



Housing Delivery Monitor

Including 5 Year Housing Land Supply

Position at 31 March 2021

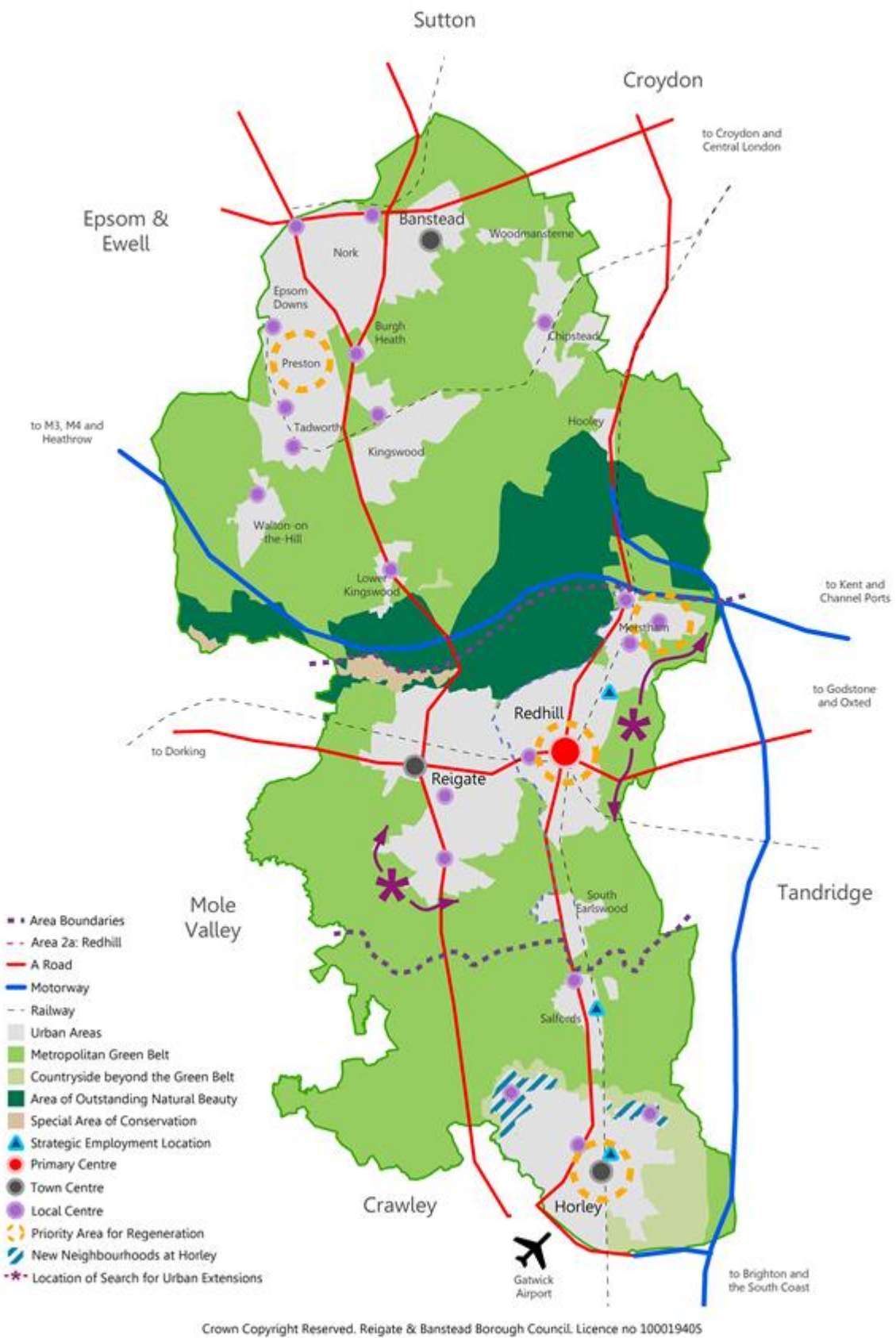


Figure 1: Reigate & Banstead Core Strategy borough map

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Please Note:

The information contained within this monitor details housing completions and outstanding permissions within Reigate & Banstead during the period 1 April 2020 to 31 March 2021. The housing trajectory and five year land supply is compiled using monitoring data at 31 March 2021 and information obtained from landowner/developer surveys and the May 2018 update of the Housing Economic Land Availability Assessment.

Whilst every care has been taken to ensure that the information in this monitor is accurate, the Council accepts no responsibility for any errors or omissions. We would be grateful if our attention was drawn to any inaccuracies so that they might be corrected. Similarly, any suggestions that would make the information more useful would be gratefully received.

Data is continuously reviewed as an on-going process and new information can be discovered that impacts permissions and completions stated in previous Housing Monitoring Reports. To keep our statistics up-to-date and accurate, information reported in previous versions of this monitor will be updated accordingly in the latest Housing Monitor.

1. Introduction

The Housing monitor provides information on the general housing market and the current amount, type and location of housing commitments and completions in the borough. Its purpose is to:

- Provide data and analyses on the national and local housing market.
- Monitor and analyse the characteristics of housing supply including density, location and type of housing against the relevant policies.
- Provide the base data for the evaluation of Local Plan and Core Strategy policies.
- Set out the borough's five year deliverable land supply position.

The Ministry of Housing, Communities and Local Government (MHCLG) [House building: new build dwellings statistics for December 2020](#) reports a 17% decrease in the supply of new build dwellings in England (December 2020 compared to December 2019) and 16% decrease in the number of dwellings commencing construction during the same period. The sharp decrease in starts and completions in the 2020/21 period reflects the national restrictions imposed by the Government at the beginning of 2020 and the sharp increase at the end of 2020 reflects the relaxation of the national restrictions.

[The Halifax House Price Index](#) reports that in March 2021, the annual average house price in the UK was 9.5% higher than that in March 2020 and 2.4% higher than that of the preceding quarter (October-December 2020). It notes that market activity continues to be boosted by the government's stamp duty holiday, with prospective buyers racing to complete purchases in time to benefit from the maximum tax break, ahead of June's deadline. It also notes that for some homebuyers, lockdown restrictions have also resulted in an unexpected build-up of savings, which can be used to fund bigger deposits, for bigger properties, potentially pushing property prices even higher. These trends, coupled with growing confidence in a more rapid recovery in economic activity if restrictions continue to be eased, are likely to support house prices for some time to come, particularly given the continued shortage of properties for sale.

The Royal Institute of Chartered Surveyors' (RICS) [UK Residential Market Survey for March 2021](#) reports similar findings to the Halifax House Price Index; namely that the UK housing market activity showed significant increase both in terms of buyer enquiries and

agreed sales; a trend greatly attributed to the stamp duty holiday. The demand is however still running ahead of supply, and more new instructions will be needed to balance the market going forward.

1.1. Housing Delivery Test

The Ministry of Housing, Communities & Local Government (MHCLG) published the results of its 2020 Housing Delivery Test in January 2021. The test compares the number of net new homes provided by each local authority over the last three financial years against the number of homes required, as set out in the relevant strategic policies for the area. Where authorities deliver less than 95% of their assessed need they are required to produce an action plan to assess the causes of under-delivery and identify actions to increase delivery in future years; where housing delivery falls below 85% authorities are required to apply a 20% buffer to the five year land supply requirement; and where delivery falls below 75% the presumption in favour of sustainable development applies (in line with Paragraph 11 and Footnote 7 of the National Planning Policy Framework , subject to transitional arrangements).

Lichfields' ['Effective of Defective: The Housing Delivery Test'](#) report states that just over 100 local authorities (107) saw housing delivery over the past three years fall below the 95% "pass rate". A total of 55 of these authorities are required to apply the presumption in favour of sustainable development, which is a large increase from previous year (8); 19 of these authorities had recorded delivery of less than 85% and are therefore required to apply a 20% buffer; and 33 of these authorities recorded delivery of between 85% and 95% and are therefore required to produce a housing delivery action plan. Reigate & Banstead's housing delivery test result was 120%.

1.2. Future Policy Developments

The Council has an up-to-date Local Plan:

The Core Strategy was formally adopted in July 2014 and was reviewed in accordance with Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) in July 2019. The Core Strategy details how much

growth will take place across the borough between 2012 and 2027 and sets out the overarching strategic approach for delivering new development in the borough.

The Development Management Plan (DMP) was formally adopted in September 2019. It contains detailed policies relating to the management of employment and retail development and allocates sites for development across the borough.

1.3. Relevant Strategic Policies and Indicators

Table 1: Relevant Core Strategy and Development Management Plan (DMP) Policies

Policy	Monitoring Indicator
CS10	% of new residential dwellings built on previously developed land. Target – at least 50%
CS13	At least 6,900 additional dwellings between 2012 and 2027.
CS14/DES4	Type and size of units completed compared to the Council's most recent Strategic Housing Market Assessment (SHMA) or equivalent Housing Needs Assessment (HNA) recommendations. Appropriate mix of dwellings in line with housing need, site size & characteristics.
CS16	Maintain a five year land supply position of gypsy, traveller and travelling showpeople sites. Identify sufficient site allocations in the Council's DMP to meet the identified need for gypsies, travellers and travelling show people.

Policy	Monitoring Indicator
DES6	<p>A minimum of 1,500 gross new units of affordable housing between 2012 and 2027.</p> <p>35% of affordable housing on site for allocated greenfield urban extension sites.</p> <p>30% of affordable housing on site for all other developments providing 11 or more homes.</p>
MLS1	<p>Sets a proactive and forward looking approach to the management of land supply based on the Council's 'urban first' approach. Considering current or future shortfall in the five year land supply.</p> <p>Sets clear and robust mechanisms for the release of urban extensions sites.</p>

The Core Strategy and Development Management Plan are available on the Council's website <https://www.reigate-banstead.gov.uk/>.

The Housing Monitoring Report measures the borough's performance against the indicators set out in the policies above. Information on housing permissions, completions and projections are included within this monitor to provide an insight on how the borough is performing against the policies outlined in the Core Strategy and DMP.

1.4. Geographical Information

The monitor presents information on the basis of the borough's four main settlement areas (see Figure 2 below):

- Area 1: The North Downs (Banstead)
- Area 2a: Wealden Greensand Ridge (Redhill and Merstham)
- Area 2b: Wealden Greensand Ridge (Reigate)
- Area 3: Low Weald (Horley)

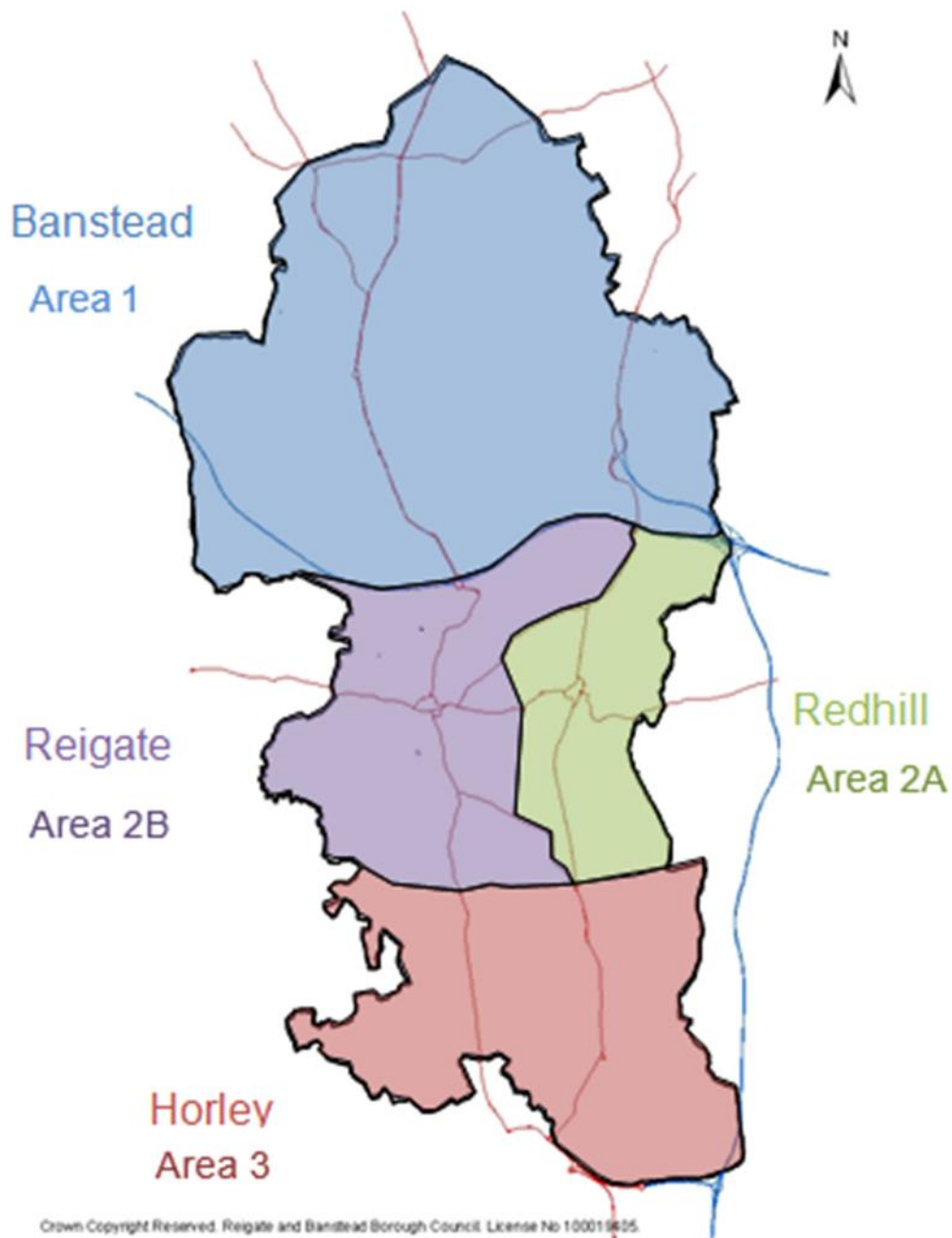


Figure 2: Reigate & Banstead Core Strategy Areas

2. Housing Market

2.1. Average Sale Values

Average sale values can be particularly sensitive to the mix and type of homes sold, which can be influenced by local housing developments.

Figure 3 shows that the average sale values in the borough have been rising steadily since 2011 and over the past 10 years, there has been a 70.0% increase in average sale values (from £334,000 in Q1 2011/12 to £567,685 at Q4 2020/21).

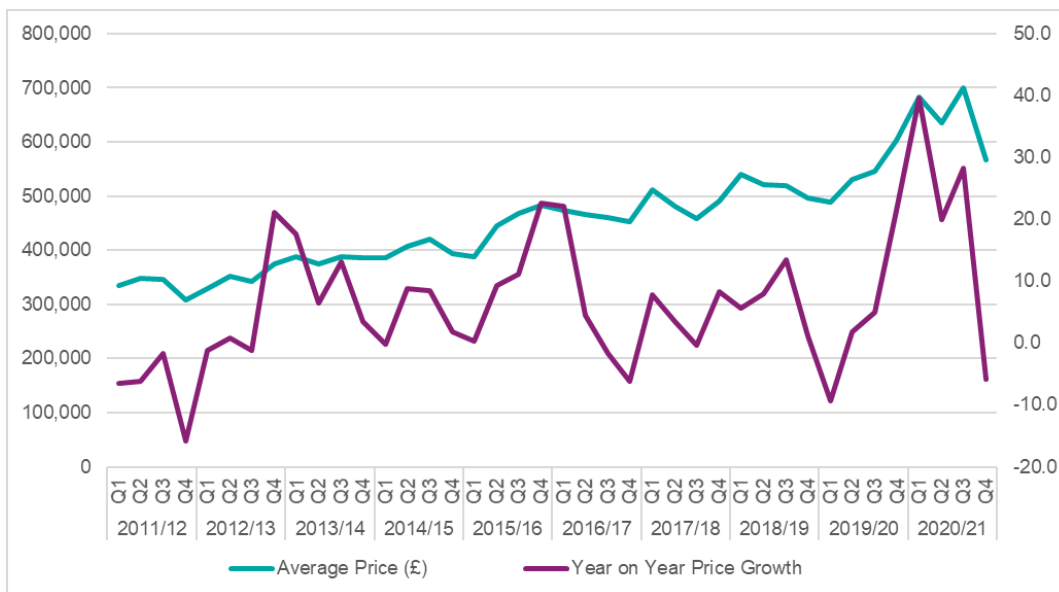


Figure 3: Average sale values 2011 - 2021 (Land Registry data)

The Land Registry reports in their Price Paid Data (information on all property sales in England and Wales that are sold for value and lodged with Land Registry for registration), that over the last twelve months, the average sale value of properties in the borough has decreased by 4.9% (from £597,254 in Q1 to £567,685 in Q4). However, when considered on a year-on-year basis, the average sale value in 2019/20 was £541,920, rising to £646,596 during the 2020/21 monitoring period, representing a 19.3% increase when compared with the previous year's average. This compares to a 10.2% year-on-year increase recorded by the Land Registry for the UK as a whole ([Land Registry UK House Price Index](#)).

It should be noted that sale values for each quarter are recorded by RBBC at the end of each quarter and reported on as a part of our Quarterly Key Performance Indicators. Due to a 2 to 8 week delay between completion and registration of sales with the Land Registry, the figures would have changed as more sales have been recorded since. The figures for financial year 2020/21 shown in this monitor represent the most up to date sale values available from [HM Land Registry](#).

2.2. Average Sale Value by Dwelling Type

Figure 4 details the average sale value of properties within the borough over the monitoring period by dwelling type. It shows that the average sale value for all types of properties have increased over the last 12 months. Semi-detached and detached houses experienced the highest increase. The average sale value of semi-detached houses increased by 10.2% to £509,480, whilst detached properties increased by 9.4% to £855,138.

Terraced houses also recorded a sizeable increase by 7.5% to an average price of £418,439, whilst flats and maisonettes have only increased marginally by 0.8% to an average value of £270,330.

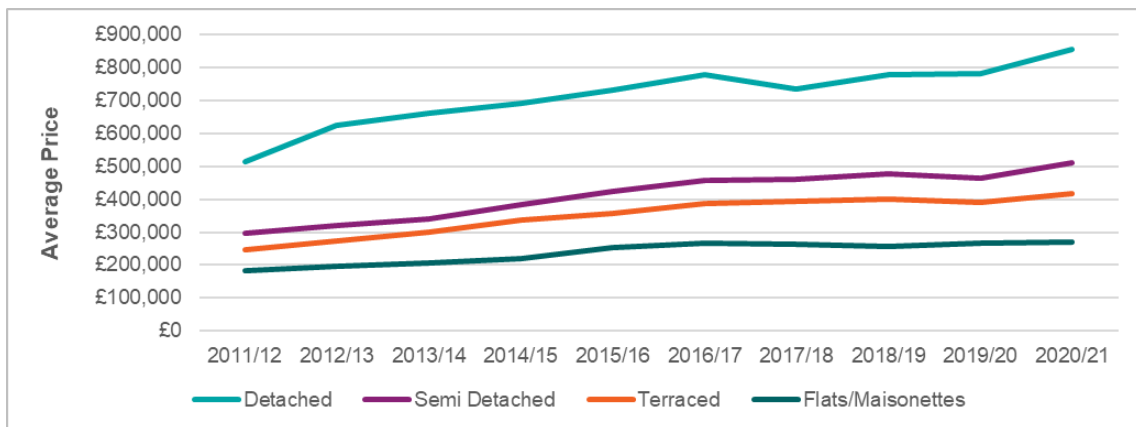


Figure 4: Dwelling sale value trend 2011 - 2021 (Land Registry Data)

2.3. Affordability

Housing affordability is recognised as one of the most significant challenges facing the housing market and one that has intensified over the past couple of decades. Based on the data collected by the Office for National Statistics (ONS), over the last twelve months,

the affordability ratio remained unchanged at 12.26. This means that the average (median) house price in the borough now represents 12.26 times of the average (median) gross annual workplace-based income.

Figure 5 shows that since 2010 the affordability ratio for Reigate & Banstead has risen from 9.24 to 12.26. Similar trends in the slight increase in affordability have been seen across Surrey as well as England. Whilst the affordability ratio in the borough is considerable higher than the England average (7.84), it remains slightly below the levels recorded across Surrey as a whole (12.67).

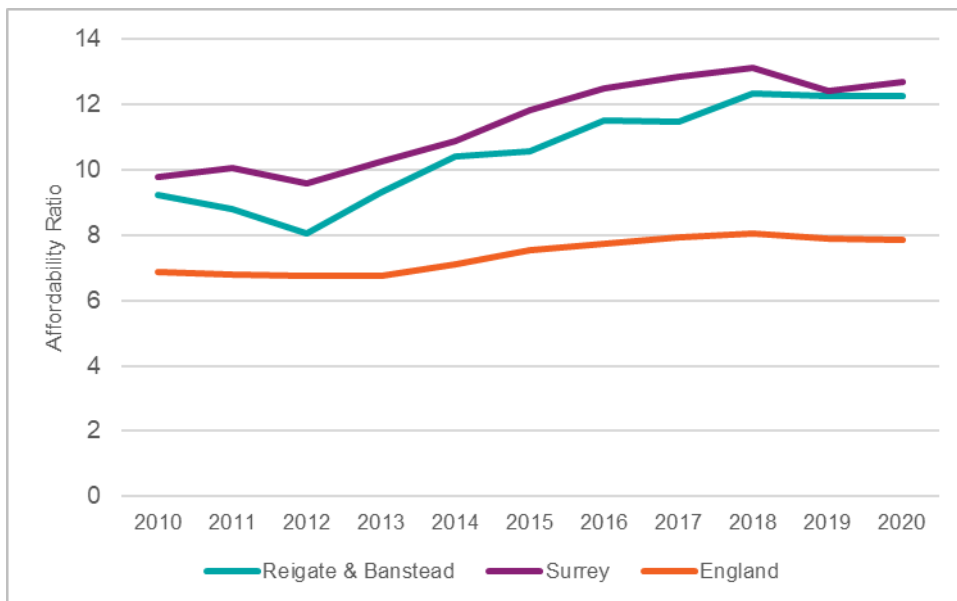


Figure 5: Affordability ratio comparison 2010 - 2020 (ONS data)

2.4. Transaction Volumes

Figure 6 shows that overall, there has been a 9.8% increase in the number of transactions in this monitoring period compared with the last (1,850 to 2,031).

Whilst the first and last quarters saw small falls in the number of transactions (14.8% and 11.1% respectively) and Q2 recorded a minor increase (5.4%), it was Q3 which saw the number of transactions shot up by 55.2% from 489 last year to 759 within this monitoring

period.

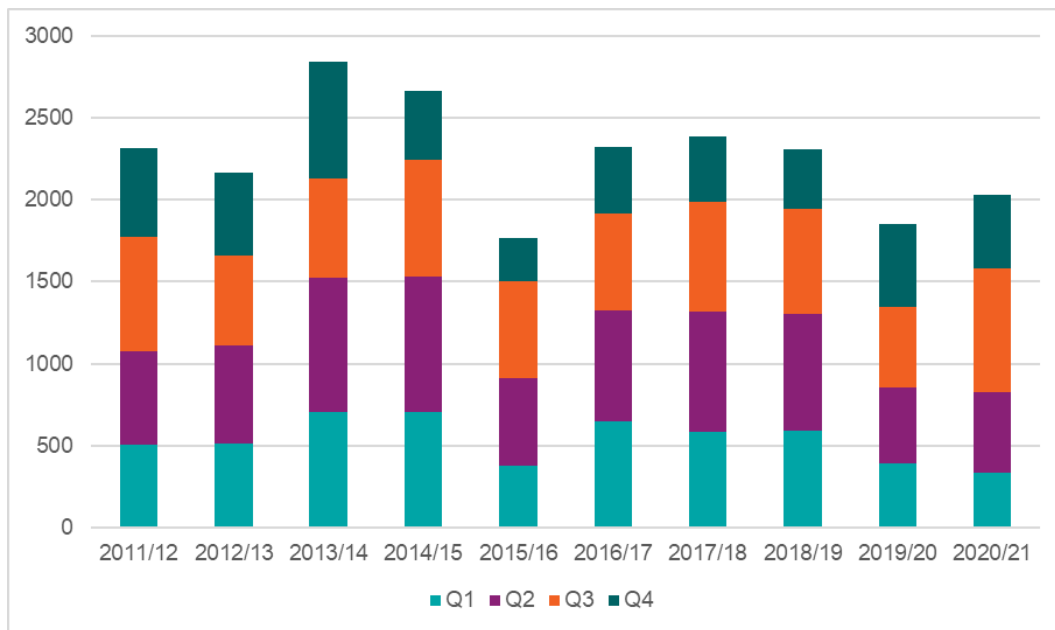


Figure 6: Quarterly sales volume trend 2011 - 2021 (Land Registry Data)

2.5. Existing Housing Stock

Of the existing dwellings in the borough, the greatest proportion of dwellings are in Band C, D and E (see table 2).

Table 2: Council tax band existing stock

Band	2020	2021
A	1,075 (1.7%)	1,099 (1.8%)
B	3,888 (6.3%)	4,066 (6.5%)
C	12,314 (19.9%)	12,475 (20.0%)
D	17,529 (28.4%)	17,713 (28.3%)
E	11,050 (17.9%)	11,188 (17.9%)
F	7,388 (12.0%)	7,454 (11.9%)
G	7,389 (12.0%)	7,411 (11.9%)
H	1,090 (1.8%)	1,100 (1.8%)
Total	61,723	62,506

At the end of this monitoring period (31st March 2021), there were 1,215 empty properties in the borough. Of those, 434 have been long term vacancies, having been empty for over 6 months.

3. Housing Delivery Trends (including C2 Older Persons' Care and Nursing Homes)

Table 3: Summary of Housing Delivery

1 April 2020 to 31 March 2021		Area 1 - Banstead		Area 2a - Redhill		Area 2b - Reigate		Area 3 - Horley		Total
		Small Sites	Large Sites	Small Sites	Large Sites	Small Sites	Large Sites	Small Sites	Large Sites	
Completions	New Build	36	64	13	155	59	43	21	113	504
	Change of Use	9	0	0	241	4	0	6	21	281
	Conversions	7	0	3	13	3	0	0	14	40
	C2 Older Person's Homes*	6	0	0	0	0	0	0	0	6
	Total Completions	58	64	16	409	66	43	27	148	831
Losses	Demolitions	6	0	3	0	10	6	1	0	26
	Changes of Use	1	0	0	0	0	0	0	0	1
	No. of Units Before Conversion	3	0	1	0	0	0	0	0	4
	C2 Older Person's Homes*	4	0	0	0	0	11	0	0	15
	Total Losses	14	0	4	0	10	17	1	0	46
Total Net Gain		44	64	12	409	56	26	26	148	785

1 April 2012 to 31 March 2021 (Plan Period)		Area 1 - Banstead		Area 2a - Redhill		Area 2b - Reigate		Area 3 - Horley		Total
		Small Sites	Large Sites	Small Sites	Large Sites	Small Sites	Large Sites	Small Sites	Large Sites	
Completions	New Build	516	565	161	554	266	189	159	1,687	4,097
	Change of Use	54	8	114	322	91	81	80	133	883
	Conversions	25	37	71	23	26	0	19	14	215
	C2 Older Person's Homes*	10	90	8	0	0	47	7	32	191
	Total Completions	602	700	354	899	383	317	265	1,866	5,386
Losses	Demolitions	113	35	22	88	46	9	20	15	348
	Changes of Use	8	0	6	1	9	0	1	0	25
	No. of Units Before Conversion	12	0	14	2	7	0	5	0	40
	C2 Older Person's Homes*	4	11	0	0	0	25	0	11	51
	Total Losses	137	46	42	91	62	34	26	26	464
Total Net Gain		465	654	312	808	321	283	239	1,840	4,922

*In line with revised national Planning Practice Guidance (PPG) Paragraph 035 Reference ID: 68-035-201907722, the number of care home bedrooms converted into a C3 equivalent, using the current census data on the average number of adults living in a household

3.1. Overall Plan Period Completions Rates (2012 – 2021)

As can be seen from table 3 above, net completions for 2020/21, including C2 elderly person’s care and nursing homes, stand at 785; this is significantly above the Core Strategy annual target of 460. It is also the highest annual delivery since the beginning of the plan period, representing 60.2% increase on previous year (490) (see figure 7 for details).

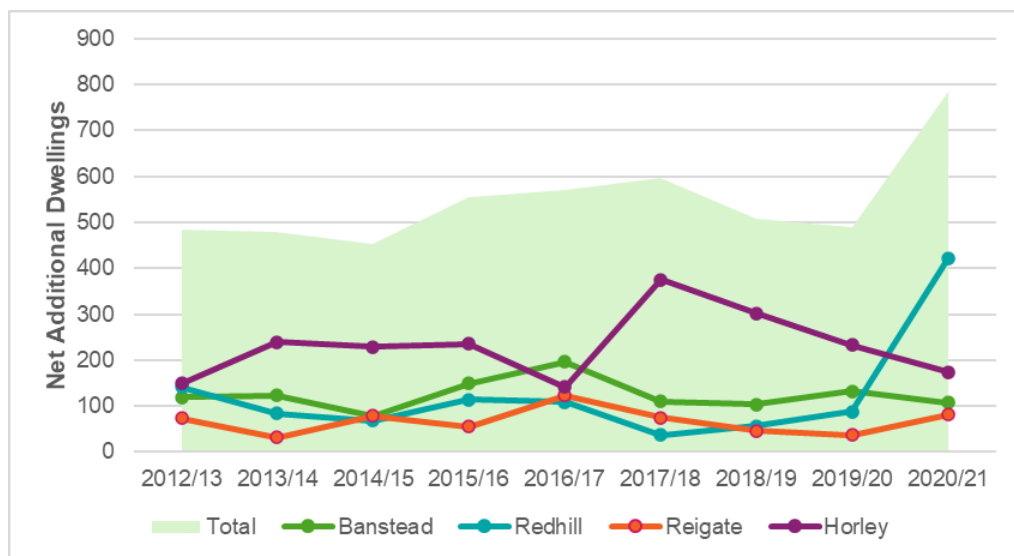


Figure 7: Net completion trend 2012 – 2021

Figure 8 shows the spatial distribution of net additional dwellings since 2012; it shows that the majority of net additional dwellings have been completed within Redhill (Area 2a). This is largely due to completions on the site of the former Liquid and Envy (planning permission 16/02680/F for 133 units) and office to residential permitted development at the Quadrant House (planning permission 19/01328/PAP for 124 units).

More than half of the units completed within the last twelve months (53.6%) have been within Redhill, followed by just under a quarter in Horley (22.2%), 13.8% in Banstead and 10.4% in Reigate.

Examining completion trends, the proportion of net completions in Horley has fallen over the past three years, whilst the proportion delivered in Redhill has been steadily

increasing for the past three years.

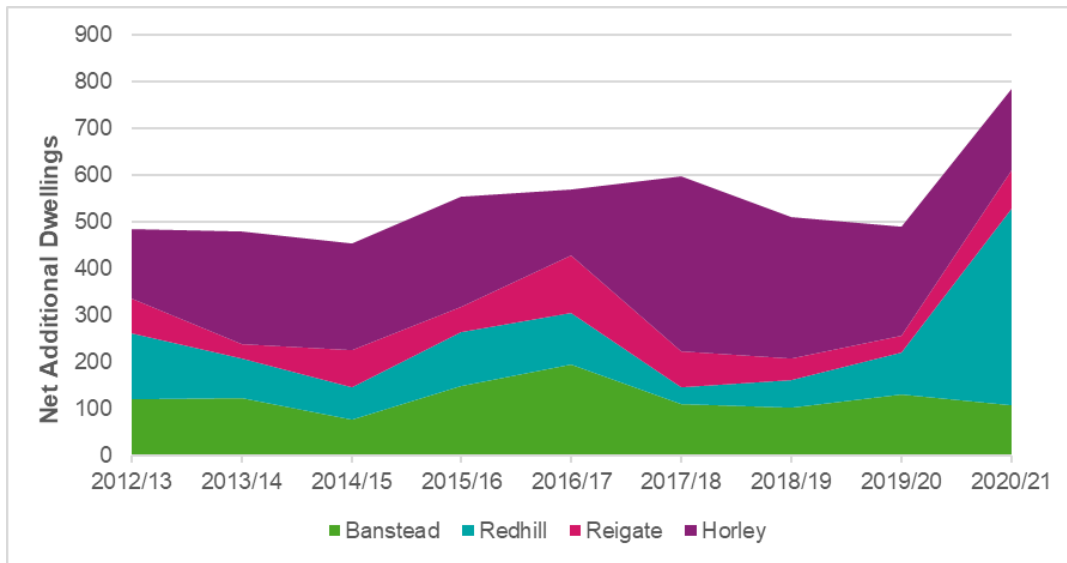


Figure 8: Area contribution to total net completions 2012 – 2021

3.2. Large Site Completion Rates

Large site (sites providing 10 or more units) dwelling completions represented 82.4% of all completions in 2020/21 – an increase on the previous year from 74.5%.

Unlike the previous three years, the greatest proportion of units delivered on sites of 10 or more dwellings did not come from Horley but from Redhill (63.2%). This is mainly due to the previously mentioned completions on the site of the former Liquid & Envy and office to residential permitted development of the Quadrant house, as well as progress on sites of the RNIB Soundscape in Redhill (planning permission 14/02562/F for 66 units within RBBC with more units delivered in Tandridge) and Portland Drive in Merstham (planning permission 13/02289/OUT for 50 gross units).

Horley accounted for 22.9% of completions on large sites, predominantly due to completions on the Horley North West Sector site (planning permission 04/02120/OUT for 1,510 dwellings). Banstead area accounted for 9.9% of large site completions and

Reigate, 4.0% (see figure 9 for details).

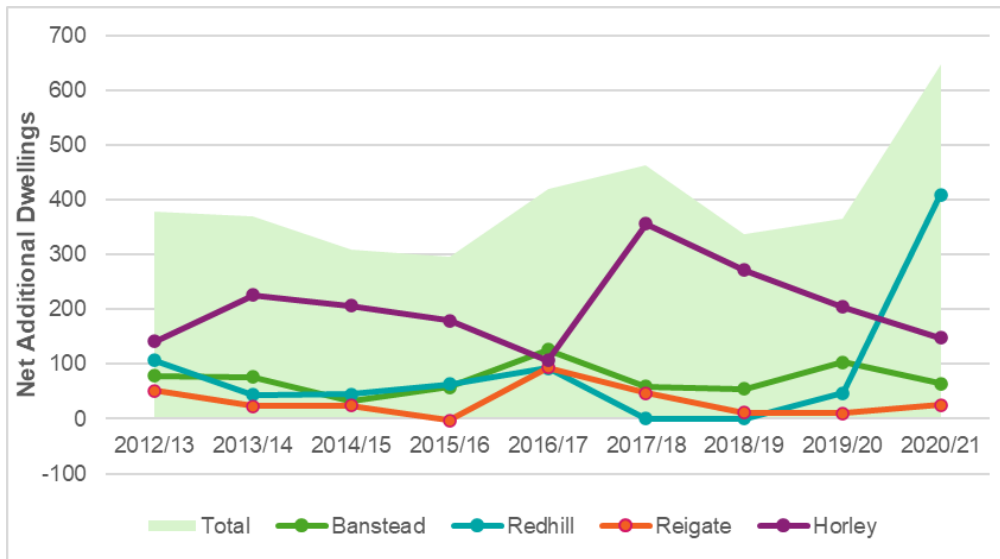


Figure 9: Large site net completion trend 2012 - 2021

3.3. Small Site Completions

Over the last year, there has been a slight decrease in the proportion of dwellings completed on sites with less than 10 units. 17.6% of dwellings within this monitoring period, compared to 25.5% previously. Figure 10 shows that most completions on small sites came from the Reigate area (40.6%), followed by Banstead (31.9%) and Horley (18.9%). The smallest proportion of small sites completions came from Redhill, with just 8.7%.

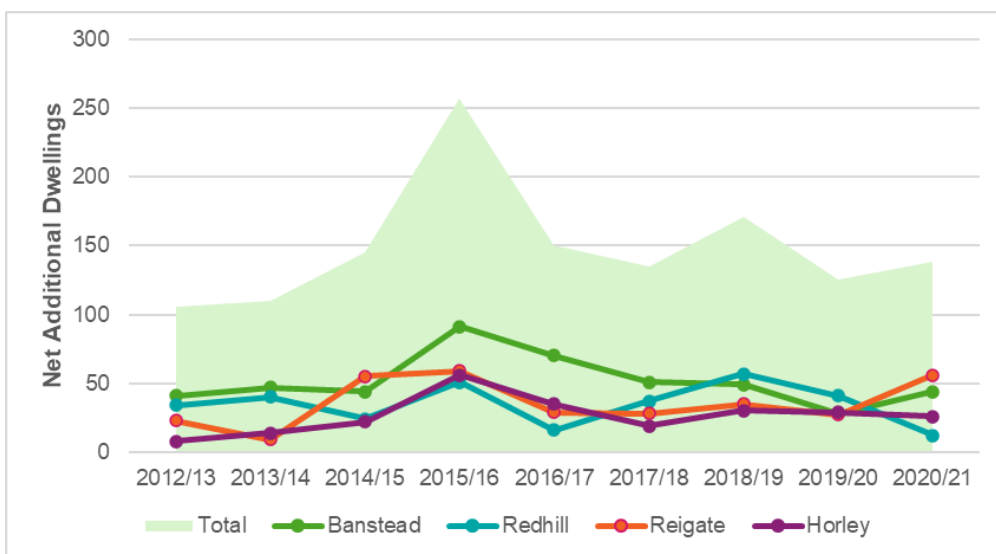


Figure 10: Small site net completion trend 2012 - 2021

4. Completion Characteristics (excluding C2 Older Persons' Care and Nursing Homes)

4.1. Sources of Supply – Previous Land Use

Core Strategy Policy CS10 prioritises the use of previously developed land (PDL) in order to promote the efficient and sustainable use of land. 79.4% of gross dwellings completed within the last twelve months were built on PDL, which is above the Core Strategy monitoring target of 50.0%.

Table 4 shows that within the last twelve months there has been an increase in the percentage of dwellings built on PDL (from 52.6% to 79.4%). The majority of completions not on PDL came from the Horley North West Sector which was previously greenfield land (planning permission 04/02120/OUT) (66.5% of completions not on PDL).

Table 4: Previously developed land

	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Dwellings on PDL	360	149	303	438	418	253	219	266	655
% on PDL	69.4%	31.4%	61.8%	68.7%	69.2%	43.9%	39.0%	52.6%	79.4%

Figure 11 shows that just over a half of the completions on PDL (50.5%) came from the redevelopment of commercial/industrial land and further 31.8% from developments on

vacant land.

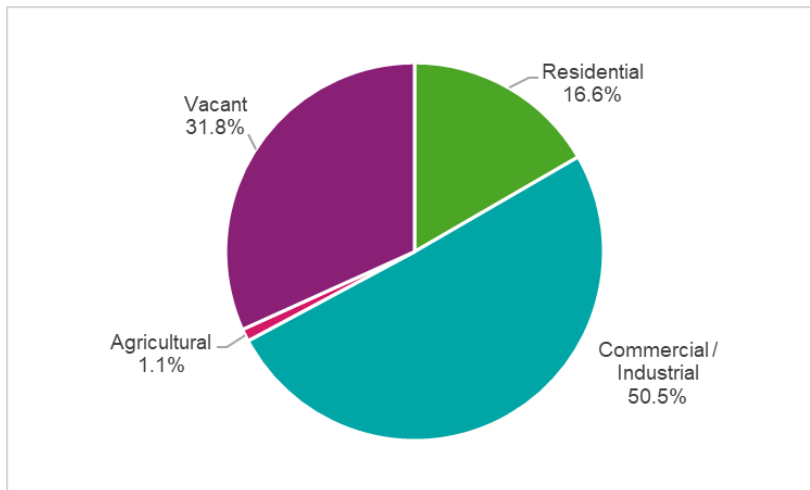


Figure 11: Previous land use of completed dwellings

4.2. Sources of Supply – Designation

As can be seen from figure 12, majority of dwellings completed within the last twelve months came from urban sites without any specific designation (38.5%). Further 21.5% were on housing sites allocated in the development plan, largely due to the completion of units on the Horley North West Sector site (completion of 113 units within this monitoring period) and the Former De Burgh School site (completion of 64 units within this monitoring period).

Both of these sites were allocated in the 2005 Borough Local Plan but due to the size and nature of the sites, they are only delivering units now. Conversely, no completions within this monitoring period are from sites allocated in the Council's recently adopted DMP. This is not unexpected given that the DMP was only adopted in September 2019, however, as discussed in the [Housing Supply and Deliver Position](#) section of this report, a number of sites allocated in the DMP have achieved planning permission/ have a resolution to grant planning permission/ have submitted planning applications. It is expected that units will start to be delivered on these sites shortly.

Sites located within the borough's town centres delivered further 20.1% of all completions (compared to only 4% the previous year) and the remaining 19.9% of completions came from sites located within Areas of Great Landscape Value, Conservation areas, Green

belt, Local shopping centres and Residential areas of special character.

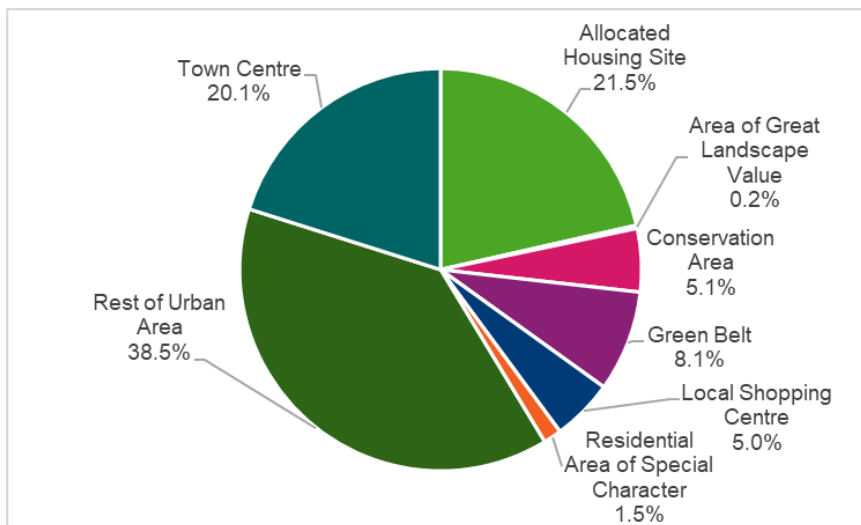


Figure 12: Designation of completed housing sites

Nearly half (46.2%) of those dwellings completed within this monitoring period were in the priority locations for growth and regeneration in the borough (Redhill and Horley town centres, Preston, Merstham, Horley North East and Horley North West). This is a slight decrease on the proportion delivered in the previous monitoring period (62.8%).

8.4% of the dwellings completed were on unallocated sites outside the urban area.

Majority of those (68 dwellings) were on brownfield sites. The remaining one dwelling came from the development site at the former Reigate Garden Centre. Although the site was located in the Green Belt at the time of the permission being, it was removed from the Green Belt after the adoption of the DMP in September 2019.

4.3. Sources of Supply – Prior Approval

Since the introduction of permitted development rights in 2013, 578 dwellings have been completed in the borough via the prior approval route. Table 5 below shows that specifically during the 2020/21 monitoring period 245 dwellings granted via prior approval have been completed. This represents 31.2% of the total net completions during 2020/21 monitoring period. Majority of the units granted via prior approval were completed in the Redhill area (217 units, 88.6%); 9.8% came from Horley (24 units) and 2 units were completed in both Banstead and Reigate.

Table 5: Dwelling completed on sites granted via prior approval

Monitoring Period	Completed Dwellings
2013/14	1
2014/15	19
2015/16	132
2016/17	86
2017/18	41
2018/19	34
2019/20	20
2020/21	245
Total	578

4.4. Housing Density

Housing density is affected by factors such as the location of the site, the character of the surrounding area and the size and shape of the site.

Whilst the borough does not have a specific density policy which requires developments within specified areas to deliver dwellings at a specific density per hectare; Core Strategy Policy CS10 'Sustainable Development' requires that developments should reflect the local character and levels of accessibility. DMP Policies DES1 'Design of new development', DES2 'Residential garden land development' and DES3 'Residential Areas of Special Character' also seek to ensure that new development makes the best use of land whilst also being well designed and protecting and enhancing local character and distinctiveness.

Over a half of all completions (54.6%) came from high density sites (sites with density over 100dph – dwellings per hectare), which is a major increase from the previous year

(6.9%). Conversely, completions on low density sites (sites with a density of less than 40dph) have decreased from 72.5% last year to 38.9% within this monitoring period.

Table 6: Density of completions

	<40dph	40 – 60dph	60 – 100dph	100+dph
Number of Units	321	41	13	450
Percentage	38.9%	4.9%	1.6%	54.6%

Figure 13 below shows that the dwelling per hectare values (dph) of completions vary by borough area. For all areas except Redhill, the greatest proportion of completions were on sites with a density of less than 40dph. Within Redhill, the greatest proportion of dwellings were on sites with a density over 100dph.

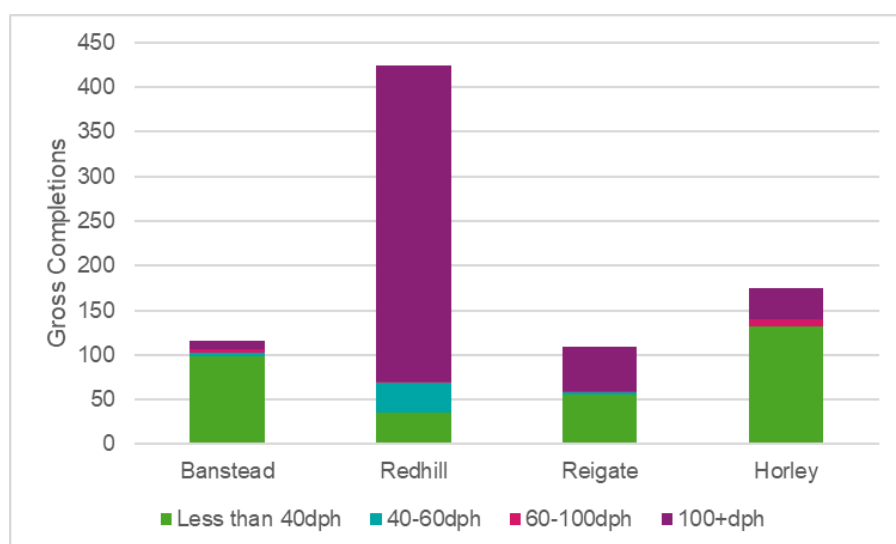


Figure 13: Density of completions by borough area

4.5. Dwelling Size and Type

Unlike previous years, flats have dominated in terms of type of dwellings completed within this monitoring period (63.6% compared to 36.4% of completions as houses). See figure

14 below for details.

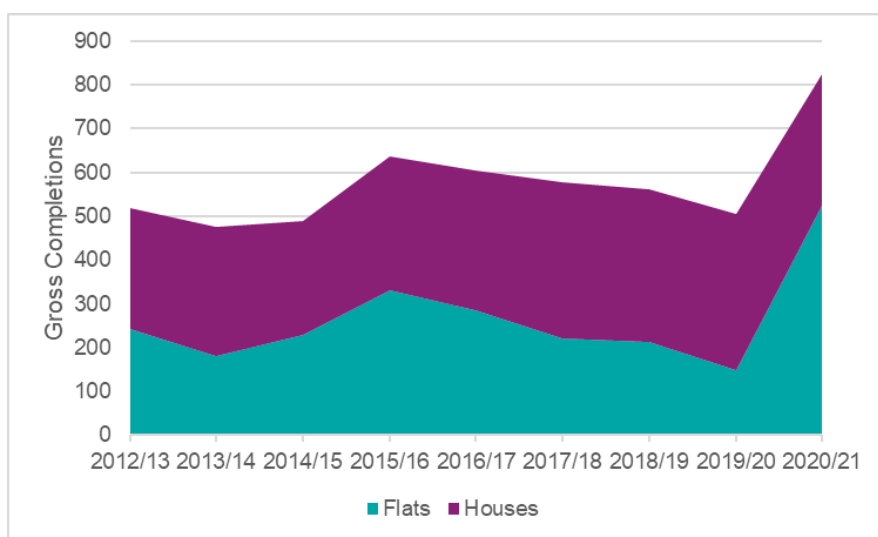


Figure 14: Breakdown by dwelling type (2012 - 2021)

Table 7 shows that Redhill and Reigate recorded higher proportion of new flats, whilst new houses dominated the completions in Banstead and Horley.

Table 7: Proportion of new flats & houses by borough area

	Flats	Houses
Area 1 - Banstead	44 (5.3%)	72 (62.1%)
Area 2a - Redhill	354 (83.3%)	71 (16.7%)
Area 2b - Reigate	75 (68.8%)	34 (31.2%)
Area 3 - Horley	52 (29.7%)	123 (70.3%)

Core Strategy Policy CS14 'Housing needs of the community' and DMP Policy DES4 'Housing mix' seek to ensure that a range of housing sizes is provided to encourage balanced communities and provide households with a greater range of choices to enable them to remain within the communities of which they are a part. Both policies require housing sizes to reflect the Council's most recent SHMA (or similar) and the characteristics of the site and DMP Policy DES4 additionally requires:

- Borough wide (excluding town and local centres):

- On sites of up to 20 homes, at least 20% of market housing should be provided as smaller (one and two bedroom) homes.
- On sites of 20 homes or more, at least 30% of market housing should be provided as smaller (one and two bedroom) homes and at least 30% of market housing must be larger (three+ bedroom homes)
- Within town and local centres:
 - On all schemes, at least half of all homes provided should be one and two bedroom homes.
 - On schemes of 20 or more homes, at least 10% of homes must have three or more bedrooms.

Until the adoption of the DMP in September 2019, the 2012 SHMA was used to guide housing sizes required on developments. Given that only 27 out of the 825 dwellings have been completed on sites granted post-adoption, table 8 below compares the mix of completions to SHMA 2012 Housing Market Recommendations.

It shows that within the last twelve months 69.1% of all completions were 1 and 2 bedroom dwellings and 30.9% of all completions were 3 and 4+ bedroom dwellings. This indicates over delivery of smaller units, however it is worth noting that nearly half of the smaller 1 & 2 bedroom units came from sites granted via prior approval, where the Council cannot enforce recommended housing mix.

Table 8: Completions by size compared to SHMA recommendations

	Completions 2020/21	SHMA 2012 Market Housing Recommendation
1 bedroom	43.2%	40%
2 bedrooms	25.9%	
3 bedrooms	16.6%	60%
4+ bedrooms	14.3%	

Figure 15 shows variation in the completed dwelling size across the borough's four areas. Specifically, it shows that there is a greater number of completed 1 and 2-bedroom properties in Redhill and Reigate, while larger 3+ bedroom properties dominate in Banstead and Horley area.

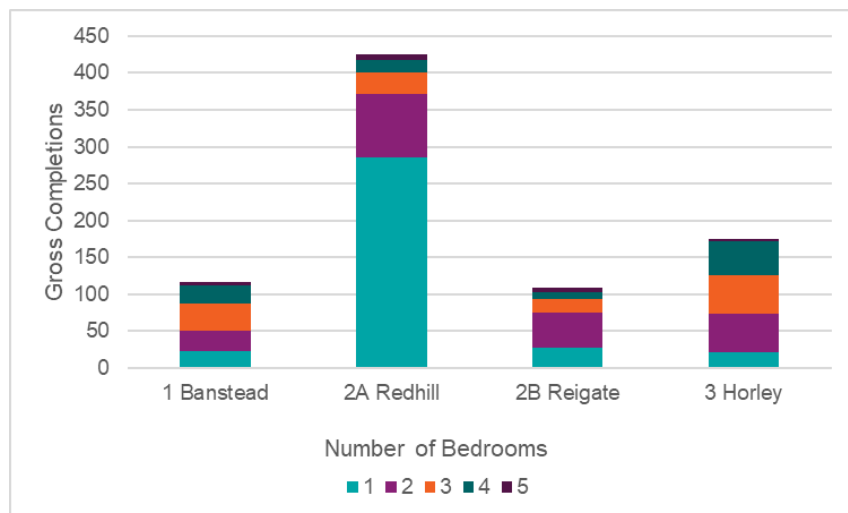


Figure 15: Completed dwelling size by borough area

In January 2020, the Council updated its 2012 SHMA. The 2019 Housing Needs Assessment recommends the following mix of properties (see table 9):

Table 9: 2019 Housing needs assessment recommendations

	Affordable Rented	Affordable Home Ownership	Market Housing
1 bedroom	20%	20%	5%
2 bedrooms	40%	45%	25%
3 bedrooms	30%	25%	40%
4+ bedrooms	10%	10%	30%

It does not however suggest that these prescriptive figures should necessarily be provided on each site but rather that they should be used to inform the mix required as part of new developments (as required by criterion 1(b) of DMP Policy DES4) and to

inform the size requirements in the revised 2020 Affordable Housing Supplementary Planning Document (SPD).

Given that the report was only produced in January 2020, and that only 18 completions have been on sites granted since January 2020, the proportion of completions have not been compared to these recommendations. In terms of market housing, the general split of 40% of 1 & 2 bedroom dwellings and 60% of 3+ bedroom dwellings recommended in the 2012 SHMA would apply. Within the last monitoring period, 70.8% of market housing completions were 1 & 2 bedroom properties and 33.2% of market housing completions were 3 or more bedroom properties. As previously mentioned, the over delivery of smaller units was greatly influenced by the number of units delivered on sites granted via prior approval, where the Council has no influence over the mix of size and tenure. Affordable housing size mix will be discussed later in the report.

4.6. Affordable Housing

As can be seen from table 10, within this monitoring period 93 affordable units have been completed (11.3% of all gross C3 completions). This is just below the Core Strategy Monitoring target to provide 100 additional affordable dwellings per annum and is a decrease from a previous year (133 gross units). It should however be noted that the actual affordable housing target is for a delivery of 1,500 units between 2012-2027, rather than 100 units per annum. If split evenly, the expected target to date would be 900 units delivered since 2012. So far, 918 units of affordable housing have been delivered, which is above the overall target at this point in time. No affordable housing has been lost during this monitoring period as a result of demolitions.

Table 10: Affordable housing completions summary

	Gross Completions
Total Units Completed 2020/21	825
Affordable Completions	93
Affordable Demolitions	0
Affordable (%)	11.3%

DMP Policy DES6 'Affordable Housing' requires the tenure mix of affordable housing provided on each qualifying site to contribute (to the Council's satisfaction) towards meeting the latest assessment of affordable housing needs. The Council's most recent assessment of affordable housing needs is provided in the 2019 Housing Needs Assessment and the Council's 2020 Affordable Housing SPD. This identifies the need to provide 62% rented and 38% other affordable home ownership products.

Prior to the publication of the 2019 Housing Needs Assessment in January 2020, the Council's 2012 SHMA has been used to provide recommended mix of affordable housing as 40% social/ affordable rented and 60% shared ownership. Given that all affordable housing completions came from sites that have been granted planning permissions prior to the 2019 Housing Needs Assessment, the 2012 SHMA has been used to assess the affordable housing mix for this monitoring period.

As can be seen from figure 16 below, 32 units (34.4%) of social/ affordable rented housing and 61 units of shared ownership housing (65.5%) have been delivered during this monitoring period. This is in line with the recommended affordable housing mix in the 2012 SHMA. In total, 918 gross units of affordable housing have been delivered since the start of the plan period in 2012/13 (413 units of social/ affordable rented properties and 505 units of shared ownership properties).

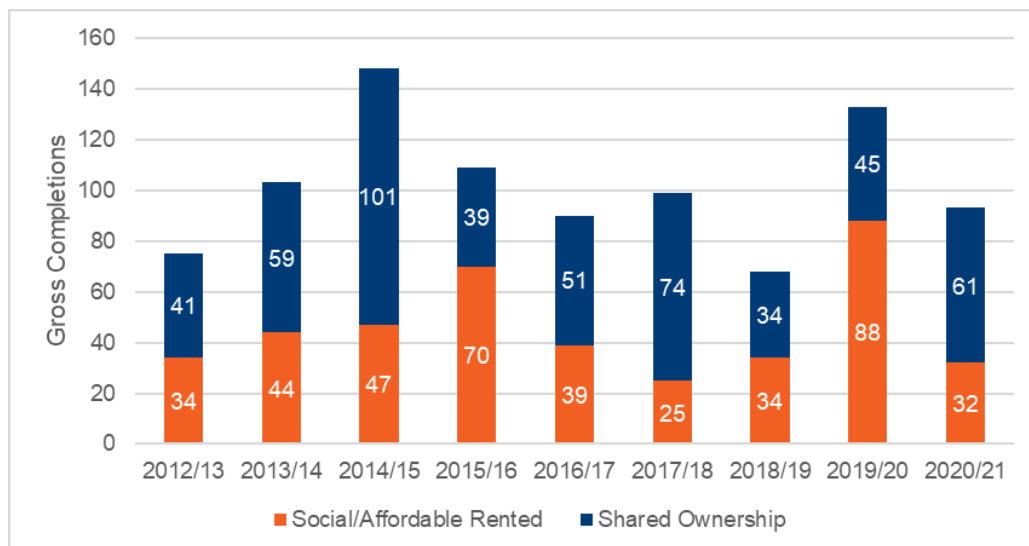


Figure 16: Affordable housing completions trend (gross units)

The recommended size mix of affordable housing has already been mentioned in section 4.5. and the recommendations as advised by the 2019 Housing Needs Assessment can

be seen in table 9. Given that all affordable housing completions were on sites granted planning permission prior to the publication of the 2019 Housing Needs Assessment in January 2020, the recommended affordable housing mix from the 2012 SHMA (see table 11) has been used instead to assess the affordable housing mix during this monitoring period.

Table 11: 2012 SHMA recommended affordable housing mix

Number of bedrooms	Social/ Affordable rent	Shared ownership
1 & 2 bedroom dwellings	75%	85%
3+ bedroom dwellings	25%	15%

Table 12 shows that within the last monitoring period, both social/affordable rented and shared ownership properties delivered slightly more 1 & 2 bedroom properties, compared to the 2012 SHMA recommendation. Social/ affordable rent 1 & 2 bedroom properties accounted for 84.4% of all social/ affordable rented homes (compared to 75% 2012 SHMA recommendation) and shared ownership 1 & 2 bedroom properties represented 88.5% of all shared ownership units (compared to 85% 2012 SHMA recommendation).

Table 12: Affordable housing completions - size and tenure mix 2020/21

Number of bedrooms	Social/ Affordable rent	Shared ownership
1 & 2 bedroom dwellings	84.4%	88.5%
3+ bedroom dwellings	15.5%	11.5%

5. New Permissions Characteristics (excluding C2 Older Persons' Care and Nursing Homes)

5.1. Number of New Permissions

Within the last twelve months, 124 planning permissions were approved; these have the potential to deliver 490 net dwellings.

Excluding sites which were subsequently substituted (4 planning permissions, 8 net dwellings), 120 deliverable planning permissions (482 net dwellings) were granted in this monitoring period.

As can be seen from table 13, the split of net dwellings permitted on large and small sites has been even within this monitoring period (52.7% on large sites and 47.3% on small sites). This is unlike the previous couple of years where large sites provided majority of permitted dwellings (75.8% in 2019/20 and 64.9% in 2018/19). Redhill saw the largest proportion of newly permitted net dwellings (40.7%) with Banstead and Horley following with 24.5% and 21.2% respectively. Within this monitoring period, Reigate had the smallest proportion, accounting for 13.7% of newly permitted net dwellings.

Table 13: Number of net new units permitted

Site size	Area 1 - Banstead	Area 2a - Redhill	Area 2b - Reigate	Area 3 - Horley	Total
Large (10+ units)	30 (30 gross)	157 (157 gross)	12 (12 gross)	55 (55 gross)	254 (254 gross)
Small (<10 units)	88 (113 gross)	39 (53 gross)	54 (61 gross)	47 (53 gross)	228 (280 gross)
All sites	118 (143 gross)	196 (210 gross)	66 (73 gross)	102 (108 gross)	482 (534 gross)

5.2. Sources of New Permissions – Previous Land Use

Of those not subsequently substituted, 95.7% of gross dwellings permitted within 2020/21 were on sites that were either commercial/ industrial (61.8%) or residential (33.9%) (see figure 17). Nearly half of the units coming from commercial/ industrial sites (153 units,

46.4%) can be attributed to office to residential, industrial to residential or retail to residential permitted development rights.

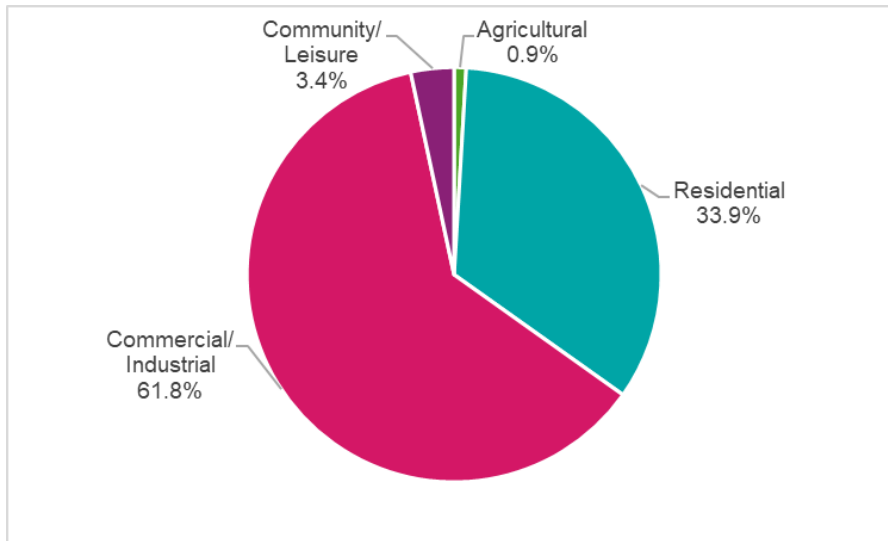


Figure 17: Previous land use of new permissions

5.3. Sources of New Permissions – Designation

Of those, not subsequently substituted, most of the gross new dwellings permitted in this monitoring period (39.9%) came from the undesignated urban area (see figure 18). This compares to 41.5% of the dwellings permitted in the last monitoring period.

Town centres also accounted for a good proportion of permitted dwellings (20.4% of new permitted dwellings). Most of the new permitted units within the town centres came from Redhill and Horley town centres (45.9% and 43.1%), mostly attributed to office to residential permitted development (45 out of 50 units in Redhill and 44 out of 47 units in Horley were granted via prior approval for office to residential conversion). Notable schemes within Redhill and Horley town centres include the change of use of Aquila House in Redhill (prior approval 20/02733/PAP for 45 residential units) and Victoria

House in Horley (prior approval 20/02823/PAP for 22 units).

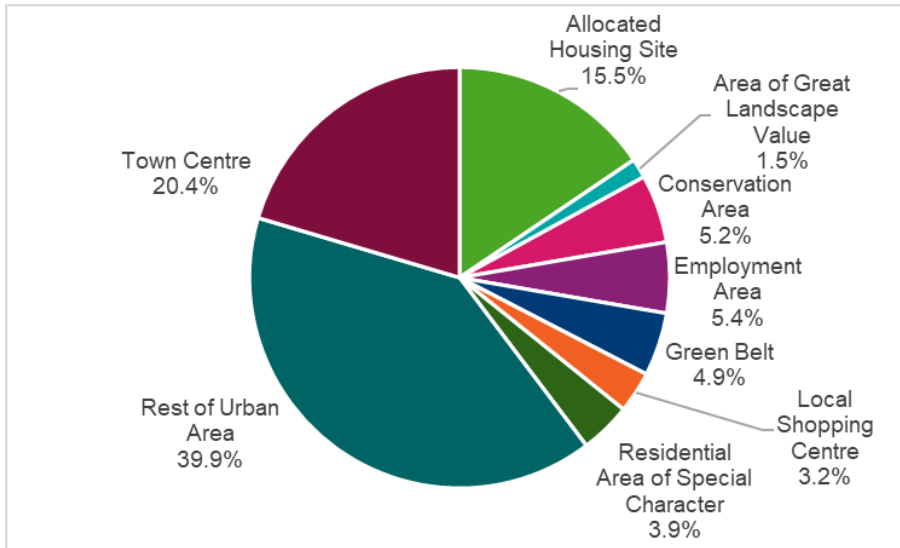


Figure 18: Policy designation of new permissions

5.4. Housing Density

Permitted housing density is affected by factors such as the location of the site, the character of the surrounding area and the size and shape of the site. Table 14 shows that the greatest proportion of the dwellings (gross) permitted within the last twelve months (excluding sites which have subsequently been substituted) were on high density sites with a density of more than 100 dwellings per hectare (dph). Although this has also been the case in the previous monitoring period, this year the proportion is smaller (34.1% compared with 58.2% during the previous monitoring period). This year, the density split is more even with the high density sites followed closely by sites with 60 – 100dph (29.4%, compared to 10.6% previous year) and low density sites with less than 40dph (28.8%, compared to 27.4% previous year).

Table 14: Density of new permissions (dwellings per hectare)

	<40dph	40 – 60dph	60 – 100dph	100+dph
Number of Units	154	41	157	182
Percentage	28.8%	7.7%	29.4%	34.1%

5.5. Dwelling Type and Size

Just under three quarters (72.1%) of the permitted (gross) dwellings (excluding permissions subsequently substituted) within the last twelve months were for 1 or 2 bedroomed properties (38.4% 1 bedroom and 33.7% 2 bedroom). See table 15 for details.

This high percentage is in part due to several high capacity flat redevelopments, including Aquila House in Redhill (45 flats), the Victoria House, Horley (22 flats) and Kingsfield Business Centre, Redhill (29 flats).

Table 15: Size and type of newly permitted dwellings

	Flats	Houses	Total
1 bedroom	200	5	205
2 bedrooms	163	17	180
3 bedrooms	7	60	67
4+ bedrooms	0	82	82
Total	370	164	534

Table 16 shows that all areas experienced greater proportion of flats being permitted within this monitoring period. Redhill had the highest proportion (73.8% of flats), followed by Reigate (69.9%), Horley (67.6%) and Banstead (63.6%).

Table 16: Proportion of newly permitted houses and flats by borough area

	Flats	Houses
Area 1 - Banstead	91	52
Area 2a - Redhill	155	55
Area 2b - Reigate	51	22
Area 3 - Horley	73	35

5.6. Provision of Affordable Housing – New Permissions

DMP Policy DES6 states, that on all sites (other than greenfield urban extensions) providing 11 or more homes, 30% of the homes on the site should be affordable housing. Within regeneration sites, lower proportion of affordable housing may be accepted in order to achieve other regeneration aims, including improving the mix of local housing stock.

In exceptional circumstances, where it can be robustly justified, should the Council consider it would not be suitable or practical to provide affordable housing on site, it may accept affordable housing provided on an alternative site or as a payment in lieu.

Excluding prior approvals, where the Council cannot control the provision of affordable housing, and applications subsequently substituted, 4 schemes over 11 units were granted planning permission during this monitoring period. Of those, 2 schemes provided on site affordable housing in line with the DMP Policy DES6 and 2 schemes agreed financial contribution towards off site affordable housing provision (see table 17 for details).

Table 17: Affordable housing provision on newly permitted sites

Planning permission	Comments
19/01488/F for 14 units	Financial contribution towards offsite affordable housing was agreed between the Council and the applicant. It was considered reasonable as the application was submitted prior to the adoption of the DMP, when financial contribution was required for sites between 11 – 14 dwellings by the Core Strategy Policy CS15.
18/02276/F for 83 units	25 units of affordable housing were secured by section 106 agreement, in line with the requirements of the DMP Policy DES6.
18/02680/F for 14 units	Financial contribution towards offsite affordable housing was agreed between the Council and the applicant. It was considered reasonable as the application was submitted prior to the adoption of the DMP, when financial contribution was required for sites between 11 – 14 dwellings by the Core Strategy Policy CS15.
19/01605/F for 29 units	In line with DMP Policy DES6, 9 units of affordable housing were required, however, taking into account vacant building credit (in line with the revised NPPF, PPG and the Council’s Affordable Housing SPD 2020), the requirement was reduced to 3 units of affordable housing, which have been secured by section 106 agreement.

6. Self and Custom Housebuilding Register

The Self-Build and Custom Housebuilding Act 2015 requires local authorities to keep a register of individuals and/or associations interested in acquiring serviced plots of land within their administrative areas for the purpose of building houses to occupy as a main place of residence.

At 31 March 2021, 62 applicants had been accepted to the Register, expressing an interest in acquiring plots for self/custom housebuilding.

Between 31 October 2019 and 30 October 2020 (the most recent whole base period prior to 31 March 2021), the Council approved 20 applications for self-build properties, fulfilling the government's requirement that equivalent permissions per base period are provided, within three years of the given base period ending. (There were 18 accepted applications in the second base period: 31 October 2016 to 30 October 2017).

The relevant base-period to 31 March 2021 has so far accepted applications from 4 eligible individuals. The types of location preferred are mixed, but detached homes are preferred by all accepted applicants.

Table 18: Number of eligible applicants accepted to the Self and Custom housebuilding register

Base period	Number of eligible applicants
01 May 16 – 30 Oct 16	19
31 Oct 16 – 30 Oct 17	18
31 Oct 17 – 30 Oct 18	4
31 Oct 18 – 30 Oct 19	7
31 Oct 19 – 30 Oct 20	10
31 Oct 20 – 31 March 21	4
Total individuals accepted to the register (at 31 Mar 2021)	62

7. Housing Supply & Delivery Position

7.1. Five Year Housing Requirement

Paragraph 73 of the revised National Planning Policy Framework (NPPF) requires local planning authorities to identify and update annually a supply of specific deliverable sites (see the revised NPPF glossary for definition of deliverable). These should be sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old unless these strategic policies have been reviewed and found not to require updating. If an authority cannot demonstrate a five year land supply (plus any relevant buffer) the presumption in favour of sustainable development will apply as set out in Footnote 7 and Paragraph 11d of the revised NPPF.

Reigate & Banstead Borough Council has up-to-date strategic policies. Whilst the Core Strategy was adopted on 3rd July 2014 and is therefore more than 5 years old, on 2nd July 2019, in accordance with Regulation 10A of the Town & Country Planning (Local Planning) (England) Regulations 2012 (as amended), the Council approved the review of the Core Strategy. The review comprehensively assessed each policy in turn against a range of evidence and information and found that there was no need to update the Core Strategy at this point in time.

Core Strategy Policy CS13 'Housing Delivery' includes a requirement to deliver at least 6,900 dwellings between 1st April 2012 and 31st March 2027. This equates to an annual average provision of 460 units per annum. The Council's five year requirement, with no account for past delivery or the NPPF buffer, is therefore 2,300 (460 x 5) dwellings.

Plan Period Performance

The 2019 updated national Planning Practice Guidance (PPG)(paragraph 029 Reference ID: 68-029-20190722) states that for the purposes of calculating five year land supply, housing completions should include new build dwellings, conversions, changes of use and demolitions and redevelopments and that completions should be net figures, so should offset any demolitions.

Furthermore, the updated PPG (Paragraph 035 Reference ID: 68-6035-20190722) advises that local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply against their housing requirement.

Taking the above guidance into account, tables 19 & 20 summarise progress made against the Core Strategy housing requirement. They show that since 1st April 2012, 4,922 net dwellings were completed within the borough (equating to an annual average completion of 547 units), leaving an outstanding requirement of 1,978 dwellings over the plan period.

Table 19: Summary of housing delivery 2012 - 2021

Year	C3 Residential Completions					C2 Old Persons' Homes Completions			Total Net Completions	Position Against Target (460)
	Market Housing	Affordable Housing	Total Gross Completions	Demolitions	Net	Gain	Loss	Net		
2012/13	444	75	519	36	483	1	0	1	484	5.2%
2013/14	372	103	475	36	439	40	0	40	479	4.1%
2014/15	342	148	490	36	454	0	0	0	454	-1.3%
2015/16	528	109	637	76	561	7	14	-7	554	20.4%
2016/17	514	90	604	81	523	47	0	47	570	23.9%
2017/18	478	99	577	27	550	47	0	47	597	29.8%
2018/19	494	68	562	42	520	0	11	-11	509	10.7%
2019/20	373	133	506	48	458	43	11	32	490	6.5%
2020/21	732	93	825	31	794	6	15	-9	785	70.7%

In line with PPG Paragraph 035 Reference ID: 68-035-20190722 the number of care home bedrooms has been converted into a C3 equivalent to represent the contribution the C2 accommodation makes on housing released in the housing market, using the current census data on the average number of adults living in households

Table 20: Performance against Core Strategy - 2012 - 2027

Plan Period Housing Requirement	Target Net Completions to Date	Actual Net Completions to Date	Average Completions per Year	Cumulative Oversupply	Plan Requirement Completed	Plan Requirement Residual
6,900	4,140	4,922	547	782	71.3%	1,978

Oversupply

The updated PPG (Paragraph 032 Reference ID: 68-032-20190722) advises that where areas deliver more completions than required, the additional supply can be used to offset any shortfalls against requirements from previous years. Table 20 above shows that since the beginning of the Core Strategy plan period, the Council has delivered 782 units above the Core Strategy requirement of 460 dwellings per annum.

Buffer

Paragraph 73 of the revised NPPF and Paragraph 022 of the PPG advise that to ensure that there is a realistic prospect of achieving the planned level of housing supply, a buffer (moved forward from later in the plan period) should be added to the requirement in the first five years (including any shortfall). The buffer is not cumulative and depending on circumstances should be:

- a) 5% to ensure choice and competition in the market for land; or
- b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
- c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply. Footnote 39 advises that from November 2018, this will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.

The Council has applied a 5% buffer to its five year land supply – the Council’s 2020 Housing Delivery Test returned a positive score of 120% and the Council is not seeking to demonstrate its five year land supply through an annual position statement.

Table 21: Summary of 5 Year Requirement

Source	No of dwellings
1. Five year housing land supply requirement (5 * 460)	2,300
2. 5% Buffer (5% of 2,300)	115
3. Previous oversupply	782
4. Overall Housing Requirement (1 + 2 – 3)	1,633

As shown in table 21 above, the overall five year requirement is therefore 1,633 units (annual requirement of 327).

7.2. Sources of Deliverable Land Supply

The sources of supply which are included within the five year land supply comprise:

- Sites with planning permission (outline or full)
- Specific sites without planning permission
- Windfall allowance

Sites with Planning Permission

The revised NPPF states that sites which do not involve major development (defined in the revised NPPF as over 10 units) and have planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

In addition, the revised NPPF states that for major developments, sites with detailed planning permission should be considered deliverable unless there is clear evidence that

homes will not be delivered within five years. For sites with outline permission for major development, the revised NPPF says that these should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years. The PPG (Paragraph 007 Reference ID: 68-007-20190722) advises that clear evidence may include: how much progress has been made towards the submission of an application; how much progress has been made with site assessment work; and any relevant information about site viability, ownership constraints or infrastructure provision.

In order to assess whether there is a realistic prospect that sites will deliver units within the next five years and therefore be included within the five year land supply trajectory, the Council:

- Wrote to all landowners/developers with planning permission to ascertain whether they are likely to implement the development, what the rate of development would be and how many units are likely to be completed within the next five years.
- Referred to the analysis of average lead-in times and build-out rates, undertaken in 2020 on permissions completed since the beginning of the plan period, to reality check these assumptions. Table 22 below summarises average build-out rates and lead-in times for sites completed since the beginning of the Core Strategy monitoring period (01/04/2012). The full analyses can be found in the Appendix 2 of the [2020 Housing Monitor](#).

Table 22: Overview of average lead-in times and build-out rates

Site Size	Lead-in time (days between permission granted and completion of 1 st unit)	Build-out rate (days between completion of 1 st unit and site completion)
Small sites (less than 10 units)	845	33
Large sites (10 or more units)	778	228
All sites	836	56

Historically, instead of applying a non-implementation rate, the Council has removed sites with a history of non-implementation and sites which are unlikely to come forward for development based upon local knowledge and following ongoing discussions with landowners and developers. The DMP Inspector considered this approach was justified and noted that there is no requirement in national policy to include a non-implementation rate (paragraph 136, Inspector's Report on the Examination of the Reigate & Banstead Development Management Plan).

As a result of this exercise 219 units have been excluded from the five year land supply trajectory (see Appendix 1, Table 30 for details).

When assessing individual sites and their ability to deliver units within the next 5 years, Reigate & Banstead Council have taken a very conservative approach, combining the results of the landowner/developer survey and average lead-in times & build out rates. Where the landowner/developer has indicated that the site may not come forward, the site has been removed from the analysis.

Taking all of the above into consideration, a total of 2,245 outstanding net additional dwellings on sites with planning permission have been included within the 5 year housing land supply.

Appendix 1, Tables 31 & 32 provide a summary of all outstanding C3 dwellings by the borough area and Table 33 provides a summary of additional units included within the 5 year land supply resulting from a conversion of C2 old person's homes into a C3 equivalent, using the current census data (position at 01 April 2020). Tables 34 – 42 provide details of the justification for the inclusion of individual C3 and C2 sites.

Specific Sites without Planning Permission

Through the HELAA and plan-making process, the Council has identified a number of specific sites without planning permission which are deliverable within the five year supply – most are identified as site allocations within the Council’s adopted Development Management Plan, and others are sites which have resolutions to grant planning permission. All sites allocated in the DMP are within priority locations for growth and regeneration. The deliverability of these sites has been assessed by the Council in line with the revised NPPF. Information is provided within Appendix 1, Table 43.

The deliverable capacity on specific sites without planning permission that will come forward in the five years to 31st March 2026, taking into consideration any phasing plans, is 294 net additional units.

Windfall Allowance

The revised NPPF (paragraph 70) defines windfall sites as “sites not specifically identified in the development plan” and states that where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.

The Council has included a windfall allowance of 375 dwellings (75 dwellings per annum) in the five-year land supply trajectory. During the DMP examination, the Inspector considered that this allowance was “robust and justified” (paragraph 135, DMP Inspector’s Report) and table 23 below shows that since the beginning of the plan period, permissions on windfall sites have significantly exceeded this allowance.

Table 23: Windfall dwellings permitted during plan period

Financial Year	Number of dwellings permitted on windfall sites
2012/13	402
2013/14	1,240
2014/15	571
2015/16	697
2016/17	510
2017/18	822
2018/19	642
2019/20	1,190
2020/21	432
Total	6,506
Average total per annum	723

The PPG (Paragraph 048 Reference ID 3-048-20180913) advises that local authorities should include permissions granted for windfall development by year and show how this compares with the windfall allowance. As can be seen from table 23 above, a total of 6,506 windfall dwellings have been permitted over the plan period, equating to an annual average of 723.

The above figures represent all windfall permissions during the plan period. Since their approval, a number of sites had a substitute permission issued. Taking these into account, the actual number of dwellings coming forward from windfall sites over the plan period was 3,775 (419 per year).

Therefore, in total a windfall allowance of 375 has been included within the five year land supply trajectory.

7.3. Summary of Five Year Land Supply Position

Table 24 below sets out the current deliverable land supply in Reigate & Banstead and identifies a total capacity of **2,914 net additional dwellings** over the next five years. This represents and **8.92 years supply** against the Core Strategy requirement and NPPF 5% buffer.

Table 24: Summary of current Five Year Land Supply at April 2021

Source	
1. Sites with planning permission	2,245
2. Sites without planning permission	294
3. Specific Deliverable Sites (1 + 2)	2,539
4. Windfall allowance	375
5. Total Five Year Supply (3 + 4)	2,914
6. Core Strategy Annualised Housing Requirement	460
7. 5% Buffer	23
8. Annualised plan period over/under supply	-156.4
9. Total annual requirement (6 + 7 + 8)	326.6
10. Equivalent years supply (5 / 9)	8.92

DMP Policy MLS1: ‘Managing land supply’ requires the Council’s Housing Monitor to proactively consider the need for release of the allocated sustainable urban extension sites based on a forward-looking mechanism. It states that “in order to maintain a five year housing supply it [the Council’s Housing Monitor] will forecast whether such supply can be maintained over the next year and subsequent year” and that “where the Housing Monitor predicts that a five year housing supply would not be maintained over this period, allocated sustainable urban extension sites will be released for development as necessary”.

Table 24 above shows that as of April 2021, the Council can maintain a five year land supply and table 25 below predicts that in April 2022, the Council will also be able to maintain a five year land supply position.

In accordance with DMP Policy MLS1, the allocated sustainable urban extensions are not required to be released for development at this time. The Council however remains committed to maintaining an on-going dialogue with those involved in promoting and delivering the allocated sustainable urban extension sites and will actively support and encourage planning performance agreements and/or the preparation of joint development briefs (where appropriate) for the sites in order to facilitate their timely delivery upon release.

Table 25: Summary of predicted Five Year Land Supply at April 2022

Source	
1. Sites with planning permission	1,453
2. Sites without planning permission	294
3. Specific Deliverable Sites (1 + 2)	1,747
4. Windfall allowance	375
5. Total Five Year Supply (3 + 4)	2,122
6. Core Strategy Annualised Housing Requirement	460
7. 5% Buffer	23
8. Annualised plan period over/under supply	-251.8
9. Total annual requirement (6 + 7 + 8)	231.2
10. Equivalent years supply (5 / 9)	9.18

8. Five Year Supply of Deliverable Land for Gypsies, Travellers and Traveling Showpeople Accommodation

8.1. Background

National planning policy for traveller sites is set out in Planning Policy for Traveller Sites (PPTS), August 2015, which should be read alongside the National Planning Policy Framework (NPPF).

The PPTS (paragraph 9) requires Local Planning Authorities to set pitch targets for gypsies and travellers, and plot (or “yard”) targets for travelling showpeople sufficient to meet the likely permanent and transit site accommodation needs of travellers in their area.

The PPTS (Annex 1 “Glossary) defines a “traveller” for planning purposes as gypsies and travellers and travelling showpeople. The requirement to set targets for provision of pitches and plots is reflected in Reigate and Banstead’s Core Strategy Policy CS16: “Gypsies, travellers and travelling showpeople”, which sets out that “The DMP will identify a local target for Gypsy, Traveller and Travelling Showpeople sites and make provision for a five year supply of specific deliverable sites and broad locations for growth for years six to ten.” The Council adopted its Development Management Plan (DMP) in September 2019.

PPTS paragraph 10(a) requires that in producing their Local Plans, Local Planning Authorities identify and update annually, a supply of specific deliverable sites sufficient to provide five years’ worth of sites against their locally set targets of pitches for gypsies and travellers and plots for travelling showpeople. Additionally, paragraph 10b requires identification of a supply of specific, developable sites, or broad locations for growth, for years 6 to 10 and, where possible, for years 11-15 to meet the identified need.

Annual demonstration of a sufficient supply of “deliverable” sites to provide for 5-years against the locally set target is important in ensuring that new traveller housing (i.e. for both gypsies and travellers and travelling showpeople) is planned and provided in suitable locations. This statement sets out the Council’s 5-year supply against its adopted targets.

PPTS (paragraph 27) states that if a local planning authority cannot demonstrate an up-to-date 5 year supply of permanent sites, this should be a significant material consideration in any subsequent planning decision when considering applications for the grant of temporary planning permission, except where the proposal is on land designated as Green Belt; sites protected under the Birds and Habitats Directives and / or sites designated as Sites of Special Scientific

Interest; Local Green Space, an Area of Outstanding Natural Beauty, or within a National Park (or the Broads). In such a situation, lack of a demonstrable 5-year supply would remain a material consideration, but the weight to give this consideration would be a matter for the decision taker to determine (as noted in the House of Commons Briefing Paper Number 07005, Gypsies and travellers: planning provision” (19 December 2019).

8.2. Need

The Council’s pitch and plot targets for the borough are set out in its Development Management Plan (DMP) 2019, Policy GTT1 Table 7. These targets seek to meet in full the current and future needs as assessed and reported in *the [Reigate and Banstead Borough Gypsy and Traveller Accommodation Assessment \(GTAA\) 2017](#)*. The baseline date for the GTAA is April 2016, when the collection of most of the primary data (from the household interviews) was completed.

The Council’s 2017 GTAA identified a need for 32 additional pitches for gypsies and travellers, and 7 plots for travelling showpeople over the period 2016 to 2031. This equates to 28 pitches and 5 plots over the current Core Strategy / DMP Local Plan period to 2027. The targets are set out below in tables 26 and 27.

As well as the PPTS-defined traveller needs, the pitch targets include those households interviewed who did not meet the planning definition of a traveller, or those households where this was unknown or uncertain. The traveller pitch targets are therefore higher than the need which the PPTS requires the Council to plan provision for, in recognition of the Council’s wider equalities obligations for ethnically defined travellers. The wording of DMP Policy GTT1(4) reflects this.

Table 26: Identified need for Gypsy and Traveller pitches (2016 - 2027)

Years Timeframe	0 – 5 2016 - 21	6 – 10 2021 - 26	11 2027	Total 2016 – 2027 (to end of plan period)
Number of pitches	23 (of which 12 meet the PPTS definition)	4 (of which 2 meet the PPTS definition)	1	28

Table 27: Identified need for Travelling Showpeople plots (2016 - 2027)

Years Timeframe	0 – 5 2016 - 21	6 – 10 2021 - 26	11 2027	Total 2016 – 2027 (to end of plan period)
Number of plots	3	2	0	5

8.3. Supply

The DMP identifies and allocates sites to contribute to meeting the locally set targets for each five-year period of the plan. This five-year supply position statement sets out how deliverable sites are contributing towards meeting this local target. The supply position for both gypsy and traveller pitches and travelling showpeople’s plots have a baseline of 1 April 2021 and consider the supply of land for pitches and plots respectively for five years from 1 April 2021 to 31 March 2026, as set out in Figures 39 and 40.

As set out in PPTS 2015 (paragraph 10), for a site to be considered “deliverable” it should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within five years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 years, for

example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

In accordance with the government' definition of "deliverable" sites, the "supply" of land includes pitches and plots that have been granted permanent planning permission unless there is clear evidence that the permission will not be implemented within 5 years, as well as sites for pitches or plots allocated in the DMP but which do not yet have planning permission for permanent pitches or plots, provided there is a realistic prospect that development will be delivered on the site within five years. New pitches granted temporary permission are not included in the supply of new pitches.

The Council cannot require new privately-owned pitches, either on private family sites or on larger sites to be occupied by those specific households identified by the GTAA survey as needing pitches in the borough over the plan period. An occasional exception to this is where planning permission is conditioned for occupation by a specified person or family due to their particular circumstances.

New privately-owned pitches and plots can generally be occupied by anyone meeting the conditions of the planning permission (usually occupation by a gypsy, traveller or travelling showperson household who meet the planning definitions). Provision is also planned through the DMP for allocated pitches sufficient for travellers who may not meet the "planning definition" but whose housing needs the Council must consider under its Public Sector Quality Duty.

Monitoring of supply against identified need will assist in the consideration of planning applications where "need" or "supply" for gypsies, travellers and travelling showpeople pitches and / or plots is identified by the applicant as part of the justification.

Table 28: Calculation of Five Year Land Supply of deliverable land for Gypsy and Traveller pitches (as of 1st April 2021)

		Total	Annual
A	Pitch requirement to now (1 st April 2016 – 31 st March 2021) (Years 0 – 5)	23	4.6
B	Pitch requirement (1 st April 2021 – 31 st March 2026) (Years 6 – 11)	4	0.8
C	Pitches granted permanent permission and implemented (1 st April 2016 to 31 st March 2021)	31	N/A
D	Oversupply (B – D) between 1 st April 2016 and 31 st March 2021	8	N/A
E	Pitch requirement for 5 years (1 st April 2021 – 31 st March 2023)	4	0.8
F	Number of years' supply against requirement (1st April 2021 – 31st March 2026) (taking into account oversupply)	5	N/A

Table 29: Calculation of Five Year Land Supply of deliverable land for Travelling Showpeople plots (as of 1st April 2021)

		Total	Annual
A	Plot requirement (1 st April 2016 – 31 st March 2021) (Years 0 – 5)	3	0.6
B	Plots granted permission (1 st April 2016 – 31 st March 2021)	4	N/A
C	Oversupply (B – D) between 1 st April 2016 and 31 st March 2021	1	N/A
D	Plot requirement for 5 years (1 st April 2021 – 31 st March 2026) (Years 6 – 10)	2	0.4
E	Total plot requirement for 5 years (1 st April 2021 – 31 st March 2026) (taking into account oversupply)	1	0.2
F	Number of years' supply against requirement (1st April 2021 to 31st March 2026) (taking into account oversupply)	2.5	N/A

8.4. Conclusion

As of 1st April 2021, there is a 5 year supply of deliverable land for gypsy and traveller pitches and 2.5 years supply of deliverable land for travelling showpeople measured against the targets. For information on pitches and plots approved since 2016 see Appendix 2, tables 44, 45 & 46.

9. Summary of Key Findings

- **House Prices:** Land Registry reports that within the 2020/21 monitoring period, there was a 19.3% increase in the average house price within Reigate & Banstead (from £541,920 to £646,596). The average sale value for all types of properties have increased over the last 12 months. Semi-detached and detached houses experienced the highest increase. The average sale value of semi-detached houses increased by 10.2% to £509,480, whilst detached properties increased by 9.4% to £855,138. Terraced houses also recorded a sizeable increase by 7.5% to an average price of £418,439, whilst flats and maisonettes have only increased marginally by 0.8% to an average value of £270,330. It should however be noted that house price trends are influenced by sales transactions over the monitoring period.
- **Affordability:** The ratio remained unchanged at 12.26, meaning the average (median) house price in the borough now represents 12.26 times of the average (median) gross annual workplace-based income.
- **Sales:** There has been a 9.8% increase in the number of transactions within the last twelve months in the borough (1,850 to 2,031).
- **Housing targets:** Core Strategy Policy CS13 plans for 6,900 new homes to be delivered between 2012 and 2027, this equates to an annual average of 460 additional dwellings. At least 5,800 of these additional dwellings were to come from the urban area as existed at the time the Core Strategy was adopted in 2014, with the remainder from sustainable urban extensions.
- **Completions:** Within the last twelve months 785 net additional dwellings were completed (including C2 older people's care and nursing homes), this is an increase from the 490 completed in 2019/20 and remains above the Council's annual target of 460 dwellings per annum.
- **Previously Developed Land (PDL):** Within the last twelve months 79.4% of completed properties were built on previously developed land, this is above the 50% target set out in Core Strategy Policy CS10.
- **New Permissions:** Within the past twelve months 120 sites were granted planning permission, equating to 482 net dwellings.
- **Five Year Housing Land Supply:** The current, deliverable five year land supply as of 01 April 2021 is 2,914 net additional dwellings, equating to an 8.92 years supply

against the Core Strategy requirement and NPPF 5% buffer. The predicted supply as of 01 April 2022 is 2,122 net additional dwellings, equating to a 9.18 years supply.

- **Five Year Supply of Deliverable Land for Gypsies, Travellers and Travelling Showpeople Accommodation:** As of 1st April 2021, there is a 5 year supply of deliverable land for gypsy and traveller pitches and 2.5 years supply of deliverable land for travelling showpeople measured against the targets.

Appendices

Appendix 1: Housing Land Supply Supplementary Tables

Table 30: Sites with planning permission excluded from Five Year Land Supply

Application Reference	Site Address	Total Net Capacity
17/01404/PAP	Castlefield House, 3 - 5 Castlefield Road, Reigate, Surrey, RH2 0SB	41
16/03006/F	73 - 77 Brighton Road, Horley, Surrey, RH6 7HL	2
17/01467/PAP	Grosvenor House, 65 - 71 London Road, Redhill, Surrey, RH1 1LQ	100
17/01350/F	Flat Above, The Hatch Public House, 44 Hatchlands Road, Redhill, Surrey, RH1 6AT	1
17/01421/CU	Toad Hall Nursery, 19 Massetts Road, Horley, Surrey, RH6 7DQ	-3
17/01670/F	Land to Rear Of, 62 Brighton Road, Hooley, Surrey, CR5 3EE	1
18/00428/F	Tower Court, 1 Tower Road, Tadworth, Surrey	1
18/00359/F	Rear Of 15 Beech Road, Reigate, Surrey, RH2 9LS	1
17/02559/F	2 Copse Road, Redhill, Surrey, RH1 6NW	1
18/00813/F	The Eagles Nest, 33 High Street, Redhill, Surrey	2
17/01533/F	Land Parcel Rear of Coltswood, The Close, Horley, Surrey	2
18/00967/OUT	Hockley Industrial Centre, Hooley Lane, Redhill, Surrey, RH1 6ET	60
19/01667/F	Land to The Rear Of 63-65 Hillside, Banstead, Surrey, SM7 1ES	2
19/01966/F	Alderstead Barn, Alderstead Lane, Merstham, Surrey, RH1 3AF	1
19/02142/F	Alium House, Haroldslea Drive, Horley, Surrey, RH6 9PH	1
Total Undeliverable		219

Table 31: Summary of small sites (less than 10 units) with planning permission in the Five Year Supply

Implementation status	Borough area	Net dwellings permitted	Net remaining @ 01 April 2021	Net deliverable by 31 March 2026
Under construction	Area 1 - Banstead	90	81	81
	Area 2a - Redhill	25	25	25
	Area 2b - Reigate	55	53	53
	Area 3 - Horley	51	50	50
Not implemented	Area 1 - Banstead	90	90	90
	Area 2a - Redhill	44	44	44
	Area 2b - Reigate	61	61	61
	Area 3 - Horley	78	78	78
Total net deliverable on small sites (less than 10 units) with planning permission in the Five Year Supply				482

Table 32: Summary of large sites (10 units and over) with planning permission in the Five Year Supply

Implementation status	Borough area	Net dwellings permitted	Net remaining @ 01 April 2021	Net deliverable by 31 March 2026
Under construction	Area 1 - Banstead	373	233	233
	Area 2a - Redhill	676	477	477
	Area 2b - Reigate	22	22	22
	Area 3 - Horley	1572	721	721
Not implemented	Area 1 - Banstead	61	61	61
	Area 2a - Redhill	123	123	123
	Area 2b - Reigate	51	51	51
	Area 3 - Horley	55	55	55
Total net deliverable on large sites (more than 10 units) with planning permission in the Five Year Supply				1,743

Table 33: Summary of C2 Sites with planning permission in the Five Year Supply

Implementation status	Borough area	Net permitted	Net remaining @ 01 April 2021	Net deliverable by 31 March 2026
Under construction	Area 1 - Banstead	-16	-16	-16
	Area 2a - Redhill	43	43	43
	Area 2b - Reigate	0	0	0
	Area 3 - Horley	0	0	0
Not implemented	Area 1 - Banstead	150	150	0
	Area 2a - Redhill	0	0	0
	Area 2b - Reigate	-7	-7	-7
	Area 3 - Horley	0	0	0
Total net deliverable on C2 sites with planning permission in the Five Year Supply				20

The figures above resulting from a conversion of C2 older people's homes bedrooms into a C3 equivalent, using the current census data. Please note where schemes result in the loss of a residential unit, this is taken into consideration in the C3 section (tables 31 & 32)

Table 34: Area 1 Banstead - Large sites with planning permission included in Five Year Supply

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2021	Total net remaining @ 1 April 2021	Net Deliverable by 31 March 2026	Fully Assembled?	Are There Any Trigger Points or Phasing Issues That May Affect Delivery?	Is There/ Will There Be More Than 1 Sales Outlet?	Firm Progress with Site Assessment Work	Site Viability Information	Ownership Constraints Identified?	Other Relevant Information
Priory School, Bolters Lane, Banstead, Surrey, SM7 2AJ	Planning permission 19/00472/F Under construction	44	0	44	44	Yes	No	No	N/A – planning permission is under construction.	The site provides an affordable housing contribution rather than on-site accommodation. This is in line with both DMP Policy DES6 and the Affordable Housing SPG as the site is providing elderly person accommodation (C3 use class).	No ownership constraints identified. The site is being developed by McCarthy & Stone.	Planning permission was allowed on appeal in March 2020. Work commenced January 2021 (CIL commencement notice). Units are being advertised for sale/rent.
Cornerways, Smugglers, Mountfield Outwood Lane, Chipstead & 266 Chipstead Way Woodmansterne, Surrey	Planning permission 18/02583/F Under construction	24	0	24	24	Yes	No	No	N/A – planning permission is under construction.	The development is not policy compliant. This application follows a previous application (17/00870/F) allowed at appeal for 25 units of retirement accommodation. A viability appraisal was submitted as part of the original application. After scrutinization by the Council it was agreed that the application was only able to support a £71,000 contribution towards affordable housing. As part of this application the applicant proposed a pro-rata approach to the affordability contribution based on the increase in the number of units. It was agreed that given market conditions this was an acceptable approach. It was therefore agreed that the scheme would contribute £80,000 towards affordable housing.	No ownership constraints identified. The site is being developed by McCarthy & Stone.	Development commenced October 2019 (Building control notification). This permission follows a previous application (17/00870/F) allowed at appeal in September 2018 for 25 units of retirement application. Units are advertised on the website for sale/rent as 'Coming Soon'.
Winscombe Nursing Home, Furze Hill, Kingswood, Surrey, KT20 6EP	Planning permission 17/02188/F Under construction	12	0	12	12	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Lee Evans Partnership.	Planning permission was allowed on appeal in December 2019. Development commenced October 2020 (CIL commencement notice). Non-material amendment application currently awaiting determination. The loss of 16 units of C2 accommodation has been recorded in Table 42 below.
105 - 125 Ashurst Road, Tadworth, Surrey KT20 5PX	Planning permission 17/01584/F Under construction	10	0	10	10	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Portdevon (Tadworth) LLP.	Development commenced January 2020 (CIL commencement notice). S73 application approved January 2019. Number of conditions discharged July 2019 – January 2021.
130-138 Great Tattenhams, Epsom Downs, Epsom, Surrey, KT18 5SF	Planning permission 17/00762/F Under construction	29	0	29	29	Yes	No	No	N/A – planning permission is under construction.	The development is not policy compliant. The application was accompanied by a viability appraisal which showed that the development would be unviable if fully policy compliant. This was scrutinised by the Council and £485,000 was secured as a contribution for off-site affordable housing provision.	No ownership constraints identified. The site is being developed by Churchill Retirement Ltd.	Development commenced January 2020 (CIL commencement notice). Churchill Retirement website states the units are scheduled for completion early 2022.
Site Of Former De Burgh School, Chetwode Road, Tadworth, Surrey	Planning permission 16/02949/F Under construction	229	140	89	89	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by London Square developers.	Works commenced November 2017 (CIL Commencement Notice). Non-material amendment approved December 2017. S73 application approved September 2019. Further planning permission (19/02591/F) to provide additional units was withdrawn by applicant. The developer has confirmed the plan to deliver 55 units in 2021/22 and the remaining units in 2022/23.
Unit 1 Pitwood Park, Waterfield, Tadworth, Surrey, KT20 5HQ	Planning permission 18/01156/F Under construction	25	0	25	25	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by London Square developers. The site is a Council-led regeneration development.	Demolition application submitted April 2017. Development commenced October 2018 (CIL Commencement Notice). S73 application to vary the tenure of the units to provide 30% affordable housing approved February 2020. Landowner confirmed that development is expected to be completed in May 2021.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2021	Total net remaining @ 1 April 2021	Net Deliverable by 31 March 2026	Fully Assembled?	Are There Any Trigger Points or Phasing Issues That May Affect Delivery?	Is There/ Will There Be More Than 1 Sales Outlet?	Firm Progress with Site Assessment Work	Site Viability Information	Ownership Constraints Identified?	Other Relevant Information
Arctic House, 8 Bolters Lane, Banstead, Surrey, SM7 2AR	Planning permission 21/00275/PAP Not started	16	0	16	16	Yes	No	No	Prior approval granted March 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Dtw Properties Ltd.	No evidence identified which suggests that this extant planning permission will not be implemented.
Banstead Place, Park Road, Banstead, Surrey, SM7 3EE	Planning permission 19/00990/F Not started	31	0	31	31	Yes	No	No	Listed building consent (19/00991/LBC) granted January 2020.	The development is not policy compliant. The application was accompanied by a viability appraisal which showed that due to the costs of conversion of the building that the development would not be able to provide any affordable housing. This was scrutinised by the Council and their consultants and it was agreed that the site could not provide affordable housing.	No ownership constraints identified. The site is being developed by Stonegate Homes Ltd.	New application by Birchgrove has been submitted in January 2021 for a scheme of 54 units of extra care housing (C2), currently awaiting determination.
Land Bounded By Chequers Lane And Hurst Drive, Walton On The Hill, Surrey	Planning permission 19/01488/F Not started	14	0	14	14	Yes	No	No	Planning permission granted in October 2020.	The site provides an affordable housing contribution rather than on-site accommodation. The application was submitted prior to the adoption of the Development Management Plan (2019) with the policy change coming to force during the determination of the application. In this instance it was considered reasonable to accept the offer of contribution in line with the DMP Policy DES6.	No ownership constraints identified. The site is being developed by Vanderbilt Homes.	Landowner stated that construction was delayed due to the pandemic but is due to commence in Q3 of 2021 with all units anticipated to complete in 2022/23. An application for a discharge of a condition is currently awaiting determination.

Table 35: Area 1 Banstead - Small sites with planning permission included in Five Year Supply

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2021	Total net remaining @ 1 April 2021	Net Deliverable by 31 March 2026	Fully Assembled?	Are There Any Trigger Points or Phasing Issues That May Affect Delivery?	Is There/ Will There Be More Than 1 Sales Outlet?	Firm Progress with Site Assessment Work	Site Viability Information	Ownership Constraints Identified?	Other Relevant Information
1 Horsecroft, Banstead, Surrey, SM7 2HB	Planning permission 17/02849/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified that this planning permission will not be completed.
1 Winkworth Road, Banstead, Surrey, SM7 2QJ	Planning permission 20/01662/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Barnfield Homes.	Developer confirmed that site is under construction. Number of conditions discharged January 2021. Several other conditions currently awaiting determination.
39 Garratts Lane, Banstead, Surrey, SM7 2ED	Planning permission 19/02187/F Under construction	7	0	7	7	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Carvall Homes.	Application allowed on appeal in July 2020. Construction commenced November 2020 (CIL commencement notice). S73 application for addition of balconies approved November 2020. Non-material amendment application approved January 2021. Several conditions discharged September – November 2020.
73 Ferndale Road, Banstead, Surrey, SM7 2EX	Planning permission 18/00966/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by private individuals.	Works commenced on site March 2020 (CIL commencement notice). Number of pre-commencement conditions discharged December 2018 – January 2019.
Banstead Village Club, Lamborn Place, 26 High Street, Banstead, Surrey, SM7 2LJ	Planning permission 17/01887/PAP Under construction	3	0	3	3	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual	Building Control indicated works commenced December 2019. Further permissions for erection of porch (20/02356/F) and installation of windows (20/02318/F) granted in January 2021.
Land Parcel Adjacent To Sub Station, Fairlawn Road, Banstead, Surrey	Planning permission 17/00354/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Green Planning Studio Ltd.	No evidence identified which suggests that this extant planning permission will not be implemented. Number of conditions (including pre-commencement conditions) discharged November 2017-June 2018.
Land To The R/O 4A Croydon Lane, Banstead, Surrey, SM7 3AS	Planning permission 18/00036/F Under construction	2	0	2	2	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by a private individual.	A number of pre-commencement conditions were discharged April-May 2019. S73 application approved November 2019. Landowner has confirmed that works have been delayed due to the pandemic and the units are anticipated to be completed by December 2021.
Place Farm, Park Road, Banstead, Surrey, SM7 3DZ	Planning permission 18/00918/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Work commenced on site August 2020 (CIL commencement notice). Listed building consent granted June 2018. A number of conditions discharged July – September 2020. There is another planning permission (19/00328/F) for the site to provide an additional dwelling (see below).

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2021	Total net remaining @ 1 April 2021	Net Deliverable by 31 March 2026	Fully Assembled?	Are There Any Trigger Points or Phasing Issues That May Affect Delivery?	Is There/ Will There Be More Than 1 Sales Outlet?	Firm Progress with Site Assessment Work	Site Viability Information	Ownership Constraints Identified?	Other Relevant Information
Place Farm, Park Road, Banstead, Surrey, SM7 3DZ	Planning permission 19/00328/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	A pre-commencement condition has been discharged March 2020. Application part of a wider site including planning permission 18/00918/F (see above). Work on site commenced August 2020.
19 Court Hill, Chipstead, Surrey, CR5 3NQ	Planning permission 17/00688/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by private individuals.	Work commenced on site December 2019 (CIL commencement notice). S73 application approved August 2019. Landowner confirmed that site is due to complete shortly.
39 Woodmansterne Street, Woodmansterne, Surrey, SM7 3NQ	Planning permission 18/00240/F Under construction	2	0	2	2	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant - No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Non-material amendment approved November 2019. Number of conditions (including all pre-commencement condition) discharged November 2019 - July 2020. Agent confirmed that construction on site is in progress.
Bracken House, Waterhouse Lane, Kingswood, Surrey, KT20 6LF	Planning permission 19/00613/F Under construction	5	0	5	5	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is developed by a private individual.	S73 application for minor changes to elevation currently awaiting decision.
"Former Kings Barn, Waterhouse Lane, Kingswood, Surrey	Planning permission 16/02517/F Under construction	8	0	8	8	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Whiteoak Developments Ltd.	Building Control notice submitted July 2017. Number of conditions approved May 2017. S73 applications approved December 2017 and May 2019 and further S73 application awaiting determination. Enforcement for alleged development not being according to plan received April 2020. Enforcement notice quashed in January 2021.
Hedgeside, Walpole Avenue, Chipstead, Coulsdon	Planning permission 18/00213/F Under construction	4	2	2	2	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Safran Developments.	Plots 1 & 2 permitted under 17/00452/F, plots 3 & 4 under 18/00213/F. Further application approved for change of design for plot 4 (20/00156/F). Number of conditions approved April 2019 – March 2021. Two conditions currently awaiting determination.
Woodcroft, Beech Drive, Kingswood, Surrey, KT20 6PS	Planning permissions 20/00998/F & 20/01455/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The sites are being developed by Nelson Group and Barfield Homes.	Original house demolished under planning permission 15/02395/F. Number of subsequent applications divided the site in two separate plots. Planning permissions 20/00998/F and 20/01455/F are the latest permissions for the site. Number of conditions discharged January – February 2021. Further condition currently awaits determination. Construction on site commenced October 2020 (CIL commencement notice).
72A Brighton Road, Hooley, Surrey, CR5 3EF	Planning permission 19/02087/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Number of conditions approved March – June 2020. Non-material amendment approved April 2020. Construction on site commenced August 2020 (CIL commencement notice).

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Barn A, The Barns, Woodplace Lane, Hooley, Surrey, CR5 1NE	Planning permission 18/01563/PAP Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this under construction planning permission will not be completed.
Hunters Lodge, Margery Lane, Lower Kingswood, Tadworth, Surrey, KT20 7BW	Planning permission 19/01672/OUT Under construction	2	0	2	2	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints. The site is being developed by Old Forge Development Ltd. and The Kingswood Hall Estate.	This permission follows a previous application (14/01170/F). Conditions discharged March – April 2017 and S73 approved June 2017. This permission sub-divides the unit previously granted permission. CLP May 2018 confirmed that the previous permission was under construction. New permission (21/00321/OUT) increasing the site to a total of 4 net units is currently awaiting determination.
Keepers Cottage, Margery Lane, Lower Kingswood, Tadworth, Surrey, KT20 7BW	Planning permission 19/01671/OUT Under construction	2	0	2	2	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints. The site is being developed by Old Forge Development Ltd. and The Kingswood Hall Estate.	This permission follows a previous application (14/01171/F). Condition discharged March 2017 and s.73 approved June 2017. This permission sub-divides the unit previously granted permission. CLP May 2018 confirmed that the previous permission was under construction. New permission (21/00350/OUT) increasing the site to a total of 5 net units is currently awaiting determination.
Land Adjacent to Deans Cottage, Deans Lane, Walton On The Hill, Tadworth, Surrey, KT20 7TT	Planning permission 18/02202/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The landowner has indicated that the infrastructure charge is making the site border line viable.	No ownership constraints identified. The site is being developed by Brookpass Ltd.	Number of conditions discharged April – July 2020. The landowner has confirmed the site is due to complete in November 2021.
Land Adjoining Little Ambrook, Nursery Road, Walton On The Hill, Tadworth, Surrey, KT20 7TU	Planning permission 18/02349/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by private individuals.	Works commenced March 2020 (building control notice). This is a subsequent planning permission to 17/01116/F. A number of conditions were discharged March 2018 and further condition discharged March 2019. S73 application to vary condition approved November 2019. Non-material amendment approved October 2020.
Land at Bungalow Lodge, Mogador, Lower Kingswood, Surrey, KT20 7HP	Planning permission 14/02152/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The accompanying design statement stated that the continued use of the site for stabling had not been proved viable based on feedback undertaken as part of the marketing exercise. No viability information has been submitted regarding the proposed redevelopment. However, in line with Core Strategy Policy CS15 a financial contribution broadly equivalent to 10% affordable housing has been sought (£13,193). The development is therefore policy compliant. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Number of conditions (including the two pre-commencement conditions) approved March - April 2018. Non-material amendment approved April 2016. S73 application approved September 2018.
Land To Rear, 9-17 Shelveys Way, Tadworth, Surrey KT20 5QJ	Planning permission 17/02097/F Under construction	6	3	3	3	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Devine Homes Plc.	Works commenced December 2019 (CIL Commencement Notice). There are a number of permissions for the scheme (18/00082/F; 19/00262/F). Two S73 applications approved October 2019. Landowner indicated site due to complete October 2021.

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Land To The Rear Of 19-29 Shelveys Way, Tadworth, Surrey, KT20 5QJ	Planning permission 18/01134/F Under construction	7	2	5	5	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Devine Homes.	Development commenced December 2019 (CIL commencement notice). S73 applications approved April 2019, October 2019 and January 2021 (x3). Number of conditions discharged October 2019 – December 2020. Planning permission 19/01572/F subdivides plot 3 to create 2 units. Landowner indicated site due to complete October 2021.
Land To The Rear Of 31-41 Shelveys Way, Tadworth, Surrey, KT20 5QJ	Planning permission 19/02536/F Under construction	8	0	8	8	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Devine Homes.	Development commenced October 2020 (CIL commencement notice). Number of conditions discharged June – December 2020. Several conditions currently awaiting determination. S73 application approved January 2021. Landowner indicated site due to complete January 2022.
343 - 351 Reigate Road, Epsom Downs, Surrey, KT17 3LT	Planning permission 18/02548/F Under construction	6	2	4	4	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Denton Homes Ltd.	Works commenced November 2019 (CIL Commencement Notice). Number of conditions (including pre-commencement conditions) discharged November -December 2019. Further application for the discharge of a pre-commencement condition awaiting determination.
Land Rear Of 290 Fir Tree Road, Epsom Downs, Surrey, KT17 3NN	Planning permission 18/01651/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Denton Homes.	This permission is for an additional unit to the adjoining development (planning permission 14/01301/F) which was completed in December 2016.
Rear Of 35-49 Warren Road, Banstead, Surrey, SM7 1LG	Planning permission 18/01313/F Under construction	7	0	7	7	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is developed by Denton Homes Ltd	Development on site commenced November 2020 (CIL commencement notice). Number of conditions approved September – December 2020. Several other conditions currently awaiting determination.
The British Red Cross Centre, White Lodge Hall, The Drive, Banstead	Planning permission 17/01160/F Under construction	4	0	4	4	Yes	No	No	N/A – planning permission is under construction.	Viability information was provided which demonstrated that given the state of the building and the need for significant repairs, it was not viable to retain the building for community facilities.	No ownership constraints identified. The site is being developed by Silver Homes (Banstead) Ltd.	A number of conditions were discharged September 2018 - March 2019. Works commenced November 2018 (CIL commencement notice). The units are currently being marketed for sale.
24 Epsom Lane North, Epsom Downs, Surrey, KT20 5EH	Planning permission 20/01611/F Under construction	4	0	4	4	Yes	No	No	N/A – planning permission is under construction.	The applicants have not provided any marketing evidence in accordance with the requirements of DMP Policy EMP4 but put forward the case that the restricted nature of the site in terms of its size and inability for large articulated lorries to manoeuvre in and out compromises the length of steels that can be accommodated/manufactured, and therefore this limits the nature of the business that can be generated. They state that this affects the competitiveness and market within which the business can operate and thus the overall viability of the site for industrial operations of this nature.	No ownership constraints identified. The site is being developed by Journey Building Contractors Ltd.	Development on site commenced February 2021 (Building control notice).
Tanglewood House, 286 Fir Tree Road, Epsom Downs, Surrey, KT17 3NN	Planning permission 19/02572/F Under construction	-1	0	-1	-1	Yes	No	No	N/A – planning permission is under construction.	N/A – loss of dwelling.	No ownership constraints identified. The site is being developed by Aims Care Limited	Development on site commenced December 2020. Landowner indicated anticipated completion in January 2022.

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1 Avenue Road, Banstead, Surrey, SM7 2PF	Planning permission 20/00163/F Not started	2	0	2	2	Yes	No	No	This application follows on previous application 18/02612/F, providing additional unit.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	This application follows on previous application 18/02612/F, providing additional unit. Two pre-commencement conditions discharged September – December 2020. Further condition currently awaiting determination.
52A High Street, Banstead, Surrey, SM7 2LX	Planning permission 20/00683/F Not started	1	0	1	1	Yes	No	No	Planning permission granted May 2020. There are no pre-commencement conditions to discharge.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Landowner indicated the construction is anticipated to commence in late 2021.
Land Adjacent To The Former Royal Mail Delivery Office, Rear Of 28 High Street, Banstead, Surrey, SM7 2LQ	Planning permission 19/02553/F Not started	2	0	2	2	Yes	No	No	Planning permission granted May 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Landowner indicated the scheme is anticipated to be build out next year.
Land To The Rear Of 103 High Street, Banstead, Surrey, SM7 2NL	Planning permission 20/02468/F Not started	1	0	1	1	Yes	No	No	Planning permission granted February 2021. There are no pre-commencement conditions to discharge.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Md Private Ltd.	No evidence identified to suggest that this planning permission will not be implemented.
Land To The Rear Of Cherrytrees And Willoughby, Croydon Lane, Banstead, Surrey, SM7 3BJ	Planning permission 18/00713/OUT Not started	1	0	1	1	Yes	No	No	Planning permission granted May 2019. Reserved matters application approved September 2019.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified to suggest that this planning permission will not be implemented. Landowner has confirmed their intention to develop the site. They are anticipating commencing construction in June 2021 with completion in early 2022.
Plot Between 37 And 39 Salisbury Road, Banstead, Surrey, SM7 2DP	Planning permission 21/00145/F Not started	1	0	1	1	Yes	No	No	Planning permission granted March 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Barnfield Homes.	No evidence identified to suggest that this planning permission will not be implemented. This application follows previous application (19/02234/F). Landowner has indicated that construction on site would commence soon after the revised application was granted.
1 The Parade, Brighton Road, Burgh Heath, Surrey, KT20 6AT	Planning permission 19/02079/CU Not started	1	0	1	1	Yes	No	No	Planning permission was granted in February 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Planning permission was granted in February 2020. No evidence identified which suggests that this unimplemented planning permission will not be implemented.
13 Court Hill, Chipstead, Surrey, CR5 3NQ	Planning permission 20/00633/F Not started	1	0	1	1	Yes	No	No	Planning permission granted on appeal in December 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Bruckland Developments Ltd.	No evidence identified which suggests that this unimplemented planning permission will not be implemented.
20 Bouverie Road, Chipstead, Coulsdon, Surrey, CR5 3LX	Planning permission 19/01278/F Not started	1	0	1	1	Yes	No	No	Planning permission was granted in October 2019.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this unimplemented planning permission will not be implemented. S73 application approved September 2020.

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26 Chipstead Station Parade, Chipstead, Surrey, CR5 3TF	Planning permission 20/00606/F Not started	1	0	1	1	Yes	No	No	Planning permission was granted in May 2020. There are no pre-commencement conditions to discharge.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Wandle Plumbing.	This application follows previous application 16/02887/F (17/00918/S73). No evidence identified which suggests that this unimplemented planning permission will not be implemented.
Business Premises R/O Manor Cottage Farm, Rectory Lane, Woodmansterne	Planning permission 18/02368/F Not started	3	0	3	3	Yes	No	No	S73 application approved January 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this unimplemented planning permission will not be implemented.
Cherryleen, The Glade, Kingswood, Surrey, KT20 6LL	Planning permission 18/01742/F Not started	3	0	3	3	Yes	No	No	Planning permission was granted at appeal in October 2019.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by PJW Associates Ltd.	No evidence identified which suggests that this extant planning permission will not be implemented.
Cleave Prior Cottage, Bridge Way, Chipstead, Coulsdon, Surrey, CR5 3PX	Planning permission 19/01524/F Not started	1	0	1	1	Yes	No	No	Planning permission was granted in April 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented.
Kings Walk House, Woodland Way, Kingswood, Tadworth, Surrey, KT20 6NW	Planning permission 20/00429/F Not started	1	0	1	1	Yes	No	No	Planning permission was granted in April 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented.
Little Manor, Larch Close, Kingswood, Tadworth	Planning permission 18/00181/F Not started	2	0	2	2	Yes	No	No	S73 application for variation of condition approved January 2019.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented.
Nicola Farm, 37 Woodmansterne Lane, Woodmansterne, Surrey, M7 3HA	Planning permission 19/00784/F Not started	6	0	6	6	Yes	No	No	S73 application for variation of condition approved January 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is developed by Paul Hunt Investments Ltd. The site is in the process of being sold.	No evidence identified which suggests that this planning permission will not be implemented. Agent for the site has indicated that the landowner is completing the sale of the site shortly and the applications for reserved matters and conditions discharge are to follow shortly after.
Phoenix House, Sandown Road, Coulsdon, Croydon, Surrey, CR5 3HR	Planning permission 20/01826/PAP Not started	4	0	4	4	Yes	No	No	Prior approval granted September 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	This application is for conversion of the ground floor. There is a further application for conversion of the first floor (see below). No evidence identified which suggests that this extant planning permission will not be implemented.
Phoenix House, Sandown Road, Coulsdon, Croydon, Surrey, CR5 3HR	Planning permission 20/01999/PAP Not started	3	0	3	3	Yes	No	No	Prior approval granted November 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	This application is for conversion of the first floor. There is a further application for conversion of the ground floor (see above). No evidence identified which suggests that this extant planning permission will not be implemented.

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Red Chimneys, Warren Drive, Kingswood, Tadworth, Surrey, KT20 6PZ	Planning permission 18/01593/F Not started	1	0	1	1	Yes	No	No	Planning permission granted September 2018. Renewal application (21/00391/F) is currently awaiting determination.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented.
The Vicarage, Woodland Way, Kingswood, Tadworth, Surrey, KT20 6NW	Planning permission 20/00173/F Not started	1	0	1	1	Yes	No	No	This application follows previous application 18/01607/F. S73 application for variation of condition currently awaiting determination.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by Infoteam International Services.	No evidence identified which suggests that this extant planning permission will not be implemented.
Trees, 18 Bears Den, Kingswood, Surrey, KT20 6PL	Planning permission 20/01076/F Not started	1	0	1	1	Yes	No	No	Planning permission granted in December 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by Lime Group.	No evidence identified which suggests that this extant planning permission will not be implemented. Agent indicated that construction on site is likely to commence in 2021.
Uphill, How Lane, Chipstead, Coulsdon, Surrey, CR5 3LL	Planning permission 19/01071/F Not started	1	0	1	1	Yes	No	No	Planning permission was granted in January 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by private individuals.	No evidence identified which suggests that this unimplemented planning permission will not be implemented.
131 London Road North, Merstham, Surrey, RH1 3AL	Planning permission 20/00254/F Not started	5	0	5	5	Yes	No	No	Planning permission granted in April 2020. This application follows previous application 18/01646/F.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by a private individual.	No evidence identified which suggests that this unimplemented planning permission will not be implemented.
134 Brighton Road, Hooley, Surrey, CR5 3EF	Planning permission 19/01890/F Not started	4	0	4	4	Yes	No	No	Planning permission granted on appeal in December 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Carvall Homes Ltd.	No evidence identified which suggests that this unimplemented planning permission will not be implemented.
136 Brighton Road, Hooley, Surrey, CR5 3EF	Planning permission 20/00770/F Not started	4	0	4	4	Yes	No	No	Planning permission granted on appeal in January 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Warwick Estates Ltd.	No evidence identified which suggests that this unimplemented planning permission will not be implemented.
2 Worsted Green, Merstham, Redhill, Surrey, RH1 3PN	Planning permission 20/00922/F Not started	1	0	1	1	Yes	No	No	Planning permission granted in September 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by a private individual.	No evidence identified which suggests that this unimplemented planning permission will not be implemented.

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Land At Woodplace Farm, Woodplace Lane, Hooley, Surrey, CR5 1NE	Planning permission 20/01829/F Not started	1	0	1	1	Yes	No	No	Planning permission granted in December 2020. This application follows previous application 19/01599/F.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by a private individual.	No evidence identified which suggests that this unimplemented planning permission will not be implemented.
24 Epsom Lane South, Tadworth, Surrey, KT20 5SX	Planning permission 20/01631/F Not started	1	0	1	1	Yes	No	No	Planning permission granted in October 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by Safran Developments.	No evidence identified which suggests that this unimplemented planning permission will not be implemented.
36 Vernon Walk, Tadworth, Surrey, KT20 5QP	Planning permission 19/02315/F Not started	1	0	1	1	Yes	No	No	Planning permission granted in June 2020. Further application (21/00378/F) providing additional dwelling is currently awaiting determination.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by a private individual.	No evidence identified which suggests that this unimplemented planning permission will not be implemented.
Land Adjoining 20 Epsom Lane South, Tadworth, Surrey, KT20 5SX	Planning permission 20/02847/F Not started	1	0	1	1	Yes	No	No	Planning permission granted March 2021. This application follows previous application 18/00854/F.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by a private individual.	No evidence identified which suggests that this unimplemented planning permission will not be implemented.
Market House, 12A Cross Road, Tadworth, KT20 5SR	Planning permission 19/00905/PAP Not started	2	0	2	2	Yes	No	No	Further application (21/02096/F) for changes to the exterior of the building granted in January 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by A E Crewe Properties Ltd.	No evidence identified which suggests that this extant planning permission will not be implemented.
Rhubard And Bramble, 28 Station Approach, Tadworth, Surrey, KT20 5AH	Planning permission 20/00802/F Not started	3	0	3	3	Yes	No	No	Planning permission granted in July 2020. S73 application currently awaiting determination.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by Brookmead Trust.	No evidence identified which suggests that this extant planning permission will not be implemented.
Southatch, Wonford Close, Walton On The Hill, Tadworth, Surrey, KT20 7QX	Planning permission 20/01762/F not started	1	0	1	1	Yes	No	No	Planning permission granted December 2020. Number of conditions discharged March 2021. Several conditions and S73 application for variation of condition currently awaiting determination.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by Creed Homes.	No evidence identified which suggests that this extant planning permission will not be implemented. Agent indicated the construction is due to start shortly, once conditions are discharged.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2021	Total net remaining @ 1 April 2021	Net Deliverable by 31 March 2026	Fully Assembled?	Are There Any Trigger Points or Phasing Issues That May Affect Delivery?	Is There/ Will There Be More Than 1 Sales Outlet?	Firm Progress with Site Assessment Work	Site Viability Information	Ownership Constraints Identified?	Other Relevant Information
Walton Lodge, Heath Drive, Walton On The Hill, Tadworth, Surrey, KT20 7QW	Planning permission 20/00209/F Not started	1	0	1	1	Yes	No	No	Planning permission granted in June 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented.
136-140 Brighton Road, Burgh Heath, Surrey, KT20 6AQ	Planning permission 20/00314/F Not started	8	0	8	8	Yes	No	No	Planning permission granted on appeal March 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by Rushmon Ltd.	No evidence identified which suggests that this extant planning permission will not be implemented.
17 The Driftway, Banstead, Surrey, SM7 1LX	Planning permission 20/00694/F Not started	1	0	1	1	Yes	No	No	Planning permission granted November 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented.
38 Fir Tree Road, Banstead, Surrey, SM7 1NG	Planning permission 19/00314/F Not started	4	0	4	4	Yes	No	No	Planning permission granted on appeal in May 2020. S73 application granted October 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented. Number of conditions discharged January – March 2021. Several conditions currently awaiting determination.
7 Ruden Way, Epsom Downs, Surrey, KT17 3LL	Planning permission 20/02874/F Not started	1	0	1	1	Yes	No	No	Planning permission granted February 2021. This application follows previous application 18/00661/F.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented.
Land Rear Of 127-139 Ruden Way, Epsom Downs, Surrey, KT17 3LW	Planning permission 19/01673/OUT Not started	4	0	4	4	Yes	No	No	The only matter reserved is landscaping. S73 application currently awaiting determination.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Fleet Homes.	No evidence identified which suggests that this extant planning permission will not be implemented.
Land Rear Of 17-23 The Drive, Banstead, Surrey, SM7 1DF	Planning permission 19/02336/F Not started	2	0	2	2	Yes	No	No	Planning permission granted in February 2020. Number of conditions currently awaiting determination.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by Denton Homes.	No evidence identified which suggests that this extant planning permission will not be implemented. Agent confirmed the intention to implement the permission with construction due to start on site in the upcoming months and anticipated completion within 2 years.
Londis, 213 Fir Tree Road, Epsom Downs, Surrey, KT17 3LB	Planning permission 19/02567/F Not started	2	0	2	2	Yes	No	No	Planning permission granted in May 2020. This application follows previous application 17/00405/F.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2021	Total net remaining @ 1 April 2021	Net Deliverable by 31 March 2026	Fully Assembled?	Are There Any Trigger Points or Phasing Issues That May Affect Delivery?	Is There/ Will There Be More Than 1 Sales Outlet?	Firm Progress with Site Assessment Work	Site Viability Information	Ownership Constraints Identified?	Other Relevant Information
Nork House, 33 Nork Way, Banstead, Surrey, SM7 1PB	Planning permission 19/00384/F Not started	1	0	1	1	Yes	No	No	The permission follows a prior approval for conversion of the existing office to residential (17/02929/P) approved January 2018.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented.
5 Norman Close, Epsom Downs, Surrey, KT18 5RU	Planning permission 20/01661/F Not started	1	0	1	1	Yes	No	No	Planning permission granted November 2020. This application follows previous application 18/00526/OUT. Further application (21/00547/F) for a 3 bedroom house currently awaiting determination.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented.
85 Preston Lane, Tadworth, Surrey, KT20 5HJ	Planning permission 20/02104/F Not started	1	0	1	1	Yes	No	No	Planning permission granted in December 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Landowner confirmed construction on site is due to commence in April 2021 with anticipated completion in September 2021.
Highview House, Tattenham Crescent, Epsom Downs, Surrey, KT18 5QJ	Planning permission 20/02633/PAP Not started	2	0	2	2	Yes	No	No	Prior approval granted January 2021. Further permission (20/02728/F) for replacement door and windows granted February 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Rayment Matthews & Johnson Ltd.	This prior approval is for a change of use from office to residential of a second floor. Further permission (see below) for change of use of the ground floor also granted January 2021. No evidence identified which suggests that this extant planning permission will not be implemented.
Highview House, Tattenham Crescent, Epsom Downs, Surrey, KT18 5QJ	Planning permission 20/02646/PAP Not started	1	0	1	1	Yes	No	No	Prior approval granted January 2021. Further permission (20/02728/F) for replacement door and windows granted February 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Rayment Matthews & Johnson Ltd.	This prior approval is for a change of use from office to residential of a ground floor. Further permission (see above) for change of use of the second floor also granted January 2021. No evidence identified which suggests that this extant planning permission will not be implemented.
Glade Lawn, The Glade, Kingswood, Surrey, KT20 6LH	Planning permission 19/00088/CU Not started	-1	0	-1	-1	Yes	No	No	N/A – loss of residential unit.	N/A – loss of residential unit.	No ownership constraints identified. The site is being developed by the Kismil Group Ltd.	It is understood that the Kismil Group will run the facility once the permission has been implemented. No evidence identified which suggests that this extant planning permission will not be implemented.
Rowans Hill, Coulsdon Lane, Chipstead, Coulsdon, Surrey, CR5 3QG	Planning permission 19/02269/F Not started	-1	0	-1	-1	Yes	No	No	N/A – loss of residential unit.	N/A – loss of residential unit.	No ownership constraints identified. The site is being developed by a private individual.	Planning permission granted on appeal in March 2021. No evidence identified which suggests that this extant planning permission will not be implemented.

Table 36: Area 2a Redhill - Large sites included in the Five Year Supply

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2021	Total net remaining @ 1 April 2021	Net Deliverable by 31 March 2026	Fully Assembled?	Are There Any Trigger Points or Phasing Issues That May Affect Delivery?	Is There/ Will There Be More Than 1 Sales Outlet?	Firm Progress with Site Assessment Work	Site Viability Information	Ownership Constraints Identified?	Other Relevant Information
Brook Road Garages, Brook Road, Redhill, Surrey, RH1 6DL	Planning permission 19/00210/OUT Under construction	57	0	57	57	Yes	No	No	N/A – planning permission is under construction.	The development is not policy compliant. As part of the previously determined application, an open book viability appraisal was submitted which was scrutinised by the Council and its consultants. It was agreed that the site could not provide policy compliant affordable housing. Instead it was agreed that the site could support a 20.8% level of affordable housing. The Council and the applicant agreed that in this case it was acceptable to pro-rata the contribution based on this proportion as the build area of the site has not been increased.	No ownership constraints identified. The site is being developed by Mulberry Homes.	No evidence has been identified to demonstrate that this extant planning permission will not be implemented. The outline consent follows a detailed consent by the same applicant for 48 units (18/01133/F). Building control notification of building demolition Jul 2020. A number of conditions discharged between Aug – Nov 2020. Reserved matters application in relation to landscaping and appearance approved Jan 21.
Bellway House, 241 London Road North, Merstham, Surrey, RH1 3YU	Planning permission 17/02542/F Under construction	33	0	33	33	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. Albeit the affordable housing secured is to be provided as shared ownership not mixed tenure following evidence provided by the applicant to demonstrate that the site is not attractive to Registered Providers. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Bellway Homes.	The site is a site allocation in the Council's DMP (DMP Policy RED2). Development commenced December 2019 (CIL Commencement Notice). Number of conditions discharged October 2019 – January 2021. Further conditions awaiting discharge. The landowner has previously confirmed that the site will deliver units in a short timeframe.
Portland Drive, Merstham, RH1 3HY	Planning permission 13/02289/OUT & 18/00394/F Under construction	8	32	-24	-24	Yes	No	No	N/A – planning permission is under construction.	No viability information provided. Whilst the development is not policy compliant – no affordable housing units provided – Raven Housing Trust are delivering this application as part of a package of planning applications to improve the retail and community facilities on the Merstham Estate. 40 units of affordable housing have for example been provided on the recent approval of Purbeck Close.	No ownership constraints identified. The site is being developed by Raven Housing Trust.	Development commenced November 2018 (building control notice). Reserved matters application approved March 2017. S73 applications approved March 2017 and July 2018. Additional application 18/00394/F for further two units approved in February 2018. Number of conditions discharged August 2018. Landowner has confirmed that the development is expected to be completed in Q1 2021/22.
16-46 Cromwell Road, Redhill, Surrey, RH1 1HS	Planning permission 18/01158/F Under construction	24	0	24	24	Yes	No	No	N/A – planning permission is under construction.	The development is not policy compliant. A viability appraisal was submitted which taking into account a standard market acceptable developer profit of 17.5% of gross development value would result in affordable housing being unviable. However, the applicant (the Council) took a commercial Determination to accept a lower 10% profit level. An off-site affordable housing contribution of £420,000 was therefore secured.	No ownership constraints identified. The site is a Council-led regeneration development.	Demolition complete. Number of conditions discharged July 2019 – July 2020. Landowner confirmed that works are expected to be completed by Oct/Nov 2021.
Warwick House, 67 Station Road, Redhill, Surrey, RH1 1QU	Planning permission 19/01964/PAP & 20/01463/F Under construction	61	0	61	61	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Warwick House (Redhill) Developments.	Number of conditions discharged between April 2020 – January 2021. The landowner has confirmed that all units are expected to be completed in 2021/22.
Former Liquid And Envy, Station Road, Redhill, Surrey	Planning permission 16/02680/F Under construction	133	123	10	10	Yes	No	No	N/A – planning permission is under construction.	The development is not policy compliant. A viability appraisal was submitted with the planning application which showed that the developer profit would be 13.3% which was considered to be below the level at which a willing developer would proceed. Through the planning application process the Council and its consultants reviewed a number of the inputs – and whilst agreement was not reached over a number of inputs – it was agreed that 10 mixed tenure affordable housing units would be achievable and viable. Taking into consideration the need for planning benefits of the scheme to outweigh the harm through the loss of the locally listed building, the applicant offered – and is developing - 15 shared ownership affordable housing units.	No ownership constraints identified. The site is being developed by Crest Nicholson Regeneration.	Building work commenced April 2018 (Building control notification). Number of conditions discharged December 2017- June 2018. Non-material amendment approved October 2017. Majority of the units are now completed with the remaining units expected to complete early 2021/22.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2021	Total net remaining @ 1 April 2021	Net Deliverable by 31 March 2026	Fully Assembled?	Are There Any Trigger Points or Phasing Issues That May Affect Delivery?	Is There/ Will There Be More Than 1 Sales Outlet?	Firm Progress with Site Assessment Work	Site Viability Information	Ownership Constraints Identified?	Other Relevant Information
Marketfield Public Car Park, Marketfield Road, Redhill Surrey RH1 1RH	Planning permission 16/01066/F Under construction	153	0	153	153	Yes	No	No	N/A – planning permission is under construction.	The development is not policy compliant. Viability appraisal submitted as part of the application which demonstrated that the developer profit would only be 14.8%. It was considered that a developer profit of 15.0% would be reasonable on this scheme. No affordable housing has therefore been sought.	No ownership constraints identified. The site is being developed by Reigate & Banstead Borough Council and CoPlan Estates.	Works commenced on site January 2020. Non-material amendment approved September 2018. S73 applications approved March and August 2019. Number of conditions discharged November 2019 – November 2020. Landowner confirmed all units are to be completed in summer 2022.
Quarryside Business Park, Trowers Way, Redhill, Surrey, RH1 2JL	Planning permission 18/02276/F Under construction	83	0	83	83	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Linden Homes.	The site is a site allocation in Development Management Plan (RED1). Works commenced on site September 2020 (CIL commencement notice). Several conditions discharged between November 2020 – January 2021 with a number of conditions currently awaiting determination. Landowner confirmed expected completion of 40 units in 2021/22 and 43 units in 2022/23.
Redhill Youth Association Hall, Marketfield Road, Redhill, Surrey	Planning permission 17/02876/F Under construction	50	0	50	50	Yes	No	No	N/A – planning permission is under construction.	The development is not policy compliant. A viability appraisal was submitted which suggested that redevelopment of the site would generate a developer profit of 10.6% (with 5 units of affordable housing offered). This was scrutinised by the Council and its consultants and it was agreed that the development could provide 7 shared equity affordable homes and a new community facility. Whilst not policy compliant, it was considered that requiring a greater contribution would risk stalling the development.	No ownership constraints identified. The site is being developed by Lodgecrest.	Development commenced March 2019 (building control notification). S73 application approved October 2019. Variation of s.106 approved April 2019. Number of conditions discharged between October 2018 and January 2021. Further conditions are awaiting determination. The scheme is build to rent. The units are currently being marketed by Pure Resi as being available soon. Developer has confirmed that the units are expected to be completed in July 2021.
Redstone Hall, 10 Redstone Hill, Redhill, Surrey, RH1 4BP	Planning permission 15/00556/F Under construction	13	0	13	0	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by HPH Developments Ltd	A number of conditions were discharged May 2018 – November 2019. Agent indicated that development is currently on hold.
RNIB Soundscape, Philanthropic Road, Redhill	Planning permission 14/02562/F Under construction	66	31	35	35	Yes	No	No	N/A – planning permission is under construction.	The development is not strictly policy compliant however, viability information was provided as part of the application which showed that without enabling development, the redevelopment of the site would not be financially viable and no affordable housing has been sought due to the specialist nature of the RNIB units (which provide supported living). It was not considered that the provision of affordable housing would be viable.	No ownership constraints identified. The site is being developed by Countryside Properties.	In total there are 102 units but the site is located in both RBBC and TDC. Building works commenced July 2017 (Building control notification). Non-material amendment approved October 2017. S73 application approved August 2016. Number of conditions discharged August 2017 – May 2019. Further conditions awaiting determination. Further planning permission (18/01064/F) for the demolition of existing brick pillars and replacement of brick pillars approved October 2018. Listed building consent (19/00084/LBC) for minor alterations to the approved proposals approved March 2019. Units are currently on sale with majority already sold.
St Johns Court, 51 St Johns Road, Redhill, Surrey, RH1 6DS	Planning permission 19/02019/PAP Not started	18	0	18	18	Yes	No	No	Planning permission 19/00806/F for alterations to fenestration and façade to implement the prior approval approved August 2019.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Montreaux Redhill Ltd.	No evidence identified which suggests that this extant planning permission will not be implemented. Planning permission (19/00827/F) for a single storey roof extension to provide 6 residential units dismissed at appeal August 2020.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2021	Total net remaining @ 1 April 2021	Net Deliverable by 31 March 2026	Fully Assembled?	Are There Any Trigger Points or Phasing Issues That May Affect Delivery?	Is There/ Will There Be More Than 1 Sales Outlet?	Firm Progress with Site Assessment Work	Site Viability Information	Ownership Constraints Identified?	Other Relevant Information
The Oakley Outdoor Centre, Radstock Way, Merstham, Surrey, RH1 3NT	Planning permission 18/00312/F Not started	22	0	22	22	Yes	No	No	The site is a site allocation in the Development Management Plan (RED6). Planning permission granted on appeal in January 2020. Listed Building Consent granted on appeal January 2020.	The development is not policy compliant. A viability appraisal was submitted with the application which showed that due to the high costs of conversion of the listed building that the site would be unable to support affordable housing. This was scrutinised by the Council and their appointed consultants and it was considered that the site could not viably provide affordable housing.	No ownership constraints identified. The site is being developed by Dion Homes Limited.	The site is a site allocation in the Development Management Plan (RED6). Planning permission granted on appeal in January 2020. No evidence identified to suggest that this planning permission will not be implemented. Listed Building Consent granted on appeal January 2020. Site sold from Surrey County Council to Dion Homes Limited. Number of conditions submitted by the new owner currently awaiting determination.
Aquila Group Holdings Ltd, First Floor, Aquila House, 35 London Road, Redhill, Surrey, RH1 1NJ	Planning permission 20/02733/PAP Not started	45	0	45	45	Yes	No	No	Prior approval granted January 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Nexus Properties Limited.	No evidence identified which suggests that this extant planning permission will not be implemented.
Kingsfield Business Centre, Philanthropic Road, Redhill, Surrey, RH1 4DP	Planning permission 19/01605/F Not started	29	0	29	29	Yes	No	No	Planning permission granted March 2021.	The loss of employment space under DMP policy EMP4 was justified in this case. The applicant provided sufficient marketing and viability information to demonstrate that there is no reasonable prospect of the retention or redevelopment of the site for employment use.	No ownership constraints identified. The site is being developed by Cross Stone Securities Limited.	No evidence identified which suggests that this extant planning permission will not be implemented.
The Abbot Public House, 14 Station Road, Redhill, Surrey, RH1 1NZ	Planning permission 18/01857/F Not started	9	0	9	9	Yes	No	No	S73 application approved December 2019 for amendments to approved plans, inclusion of a lift and rooftop plant.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Mitmas Developments Ltd.	No evidence identified which suggests that this extant planning permission will not be implemented. S73 application approved December 2019. Non-material amendment approved April 2020. Application for a discharge of a condition currently awaiting determination.

Table 37: Area 2a Redhill - Small sites included in the Five Year Supply

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2021	Total net remaining @ 1 April 2021	Net Deliverable by 31 March 2026	Fully Assembled?	Are There Any Trigger Points or Phasing Issues That May Affect Delivery?	Is There/ Will There Be More Than 1 Sales Outlet?	Firm Progress with Site Assessment Work	Site Viability Information	Ownership Constraints Identified?	Other Relevant Information
10 Brambletye Park Road, Redhill, Surrey, RH1 6JD	Planning permission 17/02766/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Works started December 2019 (CIL commencement notice). Non-material amendment application approved November 2018. The landowner indicated via the landowner questionnaire that works are expected to be completed 21/22.
157 Garlands Road, Redhill, Surrey, RH1 6NY	Planning permission 20/00190/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Works on site commenced March 2020 (Building Control notice).
24 Garlands Road, Redhill, Surrey, RH1 6NT	Planning permission 18/00449/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Works on site commenced June 2018 (Building Control notice).
Land Adj 8 Hollis Row, Common Road, Redhill, Surrey, RH1 6HH	Planning permission 17/00273/OUT Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Works commenced February 2020 (Enforcement case photos). Reserved matters applications approved December 2019. Further reserved matters application awaiting determination.
12 - 18 High Street, Merstham Surrey, RH1 3EA	Planning permission 19/01016/F Under construction	-1	0	-1	-1	Yes	No	No	N/A – planning permission is under construction.	N/A – loss of dwelling.	No ownership constraints identified. The site is being delivered by Ringside Fitness Centre.	Additional uses in the development include mixed A1/D1 uses. Technical detail consent (19/02350/F) approved January 2020. Number of conditions discharged December 2019 – January 2021.
36 -38 Station Road, Redhill, Surrey, RH1 1PH	Planning permission 17/03013/F Under construction	2	0	2	2	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by a private individual.	Works commenced on site October 2020 (Building Control notice). This permission refers to the rear part of the building. There is another permission for the site referring to the 1st floor front section of the building (17/02273/PAP).
36-38 Station Road, Redhill, Surrey, RH1 1PH	Planning permission 17/02273/PAP Under construction	2	0	2	2	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by a private individual.	Works commenced on site October 2020 (Building Control notice). This permission refers to the 1 st floor front section of the building. There is another permission for the site referring to the rear part of the building (17/03013/F).
1A Kingfisher Drive, Redhill, Surrey RH1 2AD	Planning permission 16/00244/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Pre-commencement conditions discharged October 2019 - January 2020.
5 Sparrows Mead, Redhill, Surrey, RH1 2EJ	Planning permission 19/01172/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Pre-commencement conditions discharged February – April 2020. Works on site commenced May 2020 (CIL commencement notice).

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2021	Total net remaining @ 1 April 2021	Net Deliverable by 31 March 2026	Fully Assembled?	Are There Any Trigger Points or Phasing Issues That May Affect Delivery?	Is There/ Will There Be More Than 1 Sales Outlet?	Firm Progress with Site Assessment Work	Site Viability Information	Ownership Constraints Identified?	Other Relevant Information
55 Ladbroke Road, Redhill, Surrey, RH1 1JU	Planning permission 20/01104/F Under construction	5	0	5	5	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	This permission is part of a wider site, including further permission for additional unit (20/01105/F – see below). Works on site commenced September 2020 (CIL commencement notice).
55 Ladbroke Road, Redhill, Surrey, RH1 1JU	Planning permission 20/01105/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	This permission is part of a wider site, including further permission for additional 5 units (20/01104/F – see above). Works on site commenced September 2020 (CIL commencement notice).
Lynwood House, 50 London Road, Redhill, Surrey, RH1 1LN	Planning permission 18/01040/F Under construction	5	0	5	5	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Number of conditions have been discharged between December 2018 - February 2019. Works commenced February 2019 (CIL commencement notice).
29 Redstone Hill, Redhill, Surrey, RH1 4AW	Planning permission 18/00717/CU Under construction	-1	0	-1	-1	Yes	No	No	N/A planning permission is under construction.	N/A – loss of dwelling.	No ownership constraints identified. The site is being developed by a private individual.	Planning permission for change of use to residential care home under construction. Enforcement from September 2019 shows that the site is under construction. Pre-commencement condition discharged November 2019. Further application for front gates and retaining wall approved August 2020.
Land Adjacent To, 28 Green Lane, Redhill, Surrey, RH1 2DF	Planning permission 17/02025/F Under construction	1	0	1	1	Yes	No	No	N/A planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Pre-commencement conditions approved June 2019.
102 Brambletye Park Road, Redhill, Surrey, RH1 6EJ	Planning permission 20/00473/OUT Not started	1	0	1	1	Yes	No	No	Planning permission granted June 2020. Landowner indicated anticipated commencement on site in spring 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented. Landowner confirmed anticipated start on site in spring 2022 with anticipated finish in spring 2023.
102 Horley Road, Redhill, Surrey, RH1 5AA	Planning permission 19/01623/F Not started	4	0	4	4	Yes	No	No	Planning permission granted October 2020. Number of conditions submitted and currently awaiting determination.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by One Oak Development.	No evidence identified which suggests that this extant planning permission will not be implemented. Number of conditions submitted and currently awaiting determination.
2 Tollgate Avenue, Redhill, Surrey, RH1 5HR	Planning permission 20/00950/F Not started	1	0	1	1	Yes	No	No	Planning permission granted July 2020. No pre-commencement conditions to discharge.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2021	Total net remaining @ 1 April 2021	Net Deliverable by 31 March 2026	Fully Assembled?	Are There Any Trigger Points or Phasing Issues That May Affect Delivery?	Is There/ Will There Be More Than 1 Sales Outlet?	Firm Progress with Site Assessment Work	Site Viability Information	Ownership Constraints Identified?	Other Relevant Information
78-80 Horley Road, Redhill, Surrey, RH1 5AB	Planning permission 20/00887/F Not started	2	0	2	2	Yes	No	No	Planning permission granted November 2020. Landowner confirmed intentions to develop the site with estimated commencement in first quarter of 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by private individuals.	No evidence identified which suggests that this extant planning permission will not be implemented. Landowner confirmed intentions to develop the site with estimated commencement in first quarter of 2022.
Great Meadows Hostel, Princes Road, Redhill, Surrey, RH1 6JJ	Planning permission 18/02395/F Not started	6	0	6	6	Yes	No	No	The scheme is being brought forward by Active Prospects. It is understood that they have been involved in further discussions with the Council regarding works for the site.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Active Prospects.	No evidence identified which suggests that this extant planning permission will not be implemented.
Land Adjacent To 122 Brambletye Park Road, Redhill, Surrey, RH1 6EJ	Planning permission 19/02592/F Not started	2	0	2	2	Yes	No	No	Planning permission granted September 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented.
Langdon Court, 20 Princes Road, Redhill, Surrey, RH1 6JQ	Planning permission 19/00599/F Not started	1	0	1	1	Yes	No	No	Landowner has confirmed their intention to implement this permission.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Lodgecrest Investments Ltd.	No evidence identified which suggests that this extant permission will not be implemented. This permission is for an additional unit to Langdon Court. Landowner indicated the site is anticipated to commence construction in June 2021 with expected completion September/October 2021.
Harps Oak House, 180 London Road North, Merstham, Surrey, RH1 3BP	Planning permission 18/02456/F Not started	5	0	5	5	Yes	No	No	Listed Building Consent (18/02457/LBC) approved April 2019.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Harps Oak House Ltd.	No evidence identified which suggests that this extant planning permission will not be implemented. The Council and the applicant have had further discussions regarding development of this site.
Land Adjacent To 34 Endsleigh Road, Merstham, Redhill, Surrey, RH1 3LX	Planning permission 20/02080/F Not started	1	0	1	1	Yes	No	No	Planning permission granted November 2020. No pre-commencement conditions to discharge.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented.
Summerleigh, 2 Station Road, Merstham, Surrey, RH1 3EE	Planning permission 19/00454/F Not started	1	0	1	1	Yes	No	No	The pre-commencement condition was discharged January 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2021	Total net remaining @ 1 April 2021	Net Deliverable by 31 March 2026	Fully Assembled?	Are There Any Trigger Points or Phasing Issues That May Affect Delivery?	Is There/ Will There Be More Than 1 Sales Outlet?	Firm Progress with Site Assessment Work	Site Viability Information	Ownership Constraints Identified?	Other Relevant Information
1 Holmesdale House, 46 Croydon Road, Reigate, Surrey, RH2 0NH	Planning permission 20/02400/PAP Not started	1	0	1	1	Yes	No	No	Prior approval granted December 2020. Further application (21/00007/F) for external alteration granted February 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Atlanta Trust Ltd.	No evidence identified which suggests that this extant planning permission will not be implemented.
Choice News, 46 Station Road, Redhill, Surrey. RH1 1PH	Planning permission 18/02668/F Not started	3	0	3	3	Yes	No	No	Planning permission granted March 2019.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No landowner constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented.
Natwest, 39 - 41 Station Road, Redhill, Surrey, RH1 1QH	Planning permission 19/00318/F Not started	2	0	2	2	Yes	No	No	Landowner has confirmed that works anticipated to commence September 2021 with estimated completion July 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Lintonhill.	No evidence identified which suggests that this extant planning permission will not be implemented.
Old School House, Rocky Lane, Reigate, Surrey	Planning permission 18/00544/F Not started	-1	0	-1	-1	Yes	No	No	N/A – loss of residential unit.	N/A – loss of residential unit.	No ownership constraints identified. The site is being developed by private individuals.	No evidence identified which suggests that this extant planning permission will not be implemented.
Puzzler Media Ltd, Stonecroft, 69 Station Road, Redhill, Surrey, RH1 1EY	Planning permission 20/02763/PAP Not started	8	0	8	8	Yes	No	No	Prior approval granted January 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by private individuals.	No evidence identified which suggests that this extant planning permission will not be implemented. The Council and the applicant have had further discussions regarding development of this site.
Squirrels Leap, 13 Wraylands Drive, Reigate, Surrey, RH2 0LG	Planning permission 20/01339/F Not started	1	0	1	1	Yes	No	No	S73 application for variation of condition approved February 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Nuffield Homes.	No evidence identified which suggests that this extant planning permission will not be implemented.
The Sign Workshop, 25 Doods Road, Reigate, Surrey, RH2 0NT	Planning permission 20/00953/PAP Not started	2	0	2	2	Yes	No	No	Prior approval granted June 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented.
2 Sylvan Way, Redhill, Surrey, RH1 4DE	Planning permission 20/00280/F Not started	2	0	2	2	Yes	No	No	Planning permission granted on appeal November 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Barnfield Homes but it is understood that it has now been sold to a third party.	No evidence identified which suggests that this extant planning permission will not be implemented. Original landowner indicated that site has been sold to a third party but construction is likely to commence summer 2021.
Little Thorns, London Road, Redhill, Surrey, RH1 2JU	Planning permission 20/02824/F Not started	2	0	2	2	Yes	No	No	Planning permission granted March 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Beaufort Homes Ltd.	No evidence identified which suggests that this extant planning permission will not be implemented.

Table 38: Area 2b Reigate - Large sites included in the Five Year Supply

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2021	Total net remaining @ 1 April 2021	Net Deliverable by 31 March 2026	Fully Assembled?	Are There Any Trigger Points or Phasing Issues That May Affect Delivery?	Is There/ Will There Be More Than 1 Sales Outlet?	Firm Progress with Site Assessment Work	Site Viability Information	Ownership Constraints Identified?	Other Relevant Information
41 And 43 Doods Park Road, Reigate, Surrey, RH2 0PU	Planning permission 17/01830/F Under construction	10	0	10	10	Yes	No	No	N/A – planning permission is under construction.	The development is not policy compliant. A viability appraisal was submitted with the application which demonstrated that once all costs and developer profit were taken account of it would not be viable to provide the required contributions. This was scrutinised by the Council and it was considered that the conclusions were sound.	No ownership constraints identified. The site is being developed by Adke Ltd.	Application for demolition of the buildings submitted October 2019. Several conditions discharged between November 2019 – September 2020. S73 application approved September 2020. Development commenced on site January 2021 (CIL commencement notice). Landowner confirmed development due to be finished December 2021.
5A, 7a, 9a, 11a, 13A West Street, Reigate, Surrey, RH2 9BL	Planning permission 18/00829/PAP Under construction	12	0	12	12	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Pye Properties.	No evidence identified which suggests that this extant planning permission will not be implemented.
Millenium House, 99 Bell Street, Reigate, Surrey, RH2 7AN	Planning permission 19/01300/PAP & 19/01299/F Not started	18	0	18	18	Yes	No	No	Prior approval to create 15 flats granted August 2019. There is a further planning permission (19/01299/F) for the extension to the roof to create an additional three flats.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Brookworth Homes Ltd.	No evidence identified which suggests that this extant planning permission will not be implemented.
Premier House, 1 - 7 Warren Road, Reigate, Surrey, RH2 0BE	Planning permission 20/00511/PAP Not started	12	0	12	12	Yes	No	No	Prior approval granted in April 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Cbre Global Investors.	No evidence identified which suggests that this extant planning permission will not be implemented.
Vale House, Roebuck Close, Reigate, Surrey, RH2 7RU	Planning permission 20/00097/PAP Not started	24	0	24	24	Yes	No	No	Prior approval was granted in March 2020. Further application 20/01690/F for changes to external façade approved December 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Life Less Ordinary.	No evidence identified which suggests that this unimplemented planning permission will not be implemented. Offices are vacant.

Table 39: Area 2b Reigate - Small sites included in the Five Year Supply

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2021	Total net remaining @ 1 April 2021	Net Deliverable by 31 March 2026	Fully Assembled?	Are There Any Trigger Points or Phasing Issues That May Affect Delivery?	Is There/ Will There Be More Than 1 Sales Outlet?	Firm Progress with Site Assessment Work	Site Viability Information	Ownership Constraints Identified?	Other Relevant Information
2 Blanford Road, Reigate, Surrey, RH2 7DR	Planning permission 18/00068/F Under construction	8	0	8	8	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is developed by Hystar Construction.	Application for demolition (20/00233/DED) submitted February 2020. Conditions discharged October 2020. Works on site commenced November 2020 (CIL commencement notice).
27 Somerset Road, Redhill, Surrey, RH1 6LT	Planning permission 17/01924/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Non-material amendment approved February 2019. Works commenced February 2020 (CIL commencement notice).
Brandon Tool Hire, 18 West Road, Reigate, Surrey, RH2 7JT	Planning permission 15/01162/F Under construction	3	1	2	2	Yes	No	No	N/A – planning permission is under construction.	No viability information has been provided. The development however is policy compliant – in line with Core Strategy Policy CS15, a financial contribution broadly equivalent to provision of 10% affordable housing has been sought (£17,451).	No ownership constraints identified. The site is being developed by Just Extensions Ltd.	Number of conditions discharged July-August 2017.
31A Grovehill Road, Redhill, Surrey, RH1 6PJ	Planning permission 19/00672/F Under construction	2	0	2	2	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by private individuals.	Works on site commenced September 2019 (Building Control notice).
Land At 18 Smoke Lane, Reigate, Surrey, RH2 7HJ	Planning permission 18/02562/OUT Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Reserved Matter application approved January 2020. Works commenced March 2020 (CIL commencement notice).
11 Holmesdale Road, Reigate, Surrey, RH2 0BA	Planning permission 17/00094/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	There are no pre-commencement conditions.
Kingsmuir, 14 Ringley Park Road, Reigate, Surrey, RH2 7BJ	Planning permission 19/02590/F Under construction	6	0	6	6	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Hystar Construction Ltd.	Number of conditions discharged December 2020 – February 2021. Works commenced on site March 2021 (CIL commencement notice).
Land to R/O 37 Wray Lane, Reigate, Surrey, RH2 0HU	Planning permission 16/00167/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	The landowner confirmed that the site is under construction. Works commenced March 2016. Number of conditions discharged June-August 2017. Further conditions discharged August 2018.
Park House, 77 - 83 Bell Street, Reigate, Surrey, RH2 7AN	Planning permission 18/02390/F Under construction	2	0	2	2	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Manhurley Ltd.	This permission follows the completion of the change of use of the offices to residential.

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Rear Of 4-10 Church Street, Reigate, Surrey, RH2 0AN	Planning permission 19/00715/F Under construction	6	0	6	6	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is developed by Colebream Estates Limited	Pre-commencement condition discharged March 2020. Works on site commenced January 2021 (CIL commencement notice).
The Old Forge, 36B, Reigate, Surrey, RH2 9BX	Planning permission 17/01298/F Under construction	2	0	2	2	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Lucas Design & Construction.	There are no pre-commencement conditions to discharge.
The Orchard, 13 Beverley Heights, Reigate, Surrey, RH2 0DL	Planning permission 19/01669/F Under construction	2	0	2	2	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Scandia Hus Ltd.	Number of conditions were discharged March - November 2020. Works on site commenced November 2020 (CIL commencement notice). Landowner confirmed site is due to complete in 2021/22.
41 Park Lane East, Reigate, Surrey, RH2 8HS	Planning permission 17/02753/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Conditions discharged February – March 2021. Work on site commenced March 2021 (CIL commencement notice).
46 Lynn Walk, Reigate, Surrey, RH2 7NY	Planning permission 19/01484/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	At the time of determining the planning applications only internal works outstanding. The development is therefore expected to be completed shortly.
Garage Block, Kingsley Grove, Reigate, Surrey	Planning permission 17/02905/F Under construction	6	0	6	6	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by One Oak Developments Ltd.	Number of conditions discharged January – March 2020. S73 application approved September 2019. New application (20/01622/F) to increase the ridge height approved October 2020. Work on site commenced November 2020 (CIL commencement notice).
Reigate Garden Centre, 143 Sandcross Lane, Reigate, Surrey, RH2 8HH	Planning permission 18/02690/F Under construction	6	1	5	5	Yes	No	No	N/A – planning permission is under construction.	It is understood that the applicant has agreed to a contribution of £119,932 in lieu of on-site affordable housing.	No ownership constraints identified. The site is being developed by Bewley Homes.	First unit on site delivered in October 2020. Part of a wider site, including planning permission 18/00699/F for 17 units which has recently completed.
The Angel Public House, 1A Woodhatch Road, Reigate, Surrey, RH2 7LJ	Planning permission 16/02619/F Under construction	2	0	2	2	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Mountley Ltd.	Number of conditions awaiting determination. Pre-commencement condition discharged February 2020.
Wyatts Paddocks, 73 Lonesome Lane, Reigate, Surrey, RH2 7QT	Planning permission 20/00748/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by private individuals.	Landowner confirmed the construction is in progress with anticipated completion within one year.

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13 Hornbeam Road, Reigate, Surrey RH2 7NN	Planning permission 17/02409/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Number of conditions discharged September – October 2020. Work on site commenced November 2020.
Oakdene, Oakdene Road, Redhill, Surrey, RH1 6BT	Planning permission 18/01786/F Under construction	2	0	2	2	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Number of conditions, including pre-commencement conditions, have been discharged January-June 2019. Works on site commenced August 2019 (Building control notice).
31 Grovehill Road, Redhill, Surrey, RH1 6PJ	Planning permission 19/01553/F Not started	3	0	3	3	Yes	No	No	Planning permission granted October 2019.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented.
81A Grovehill Road, Redhill, Surrey, RH1 6DB	Planning permission 19/02179/F Not started	1	0	1	1	Yes	No	No	Planning permission granted November 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Number of conditions currently awaiting determination. No evidence identified which suggests that this extant planning permission will not be implemented.
9 Blanford Road, Reigate, Surrey, RH2 7DP	Planning permission 19/01081/F Not started	1	0	1	1	Yes	No	No	Full planning permission was granted in August 2019.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented.
Oakdene Chambers, 11 Oakdene Road, Redhill, Surrey, RH1 6BT	Planning permission 20/00581/PAP Not started	2	0	2	2	Yes	No	No	Prior approval granted April 2020. There are no pre-commencement conditions to discharge.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented.
The Vineking, 4 West Road, Reigate, Surrey, RH2 7JT	Planning permission 20/02919/F Not started	1	0	1	1	Yes	No	No	Planning permission granted February 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Fairoak.	Landowner indicated they anticipate commencing construction in summer 2021. No evidence identified which suggests that this extant planning permission will not be implemented.
1 Church Street, Reigate, Surrey, RH2 0AA	Planning permission 20/00572/F Not started	6	0	6	6	Yes	No	No	Planning permission granted May 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable. The agent however indicated that they are currently reviewing viability and might put forward another application for more intensive development.	No ownership constraints identified. The site is being developed by Church Street Partnership.	The agent confirmed their intention to develop the site.
27 Rushworth Road, Reigate, Surrey, RH2 0QF	Planning permission 20/00720/F Not started	1	0	1	1	Yes	No	No	Planning permission granted May 2020. There are no pre-commencement conditions to discharge.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by private individuals.	No evidence identified which suggests that this extant planning permission will not be implemented.

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3 Brightlands Road, Reigate, Surrey, RH2 0EP	Planning permission 20/01543/F Not started	1	0	1	1	Yes	No	No	Planning permission granted September 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by private individuals.	Non-material amendment application approved January 2021. Number of conditions, including all pre-commencement conditions, discharged February – March 2021. No evidence identified which suggests that this extant planning permission will not be implemented.
4 Beaufort Road, Reigate, Surrey, RH2 9DJ	Planning permission 19/02044/F Not started	3	0	3	3	Yes	No	No	Planning permission granted July 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Lochplace Ltd.	Number of conditions discharged March 2021. One pre-commencement condition currently awaiting determination.
7 - 11 High Street, Reigate, Surrey, RH2 9AA	Planning permission 20/00978/PAP Not started	4	0	4	4	Yes	No	No	Prior approval granted July 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented.
Clears Farm Stables, 1A The Clears, Reigate, Surrey, RH2 9JL	Planning permission 19/02369/F Not started	4	0	4	4	Yes	No	No	Planning permission granted on appeal March 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented.
Codes House, Yorke Road, Reigate, Surrey, RH2 9HG	Planning permission 20/01462/F Not started	8	0	8	8	Yes	No	No	Planning permission granted January 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Aspire Lpp.	No evidence identified which suggests that this extant planning permission will not be implemented.
Cranleigh Hotel, 41 West Street, Reigate, Surrey, RH2 9BL	Planning permission 19/01817/CU Not started	1	0	1	1	Yes	No	No	Planning permission granted November 2019.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	S73 application for variation of condition approved November 2020. No evidence identified which suggests that this extant planning permission will not be implemented.
Hermitage House, 45 Church Street, Reigate, Surrey, RH2 0AD	Planning permission 20/00675/F Not started	2	0	2	2	Yes	No	No	Planning permission granted June 2020. Listed Building Consent granted June 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Allied Portland Estates Ltd.	Number of conditions discharged December 2020 – February 2021. Two more conditions are currently awaiting determination.
La Lanterna, 73 Bell Street, Reigate, Surrey, RH2 7AN	Planning permission 19/00616/F Not started	1	0	1	1	Yes	No	No	Number of conditions discharged (including all pre-commencement conditions) October 2019 – February 2020. S73 approved October 2019.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Buxton Properties.	No evidence identified which suggests that this extant planning permission will not be implemented.
Land Rear Of 16 Evesham Road, Reigate, Surrey, RH2 9DL	Planning permission 20/02153/F Not started	1	0	1	1	Yes	No	No	Planning permission granted November 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Agent has indicated site is likely to be completed within two years.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2021	Total net remaining @ 1 April 2021	Net Deliverable by 31 March 2026	Fully Assembled?	Are There Any Trigger Points or Phasing Issues That May Affect Delivery?	Is There/ Will There Be More Than 1 Sales Outlet?	Firm Progress with Site Assessment Work	Site Viability Information	Ownership Constraints Identified?	Other Relevant Information
Land Rear Of Lamorna, 26 Gattton Road, Reigate, Surrey, RH2 0EX	Planning permission 19/01195/F Not started	1	0	1	1	Yes	No	No	Pre-commencement conditions discharged December 2019 – April 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Agent indicated that construction on site is due to commence shortly and it is anticipated to complete within two years.
Land South Of 32 Pilgrims Way And Adjoining The Rear Of 15 Underhill Park Road, Reigate, Surrey, RH2 9LG	Planning permission 19/02387/F Not started	1	0	1	1	Yes	No	No	Planning permission granted on appeal January 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Another permission (20/01268/F) for slightly smaller dwelling has been allowed on appeal at the same time. Further application (21/00797/F) combining design characteristics from both approved schemes is currently awaiting determination.
Land To Rear Of 8 Pilgrims Way, Reigate, Surrey, RH2 9LG	Planning permission 20/02706/F Not started	2	0	2	2	Yes	No	No	Planning permission granted March 2021. This permission is a renewal of a previous permission (17/02491/F)	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Galaxy Ltd.	No evidence identified which suggests that this extant planning permission will not be implemented.
Mount Pleasant, Coppice Lane, Reigate, Surrey, RH2 9JF	Planning permission 20/02195/F Not started	1	0	1	1	Yes	No	No	Planning permission granted February 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Montreaux Ltd.	This is planning permission for demolition of exiting building in C2 use and erection of C3 dwelling house. The loss of C2 accommodation is recorded in table 42 below. Number of conditions currently awaiting determination.
Park View, 105 Bell Street, Reigate, Surrey, RH2 7JB	Planning permission 17/01639/F Not started	3	0	3	3	Yes	No	No	Number of pre-commencement conditions discharged January-March 2019. S73 application for variation of condition approved October 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Montreaux Ltd.	No evidence identified which suggests that this extant planning permission will not be implemented. This permission follows the completion of the change of use of the offices to residential.
The Meadows, Park Lane, Reigate, Surrey, RH2 8JX	Planning permission 20/01420/F Not started	1	0	1	1	Yes	No	No	Planning permission granted November 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by private individuals.	No evidence identified which suggests that this extant planning permission will not be implemented.
1A North Road, Reigate, Surrey, RH2 8LY	Planning permission 20/02601/F Not started	4	0	4	4	Yes	No	No	Planning permission granted February 2021. Non-material amendment currently awaiting determination.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by private individuals.	No evidence identified which suggests that this extant planning permission will not be implemented.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2021	Total net remaining @ 1 April 2021	Net Deliverable by 31 March 2026	Fully Assembled?	Are There Any Trigger Points or Phasing Issues That May Affect Delivery?	Is There/ Will There Be More Than 1 Sales Outlet?	Firm Progress with Site Assessment Work	Site Viability Information	Ownership Constraints Identified?	Other Relevant Information
30 Sandcross Lane, Reigate, Surrey, RH2 8EL	Planning permission 19/02222/F Not started	1	0	1	1	Yes	No	No	Permission was granted in January 2020. There are no pre-commencement conditions to discharge.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented.
39 Stuart Road, Reigate, Surrey, RH2 8JP	Planning permission 19/01606/F Not started	1	0	1	1	Yes	No	No	Planning permission granted February 2020. Pre-commencement conditions discharged September – November 2020	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented.
50 Meadow Way, Reigate, Surrey, RH2 8DR	Planning permission 20/01072/F Not started	1	0	1	1	Yes	No	No	Planning permission granted July 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by a private individual.	Landowner confirmed their intention to develop the site. No evidence identified which suggests that this extant planning permission will not be implemented.
Dovers Farm, 21 Dovers Green Road, Reigate, Surrey, RH2 8BU	Planning permission 19/01114/F Not started	1	0	1	1	Yes	No	No	Planning permission and Listed building consent (19/01115/LBC) granted September 2019.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented
Hair Lounge, 5 Slipshatch Road, Reigate, Surrey, RH2 8HA	Planning permission 19/00463/PAP Not started	1	0	1	1	Yes	No	No	Planning permission (19/02252/F) for the replacement of the existing shop window with a rendered frontage, door and window to accompany this change of use granted January 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented
Kimberley, 1A Castle Drive, Reigate, Surrey, RH2 8DQ	Planning permission 19/01348/F Not started	1	0	1	1	Yes	No	No	All of the pre-commencement conditions have been discharged.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified that suggests that this extant planning permission will not be implemented. Number of conditions (including all pre-commencement conditions) discharged October – December 2019.
Land At Rear Of 48 Hornbeam Road, Reigate, Surrey, RH2 7NW	Planning permission 19/01357/F Not started	1	0	1	1	Yes	No	No	Planning permission was allowed at appeal in March 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified that suggests that this extant planning permission will not be implemented.
1 And 2 Rosebank Cottages, Cockshot Hill, Reigate, Surrey, RH2 8BQ	Planning permission 20/01669/DED Not started	-2	0	-2	-2	Yes	No	No	N/A – loss of residential unit.	N/A – loss of residential unit.	No ownership constraints identified. The site is being developed by The Oakwood Group.	Permission for demolition granted September 2020. Planning permission for demolition of existing units and erection of 10 residential dwellings has been refused and is currently awaiting an appeal.

Table 40: Area 3 Horley - Large sites included in the Five Year Supply

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2021	Total net remaining @ 1 April 2021	Net Deliverable by 31 March 2026	Fully Assembled?	Are There Any Trigger Points or Phasing Issues That May Affect Delivery?	Is There/ Will There Be More Than 1 Sales Outlet?	Firm Progress with Site Assessment Work	Site Viability Information	Ownership Constraints Identified?	Other Relevant Information
96-100 Victoria Road, Horley, Surrey, RH6 7AB	Planning permission 17/00693/F Under construction	19	0	19	19	Yes	No	No	N/A – planning permission is under construction.	The development is not policy compliant. A viability appraisal was submitted with the application which demonstrated that, once all costs and developer profit were taken account of, the scheme was unable to provide for affordable housing. This was scrutinised by the Council and following negotiation with the applicant an off-site contribution of £75,000 for affordable housing was secured.	No ownership constraints identified. The site is being developed by Mountley Limited.	No evidence identified to suggest that this extant permission will not be implemented. Number of conditions discharged July 2020 – January 2021.
Saxley Court, 121-129 Victoria Road, Horley, RH6 7AS	Planning permission 14/00317/F & 18/02441/F Under construction	44	14	30	30	Yes	No	No	N/A – planning permission is under construction.	The development is not policy compliant. A viability appraisal was submitted and scrutinised by the Council which demonstrated that it was not viable to provide affordable housing. Following negotiations with the applicant (and given the potential fall back of conversion which would not have secured affordable housing) £290,000 contribution towards affordable housing and local infrastructure was secured.	No ownership constraints identified. The site is being developed by Blewbury Homes.	Development commenced May 2015 (building control notification). Number of conditions approved October 2015 - May 2017. S73 applications approved March 2015, March 2016 and July 2016. TPO applications approved January 2017 and January 2019. Demolition application submitted March 2017. Further application 18/0244/F for additional dwelling approved January 2019. The units are currently being marketed for sale.
Horley NW Sector, Meath Green Lane, Horley	Planning permission 04/02120/OUT Under construction	1510	837	673	673	Yes	No	Yes	N/A – planning permission is under construction	No viability information provided as part of the planning application and the development is policy compliant. In line revised NPPF & PPG it has therefore been assumed that development is viable. The accompanying s.106 includes contributions for/ provision for education, medical, affordable housing, public transport, open space, community facilities, public art.	No ownership constraints identified. The site is under construction and is being delivered by a number of developers.	Works commenced January 2016 (NHBC notification). 837 units have been completed on site. Reserved matters application for phase 4B awaiting determination. Consortium of developers confirmed all units expected to complete by 2023/24.
11 - 15 High Street, Horley, Surrey, RH6 7BJ	Planning permission 20/00862/PAP & 20/00867/PAP Not started	22	0	22	22	Yes	No	No	Prior approval for both applications granted in June 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Amor Investments Limited.	Several conditions discharged October – November 2020. Further condition awaiting determination. Further planning application (21/00344/F) for roof extension to provide 2 additional units is currently awaiting determination. No evidence identified to suggest that this extant permission will not be implemented.
Victoria House, Consort Way, Horley, Surrey, RH6 7AF	Planning permission 20/02823/PAP Not started	22	0	22	22	Yes	No	No	Prior approval granted in February 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Horley Victoria Ltd.	No evidence identified to suggest that this extant permission will not be implemented.
Nutley Dean Business Park, Smalls Hill Road, Horley, Surrey, RH6 0HR	Planning permission 18/02680/F Not started	14	0	14	14	Yes	No	No	This permission follows a previous permission 17/00539/F for 10 units. The landowner has previously stated that the site is expected to be disposed of as soon as permission 18/02680/F is granted.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Beaumont Residential.	S73 application approved September 2020. Landowner confirmed that an agreed sale fell through. A sale to another party is progressing and it is hoped will complete in June 2021. If the sale proceeds, then it is anticipated the work commencing by autumn 2021. Anticipating to complete 9 units in 22/23 and 5 units in 23/24.

Table 41: Area 3 Horley - Small sites included in the Five Year Supply

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2021	Total net remaining @ 1 April 2021	Net Deliverable by 31 March 2026	Fully Assembled?	Are There Any Trigger Points or Phasing Issues That May Affect Delivery?	Is There/ Will There Be More Than 1 Sales Outlet?	Firm Progress with Site Assessment Work	Site Viability Information	Ownership Constraints Identified?	Other Relevant Information
15 Church Road, Horley, Surrey, RH6 7EY	Planning permission 19/02121/F Under construction	7	0	7	7	Yes	No	No	N/A – planning permission is under construction	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Work on site commenced October 2020 (CIL commencement notice). Landowner indicated site due to complete in 2021/22.
34 High Street, Horley, Surrey, RH6 7BB	Planning permission 19/02166/F Under construction	4	0	4	4	Yes	No	No	N/A – planning permission is under construction	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Works on site commenced February 2021 (Building control notice).
6 Brighton Road, Horley, Surrey, RH6 7ES	Planning permission 19/02602/F Under construction	3	0	3	3	Yes	No	No	N/A – planning permission is under construction	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Works on site commenced August 2020 (CIL commencement notice).
Holmesdale Farm, Haroldslea Drive, Horley, Surrey, RH6 9PJ	Planning permission 19/00742/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Works commenced on site February 2020 (CIL Commencement Notice). Landowner has confirmed that works are anticipated to be completed spring 2023.
Mole End, 1 Church Road, Horley, Surrey, RH6 7EY	Planning permission 19/01845/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Harestone Associates Ltd.	S73 application approved February 2020. Condition discharged March - July 2020. Works on site commenced November 2020 (CIL Commencement Notice).
16 Kings Road, Horley, Surrey, RH6 7AZ	Planning permission 15/00028/OUT Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Fairoak Properties.	Reserved matters application approved September 2018. Pre-commencement condition discharged January 2021. Number of other conditions currently awaiting determination. Non-material amendment application approved February 2021. Data from our Street naming and numbering colleagues suggest site is anticipated completing in summer 2021.
Don Ruffles, 138 Victoria Road, Horley, Surrey	Planning permission 18/00058/F Under construction	6	0	6	6	Yes	No	No	N/A – planning permission is under construction	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Non-material amendment application approved December 2020. Pre-commencement condition discharged March 2021. Works on site commenced in March 2021 (CIL Commencement Notice).
Gatwick White House Hotel, 52 Church Road, Horley, Surrey RH6 7EX	Planning permission 18/00351/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by T S Leisure & Property.	Landowner confirmed works on site commenced March 2021 and indicated anticipated completion in September/ October 2021.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2021	Total net remaining @ 1 April 2021	Net Deliverable by 31 March 2026	Fully Assembled?	Are There Any Trigger Points or Phasing Issues That May Affect Delivery?	Is There/ Will There Be More Than 1 Sales Outlet?	Firm Progress with Site Assessment Work	Site Viability Information	Ownership Constraints Identified?	Other Relevant Information
Ground Floor, 83 Victoria Road, Horley, Surrey, RH6 7Q	Planning permission 18/00320/PAP Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Mountplace Ltd.	Other units in this wider site have recently been completed.
Haroldslea Poultry Farm, Haroldslea, Horley, Surrey, RH6 9PJ	Planning permission 18/01480/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Works on site commenced July 2020 (CIL Commencement Notice).
Vulcan Lodge, 27 Massetts Road, Horley, Surrey, RH6 7DQ	Planning permission 19/00541/CU Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by private individuals.	Landowner confirmed construction on site commenced in March 2020 and it is anticipated to complete in 2021/22.
17 Vicarage Lane, Horley, Surrey, RH6 8AR	Planning permission 18/00657/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by private individuals.	Works on site commenced September 2020 (CIL Commencement Notice). Data from our Street naming and numbering colleagues suggest site is anticipated completing in summer 2021.
67 Vicarage Lane & Rear Of 1 & 3 Lee Street, Horley, Surrey, RH6 8BA	Planning permission 17/01750/OUT Under construction	4	1	3	3	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Imperium Horley Ltd.	The site has been sold to Imperium Horley Ltd in 2019. Reserved matters application approved December 2018. Number of pre-commencement conditions discharged May – June 2020. First completion on site in December 2020.
78 Kingsley Road, Horley, Surrey, RH6 8AW	Planning permission 20/02306/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Upright Construction (South East) Ltd.	Works on site commenced in February 2021 (CIL Commencement Notice).
Cumberland Guest House, 39 Brighton Road, Horley, Surrey, RH6 7HH	Planning permission 20/02034/F Under construction	8	0	8	8	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by CDH Properties Ltd.	Works on site commenced February 2021 (Building Control Notice). This planning permission is for conversion of conversion of a guest house and coach house into 8 flats. Replacement application (21/00528/F) for demolition of the guest house and erection of a replacement building, and conversion of the coach house, to create 8 flats is currently awaiting determination.
Land To Rear Of 5 - 7 Meath Green Lane, Horley, Surrey, RH6 8EE	Planning permission 18/01825/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Pre-commencement condition discharged January 2019. Building work commenced April 2019 (CIL commencement notice). Non-material amendment approved October 2019.

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Kerriemuir And Wheatridge, Langshott, Horley, Surrey, RH6 9LJ	Planning permission 17/01839/F Under construction	6	0	6	6	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Abbey Design.	Number of conditions discharged February - October 2020. S73 application approved June 2020. Works on site commenced April 2020 (Building control notice).
Site Of Former 2 Parkhurst Road, Horley, Surrey	Planning permission 20/01732/F Under construction	2	0	2	2	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	This application follows a previous application (18/01617/F) which has commenced construction in March 2020.
17 Avenue Gardens, Horley, Surrey, RH6 9BS	Planning permission 20/00877/F Not started	1	0	1	1	Yes	No	No	Planning permission granted in June 2020. Replacement permission 21/00620/F is currently awaiting determination.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	There are no pre-commencement conditions to discharge. Landowner confirmed intention to develop the site. They are anticipating commencing construction on site in 2021/22.
39 Station Road, Horley, Surrey, RH6 9HW	Planning permission 20/02663/PAP Not started	4	0	4	4	Yes	No	No	Prior approval granted February 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Highfield Assessors.	Further application for a change of use of a ground floor vacant a2 floorspace to 2 apartments is currently awaiting determination. No evidence identified that suggests that this extant planning permission will not be implemented.
62 Cheyne Walk, Horley, Surrey, RH6 7NA	Planning permission 20/01103/F Not started	1	0	1	1	Yes	No	No	Planning permission granted August 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	One condition discharged March 2021, number of other conditions currently awaiting determination. No evidence identified that suggests that this extant planning permission will not be implemented.
94 Brighton Road, Horley, Surrey, RH6 7JQ	Planning permission 20/00503/F Not started	5	0	5	5	Yes	No	No	Planning permission granted June 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Veer Properties.	No evidence identified that suggests that this extant planning permission will not be implemented.
Drill Service Ltd, 89 Albert Road, Horley, Surrey, RH6 7HB	Planning permission 19/01191/OUT Not started	5	0	5	5	Yes	No	No	Planning permission granted September 2019.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Drill Service (Horley) Ltd.	No evidence identified which suggests that this extant planning permission will not be implemented.
Hereford House, 7 - 9 Massetts Road, Horley, Surrey, RH6 7PR	Planning permission 20/02095/PAP Not started	3	0	3	3	Yes	No	No	Prior approval granted November 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Perimeter Properties Ltd.	No evidence identified which suggests that this extant planning permission will not be implemented.
Land Rear Of 57 Massetts Road, Horley, Surrey, RH6 7DT	Planning permission 19/00559/OUT Not started	2	0	2	2	Yes	No	No	Number of conditions approved June – July 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by a Chartwell Land & New Homes 2 Limited	Number of conditions approved June – July 2020. One condition and S73 application for variation of condition are currently awaiting determination. No evidence identified which suggests that this extant planning permission will not be implemented.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2021	Total net remaining @ 1 April 2021	Net Deliverable by 31 March 2026	Fully Assembled?	Are There Any Trigger Points or Phasing Issues That May Affect Delivery?	Is There/ Will There Be More Than 1 Sales Outlet?	Firm Progress with Site Assessment Work	Site Viability Information	Ownership Constraints Identified?	Other Relevant Information
R A Newman & Co, 34A High Street, Horley, Surrey, RH6 7BB	Planning permission 19/01733/PAP Not started	1	0	1	1	Yes	No	No	Prior approval granted October 2019.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented.
Rear Of 48 Brighton Road And, Rear Of 10 Church Road, Horley, RH6 7HD	Planning permission 19/00957/F Not started	2	0	2	2	Yes	No	No	Planning permission (20/00627/HHOLD) awaiting determination for cross-over to enable the development of this application).	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable	No ownership constraints identified. The site is being developed by Varmac Developments.	No evidence identified which suggests that this extant planning permission will not be implemented. S73 application approved December 2019.
30 Balcombe Road, Horley, Surrey. RH6 9AA	Planning permission 19/00076/P Not started	1	0	1	1	Yes	No	No	Prior approval granted March 2019.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Luxury Restorations.	No evidence identified which suggests that this extant planning permission will not be implemented.
36 Honeycrock Lane, Salfords, Surrey, RH1 5DF	Planning permission 20/00954/F Not started	1	0	1	1	Yes	No	No	Planning permission granted July 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented.
84A Victoria Road, Horley, Surrey, RH6 7AB	Planning permission 19/00158/PAP Not started	1	0	1	1	Yes	No	No	Prior approval granted April 2019.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Couteau Property Ltd.	No evidence identified which suggests that this extant planning permission will not be implemented.
Benting Mead, Lonesome Lane, Reigate, Surrey, RH2 7QT	Planning permission 20/01846/F Not started	3	0	3	3	Yes	No	No	Planning permission granted March 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by private individuals.	No evidence identified which suggests that this extant planning permission will not be implemented.
Edgewood, 28 Ringley Avenue, Horley, Surrey. RH6 7HA	Planning permission 18/02182/F Not started	1	0	1	1	Yes	No	No	Full planning permission was granted in March 2019.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented.
Jessops Lodge, 50 Massetts Road, Horley	Planning permission 18/00038/F Not started	3	0	3	3	Yes	No	No	S73 application for variation of condition approved May 2019.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented.
Land Rear Of 47 Lumley Road, Horley, Surrey, RH6 7JF	Planning permission 19/00758/PAP Not started	2	0	2	2	Yes	No	No	A revised full application (20/00797F) to provide an additional residential unit has recently been refused and currently awaits an appeal decision.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that development will not be brought forward on this site.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2021	Total net remaining @ 1 April 2021	Net Deliverable by 31 March 2026	Fully Assembled?	Are There Any Trigger Points or Phasing Issues That May Affect Delivery?	Is There/ Will There Be More Than 1 Sales Outlet?	Firm Progress with Site Assessment Work	Site Viability Information	Ownership Constraints Identified?	Other Relevant Information
Land To The Rear Of 52-56 Bonehurst Road, Horley, Surrey, RH6 8QG	Planning permission 18/01411/F Not started	1	0	1	1	Yes	No	No	A number of pre-commencement conditions approved February 2019 – January 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified that suggests that this extant planning permission will not be implemented.
Langsett, Lodge Lane, Salfords, Redhill, Surrey, RH1 5DH	Planning permission 20/02315/F Not started	1	0	1	1	Yes	No	No	Planning permission granted March 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by private individuals.	No evidence identified that suggests that this extant planning permission will not be implemented.
Middleton House, 43 - 49 High Street, Horley, Surrey, RH6 7BN	Planning permission 18/01576/F Not started	9	0	9	9	Yes	No	No	Further application (21/00501/F) for one additional unit is currently awaiting determination.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented. Landowner confirmed their intent to develop the site, based on the outcome of the latest planning application.
Petridge Wood Farm House, Woodhatch Road, Redhill, Surrey, RH1 5JJ	Planning permission 19/02254/F Not started	1	0	1	1	Yes	No	No	There are no pre-commencement conditions to discharge.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented.
65 Kingsley Road, Horley, Surrey, RH6 8JX	Planning permission 20/01770/F Not started	1	0	1	1	Yes	No	No	Planning permission granted October 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented.
Building Adjacent To Pumping Station, Horley Sewage Works, Lee Street, Horley, Surrey	Planning permission 19/01665/F Not started	4	0	4	4	Yes	No	No	Demolition works were undertaken in 2016. The landowner has confirmed that works are expected to commence early summer 2021.	No viability information provided. The site is being developed by RBBC to provide affordable housing.	No ownership constraints identified. The site is being developed by RBBC.	This application follows a previous application (15/00216/F) for the construction of 2 dwellings. Demolition works undertaken in 2016. Landowner has confirmed that works are anticipated to commence early summer 2021 and that works are likely to be completed December 2021/ January 2022.
Building A, Wrays Farm, Horse Hill, Horley, Surrey, RH6 0HN	Planning permission 17/02997/PAP Not started	5	0	5	5	Yes	No	No	Prior approval granted on appeal October 2018. Further two applications are currently awaiting determination.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Hallson Homes.	No evidence identified which suggests that this site will not be developed. Certificate of lawfulness (19/01923/CLP) granted January 2020 for new building and extensions to buildings. Two further applications are currently awaiting determination: first application (20/02413/F) is for alteration of elevations and change of use to residential of buildings a, b & c to provide a total of 18 units. Second application (20/01586/F) is for demolition of existing buildings and redevelopment of site of provide a total of 18 residential dwellings.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2021	Total net remaining @ 1 April 2021	Net Deliverable by 31 March 2026	Fully Assembled?	Are There Any Trigger Points or Phasing Issues That May Affect Delivery?	Is There/ Will There Be More Than 1 Sales Outlet?	Firm Progress with Site Assessment Work	Site Viability Information	Ownership Constraints Identified?	Other Relevant Information
Building B, Wrays Farm, Horse Hill, Horley, Surrey, RH6 0HN	Planning permission 17/03002/PAP Not started	5	0	5	5	Yes	No	No	Prior approval granted on appeal October 2018. Further two applications are currently awaiting determination.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Hallson Homes.	No evidence identified which suggests that this site will not be developed. Certificate of lawfulness (19/01923/CLP) granted January 2020 for new building and extensions to buildings. Two further applications are currently awaiting determination: first application (20/02413/F) is for alteration of elevations and change of use to residential of buildings a, b & c to provide a total of 18 units. Second application (20/01586/F) is for demolition of existing buildings and redevelopment of site of provide a total of 18 residential dwellings.
Building C, Wrays Farm, Horse Hill, Horley, Surrey, RH6 0HN	Planning permission 17/03004/PAP Not started	8	0	8	8	Yes	No	No	Prior approval granted on appeal October 2018. Further two applications are currently awaiting determination.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Hallson Homes.	No evidence identified which suggests that this site will not be developed. Certificate of lawfulness (19/01923/CLP) granted January 2020 for new building and extensions to buildings. Two further applications are currently awaiting determination: first application (20/02413/F) is for alteration of elevations and change of use to residential of buildings a, b & c to provide a total of 18 units. Second application (20/01586/F) is for demolition of existing buildings and redevelopment of site of provide a total of 18 residential dwellings.
Land At Ringwood, 85 Parkhurst Road, Horley, Surrey, RH6 8EX	Planning permission 20/00690/F Not started	1	0	1	1	Yes	No	No	Planning permission granted June 2020. S73 application approved December 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed private individuals.	One pre-commencement condition approved March 2021. One other pre-commencement condition is currently awaiting determination. No evidence identified which suggests that this extant planning permission will not be implemented.
Lomond, Horse Hill, Horley, Surrey, RH6 0HN	Planning permission 20/00371/F Not started	1	0	1	1	Yes	No	No	Planning permission granted April 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented.
Riverside Meadows, 1 Reigate Road, Sidlow, Surrey, RH2 8QH	Planning permission 20/00198/F Not started	1	0	1	1	Yes	No	No	Planning permission granted April 2020. S73 application for variation of condition currently awaiting determination.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed a private individual.	Landowner confirmed their intention to commence development on site later this year. No evidence identified which suggests that this extant planning permission will not be implemented.
Wrays, Crutchfield Lane, Hookwood, Surrey, RH6 0HT	Planning permission 17/01062/F Not started	1	0	1	1	Yes	No	No	Further planning application (20/00375) for the construction of a basement plant room to be built beneath this application's site to provide sustainable energy for heating and hot water approved May 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by two private individuals.	No evidence identified which suggests that this extant planning permission will not be implemented. No pre-commencement conditions to discharge.

Table 42: C2 Schemes included in the Five Year Supply

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2021	Total net remaining @ 1 April 2021	Net Deliverable by 31 March 2026	Fully Assembled?	Are There Any Trigger Points or Phasing Issues That May Affect Delivery?	Is There/ Will There Be More Than 1 Sales Outlet?	Firm Progress with Site Assessment Work	Site Viability Information	Ownership Constraints Identified?	Other Relevant Information
Winscombe Nursing Home, Furze Hill, Kingswood, Surrey, KT20 6EP	Planning permission 17/02188/F Under construction	-16	0	-16	-16	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Lee Evans Partnership.	Planning permission was allowed on appeal in December 2019. Development commenced October 2020 (CIL commencement notice). Non-material amendment application currently awaiting determination. The gain of 12 units of C3 accommodation has been recorded in Table 34.
Legal And General, Kingswood House, St Monicas Road, Kingswood, Surrey, KT20 6EU	Planning permission 19/01548/F Not started	150	0	150	0	Yes	No	No	Planning permission granted September 2020. Several conditions discharged November 2020 – January 2021.	The applicants have undertaken a viability appraisal that demonstrates that the conservation, repair and conversion of L & G House to its optimum viable use generates a negative residual land value and therefore there is a conservation deficit. In this instance the viability assessment is used to demonstrate what quantum of development is required to address the identified conservation deficit, deliver the scheme and deliver the heritage benefit. The viability assessment has been scrutinised by external consultants on behalf of both the Council and Historic England. After considerable scrutiny it has been concluded that the proposed scheme represents the minimum amount of development required to address the conservation deficit.	No ownership constraints identified. The site is being developed by Legal and General.	Planning permission was approved in September 2020. A number of conditions discharged between November 2020 and January 2021 with several conditions currently awaiting determination. 'Inspired Villages' state on their website that work is due to commence on site in spring 2021 with the first phase (refurbishment of the main house – to provide 130 units of C2 accommodation – 70 units of C3 equivalent) due to complete early 2023. The whole site is expected to complete by 2029.
29 Redstone Hill, Redhill, Surrey, RH1 4AW	Planning permission 18/00717/CU Under construction	2	0	2	2	Yes	No	No	N/A – planning permission under construction.	No viability information has been provided as part of this application. The development is however policy compliant. In line with the revised PPG, it has therefore been assumed that the development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Enforcement from September 2019 shows that the site is under construction. Pre-commencement condition discharged November 2019. Further application for front gates and retaining wall approved August 2020.
Lilliput Childrens Centre, Lilliput Nursery, West Avenue, Salfords, Surrey, RH1 5BA	Planning permission 18/01971/F Under construction	41	0	41	41	Yes	No	No	N/A – planning permission under construction.	No viability information has been provided as part of this application. The development is however policy compliant. In line with the revised PPG, it has therefore been assumed that the development is viable.	No ownership constraints identified. The site is being developed by Affordable Housing and Healthcare Group.	Works commenced September 2019 (Notification to Council). Demolition application approved December 2017. Pre-commencement conditions discharged May 2019 – November 2019. Number of other conditions discharged September 2019 – February 2020. Further conditions awaiting determination.
Mount Pleasant, Coppice Lane, Reigate, Surrey, RH2 9JF	Planning permission 20/02195/F Not started	-7	0	-7	-7	Yes	No	No	Planning permission granted February 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	This is planning permission for demolition of exiting building in C2 use and erection of C3 dwelling house. The gain of C3 accommodation is recorded in table 39 above. Number of conditions currently awaiting determination.

Table 43: Sites without planning permission included in the Five Year Supply

Site Address	Borough Area	Total Net Capacity	Net Deliverable in five year supply	Evidence that there will be completions on site within 5 years
Horseshoe, Banstead	1 Banstead	N/A	57	The site is allocated for redevelopment in the DMP (site reference BAN2). Viability work undertaken to inform the DMP indicated that redevelopment of the site would be viable. The site consists of three separate areas: Area A is owned by SCC, RBBC and NHS Estates. There is currently no firm progress against development on this site. The capacity for area A will be dependent upon the re-provision of the carpark and community uses of the wider site allocation. Area B is owned by South East Coast Ambulance. This area is no longer available for housing development. Planning permission (20/01141/F) for demolition of the existing ambulance Regional HQ, fleet workshop and associated buildings to provide a new purpose built Regional HQ facility incorporating a Make Ready Centre (MRC) has been granted in September 2020). Area C is predominantly owned by SCC with some homes owned by Raven Housing Trust. SCC has plans for redevelopment of part of the area C (Bentley Centre and Squirrels) to provide affordable residential units for older groups and supported independent living units. They indicated that the current occupier of Squirrels (Surrey Choices) are targeted to vacate the site by October 2021 with ongoing discussions between SCC and SC to assist with finding new accommodation. SCC anticipate submitting planning application in Q3 of 2021/22 with completion of 50 extra care and 30 independent living units anticipated in 2022/23 (equivalent of 57 units of C3 accommodation).
Colebrook, Redhill	2A Redhill	110	110	The site is allocated for development in the DMP (site reference RTC4). The site is owned by Surrey County Council who promoted the site for redevelopment through the DMP. Surrey County Council have been engaged in both formal and informal pre-application discussions with RBBC. It is understood that Surrey County Council are currently in the process of undertaking detailed viability work. Viability work undertaken for the DMP suggested that development of the site would be viable. It is understood that Surrey County Council intends to submit planning application for estimated 180 residential units within the next 12 – 24 months with the estimated start of construction in Autumn 2023 and completions starting from 2024/25. SCC indicated that the number of units is indicative only and may have to go up or down depending on the overall scheme viability what other services go on to the site and what is achievable in planning terms.
The Epiphany House, Mansfield Drive, Merstham, Redhill, Surrey, RH1 3JP	2A Redhill	10	10	The site is allocated for development in the DMP (site reference RED4). The site has been promoted for redevelopment by the Diocese of Southwark for a number of years. Turnbull Homes have recently applied for planning permission on the site (19/02559/F). No viability information has been submitted as part of the planning application. The proposed development is policy compliant and therefore in line with the revised PPG, it has therefore been assumed that development is viable. The church is no longer operational. In addition, viability work undertaken for the DMP suggested that development of the site would be viable. No factors are considered likely to impact upon delivery rates/ lead-in times. Planning permission 19/02559/F was originally granted in November 2020. Interested party has since sought a judicial review on the basis that certain submitted documents were not publicly available and therefore, they were unable to comment on them. The High Court sealed the order quashing the original decision in February 2021. The application has now returned to the Planning Committee for a decision. No evidence identified to suggest that this site will not come forward.
High Street Car Park, Horley	3 Horley	40	40	The site is allocated for redevelopment in the DMP (site reference HOR1). The site is owned by Reigate & Banstead Borough Council. Viability work undertaken to inform the DMP indicated that redevelopment of the site would be viable. Work is currently being undertaken to develop a scheme for this site. The landowner indicated that the planning application is likely to be submitted by the end of 2021. It is understood that work on site is anticipated to commence in autumn 2022 with completions starting from 2023/24.
Horley Police Station	3 Horley	20	20	The site is allocated for development in the DMP (site reference HOR3). The Police & Crime Commissioner for Surrey has promoted the site for redevelopment. They have indicated that the site will likely be sold to a developer for housing development. Viability work undertaken for the DMP suggested that development of the site would be viable. Pre-application advice has recently been sought for the redevelopment of this site. The landowners have confirmed that a planning application is likely to be submitted mid – late 2022 with units being delivered in 2024/25. No factors are considered likely to impact upon delivery rates/ lead-in times
Horley Library	3 Horley	37	37	The site is allocated for development in the DMP (site reference HOR5). The site is owned by Surrey County Council who promoted the site for redevelopment through the DMP. The site is currently vacant following the relocation of the library services to Russell Square. Surrey County Council have indicated that they intend to put forward a scheme of 37 units (10 units of independent living and 27 other residential units). Planning / design to be reviewed and delivery approvals anticipated to be received internally by Q4 of 21/22 financial year with possible submission of planning application updates thereafter. Completions on site are anticipated in 2023/24.
59 – 61 Brighton Road, Horley	3 Horley	20	20	The site is allocated for development in the DMP (site reference HOR10). Viability work undertaken to inform the DMP indicated that redevelopment of the site would be viable. The site is owned by multiple landowners. The landowners indicated that they intend to submit planning application in 2022/23 with completions anticipated from 2023/24.

Appendix 2: Gypsies, Travellers and Travelling Showpeople Accommodation

Table 44: Permanent Travellers' pitches approved and implemented since 1st April 2016

Planning permission	Address	No. of pitches	Notes
16/01964/F	Land adjacent to and north of 2 Crossways Cottages, Masons Bridge Road, Redhill	1	Planning permission granted on appeal January 2018.
15/01019/CU	Acres Stables, Haroldslea, Horley	1	Planning permission granted October 2018.
06/00798/F	Woodlea Stables, Peeks Brook Lane, Horley	17	Planning permission granted September 2018. DMP site allocation G3.
18/02251/RET & 19/01371/S73	Trentham / Tree Tops, Peeks Brook Lane, Horley	12	Planning permission 18/02251/RET granted June 2019. Planning permission 19/01371/S73 granted October 2019. DMP site allocation G4.
Total		31	

Table 45: Pending Travellers' pitch planning applications

Planning permission	Address	No. of pitches	Notes
19/00237/CU Application amended June 2020 and April 2021 Pending decision	Highlands, Blackhorse Lane, Lower Kingswood	4	DMP site allocation G11
16/03004/F Planning permission refused 3 April 2019; Granted on appeal for temporary period of 3 years between March 2018 and March 2021	Land at Kents Field, Rectory Lane, Woodmansterne	2 temporary pitches	DMP site allocation G12
16/03004/DET04 Approved 1 Feb 2019	Land at Kents Field, Rectory Lane, Woodmansterne	2 temporary pitches	As an extension to the existing plot at Kent Fields to provide 2 additional pitches.
Total		4	

Table 46: Permanent Travelling Showperson's plots approved since 1st April 2016

Planning permission	Address	No. of pitches	Notes
17/02864/F Approved 01 Feb 2019	Plot 10, Fairacres, Axes Lane, Salfords	0 Extension to plot 10 to accommodate more families	Retention of an extension to existing showman's plot (plot 10) to provide space for additional living accommodation
20/02144/CU Approved 10 Dec 2020	Fairacres, Axes Lane, Salfords	4	DMP site allocation G9b
Total		4	

Monitoring Publications

Annual Monitoring Report

Summarises the Council's performance against key monitoring indicators

Housing Delivery

Provides information on housing completions and permissions and details the Council's 5 years land supply position

Commercial Development

Contains the amounts, types and location of all commercial commitments i.e. premises with outstanding planning permissions or vacant floorspace

Industrial Estates

Contains an analysis of occupational trends in the borough's seven main Industrial Estates

Local Centres

Provides information on retail provision in the borough's 27 local shopping centres

Town Centres

Provides information on the occupiers, together with vacancies and shop type of all premises within the borough's four town and village centres

For further information on the content or other planning policy monitoring, please contact:

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