>Summary</b>
<p>Subject to a review of Urban Open Land and associated policies, the site is preferred for employment use and is therefore not suitable for residential development.</p> <p>The site is not deliverable or developable.</p>

# Gasholder site, Kingsfield Industrial Estate, Redhill (S2011RE10)



<b>Site details</b>	
SHLAA Reference	S2011RE10
Source of site	RBBC
Site name	Gasholder site, Kingsfield Industrial Estate, Redhill
Existing use	Gasholders

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	0.93 ha

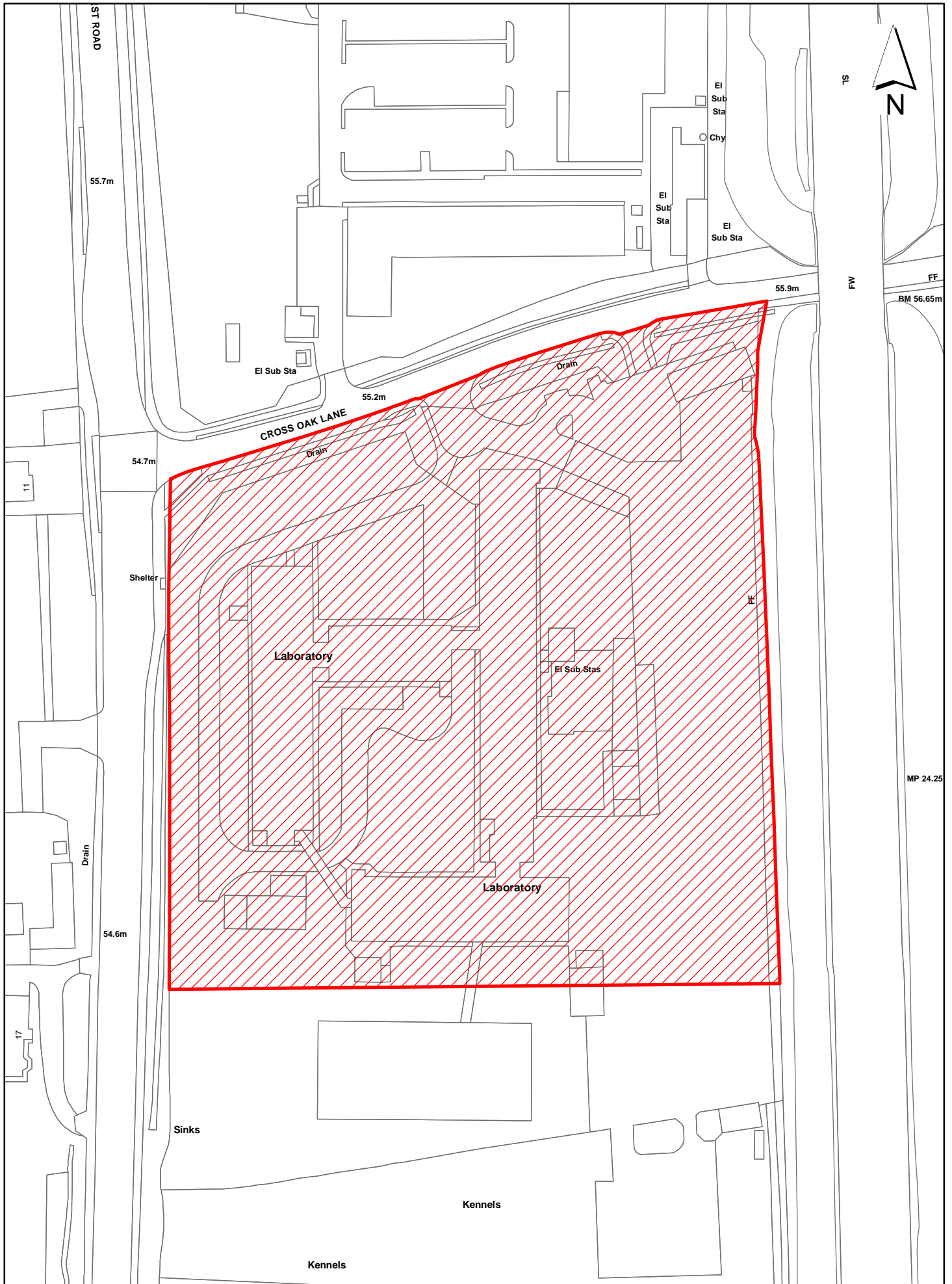
<b>Suitability</b>
<p>The site consists of operational gasholders alongside a small amount of employment uses. The site is designated employment land, part of the Kingsfield industrial estate. A small area of the site is affected by Flood Zone 2. The site is potentially contaminated due to the existing use and there is an electricity sub-station which would need to be relocated if redeveloped. Proximity to the railway may also have residential amenity implications. The site is in a relatively sustainable location within reasonable proximity to Redhill town centre and surrounded by residential development.</p> <p>The site is suitable for residential development.</p>

<b>Availability</b>
<p>Researching the site's availability was not undertaken in detail. There is no immediate prospect that the site will cease to be operational and become available for development.</p>

<b>Achievability</b>
<p>Viability work was not undertaken due to the lack of availability. Given the need to decommission the gasholders and remediate land, viability could be problematic.</p>

<b>Summary</b>
<p>The site is potentially suitable for housing; however, there is no prospect of the cessation of the current infrastructure use.</p> <p>The site is not deliverable or developable.</p>

# Philips site, Salfords Industrial Estate, Salfords (S2011SS08)



<b>Site details</b>	
SHLAA Reference	S2011SS08
Source of site	RBBC
Site name	Former Phillips site, Salfords Industrial Estate, Bonehurst Road Salfords
Existing use	Site of demolished laboratory

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	2.4 ha

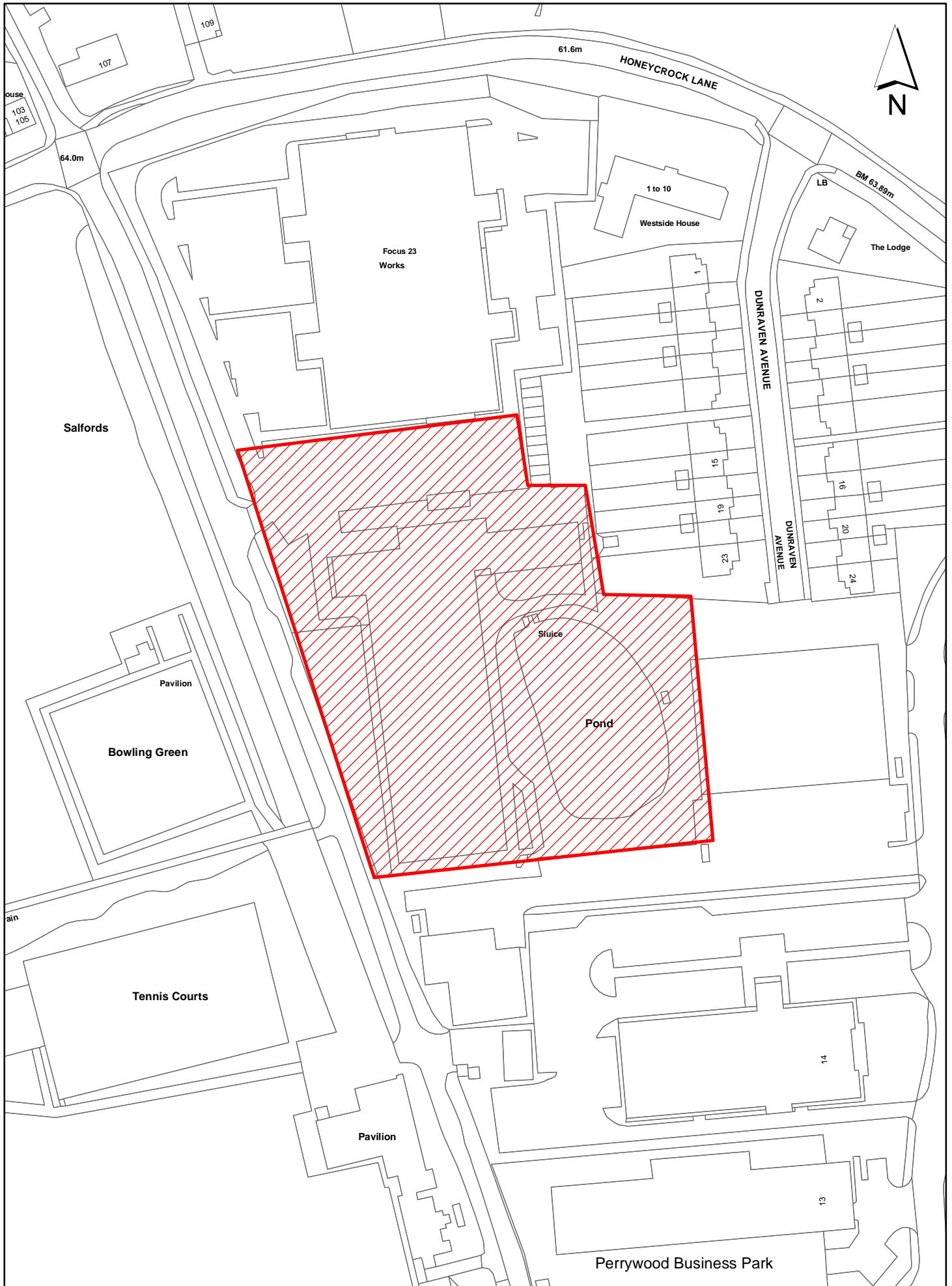
<b>Suitability</b>
<p>The site is designated employment land and part of Salfords industrial estate. The Core Strategy economic evidence base identifies the need to safeguard existing and provide additional employment floorspace across the plan period. The site is potentially contaminated and there is a significant amount of hardcore retained on the site and levelling would be required prior to any development. A large northern portion of the site is also affected by Flood Zones 2 and 3. Proximity to the railway line may have implications for amenity. The site is in an accessible location with good access to the A23 corridor and public transport services. The site remains suitable employment land and is thus not suitable for residential development.</p> <p>The site is suitable for continued employment use.</p>

<b>Availability</b>
Researching the site's availability was not undertaken due to unsuitability.

<b>Achievability</b>
Viability work was not undertaken due to unsuitability.

<b>Summary</b>
<p>The site is preferred and suitable for continued employment land use and thus not suitable for residential development.</p> <p>The site is not deliverable/developable.</p>

# Land at Perrywood Business Park, Salfords Industrial Estate, Salfords (S2011SS09)





<b>Site details</b>	
SHLAA Reference	S2011SS09
Source of site	RBBC
Site name	Land at Perrywood Business Park, Salfords Industrial Estate, Salfords
Existing use	Site of demolished factory

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	0.97 ha

<b>Suitability</b>
<p>The site consists of the land formerly occupied by the now demolished Matrix building. The site is designated employment land and part of Perrywood business park. The Core Strategy economic evidence base identifies the need to safeguard existing and provide additional employment floorspace across the plan period. The wetland area of the site is designated Urban Open Land and there are numerous protected trees on the site. There is extant planning permission to redevelop the site to provide a significant amount of employment floorspace and as such, the site is considered suitable for continued employment use.</p> <p>The site is not suitable for residential development.</p>

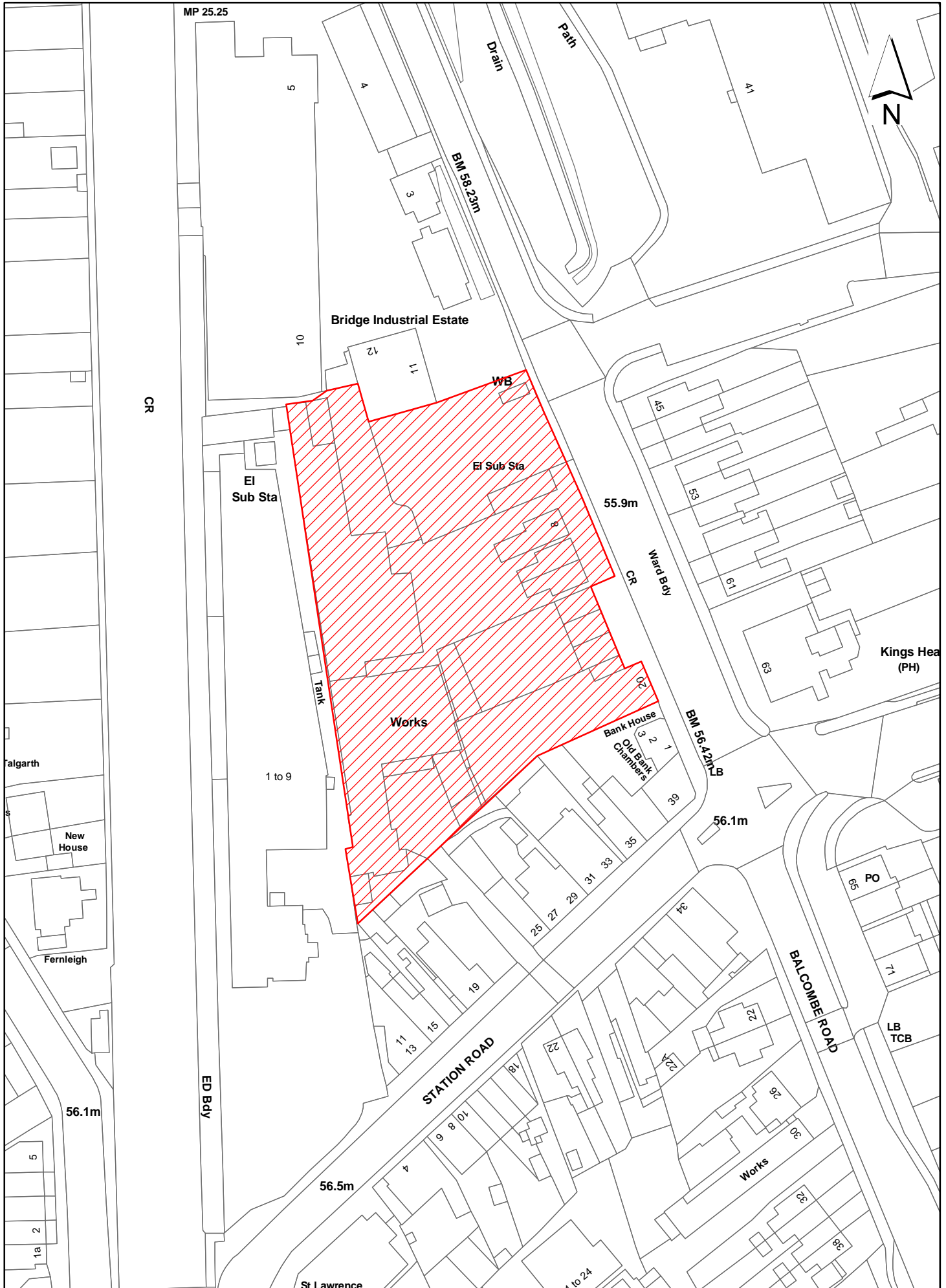
<b>Availability</b>
<p>Researching the site's availability was not undertaken due to unsuitability.</p>

<b>Achievability</b>
<p>Viability work was not undertaken due to unsuitability.</p>

<b>Summary</b>
<p>The site is preferred and suitable for continued employment land use and thus not suitable for residential development.</p> <p>The site is not deliverable/developable.</p>



# Land at Bridge Industrial Estate, Balcombe Road, Horley (S2011HC05)



<b>Site details</b>	
SHLAA Reference	S2011HC05
Source of site	RBBC
Site name	Land at Bridge Industrial Estate, Horley
Existing use	Industrial/light industrial units

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	0.56 ha

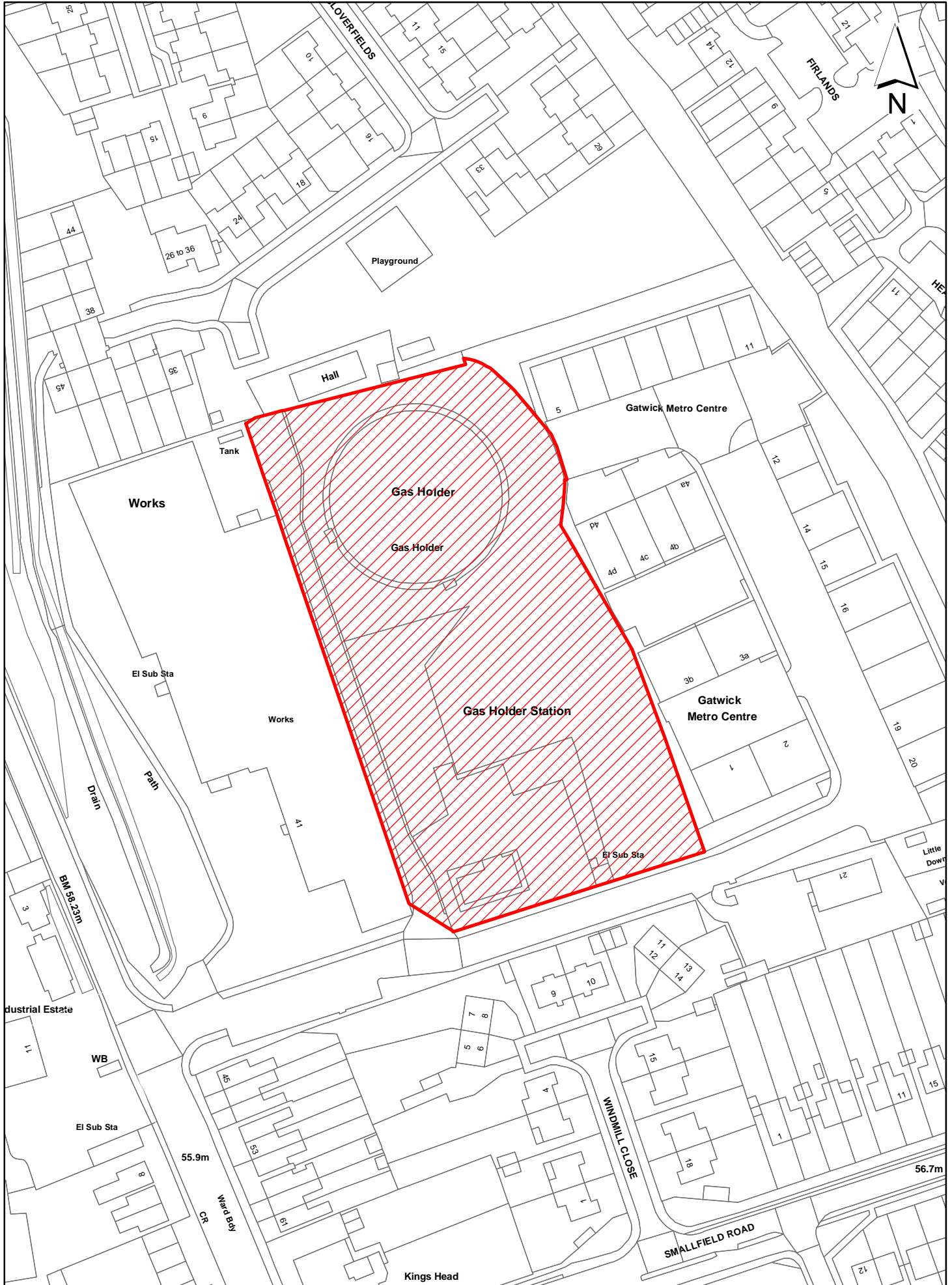
<b>Suitability</b>
<p>The site is designated employment land and forms part of Bridge industrial estate. The Core Strategy economic evidence base identifies the need to safeguard existing and provide additional employment floorspace across the plan period. The site borders Flood Zone 2 and there is a listed building on the site which would need to be considered if redevelopment were to occur. In terms of environmental conditions, the site is close to the railway line and would also adjoin the remaining industrial buildings. The site is also potentially contaminated owing to existing and historic uses. The site is in a sustainable location on the edge of Horley town centre. The site is suitable employment land.</p> <p>The site is not suitable for residential development.</p>

<b>Availability</b>
Researching the site's availability was not undertaken due to unsuitability.

<b>Achievability</b>
Viability work was not undertaken due to unsuitability.

<b>Summary</b>
<p>The site is preferred and suitable for continued employment land use and thus not suitable for residential development.</p> <p>The site is not deliverable/developable.</p>

# Gas holder site, Balcombe Road Industrial Estate, Horley (S2011HE02)



<b>Site details</b>	
SHLAA Reference	S2011HE02
Source of site	RBBC
Site name	Gas holder site, Balcombe Road Industrial Estate, Horley
Existing use	Brownfield - industrial

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	1.0 ha

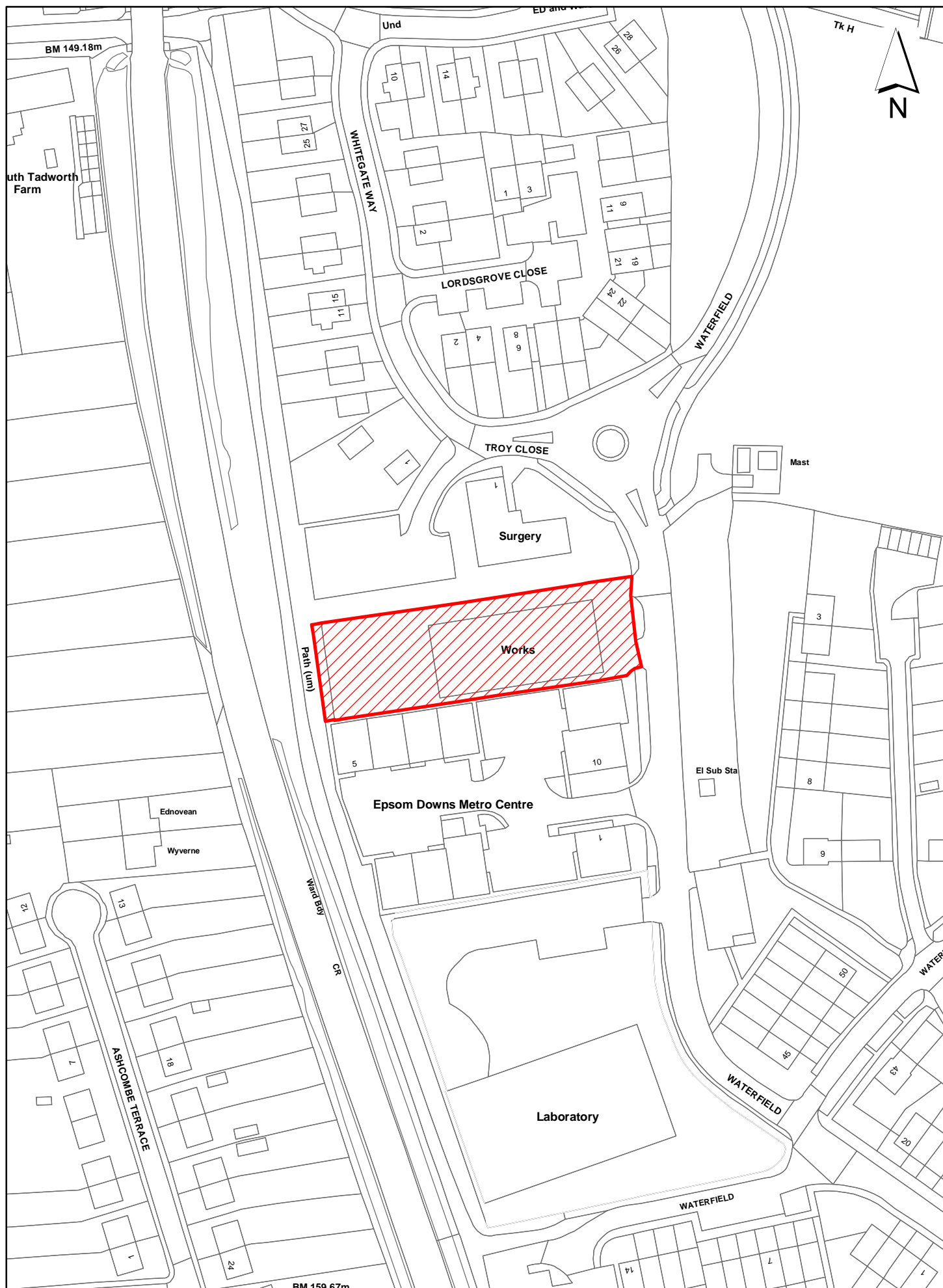
<b>Suitability</b>
<p>The site comprises an operational gasholder site sandwiched between two industrial estates. The site is designated employment land, forming part of the Gatwick Metro Centre employment area. The site is potentially contaminated due to the existing use and there is an electricity sub-station on the site. The site is in a sustainable location on the edge of Horley town centre.</p> <p>The site is not suitable for residential development.</p>

<b>Availability</b>
<p>Researching the site's availability was not undertaken due to unsuitability.</p>

<b>Achievability</b>
<p>Viability work was not undertaken due to unsuitability.</p>

<b>Summary</b>
<p>The site is not suitable for residential development.</p> <p>The site is not deliverable/developable.</p>

# Land at Pitwood Park Industrial Estate, Waterfield, Tadworth (S2011P01)



<b>Site details</b>	
SHLAA Reference	S2011P01
Source of site	RBBC
Site name	Land at Pitwood Park Industrial Estate, Waterfield, Tadworth
Existing use	Brownfield – industrial buildings

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	0.2 ha

<b>Suitability</b>
<p>The site comprises an old, vacant industrial building. The site is designated employment land, forming part of Pitwood Park employment area. The Core Strategy economic evidence base identifies the need to safeguard existing and provide additional employment floorspace across the plan period. There are no overriding physical constraints to redevelopment of the site. Proximity to the railway line may have implications for residential amenity. Given the need to maintain employment land, the site is suitable for continued employment use.</p> <p>The site is not suitable for residential development.</p>

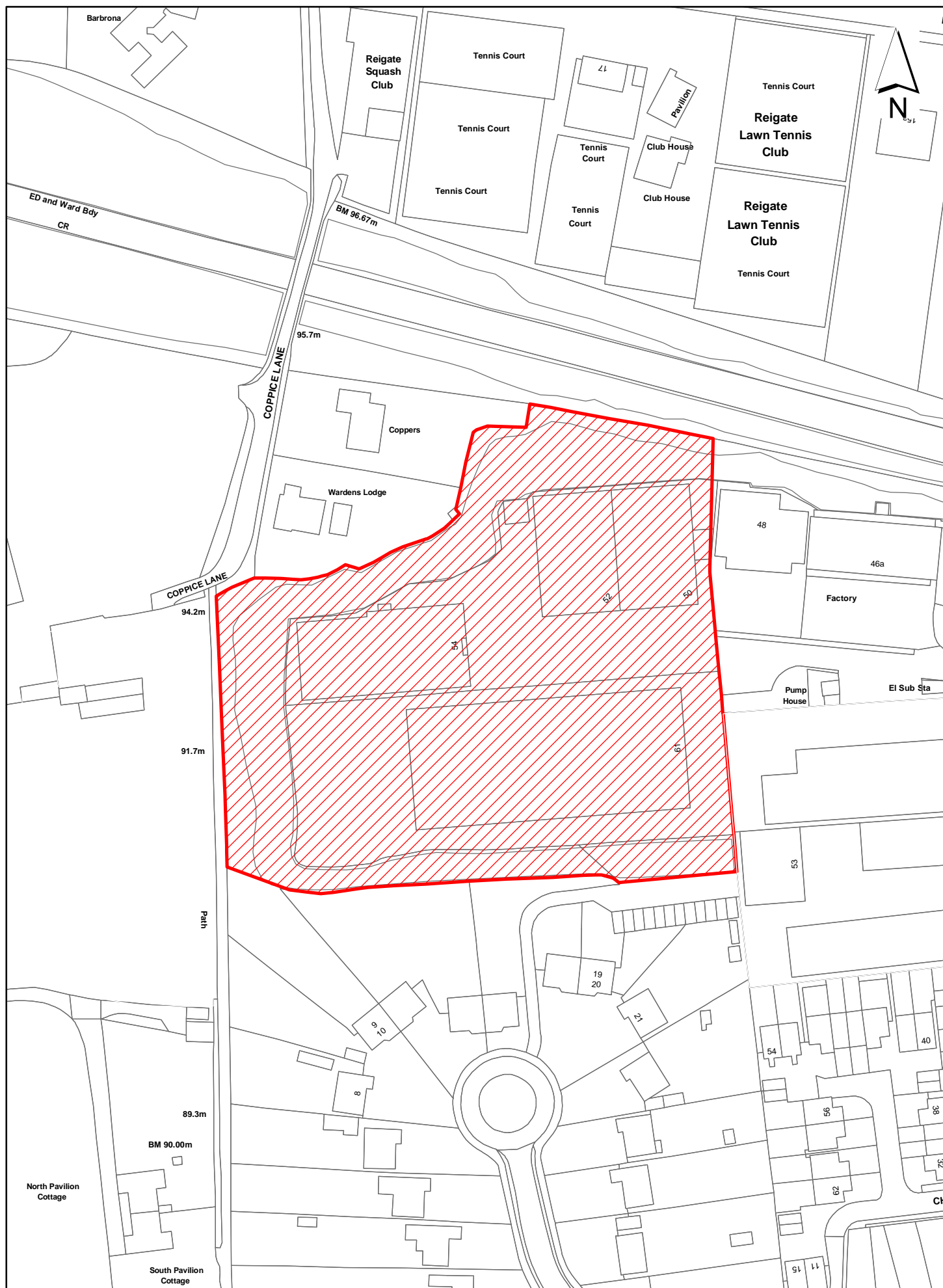
<b>Availability</b>
<p>Researching the site's availability was not undertaken due to unsuitability.</p>

<b>Achievability</b>
<p>Viability work was not undertaken due to unsuitability.</p>

<b>Summary</b>
<p>The site is preferred and suitable for continued employment land use and thus not suitable for housing development.</p> <p>The site is not deliverable/developable.</p>



# Land at Albert Road North Industrial Estate, Reigate (S2011RC03)





<b>Site details</b>	
SHLAA Reference	S2011RC03
Source of site	RBBC
Site name	Land at west end of Albert Road North Industrial Estate, Reigate
Existing use	Industrial buildings/cleared site

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	1.27 ha

<b>Suitability</b>
<p>The site comprises two large light industrial buildings and a cleared site. The site is designated employment land, forming part of the Albert Road North employment area. The Core Strategy economic evidence base identifies the need to safeguard existing and provide additional employment floorspace across the plan period. The only existing access to the site would be through the Albert Road industrial estate which is not suitable for residential development on any scale. In terms of environmental conditions, the site is close to the nearby railway and may be subjected to noise pollution and would be close to the retained employment uses. The site is preferred for continued employment use.</p> <p>The site is not suitable for residential development.</p>

<b>Availability</b>
Researching the site's availability was not undertaken due to unsuitability.

<b>Achievability</b>
Viability work was not undertaken due to unsuitability.

<b>Summary</b>
<p>The site is preferred and suitable for continued employment land use and thus not suitable for housing.</p> <p>The site is not deliverable or developable.</p>

# Laboratory site, Pitwood Park Industrial Estate, Waterfield, Tadworth (S2011P02)



<b>Site details</b>	
SHLAA Reference	S2011P02
Source of site	RBBC
Site name	Laboratory site, Pitwood Park Industrial Estate, Waterfield, Tadworth
Existing use	Laboratory/offices

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	0.53 ha

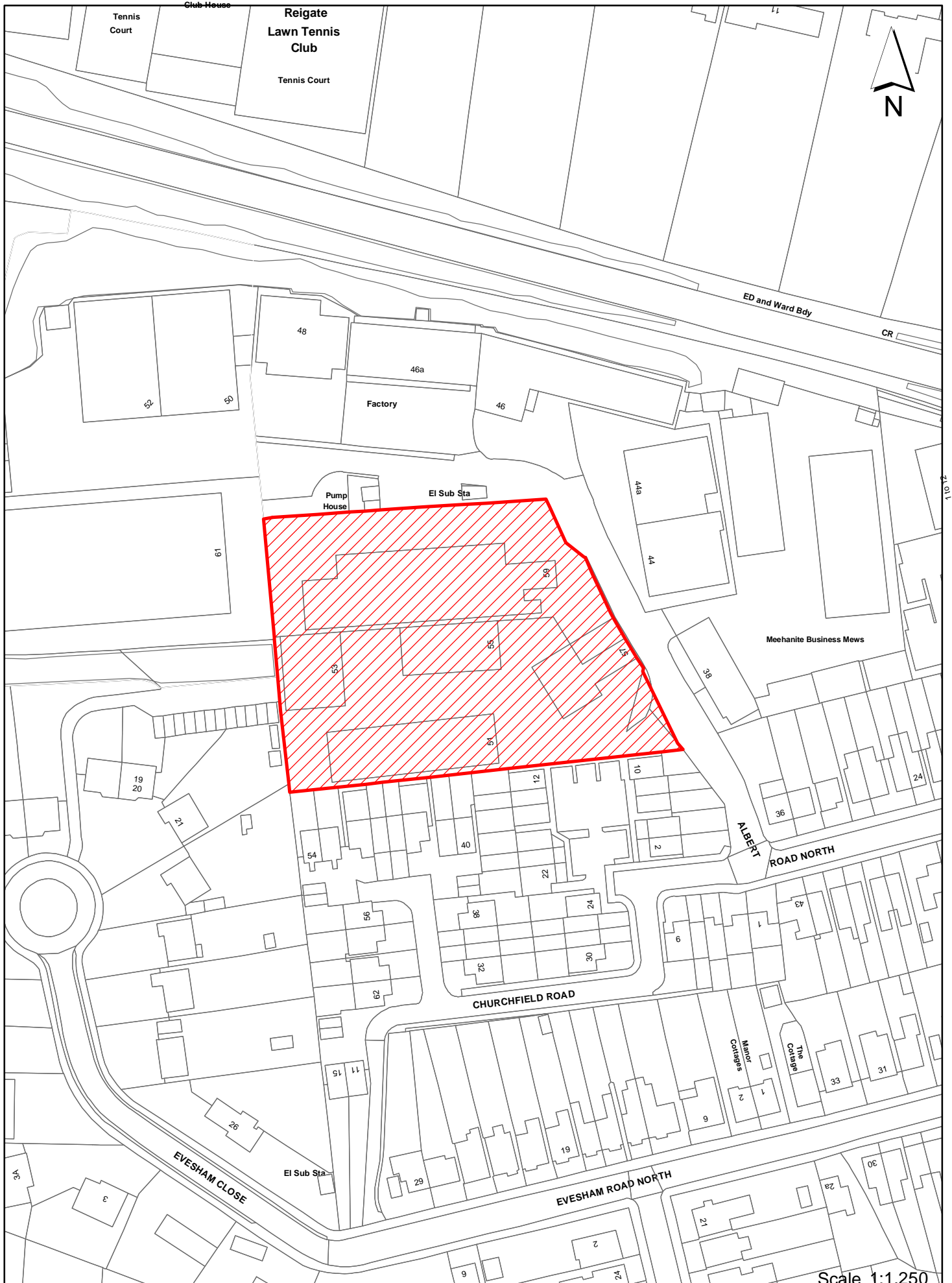
<b>Suitability</b>
<p>The site comprises a large laboratory/office building. The site is designated employment land, forming part of Pitwood Park industrial estate. The Core Strategy economic evidence base identifies the need to safeguard existing and provide additional employment floorspace across the plan period. The site is close to the railway which may have implications for residential amenity. The site is in a relatively sustainable location within an established residential area. The site is preferred for continued employment use.</p> <p>The site is not suitable for residential development.</p>

<b>Availability</b>
<p>Researching the site's availability was not undertaken due to unsuitability.</p>

<b>Achievability</b>
<p>Viability work was not undertaken due to unsuitability.</p>

<b>Summary</b>
<p>The site is suitable for continued employment land use and therefore not suitable for housing development.</p> <p>The site is not deliverable or developable.</p>

# 51-59 Albert Road North, Reigate (S2011RC04)



<b>Site details</b>	
SHLAA Reference	S2011RC04
Source of site	RBBC
Site name	51-59 Albert Road North Industrial Estate, Reigate
Existing use	Industrial units

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	0.59 ha

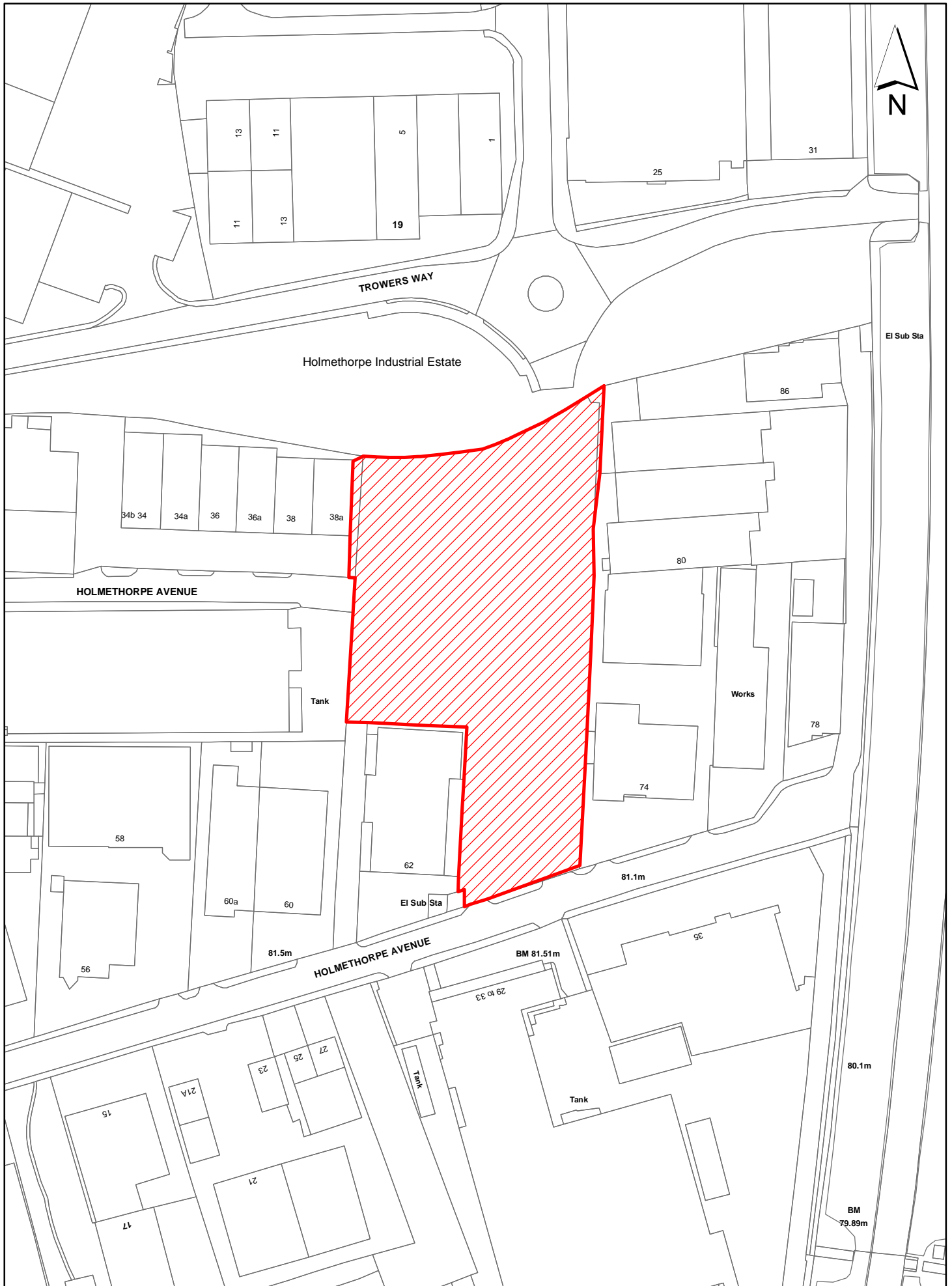
<b>Suitability</b>
<p>The site comprises a number of older industrial units. The site is designated employment land, forming part of Albert Road North employment area. The Core Strategy economic evidence base identifies the need to safeguard existing and provide additional employment floorspace across the plan period. Due to the current and historic uses on the site, it is potentially contaminated. The site is in a relatively sustainable location within reasonable proximity of Reigate town centre and rail station. The site is preferred for continued employment use.</p>

<b>Availability</b>
<p>Researching the site's availability was not undertaken due to the site's unsuitability.</p>

<b>Achievability</b>
<p>Viability work was not undertaken due to the site's unsuitability.</p>

<b>Summary</b>
<p>The site is suitable for continued employment land use and therefore not deliverable or developable.</p>

# Cleared site, Holmethorpe Industrial Estate, Redhill (S2011RE11)



<b>Site details</b>	
SHLAA Reference	S2011RE11
Source of site	RBBC
Site name	Cleared site, Holmethorpe Industrial Estate, Trowers Way, Redhill
Existing use	Vacant, cleared land

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	0.57 ha

<b>Suitability</b>
<p>The site comprises an area of vacant, cleared land between Trowers Way and Holmethorpe Avenue. The site is designated employment land, forming part of Holmethorpe industrial estate. The land is identified within the Land at Holmethorpe Development Brief SPG for employment uses. The site is potentially contaminated owing to historic uses and it is unlikely that acceptable residential amenity could be achieved given the surrounding uses. A planning application has recently been submitted to redevelop the site to provide a series of business units and thus the site is considered suitable for continued employment use.</p> <p>The site is not suitable for residential development.</p>

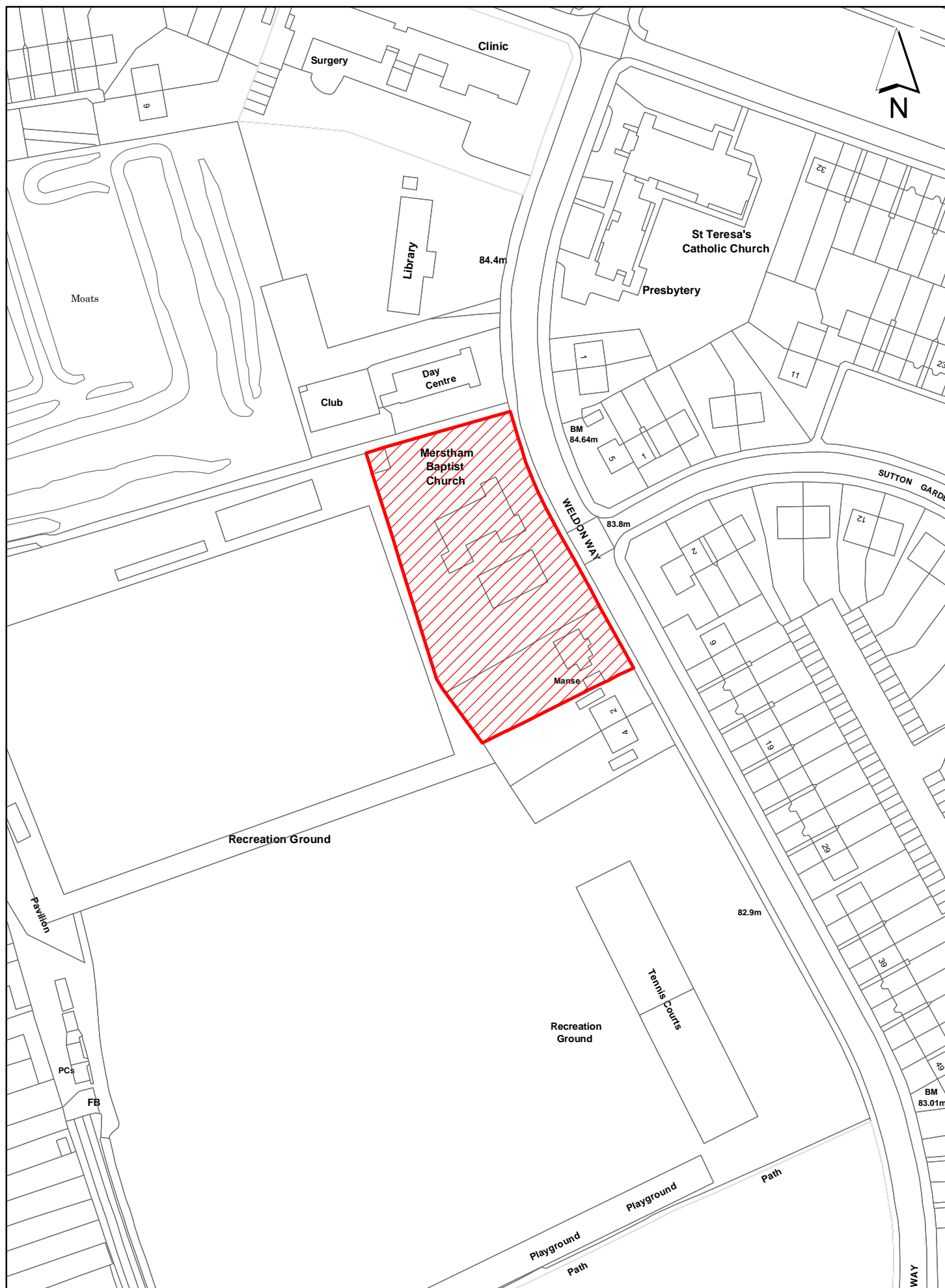
<b>Availability</b>
Researching the site's availability was not undertaken due to unsuitability.

<b>Achievability</b>
Viability work was not undertaken due to unsuitability.

<b>Summary</b>
<p>The site is preferred and suitable for continued employment land use and therefore not suitable for housing.</p> <p>The site is not deliverable/developable.</p>



# Merstham Baptist Church, Weldon Way, Merstham (S2011M02)



<b>Site details</b>	
SHLAA Reference	S2011M02
Source of site	RBBC
Site name	Merstham Baptist Church, Weldon Way, Merstham
Existing use	Church

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	0.27 ha

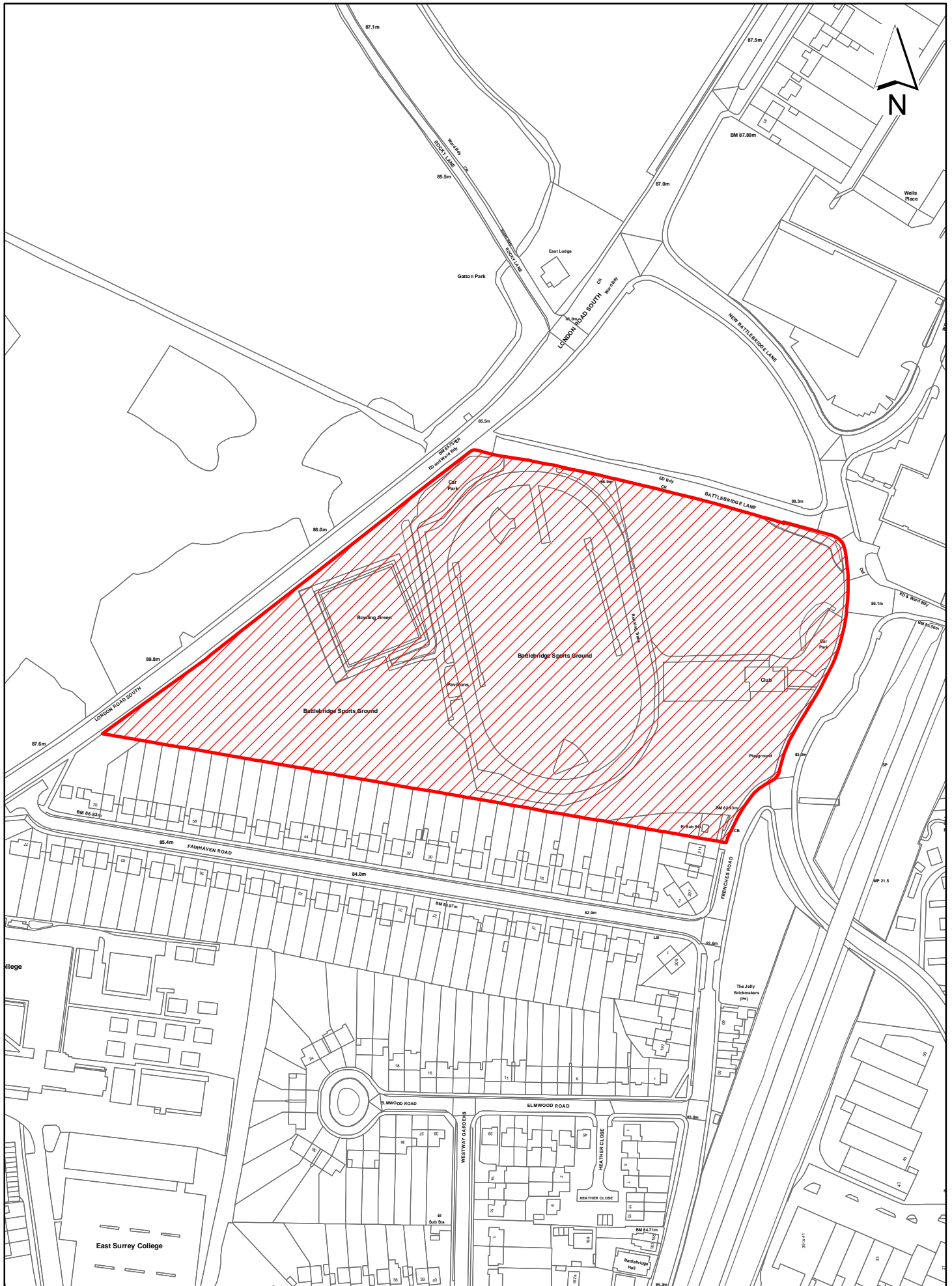
<b>Suitability</b>
<p>The site consists of a church and adjoining property. The site is in a sustainable location in the Merstham Regeneration Area with access to local shops, services and public transport. The site has no overriding policy constraints.</p> <p>In terms of physical issues, part of the site is affected by Flood Zone 2 and 3a which may reduce the developable area or require an appropriate design solution.</p> <p>The site is suitable for housing development.</p>

<b>Availability</b>
The site is not available for development.

<b>Achievability</b>
Viability appraisal was not undertaken due to lack of availability.

<b>Summary</b>
<p>The site is suitable for housing development but not available.</p> <p>The site is not currently deliverable/developable.</p>

# Battlebridge Recreation Ground, New Battlebridge Lane, Merstham (S2011RE08)



<b>Site details</b>	
SHLAA Reference	S2011RE08
Source of site	RBBC
Site name	Battlebridge Recreation Ground, New Battlebridge Lane, Merstham
Existing use	Recreation ground

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	4.55 ha

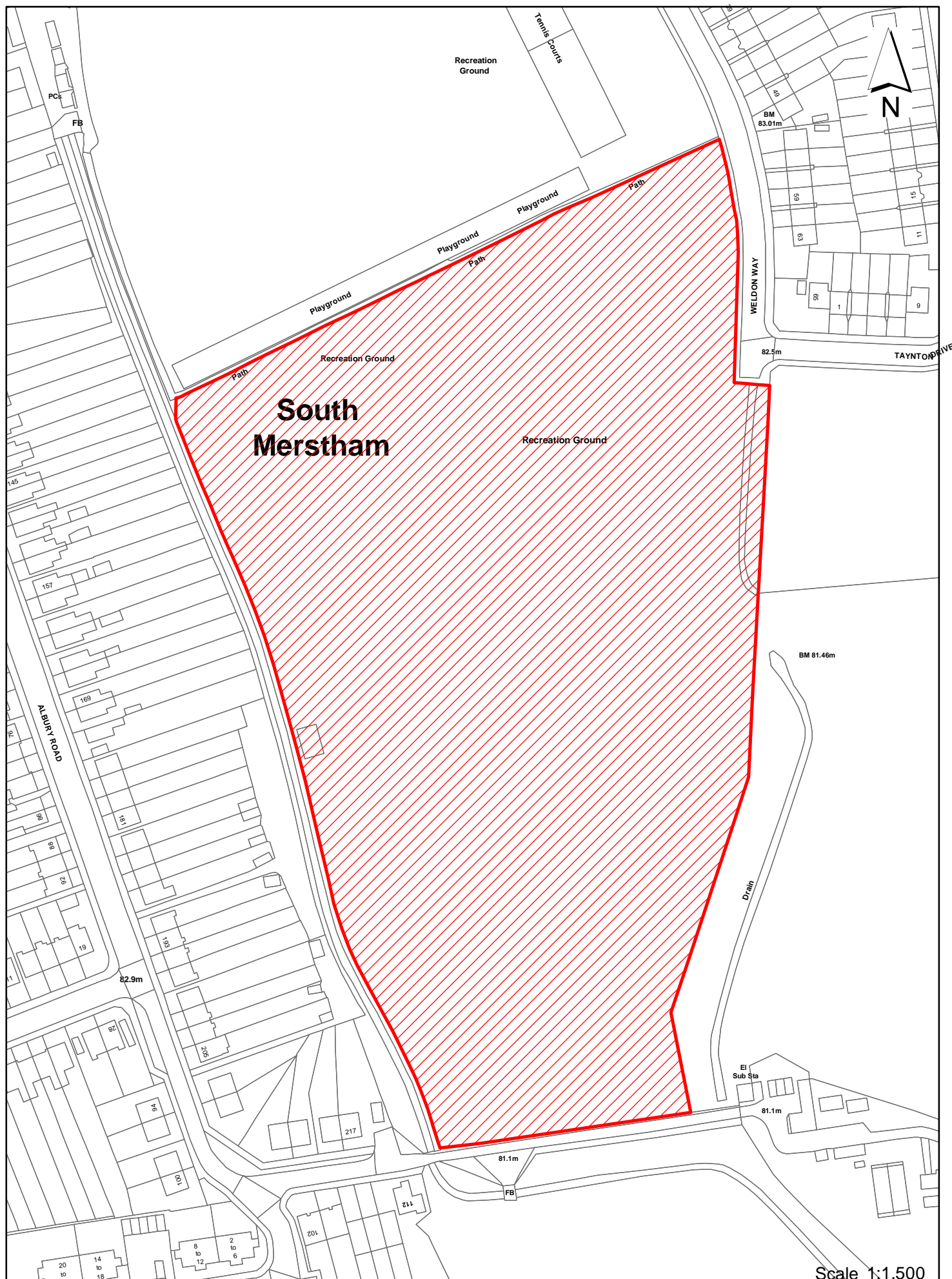
<b>Suitability</b>
<p>The site comprises a large area of recreation space and sports track. The site lies within the Green Belt. The Councils Open Space Audit recommends that recreation and sports provision such as this should be retained. There are few physical constraints to development; however, there may be potential contamination issues.</p> <p>Given the constraints, the site is not suitable for housing development.</p>

<b>Availability</b>
<p>The site is owned by RBBC. Availability for development is currently constrained due to legal reasons and there is no known prospect that this situation will change.</p>

<b>Achievability</b>
<p>Viability appraisal was not undertaken due to unsuitability.</p>

<b>Summary</b>
<p>The site is not suitable for residential development.</p> <p>The site is not deliverable/developable.</p>

# Merstham Recreation Ground, Albury Road, Merstham (S2011M03)



<b>Site details</b>	
SHLAA Reference	S2011M03
Source of site	RBBC
Site name	Merstham Recreation Ground, Albury Road, Merstham
Existing use	Recreation ground

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	3.69 ha

<b>Suitability</b>
<p>The site comprises a large recreation ground. The site lies within the Green Belt and the Councils Open Space Assessment recommends the retention of recreation space and playing fields due to borough-wide deficiency. In terms of physical problems, the majority of the site is affected by Flood Zone 3. The site also abuts Merstham sewage works and is located within 250m of a landfill site.</p> <p>The site is not suitable for housing development.</p>

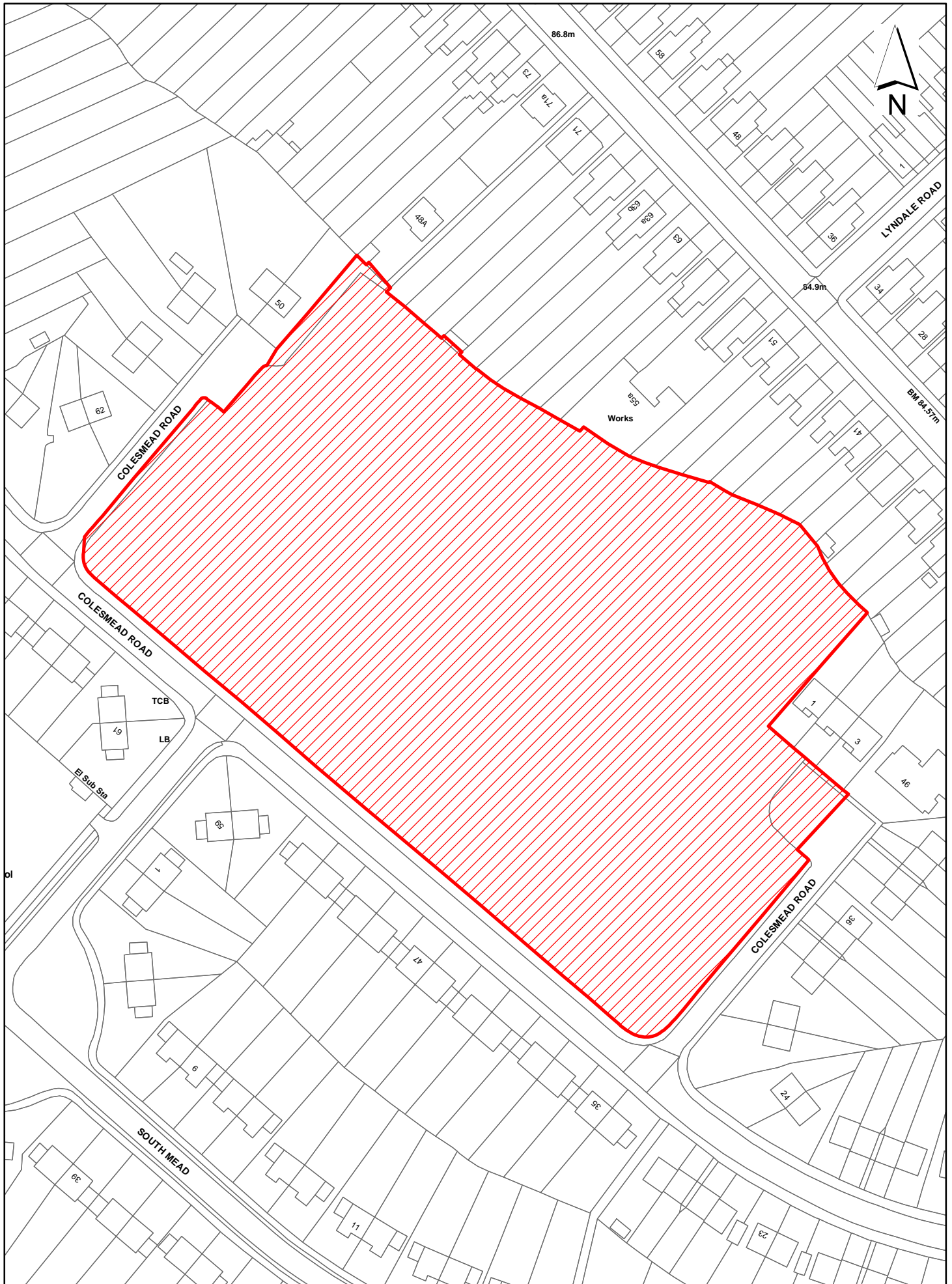
<b>Availability</b>
<p>The site is owned by RBBC. Availability has not been assessed in detail due to unsuitability.</p>

<b>Achievability</b>
<p>Viability appraisal was not undertaken due to unsuitability.</p>

<b>Summary</b>
<p>The site is not suitable for residential development.</p> <p>The site is not deliverable/developable.</p>



# Open space at Colesmead Road, Redhill (S2011RW04)





<b>Site details</b>	
SHLAA Reference	S2011RW04
Source of site	RBBC
Site name	Recreation Ground, Colesmead Road, Redhill
Existing use	Recreation ground

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	2.02 ha

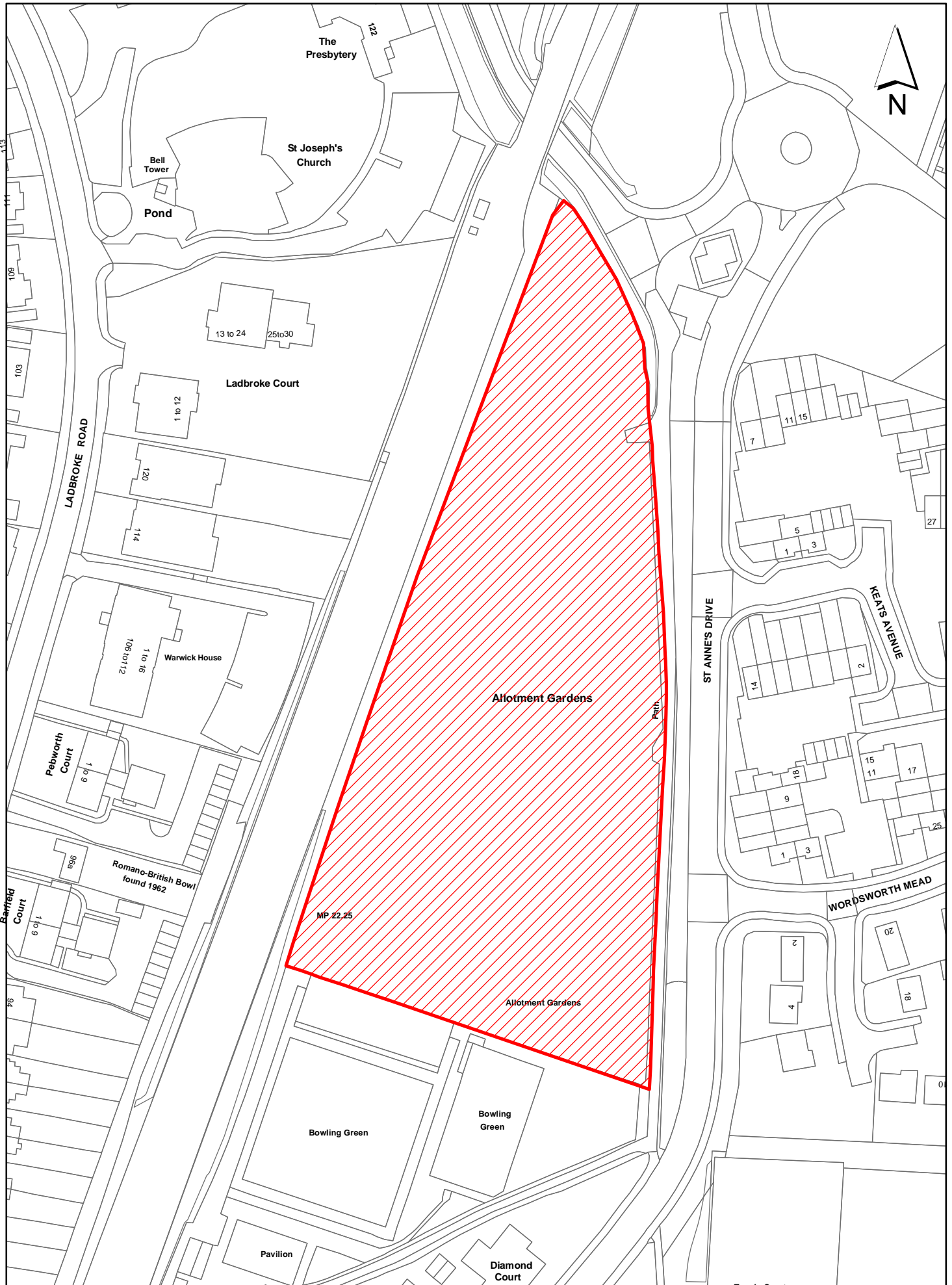
<b>Suitability</b>
<p>The site comprises a recreation ground with children's play area. The site is designated Urban Open Land. The Councils Open Space Assessment highlights a shortage of amenity and outdoor sport provision. There are no overriding physical constraints to development. The site is within an established residential area within reasonable proximity of Redhill town centre and bus services.</p> <p>The site is not suitable for housing development.</p>

<b>Availability</b>
<p>The site is owned by RBBC but is not available for development due to legal reasons.</p>

<b>Achievability</b>
<p>Viability appraisal was not undertaken due to unsuitability.</p>

<b>Summary</b>
<p>The site is not suitable for housing development. The site is also not available for development and there is no known prospect that this situation will change.</p> <p>The site is not deliverable/developable.</p>

# Allotment Site, Wiggie Lane, Redhill (S2011RE09)



<b>Site details</b>	
SHLAA Reference	S2011RE09
Source of site	RBBC
Site name	Allotment Site, Wiggie Lane, Redhill
Existing use	Allotments

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	1.27 ha

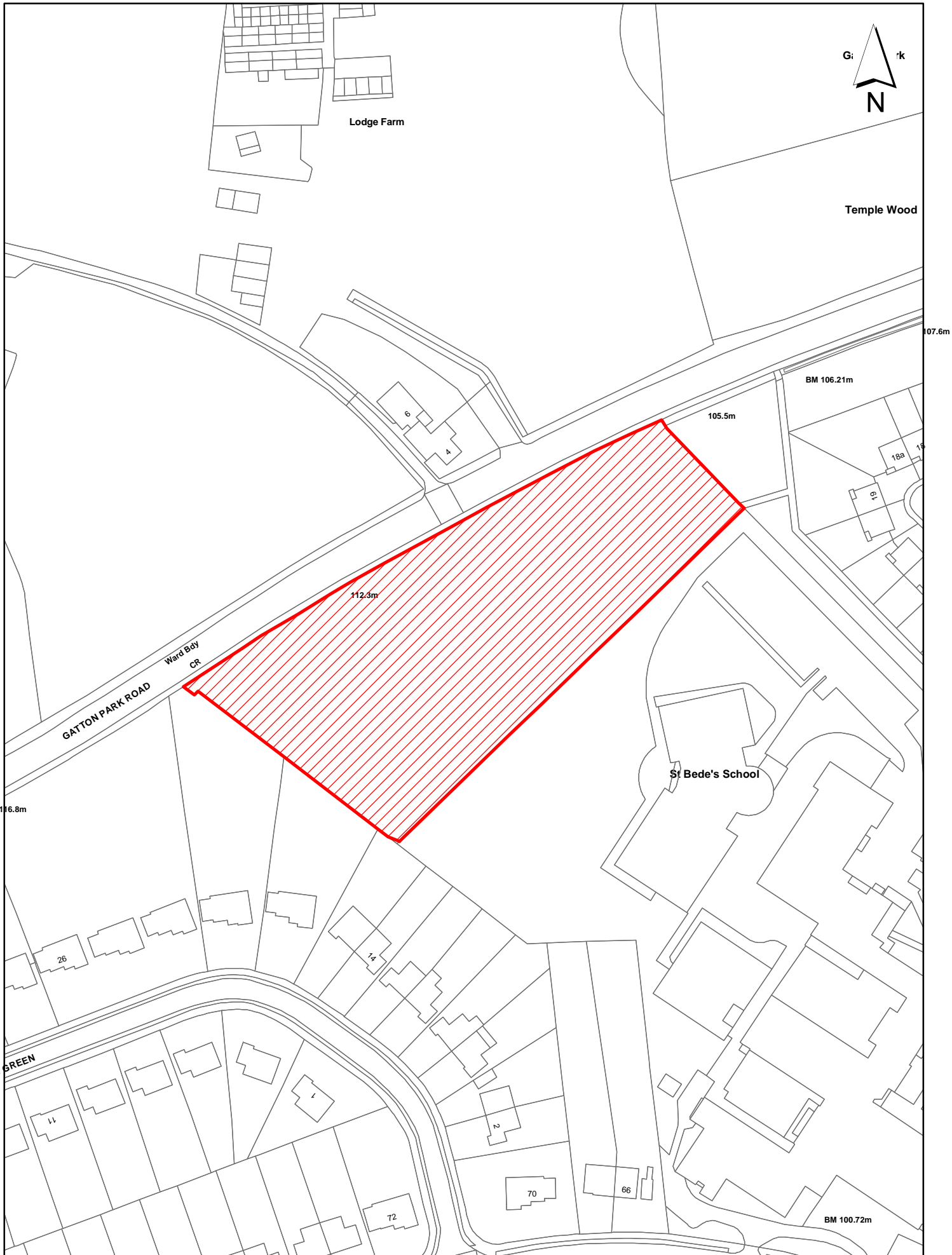
<b>Suitability</b>
<p>The site comprises a functioning allotment site. The site is designated Urban Open Land. The Councils Open Space Assessment identified a shortfall in allotment space across the borough and recommended ongoing retention of all sites. The site is located opposite Holmethorpe industrial estate and the railway line which may have amenity implications. The site is in a reasonably sustainable location within an acceptable distance to Redhill town centre.</p> <p>Given the need to retain allotment space, the site is not suitable for housing development.</p>

<b>Availability</b>
<p>The site is owned by RBBC. The site is a functioning allotment site and not currently available for development as no alternative provision is identified.</p>

<b>Achievability</b>
<p>Viability work was not undertaken due to the current unsuitability.</p>

<b>Summary</b>
<p>The site is not deliverable or developable.</p>

# Allotment Site, Gatton Park Road, Redhill (S2011RW05)



<b>Site details</b>	
SHLAA Reference	S2011RW05
Source of site	RBBC
Site name	Allotment Site, Gatton Park Road, Redhill
Existing use	Allotment

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	0.66 ha

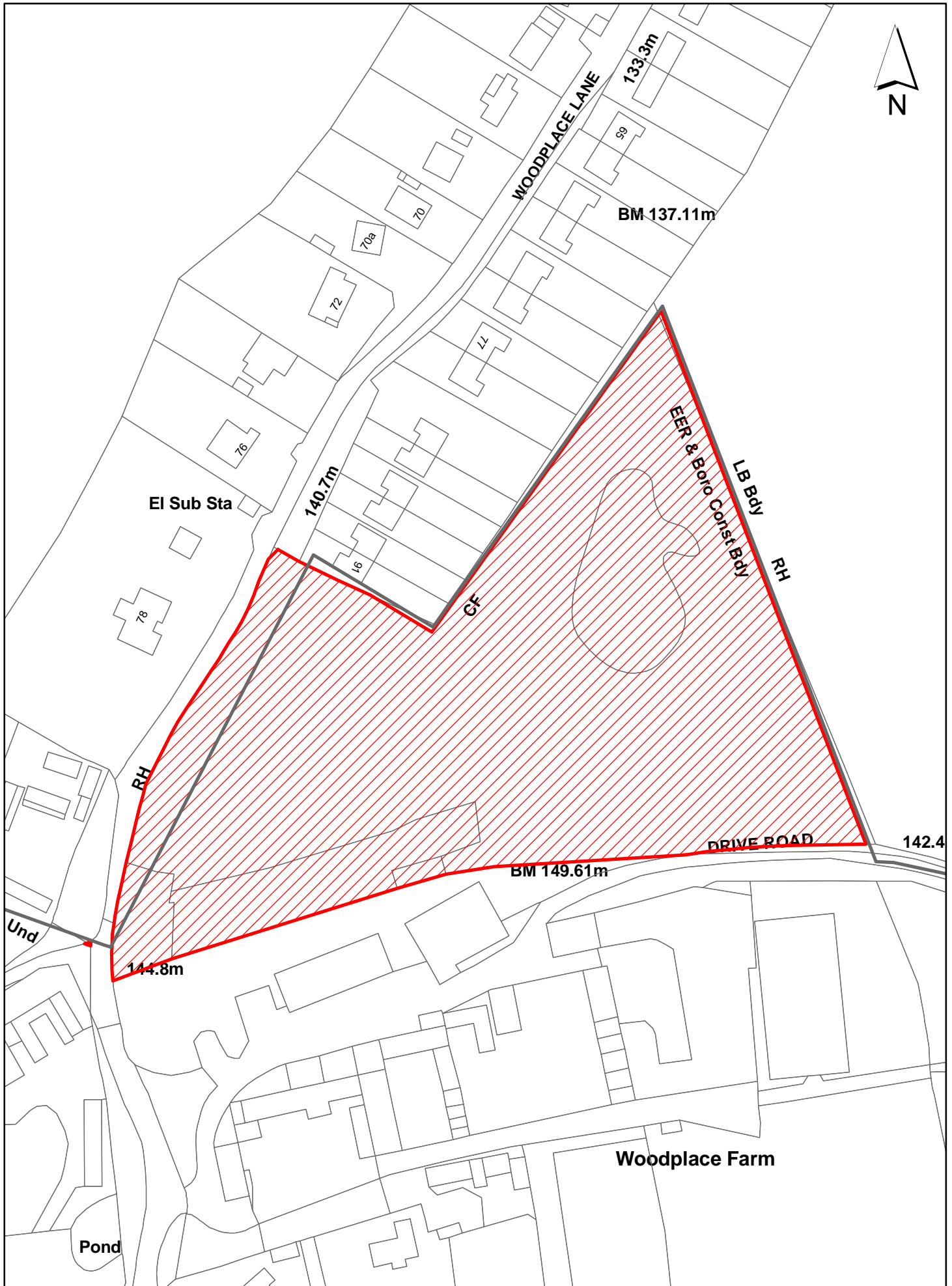
<b>Suitability</b>
<p>The site comprises a functioning allotment site. The site is designated Urban Open Land. The Councils Open Space Assessment identified a shortfall in allotment space across the borough and recommended ongoing retention of all sites. The site is in a reasonably sustainable location in an established residential area.</p> <p>Given the need to retain allotment space, the site is not suitable for housing development.</p>

<b>Availability</b>
<p>The site is owned by RBBC. The site is a functioning allotment site and not currently available for development as no alternative provision is identified.</p>

<b>Achievability</b>
<p>Viability work was not undertaken due to the current unsuitability.</p>

<b>Summary</b>
<p>The site is not deliverable or developable.</p>

# Land at Woodplace Lane, Coulsdon (S2011CHW01)



<b>Site details</b>	
SHLAA Reference	S2011CHW01
Source of site	RBBC
Site name	Land at Woodplace Lane, Coulsdon
Existing use	Grazing land

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	1.55 ha

<b>Suitability</b>
<p>The site comprises an area of grazing land. The site lies within the Green Belt and is within an Area of Great Landscape Value. There are no overriding physical constraints to development of the site. However, the site is in an isolated, unsustainable location with limited services nearby and no public transport accessibility.</p> <p>The site is not suitable for residential development.</p>

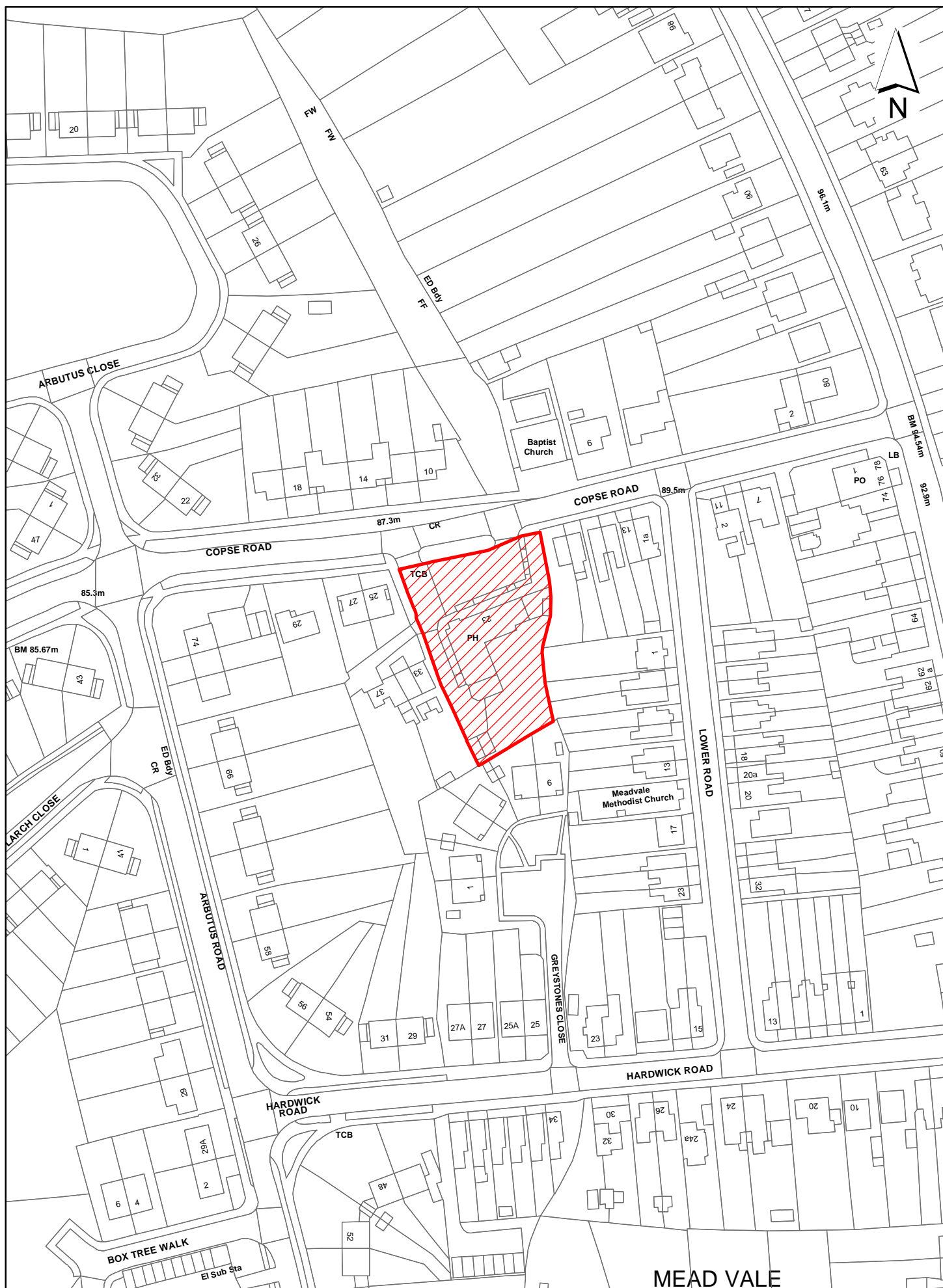
<b>Availability</b>
<p>The site is owned by RBBC. Availability has not been assessed in detail due to unsuitability.</p>

<b>Achievability</b>
<p>Viability appraisal was not undertaken due to unsuitability.</p>

<b>Summary</b>
<p>The site is not suitable for residential development.</p> <p>The site is not deliverable or developable.</p>



# The Ship P.H. site, Copse Road, Redhill (S2011MSJ02)



<b>Site details</b>	
SHLAA Reference	S2011MSJ02
Source of site	RBBC
Site name	The Ship P.H. site, Copse Road, Redhill
Existing use	Derelict public house

<b>Housing potential</b>	
Density	80
Yield	12
Site area (ha)	0.15 ha

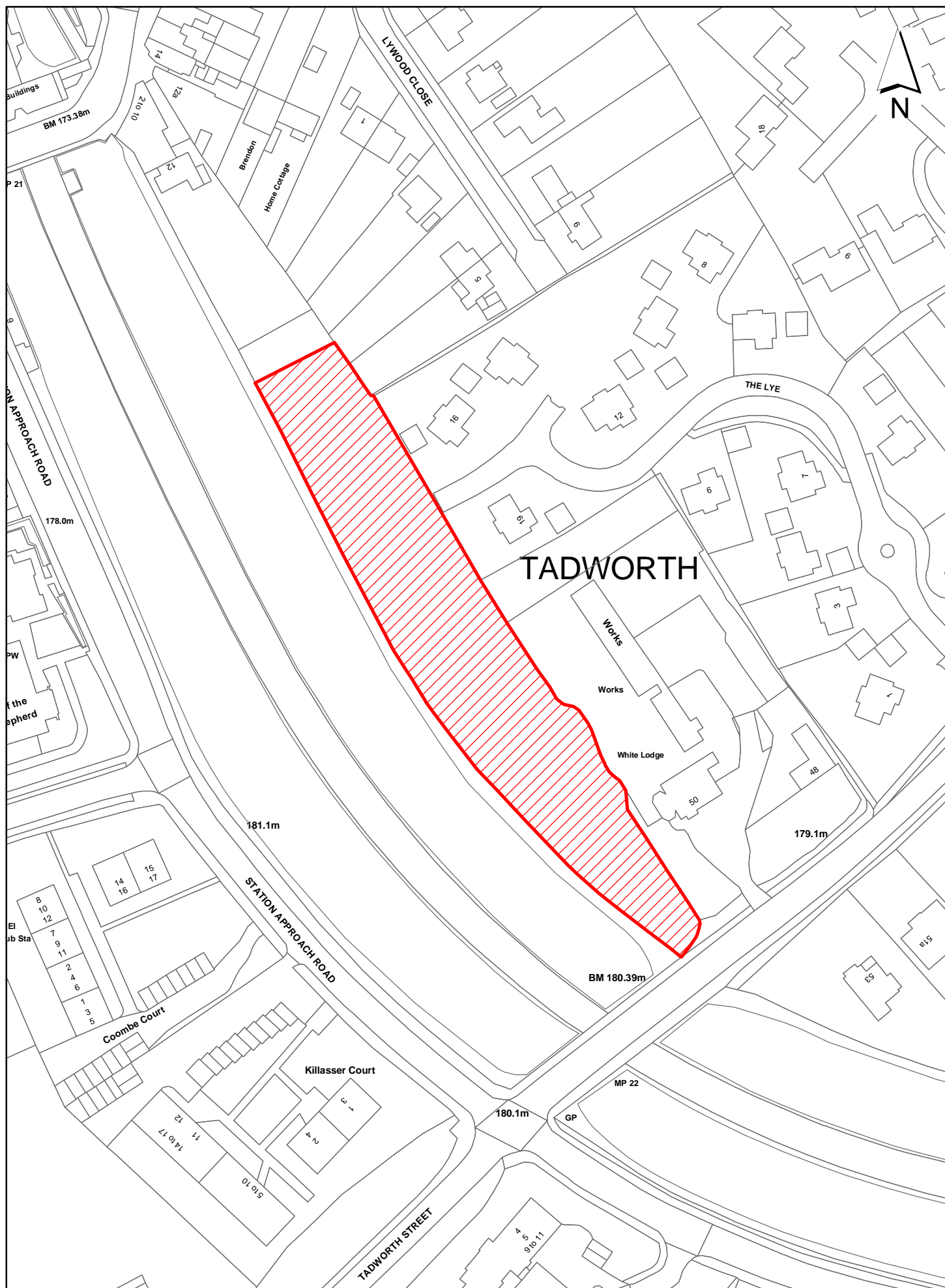
<b>Suitability</b>
<p>The site comprises of a vacant public house and frontage parking area. The site is not affected by any overriding policy or physical constraints. The site is in a sustainable location within an established residential area. A planning application has recently been submitted and the potential above reflects this position.</p> <p>The site is suitable for residential development.</p>

<b>Availability</b>
<p>The public house site is owned by Brakspear and RBBC own the frontage plot. Arrangements to dispose of the site are progressing and the site is available for development now. Planning application has been submitted for redevelopment further supporting availability.</p>

<b>Achievability</b>
<p>Redevelopment of the site is concluded to be financially viable. There are no other market or delivery factors affecting achievability.</p>

<b>Summary</b>
<p>The site is suitable for development, available now and redevelopment would be financially viable.</p> <p>The site is considered to be deliverable with development expected to occur in years 1-5.</p>

# Land at Tadworth Street, Tadworth (S2011TW03)



<b>Site details</b>	
SHLAA Reference	S2011TW03
Source of site	RBBC
Site name	Land at Tadworth Street, Tadworth
Existing use	Amenity space/woodland

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	0.42 ha

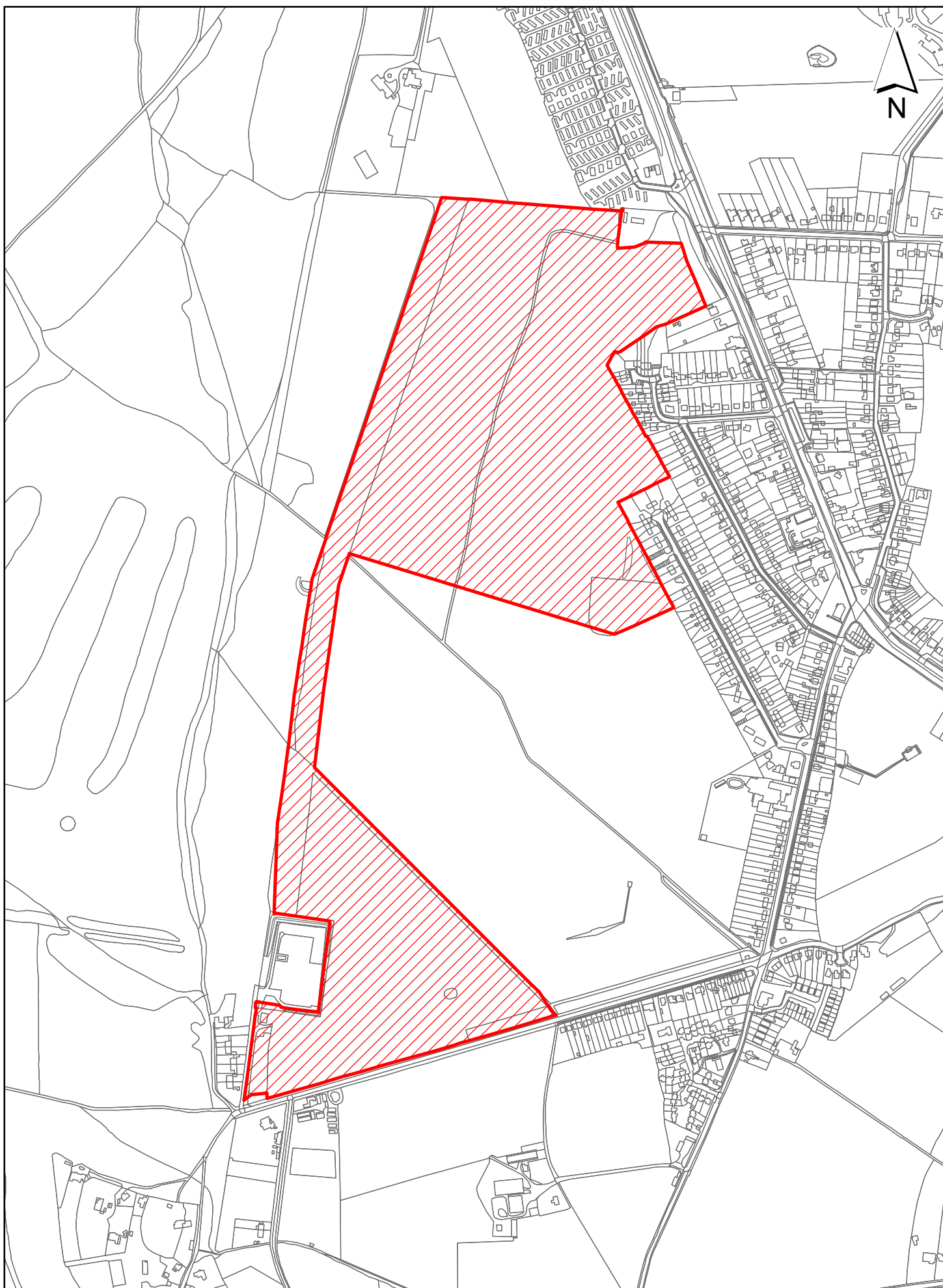
<b>Suitability</b>
<p>The site comprises a narrow strip of amenity land which has recently converted to a woodland park. The Councils Open Space Assessment recommends the retention of natural and semi natural open space within the urban area. The site is designated Urban Open Land. In terms of physical constraints, developability and capacity would be severely affected by access and the size of the site. Proximity to the railway line may also have amenity implications.</p> <p>The site is not suitable for residential development.</p>

<b>Availability</b>
<p>The site is owned by RBBC. Availability has not been assessed in detail due to unsuitability.</p>

<b>Achievability</b>
<p>Viability appraisal has not been undertaken due to unsuitability.</p>

<b>Summary</b>
<p>The site is not suitable for residential development.</p> <p>The site is not deliverable/developable.</p>

# Rookery Farm, Mogador Road, Lower Kingswood (S2011KBH03)



<b>Site details</b>	
SHLAA Reference	S2011KBH03
Source of site	RBBC
Site name	Rookery Farm, Mogador Road, Lower Kingswood
Existing use	Farmland

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	84 ha (approx.)

<b>Suitability</b>
<p>The site comprises a large area of agricultural within the Green Belt. The site is adjacent to a Site of Nature Conservation Importance, Common Land and an Area of Great Landscape Value. In terms of physical issues, part of the site is of archaeological interest and is the site is identified being contaminated due to its historic use. The site is not considered to be in a sustainable location with limited shops/services nearby and low levels of public transport accessibility.</p> <p>The site is not suitable for residential development.</p>

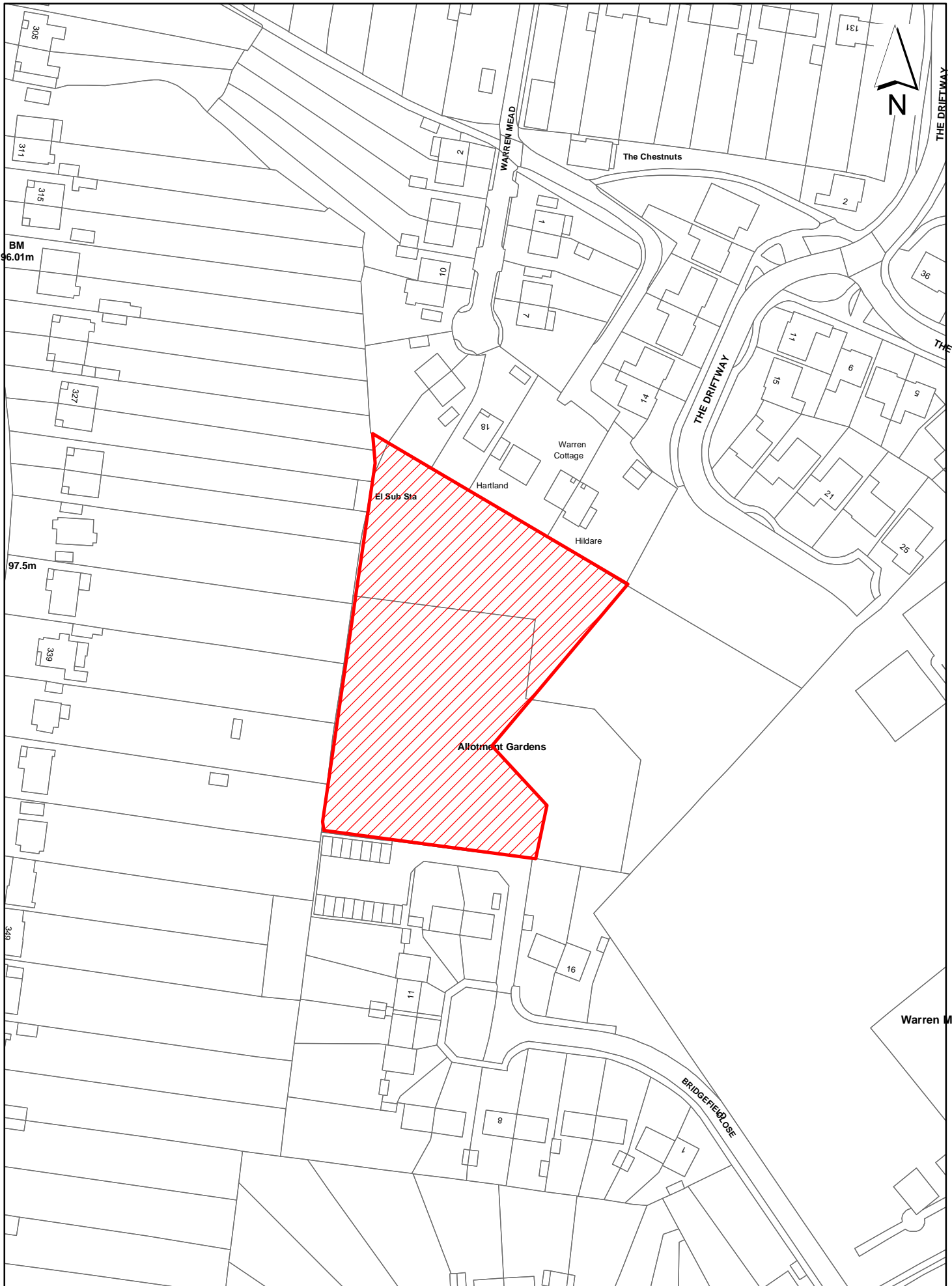
<b>Availability</b>
<p>The site is owned by RBBC. Availability has not been assessed in detail due to unsuitability.</p>

<b>Achievability</b>
<p>Viability appraisal was not undertaken due to unsuitability.</p>

<b>Summary</b>
<p>The site is not suitable for housing development.</p> <p>The site is not deliverable or developable.</p>



# Allotment Site, Bridgefield Close, Nork (S2011N01)





<b>Site details</b>	
SHLAA Reference	S2011N01
Source of site	RBBC
Site name	Allotment site, Bridgefield Close, Nork
Existing use	Allotments

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	0.49 ha

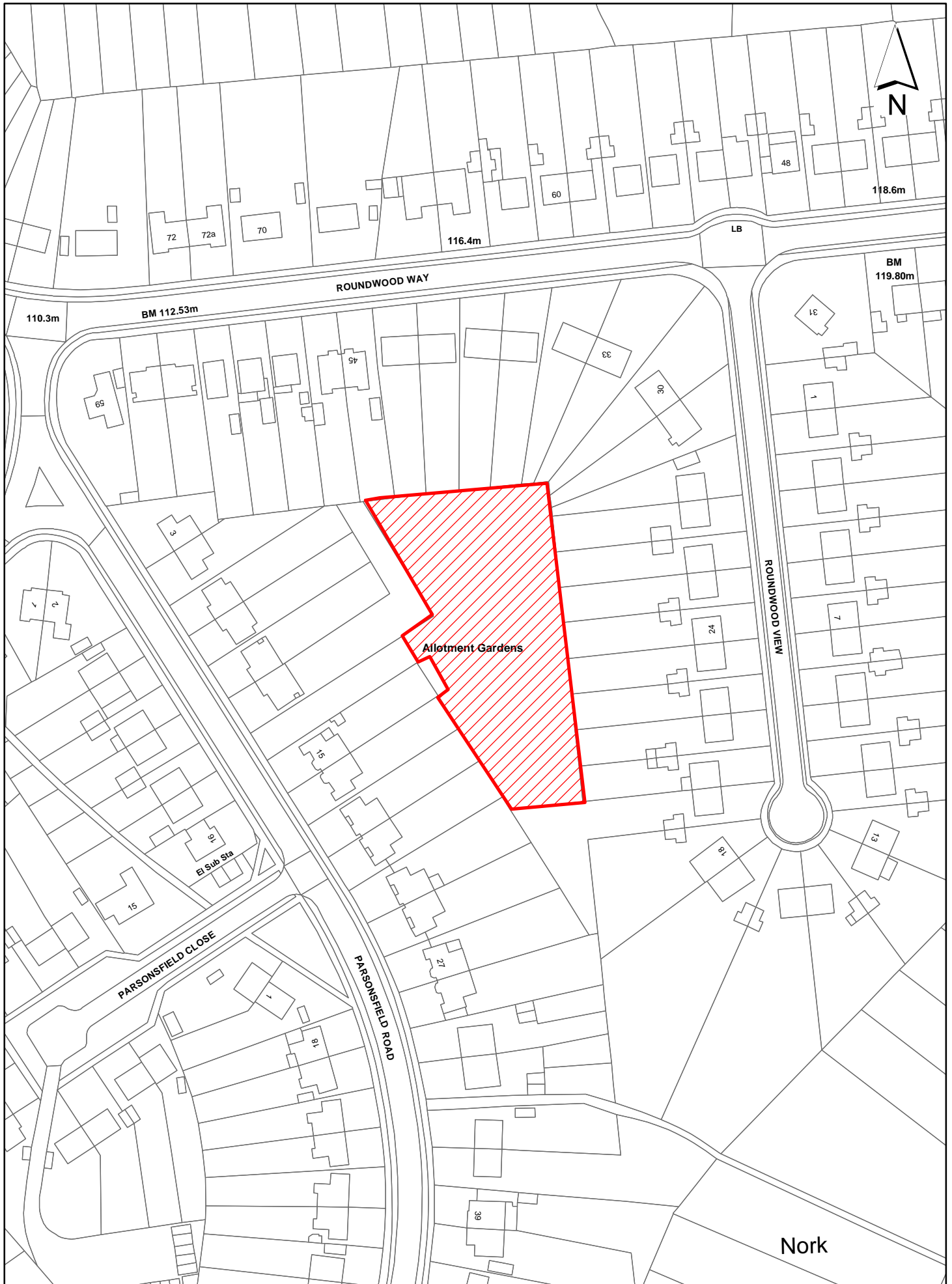
<b>Suitability</b>
<p>The site comprises a functioning allotment site. The site is designated Urban Open Land. The Councils Open Space Assessment identified a shortfall in allotment space across the borough and recommended ongoing retention of all sites. Current access to the site is narrow and may constrain development. The site is in a reasonably sustainable location in an established residential area.</p> <p>Given the need to retain allotment space, the site is not suitable for residential development.</p>

<b>Availability</b>
<p>The site is owned by RBBC. The site is a functioning allotment site and not currently available for development as no alternative provision is identified.</p>

<b>Achievability</b>
<p>Viability work was not undertaken due to the current unsuitability.</p>

<b>Summary</b>
<p>The site is not deliverable or developable.</p>

# Allotment Site, Parsonsfield Road, Nork (S2011N02)



<b>Site details</b>	
SHLAA Reference	S2011N02
Source of site	RBBC
Site name	Allotment Site, Parsonsfield Road, Nork
Existing use	Allotments

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	0.28 ha

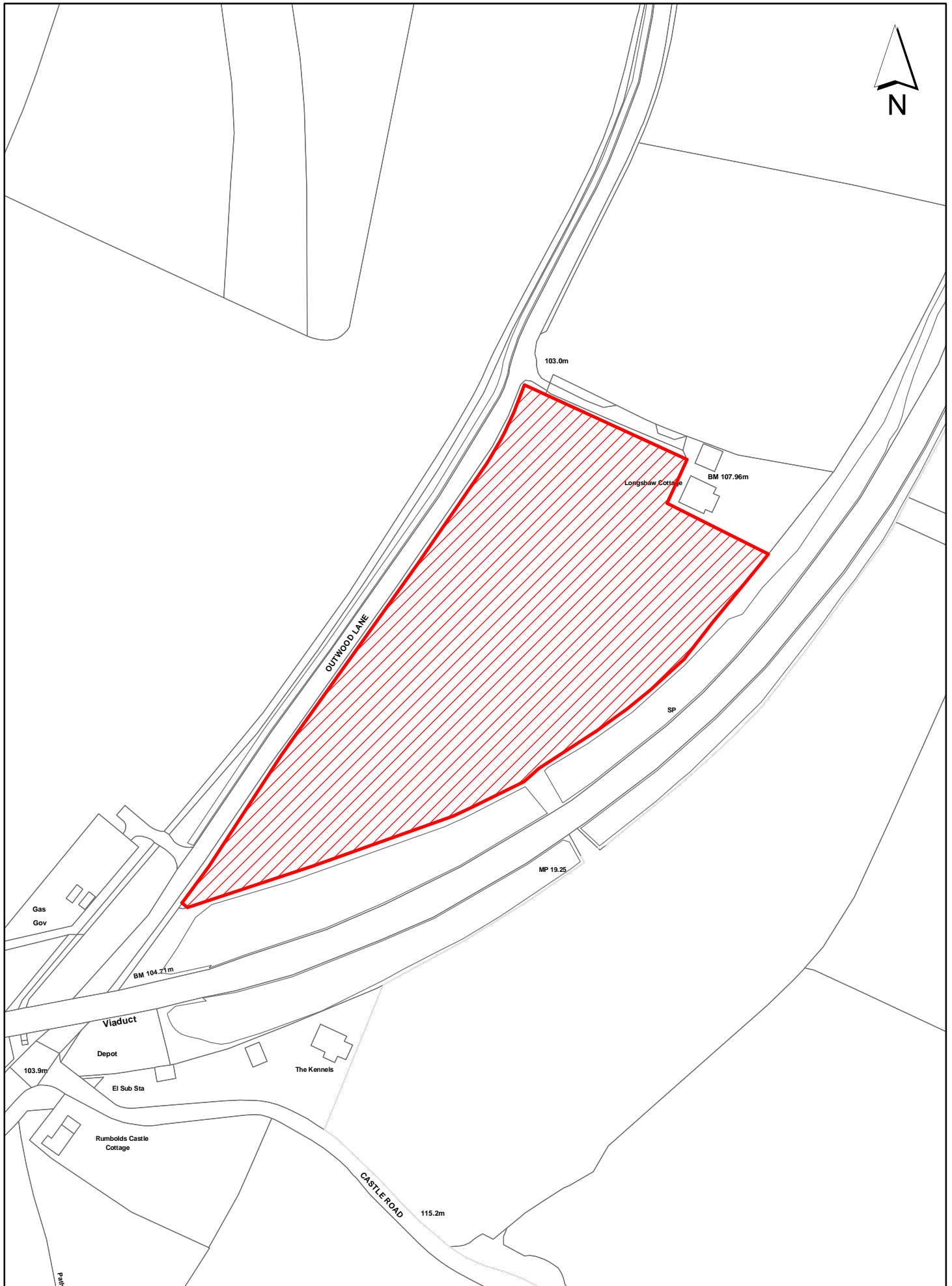
<b>Suitability</b>
<p>The site comprises a functioning allotment site. The site is designated Urban Open Land. The Councils Open Space Assessment identified a shortfall in allotment space across the borough and recommended ongoing retention of all sites. The site is in a reasonably sustainable location in an established residential area.</p> <p>Given the need to retain allotment space, the site is not suitable for residential development.</p>

<b>Availability</b>
<p>The site is owned by RBBC. The site is a functioning allotment site and not currently available for development as no alternative provision is identified.</p>

<b>Achievability</b>
<p>Viability work was not undertaken due to the current unsuitability.</p>

<b>Summary</b>
<p>The site is not deliverable or developable.</p>

# Land at Outwood Lane, Chipstead (S2011CHW02)



<b>Site details</b>	
SHLAA Reference	S2011CHW02
Source of site	RBBC
Site name	Land at Outwood Lane, Chipstead
Existing use	Open field

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	1.12 ha

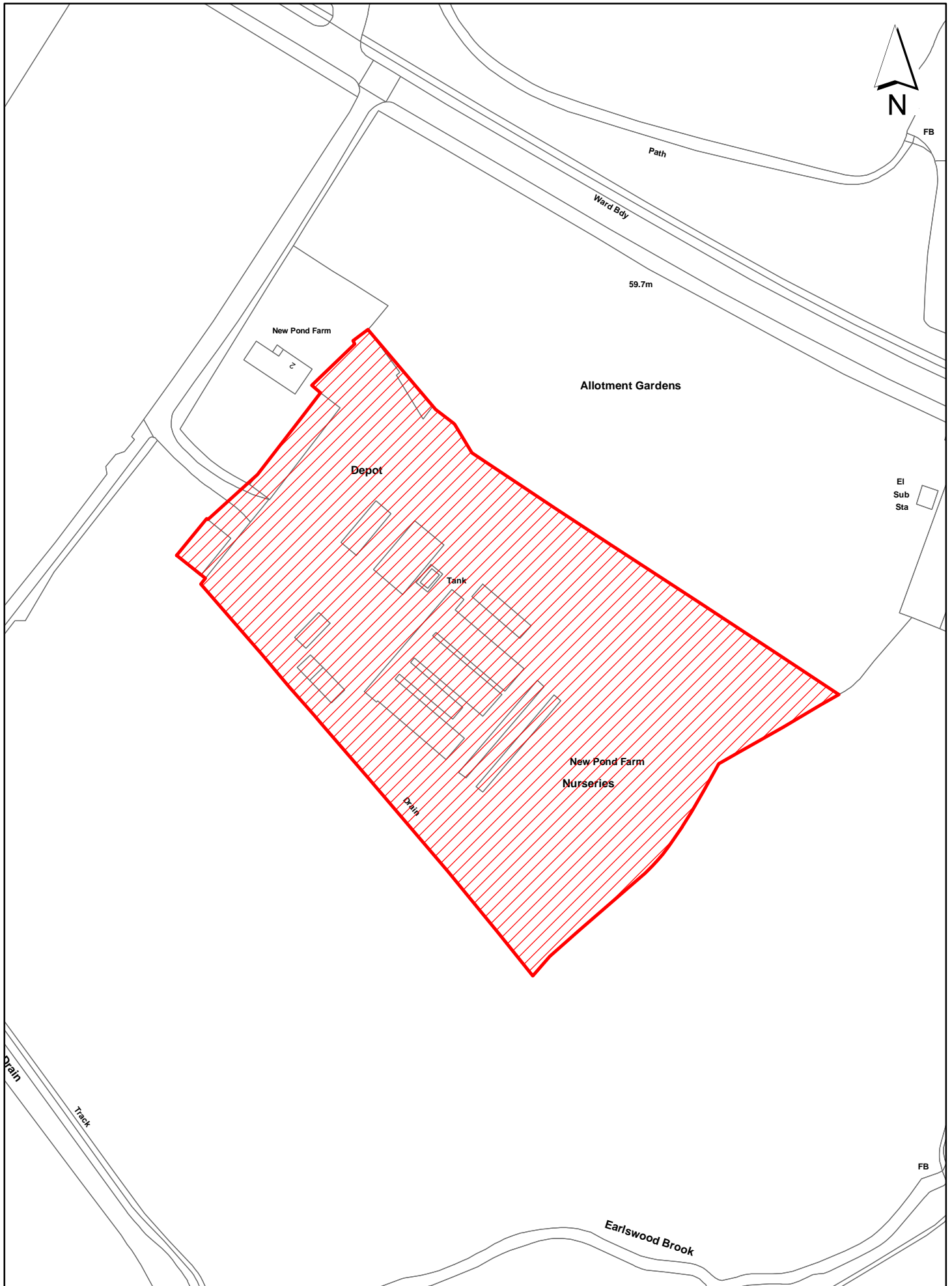
<b>Suitability</b>
<p>The site comprises an open, undeveloped field. The site lies within the Green Belt and is in an Area of Great Landscape Value. It also adjoins a Site of Nature Conservation Importance. Proximity to the railway line may have implications for residential amenity. The site is in an isolated, unsustainable location with limited shops/services nearby and poor public transport accessibility.</p> <p>The site is not suitable for housing development.</p>

<b>Availability</b>
<p>The land is owned by RBBC. Availability has not been assessed in detail due to unsuitability.</p>

<b>Achievability</b>
<p>Viability work was not undertaken due to unsuitability.</p>

<b>Summary</b>
<p>The site is not suitable for housing development.</p> <p>The site is not deliverable or developable.</p>

# New Pond Farm, Woodhatch Road, Reigate (S2011SPW03)



<b>Site details</b>	
SHLAA Reference	S2011SPW03
Source of site	RBBC
Site name	New Pond Farm, Woodhatch Road, Reigate
Existing use	Nursery/light industrial depot

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	1.22 ha

<b>Suitability</b>
<p>The site comprises a nursery/depot site within the Green Belt. In terms of constraints, the site may be potentially contaminated and would possibly require remediation. The site is in reasonable proximity to local schools but only limited shops and services at the local parade in Woodhatch; as such it is not considered to be a particularly sustainable location. The site is also not well related to the existing urban area.</p> <p>The site is not suitable for residential development.</p>

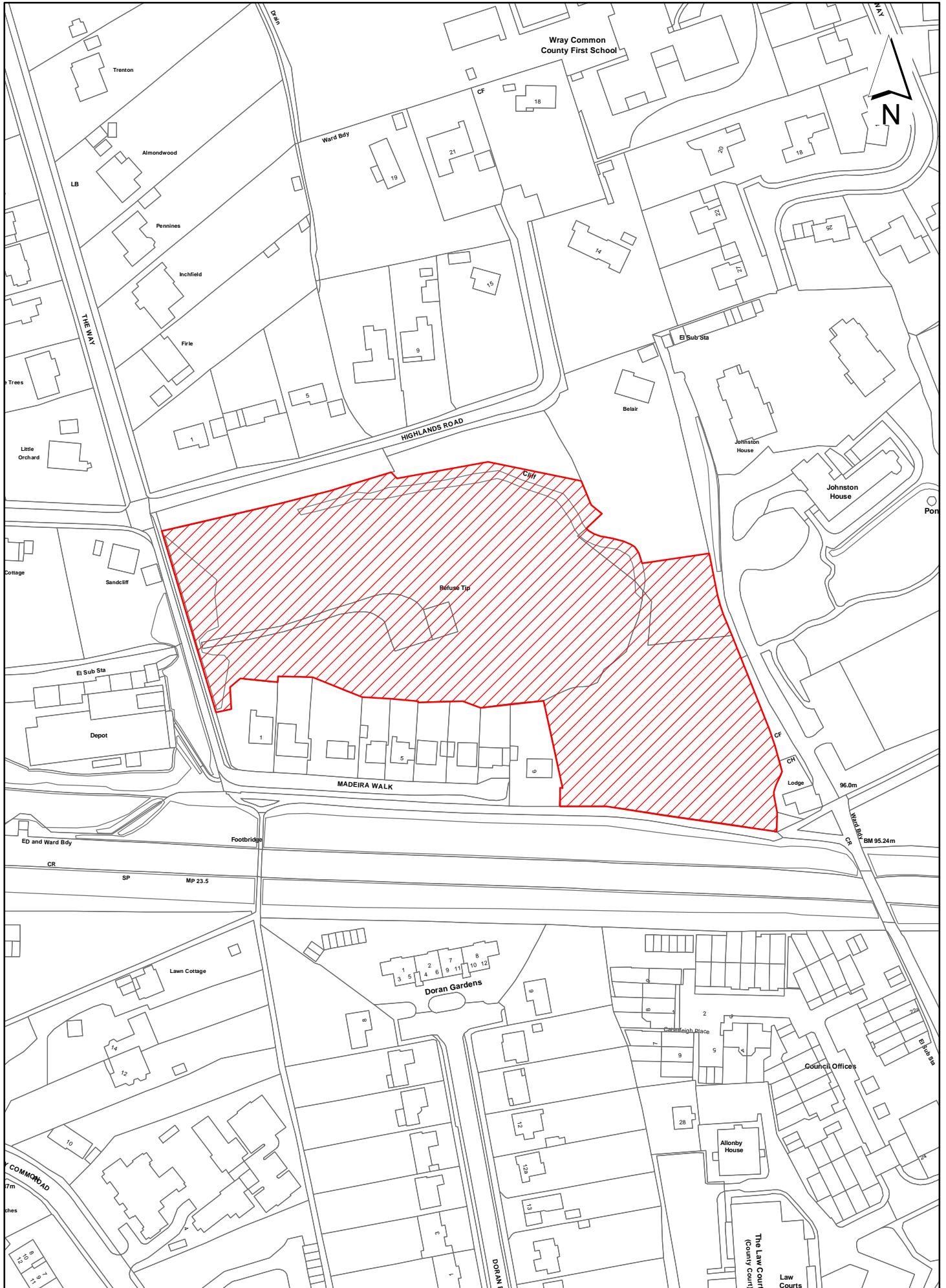
<b>Availability</b>
<p>The land is owned by RBBC. Availability has not been assessed in detail due to current unsuitability.</p>

<b>Achievability</b>
<p>Viability work was not undertaken due to the current unsuitability.</p>

<b>Summary</b>
<p>The site is not deliverable or developable.</p>



# Land at Madeira Sandpit, Madeira Walk/Highlands Road, Reigate (S2011RH02)



<b>Site details</b>	
SHLAA Reference	S2011RH02
Source of site	RBBC
Site name	Madeira Sandpit, Madeira Walk/Highlands Road, Reigate
Existing use	Former quarry and refuse site

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	1.67 ha

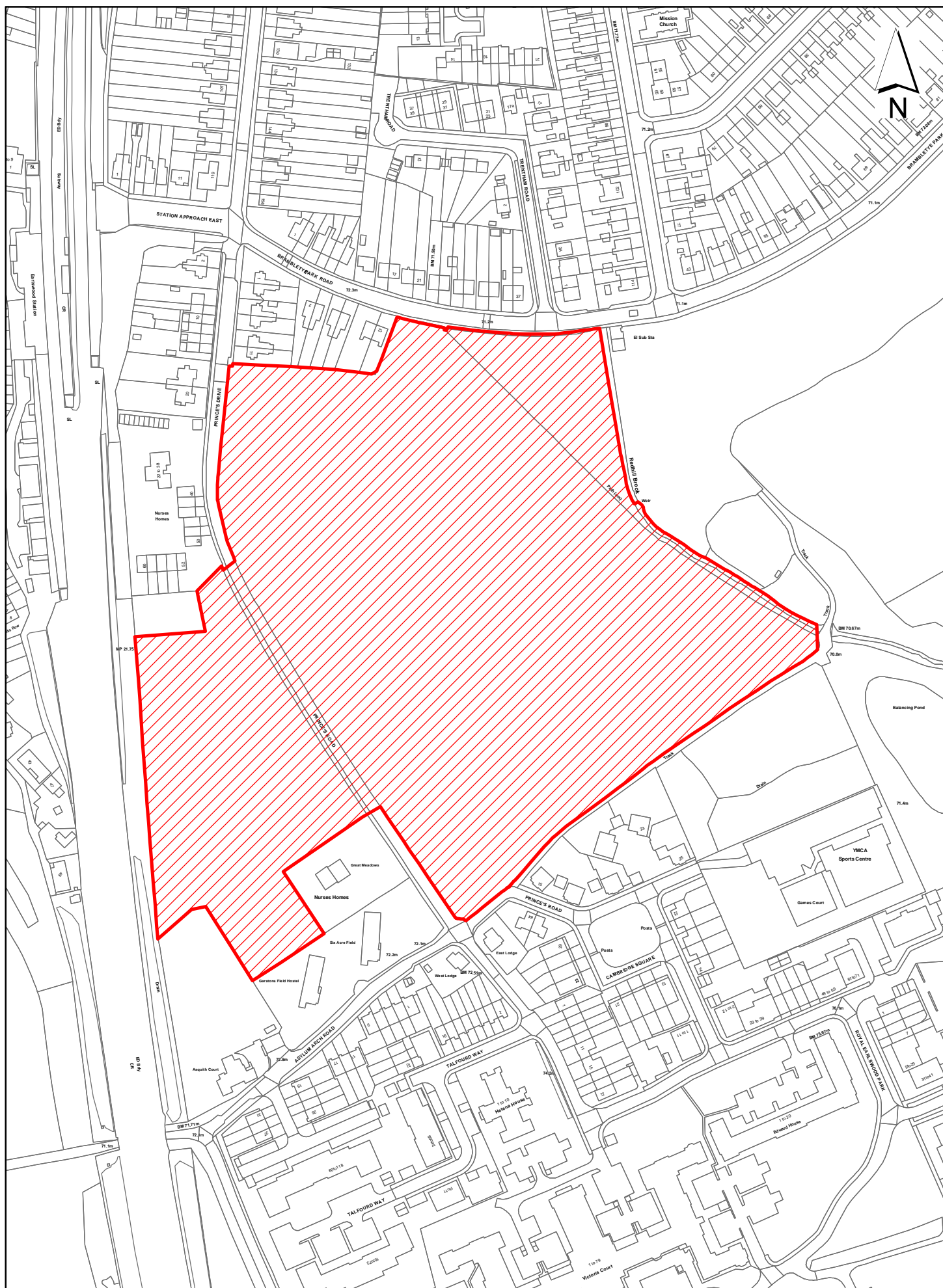
<b>Suitability</b>
<p>The site comprises a former quarry and refuse site which has reverted to a more natural state. The site is designated Urban Open Land. In terms of physical problems, the site was formerly used as landfill and is potentially contaminated and this has also impacted upon landform with a relatively steep drop on the northern part of the site. These constraints would need to be carefully considered as part of any development proposals. Proximity to the railway line may also present residential amenity issues. The site is in an established residential area; however, the distance to Reigate town centre is fairly significant.</p> <p>The site may be potentially suitable for housing development subject to a review of UOL.</p>

<b>Availability</b>
The site is owned by the Council and considered to be available for development.

<b>Achievability</b>
Viability work was not undertaken due to the current unsuitability.

<b>Summary</b>
<p>The site is not currently deliverable or developable.</p> <p>However, the site; in full or in part, may be potentially suitable for housing development subject to a review of Urban Open Land and associated policy.</p>

# Land at Princes Road, Earlswood (S2011EW03)



<b>Site details</b>	
SHLAA Reference	S2011EW03
Source of site	RBBC
Site name	Land at Princes Road, Earlswood
Existing use	Open space

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	6.60 ha

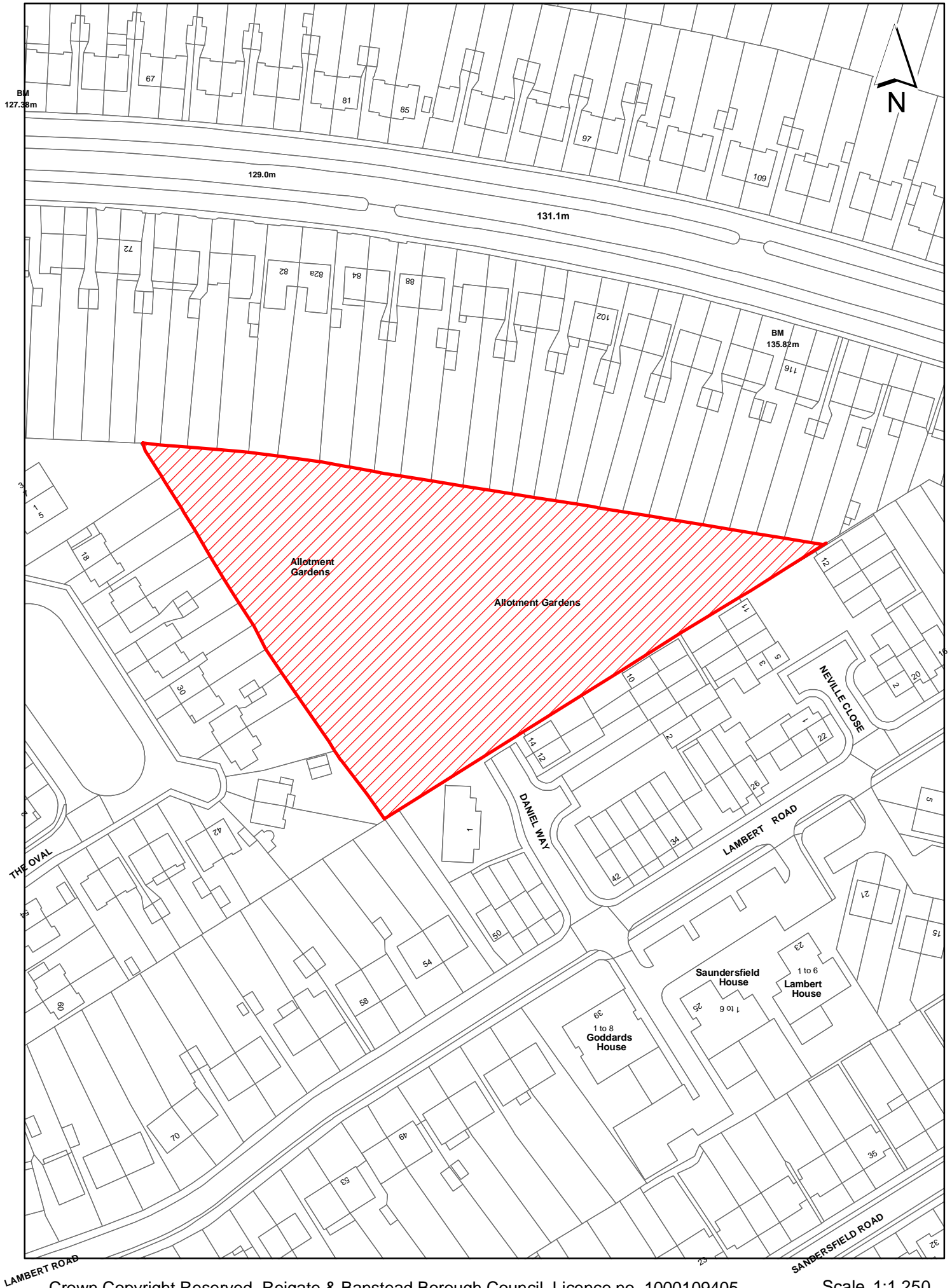
<b>Suitability</b>
<p>The site comprises an area of open space and woodland within the Green Belt. In terms of physical constraints, the eastern part of the site is affected by Flood Zones 3 and 2 and there are localised areas which are susceptible to surface water flooding, all of which limit development potential. There is also a large group of protected trees on the site. The site is considered to be in a reasonably sustainable location within a reasonable distance to the rail station at Earlswood and with reasonable access to Redhill town centre.</p> <p>The site may be potentially suitable subject to a Green Belt review.</p>

<b>Availability</b>
<p>The site is owned by RBBC. The site was submitted to the SHLAA and is considered to be available for development.</p>

<b>Achievability</b>
<p>Viability appraisal was not undertaken due to the current unsuitability.</p>

<b>Summary</b>
<p>The site is not currently deliverable or developable.</p> <p>However, the site may be considered potentially suitable for development subject to further analysis and a Green Belt review.</p>

# Allotment Site, Lambert Road, Banstead (S2011BV01)



<b>Site details</b>	
SHLAA Reference	S2011BV01
Source of site	RBBC
Site name	Allotment Site, Lambert Road, Banstead
Existing use	Allotments

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	0.81 ha

<b>Suitability</b>
<p>The site comprises a functioning allotment site. The site is designated Urban Open Land. The Councils Open Space Assessment identified a shortfall in allotment space across the borough and recommended ongoing retention of all sites. In terms of physical constraints, the site slopes quite significantly down from south to north. Current access to the site is constrained; however, it is considered that appropriate access could be achieved. The site is in a reasonably sustainable location close to Banstead village town centre and in an established residential area.</p> <p>Given the need to retain allotment space, the site is not suitable for residential development.</p>

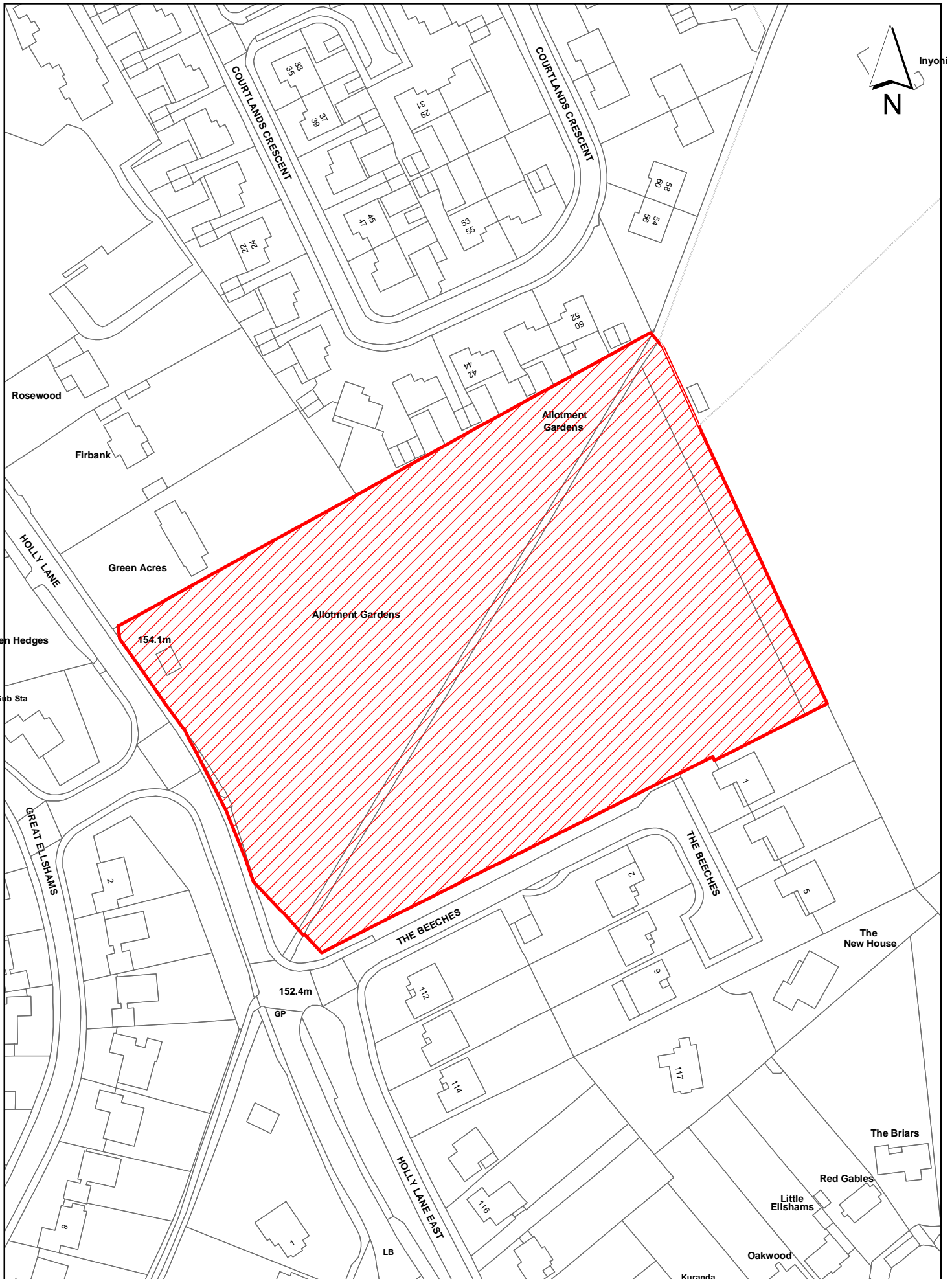
<b>Availability</b>
<p>The site is owned by RBBC. The site is a functioning allotment site and not currently available for development as no alternative provision is identified.</p>

<b>Achievability</b>
<p>Viability work was not undertaken due to the current unsuitability.</p>

<b>Summary</b>
<p>The site is not deliverable or developable.</p>



# Allotment Site, Holly Lane, Banstead (S2011BV02)





<b>Site details</b>	
SHLAA Reference	S2011BV02
Source of site	RBBC
Site name	Allotment Site, Holly Lane, Banstead
Existing use	Allotments

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	1.53 ha

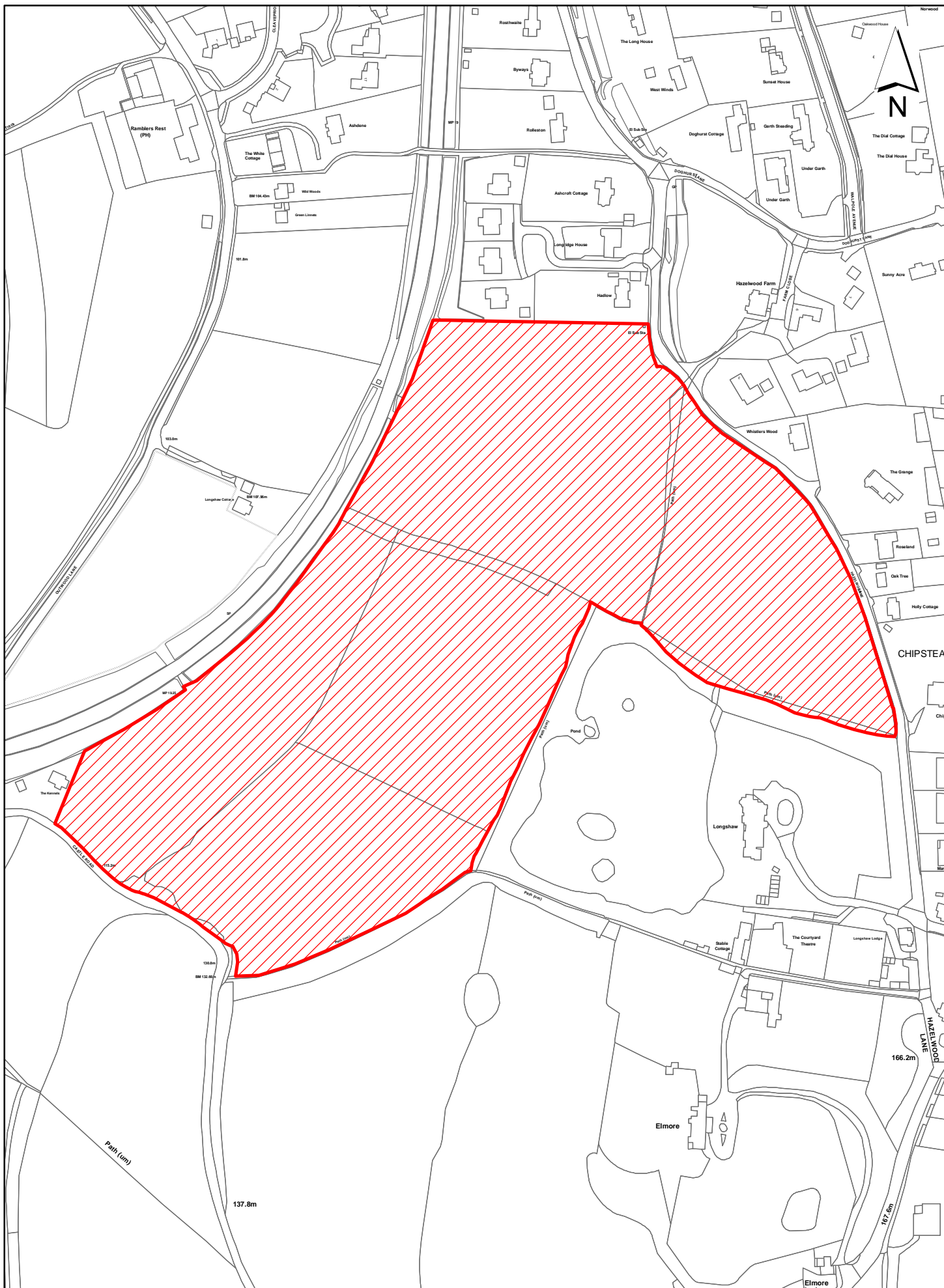
<b>Suitability</b>
<p>The site comprises a functioning allotment site. The site is designated Urban Open Land. The Councils Open Space Assessment identified a shortfall in allotment space across the borough and recommended ongoing retention of all sites. There are no physical constraints to development; however, a public right of way runs through the site. The site is in a sustainable location close to Banstead village town centre and in an established residential area.</p> <p>Given the need to retain allotment space, the site is not suitable for residential development.</p>

<b>Availability</b>
<p>The site is owned by RBBC. The site is a functioning allotment site and not currently available for development as no alternative provision is identified.</p>

<b>Achievability</b>
<p>Viability work was not undertaken due to the current unsuitability.</p>

<b>Summary</b>
<p>The site is not deliverable or developable.</p>

# Land between Hazelwood Lane and Castle Road, Chipstead (S2011CHW03)



<b>Site details</b>	
SHLAA Reference	S2011CHW03
Source of site	RBBC
Site name	Land between Hazelwood Lane and Castle Road, Chipstead
Existing use	Agricultural land

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	9.57 ha

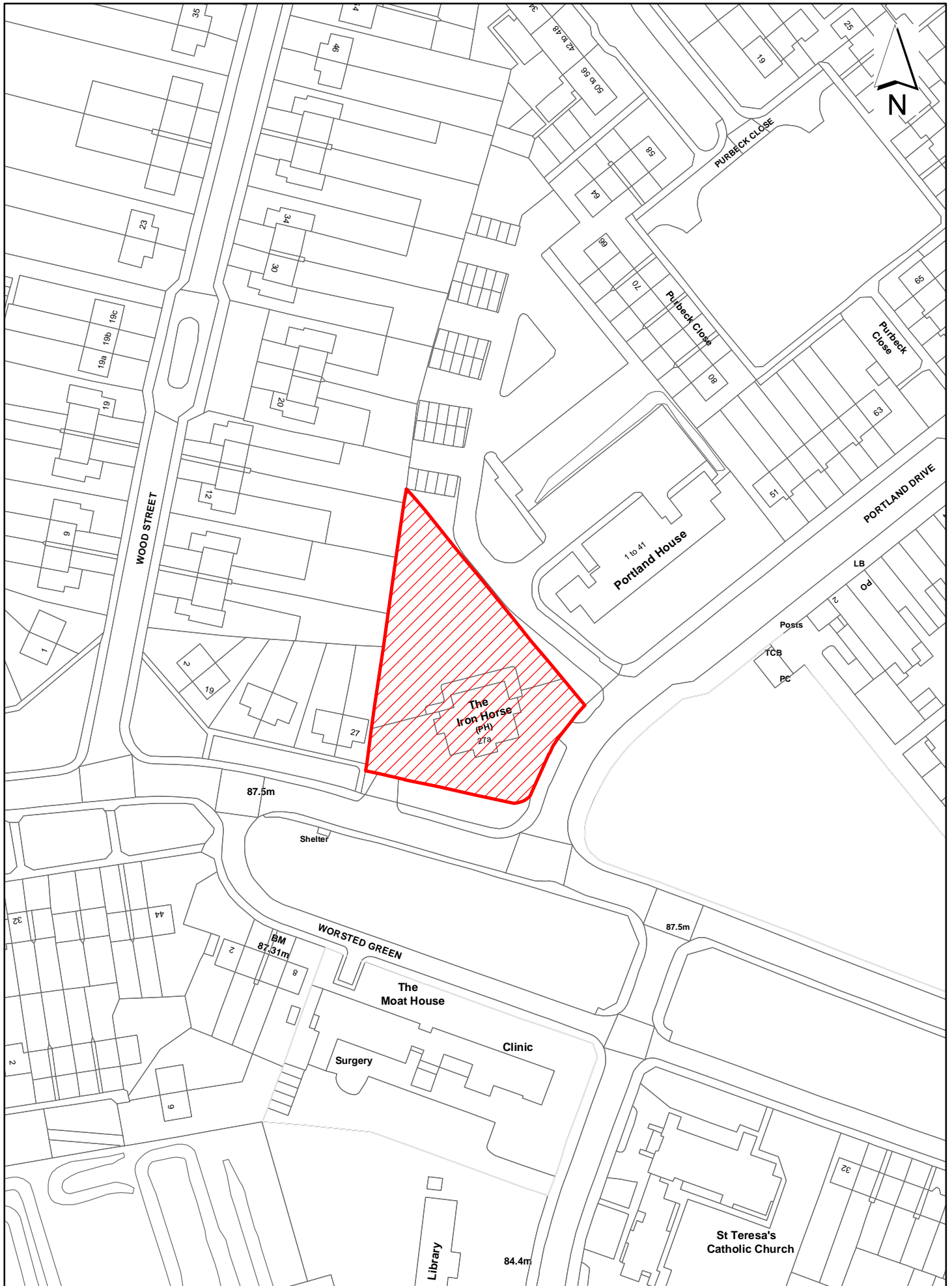
<b>Suitability</b>
<p>The site comprises several interconnected fields with hedgerow boundaries. The site lies in the Green Belt and is in an Area of Great Landscape Value. Parts of the site run alongside the railway line which may have amenity implications. The site also adjoins a conservation area. The site is in an unsustainable location with limited access to local shops/services and poor public transport accessibility.</p> <p>The site is not suitable for housing development.</p>

<b>Availability</b>
<p>The site is owned by RBBC. Availability has not been assessed in detail due to unsuitability.</p>

<b>Achievability</b>
<p>Viability work was not undertaken due to unsuitability.</p>

<b>Summary</b>
<p>The site is not suitable for housing development.</p> <p>The site is not deliverable/developable.</p>

# Former Iron Horse P.H. site, Bletchingly Road, Merstham (S2011M04)



<b>Site details</b>	
SHLAA Reference	S2011M04
Source of site	RBBC
Site name	Former Iron Horse P.H. site, Bletchingly Road, Merstham
Existing use	Derelict public house

<b>Housing potential</b>	
Density	60
Yield	16
Site area (ha)	0.25 ha

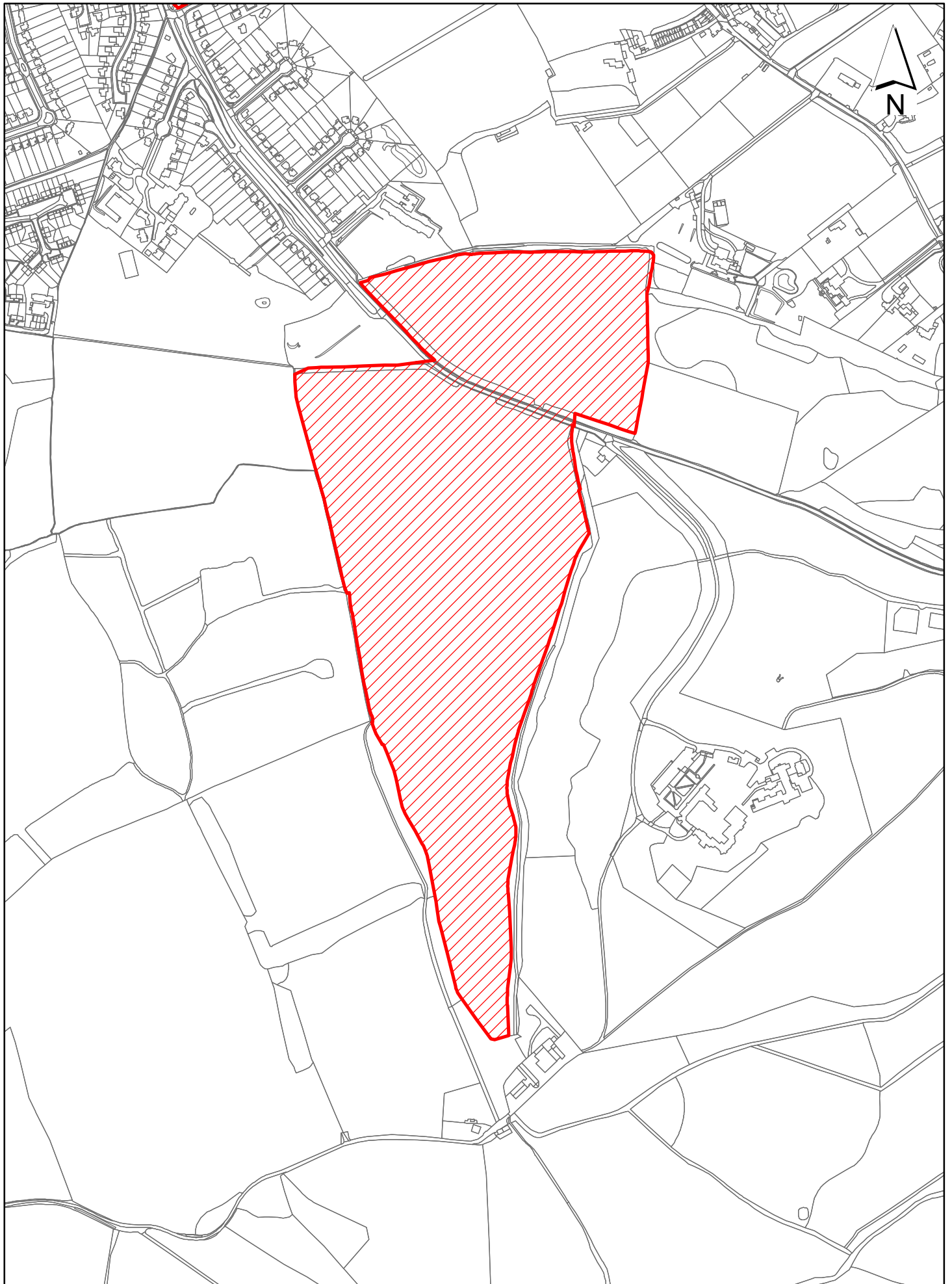
<b>Suitability</b>
<p>The site comprises cleared land. The site is not constrained by any overriding policy or physical constraints. The Merstham Planning Framework SPD identified the site as the preferred location for a community hub with residential at upper floors. If an alternative site is selected for the community hub, capacity could be increased. The site is in a sustainable location with access to local shops and services and public transport routes.</p> <p>The site is suitable for housing development.</p>

<b>Availability</b>
<p>The site is owned by RBBC and is available for development.</p>

<b>Achievability</b>
<p>Redevelopment of the site is concluded to be viable. There are no other market or delivery factors constraining achievability.</p>

<b>Summary</b>
<p>The site is suitable for residential development, available now and redevelopment is financially viable.</p> <p>The site is considered to be deliverable with development expected to occur in years 1-5.</p>

# Land at Holly Lane, Banstead (S2011KBH04)



<b>Site details</b>	
SHLAA Reference	S2011KBH04
Source of site	RBBC
Site name	Land at Holly Lane, Banstead
Existing use	Open fields

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	27 ha

<b>Suitability</b>
<p>The site comprises two large open fields on opposite sides of Holly Lane. The site lies within the Green Belt and in an Area of Great Landscape Value. The site also adjoins several areas of Ancient Woodland, a Site of Special Scientific Interest and a Site of Nature Conservation Importance. The site is not particularly well related to the urban area. The site is within reasonable proximity to Banstead village town centre but there are limited public transport services nearby.</p> <p>Given the constraints on the site and on surrounding land, it is unsuitable for housing development.</p>

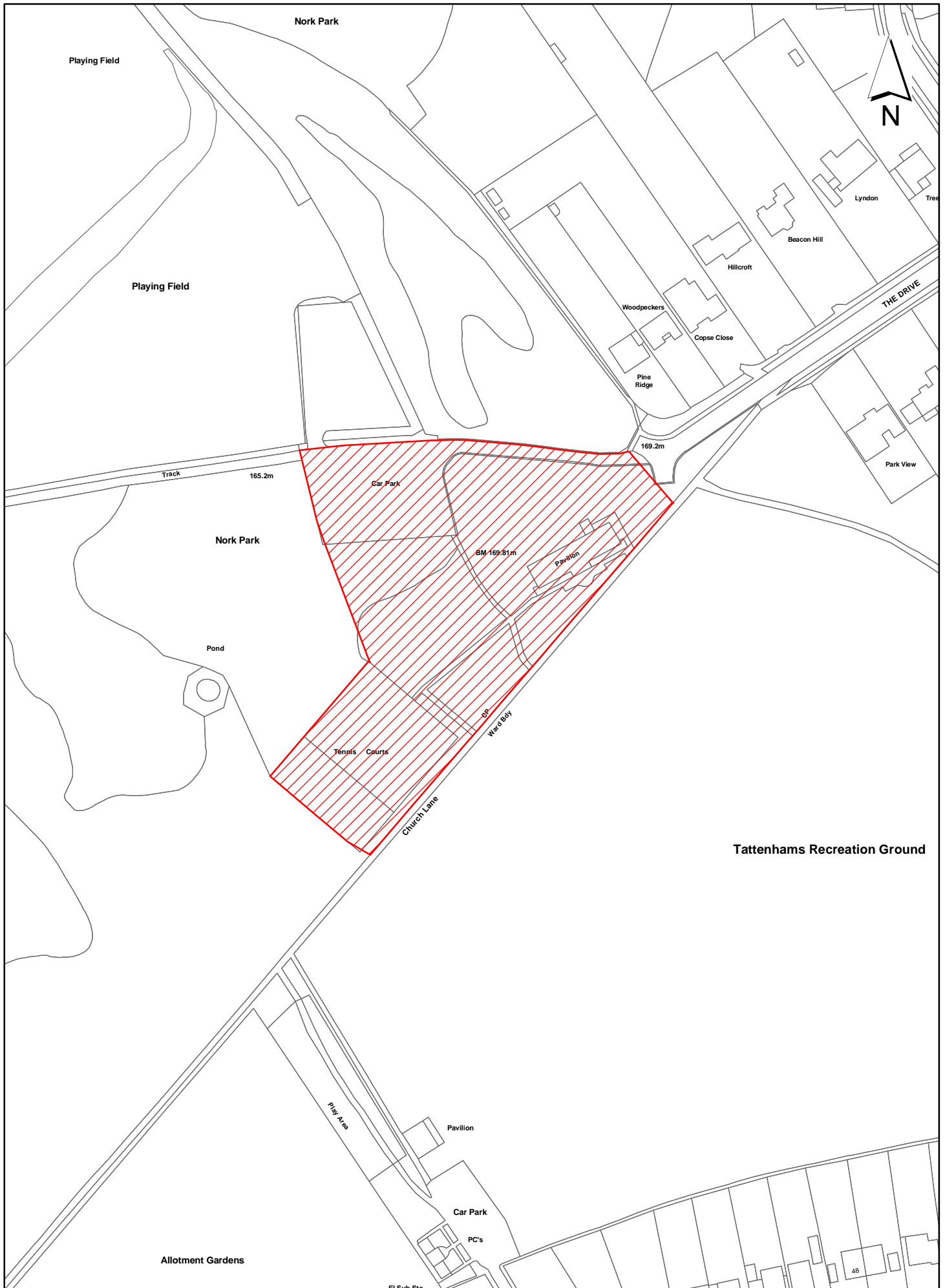
<b>Availability</b>
<p>The site is owned by RBBC. Availability has not been assessed in detail due to unsuitability.</p>

<b>Achievability</b>
<p>Viability work was not undertaken due to unsuitability.</p>

<b>Summary</b>
<p>The majority of the site is unsuitable for housing development.</p> <p>The site is not deliverable or developable.</p>



# Land at The Drive, Banstead (S2012N01)



<b>Site details</b>	
SHLAA Reference	S2012N01
Source of site	RBBC
Site name	Land at the end of The Drive, Banstead
Existing use	Recreation land/buildings

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	0.8 ha

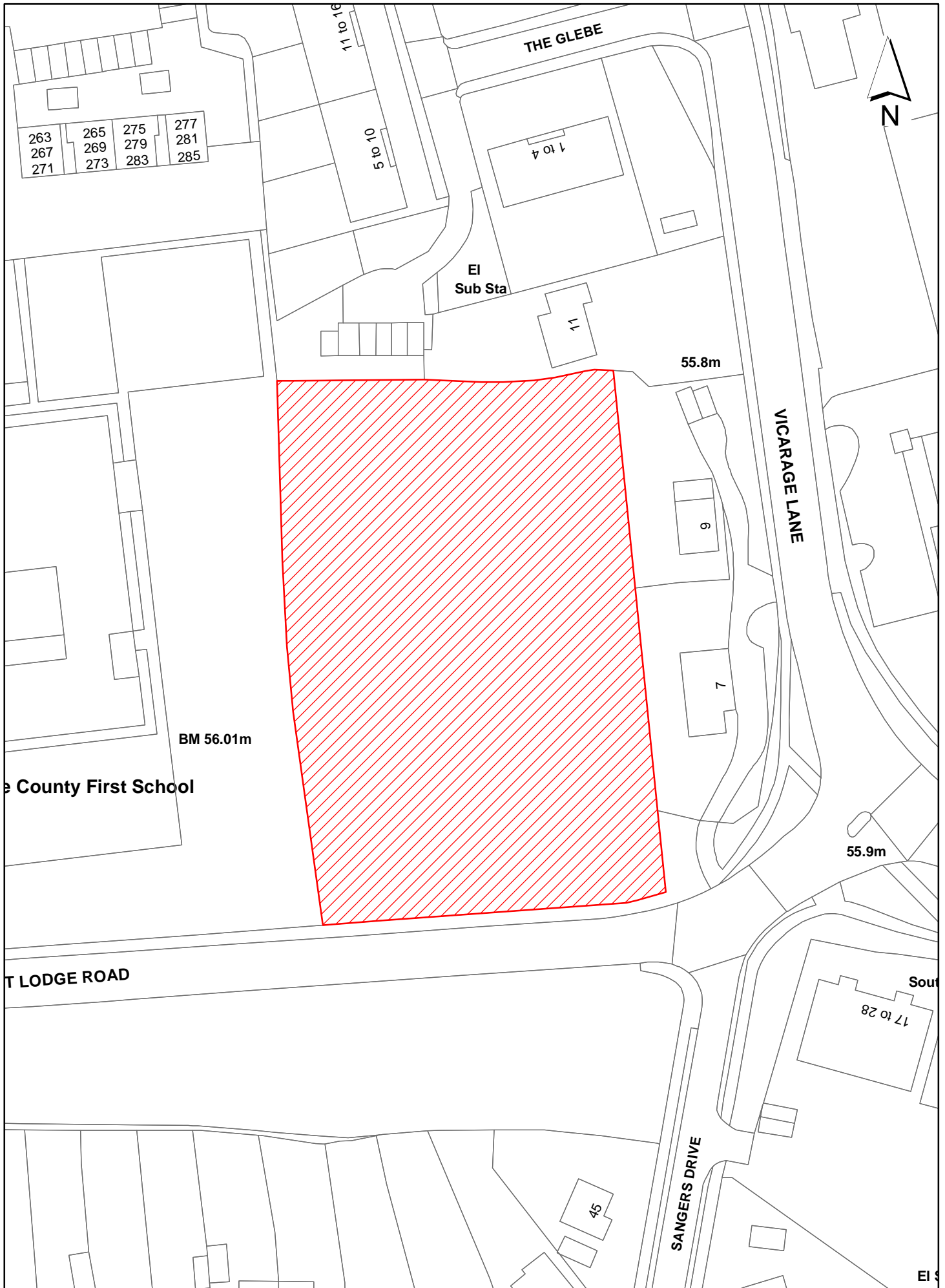
<b>Suitability</b>
<p>The site comprises a small pavilion, parking area and series of sports/recreation installations within Nork Park/Tattenham Recreation Ground. The site is designated Urban Open Land and located adjacent to SNCI at Nork Park. There are a number of protected trees in the locality and any development and the loss of recreation facilities would need to be considered. The site is located close to schools but there is limited public transport accessibility or shops nearby. As such, the site is not in the most sustainable location.</p> <p>Given the value of the site with regards to sport and recreation, the site is not suitable for housing development.</p>

<b>Availability</b>
The site was submitted in 2012 and is confirmed as being available.

<b>Achievability</b>
Viability appraisal was not undertaken due to unsuitability.

<b>Summary</b>
<p>The site is not suitable for housing development.</p> <p>The site is not deliverable or developable.</p>

Land at Former Court Lodge School, Court Lodge Road, Horley (S2012HW01)



<b>Site details</b>	
SHLAA Reference	S2012HW01
Source of site	RBBC
Site name	Court Lodge County Infants School, Court Lodge Road
Existing use	Former school site

<b>Housing potential</b>	
Density	45 dph
Yield	20
Site area (ha)	0.44 ha

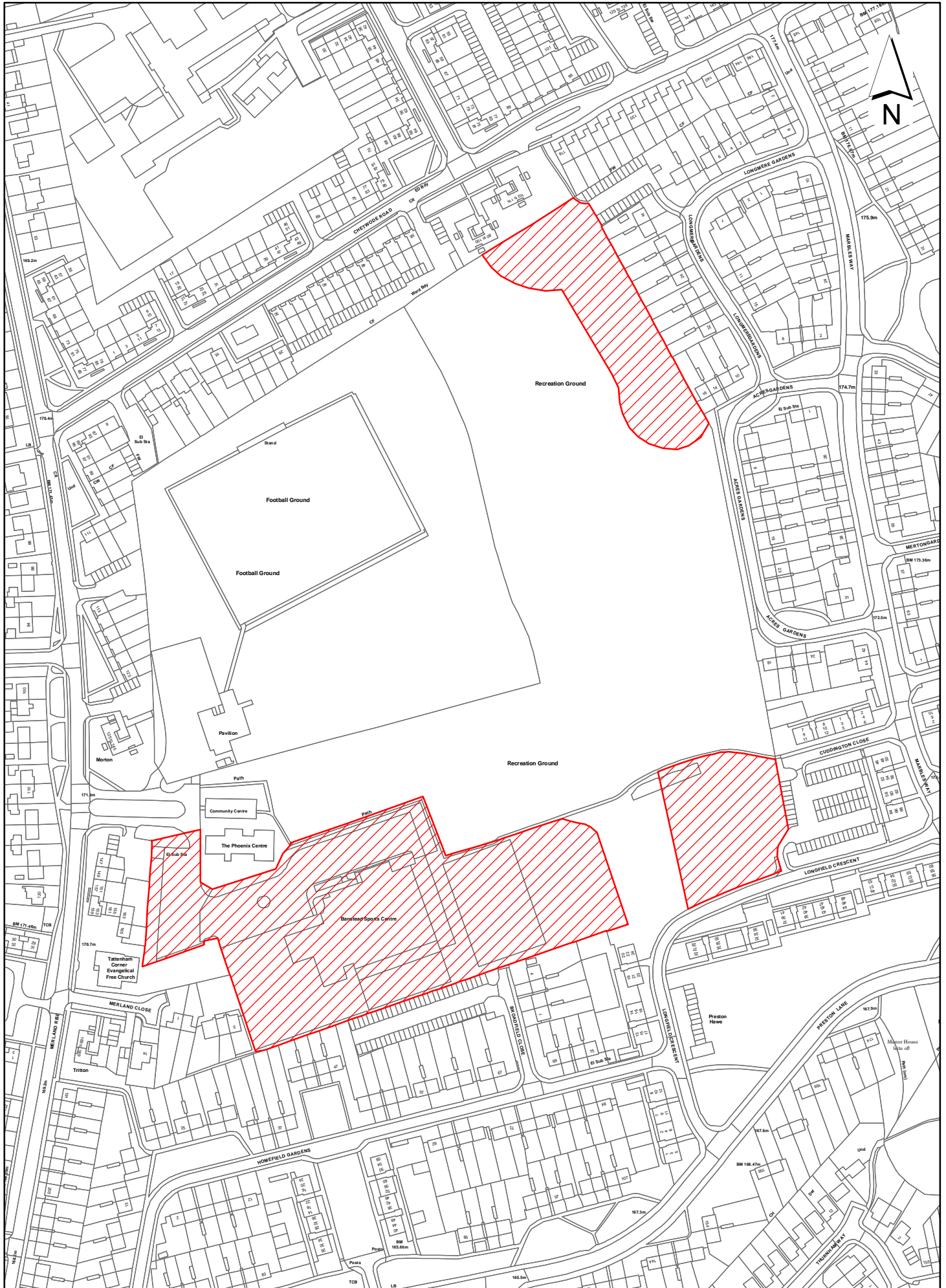
<b>Suitability</b>
<p>The site comprises unoccupied former school buildings and playing field. There are no physical or policy constraints to development. The site is in a reasonably sustainable location with good public transport access to Horley town centre.</p> <p>The site has a resolution to grant outline planning permission (09/00143/OUT) for 20 dwellings subject to s106.</p> <p>The site is suitable for residential development.</p>

<b>Availability</b>
The site is owned by RBBC and available for development.

<b>Achievability</b>
Viability appraisal indicates that redevelopment of the site would be viable.

<b>Summary</b>
<p>The site is suitable, available now and redevelopment would be financially viable.</p> <p>The site is considered to be deliverable with development expected to occur in years 1-5.</p>

# Merland Rise Recreation Ground, Preston (S2011P03)



<b>Site details</b>	
SHLAA Reference	S2011P03
Source of site	RBBC
Site name	Merland Rise Recreation Ground, Preston
Existing use	Recreation ground

<b>Housing potential</b>	
Density	Approx 40
Yield	130
Site area (ha)	3.1 ha (approx.)

<b>Suitability</b>
<p>The site comprises part of the existing Merland Rise Recreation Ground and Sports Centre. The site forms part of the regeneration plan for the Preston area. The open space area of the site is designated as Urban Open Land, parts of which will be developed for housing. The site is also a site of archaeological potential. The site is in a sustainable location and redevelopment will contribute to the regeneration of Preston.</p> <p>The site is suitable for housing development.</p>

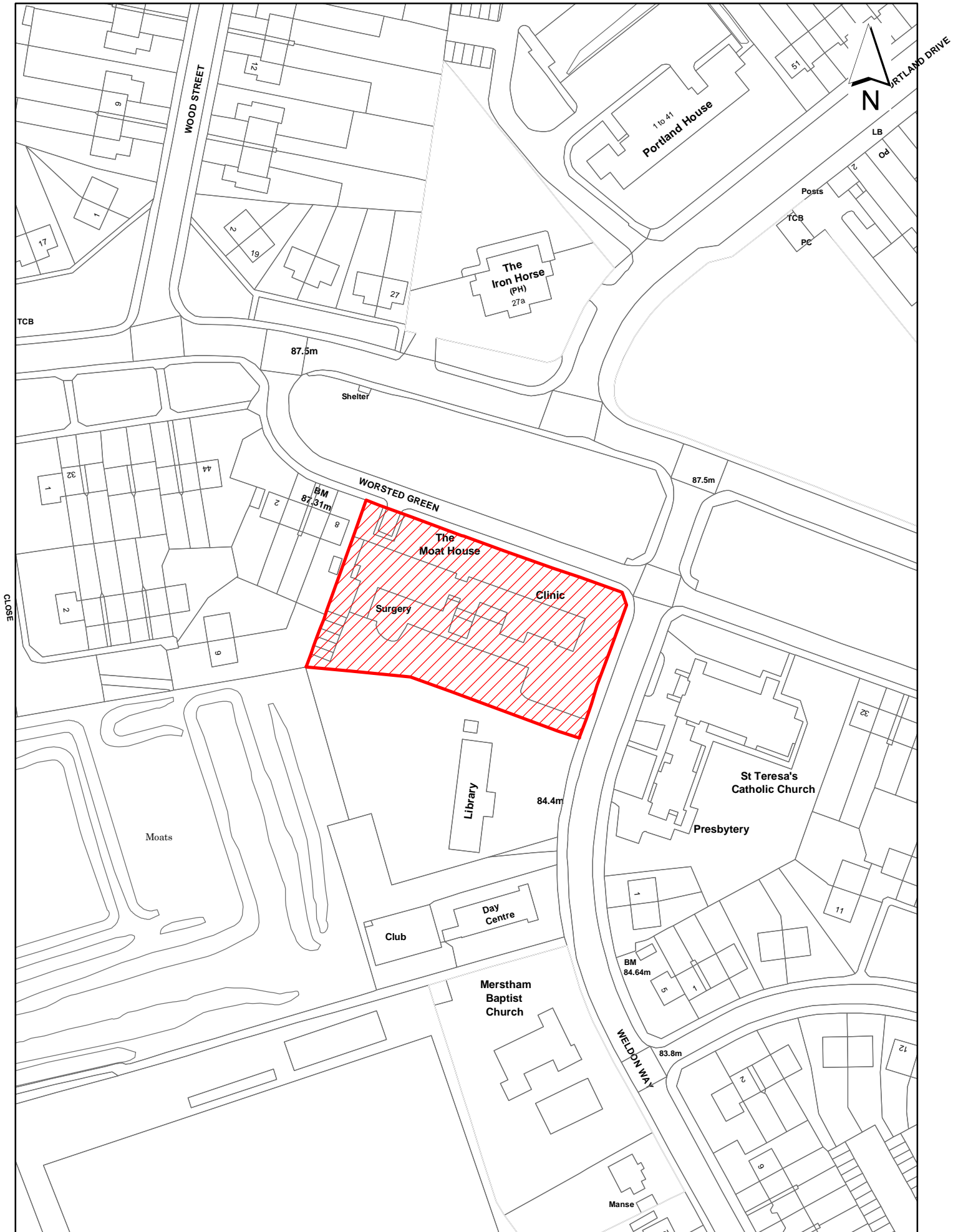
<b>Availability</b>
<p>The site is owned by RBBC and available for development. It is likely that the site will be marketed in the near term following finalisation of the Preston Planning Framework.</p>

<b>Achievability</b>
<p>Redevelopment of the site is concluded to be viable.</p>

<b>Summary</b>
<p>The site is suitable, available now and redevelopment would be financially viable.</p> <p>The site is considered to be deliverable with initial development in years 1-5 and the majority in years 6-10.</p>



# Doctor's Surgery, Worsted Green, Merstham (S2011M06)





<b>Site details</b>	
SHLAA Reference	S2011M06
Source of site	RBBC
Site name	Doctor's Surgery, Worsted Green, Merstham
Existing use	GP surgery

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	0.3 ha

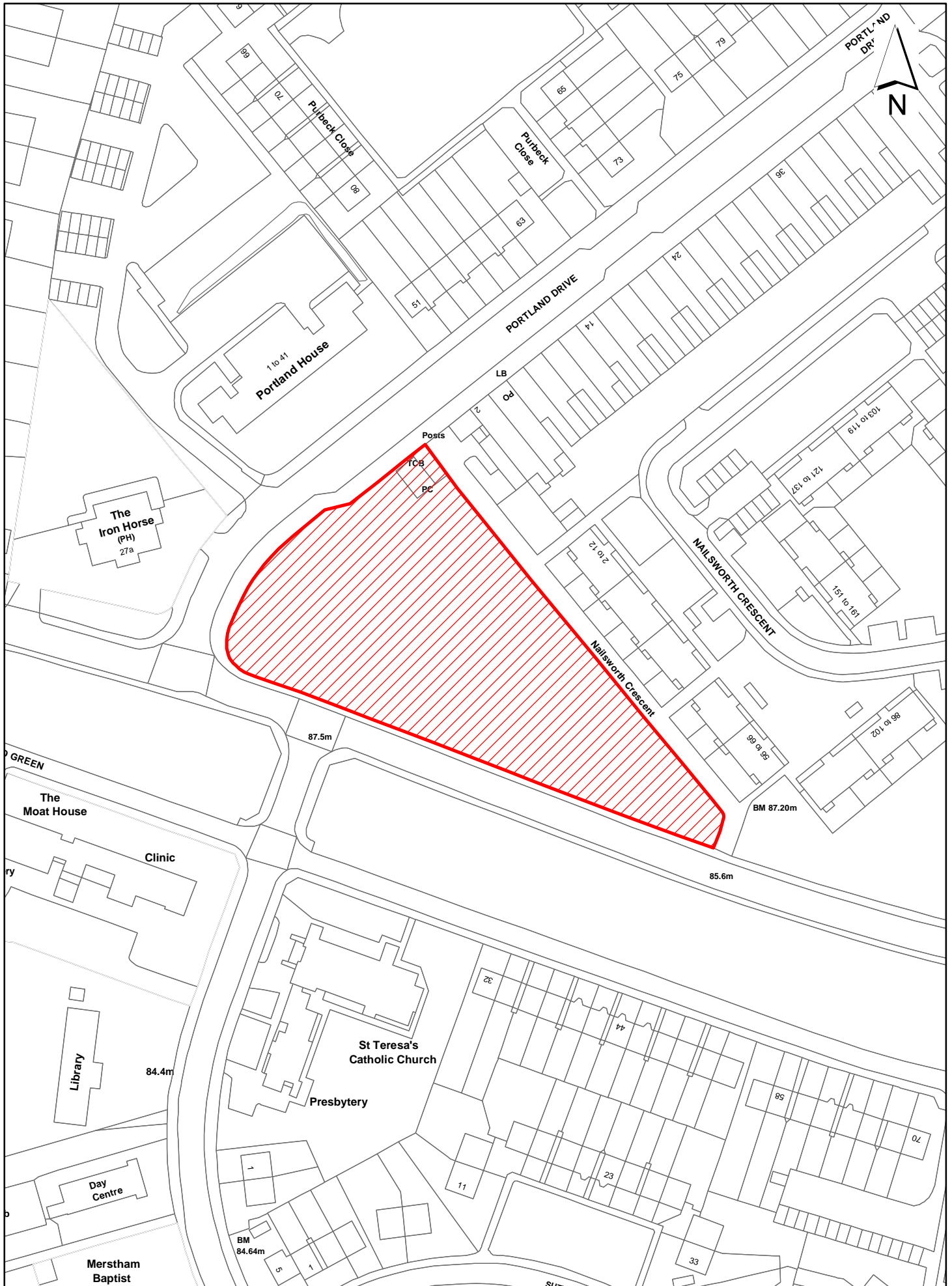
<b>Suitability</b>
<p>The site comprises an operational GP surgery. The site is located in the Merstham estate in a sustainable location with access to public transport and local shops and services. There are no overriding constraints to redevelopment.</p> <p>The site is considered suitable for housing development.</p>

<b>Availability</b>
<p>The site is owned by the practice owners. The final Merstham Planning Framework indicates that relocation of the surgery is unlikely and thus it is unlikely the site will be available for redevelopment.</p>

<b>Achievability</b>
<p>Viability appraisal was not undertaken due to the lack of availability.</p>

<b>Summary</b>
<p>The site is suitable for residential development but due to the operational need it is not likely to be available for housing development.</p> <p>The site is not deliverable or developable.</p>

# Triangle Site, Merstham (S2011M07)



<b>Site details</b>	
SHLAA Reference	S2011M07
Source of site	RBBC
Site name	Triangle Site, Merstham
Existing use	Amenity space

<b>Housing potential</b>	
Density	N/a
Yield	N/a
Site area (ha)	0.34 ha

**Suitability**

The site comprises an area of informal amenity/recreation land. The Merstham Planning Framework identifies the site as the location for the development enhanced retail provision and as an alternative site for the community hub. The site is in an accessible location and there are no overriding physical constraints to development.

Given this preferred use, the site is not suitable for residential development.

**Availability**

The site is owned by Raven Housing Trust and is available for development.

**Achievability**

Viability appraisal was not undertaken due to unsuitability.

**Summary**

The site is preferred for enhance retail provision within the Merstham Planning Framework and is not suitable for residential development.

The site is not deliverable or developable.