



Housing Delivery Monitor

Including 5 Year Housing Land Supply

Position at 31 March 2022

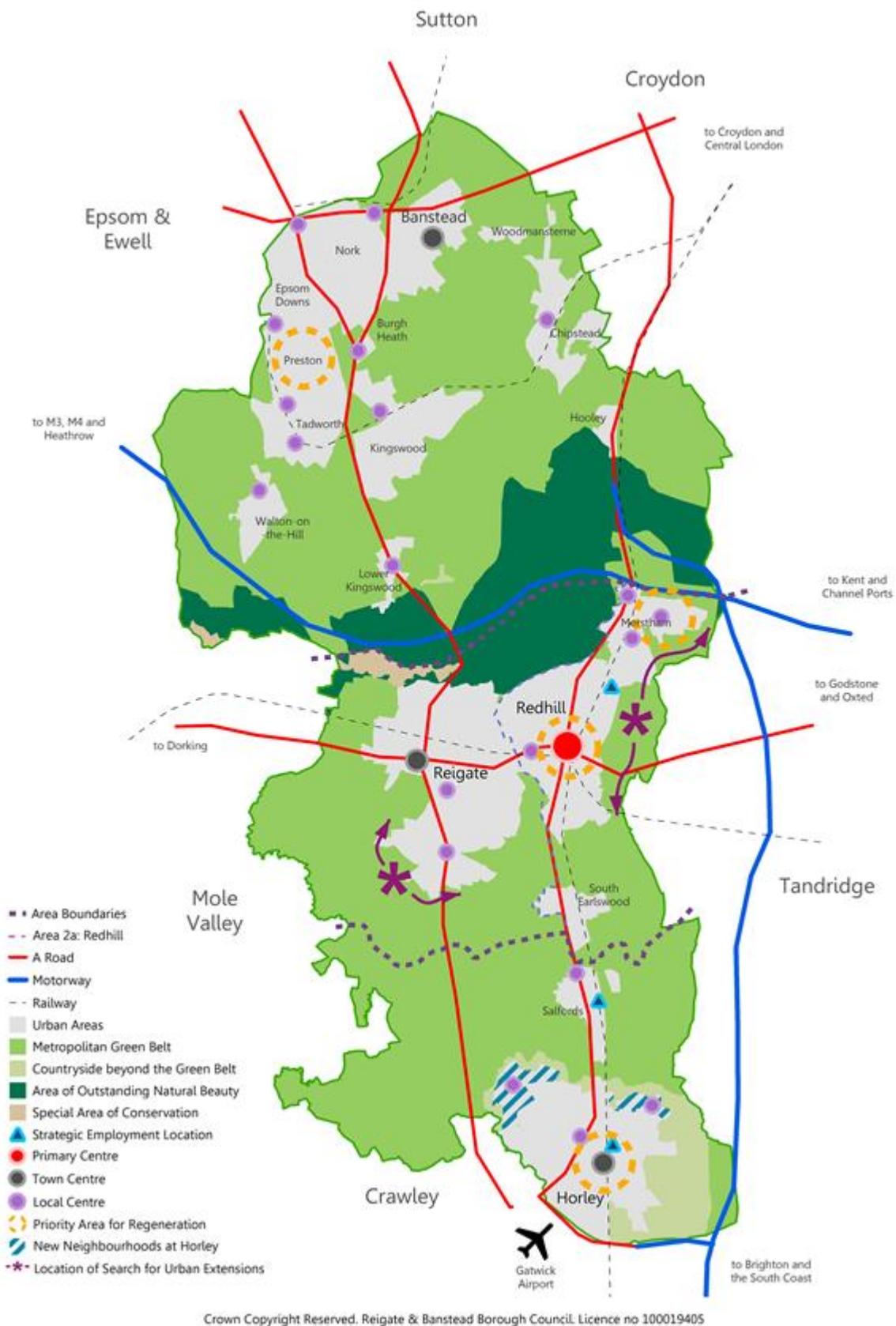


Figure 1: Reigate & Banstead Core Strategy borough map

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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 2021 to 31 March 2022. The housing trajectory and five year land supply is compiled using monitoring data at 31 March 2022 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 2021](#) reports a 19% increase in the supply of new build dwellings in England (December 2021 compared to December 2020) and 35% increase in the number of dwellings commencing construction during the same period. The sharp increase in both commencements and completions follows the steady decline during 2020 caused by the restrictions introduced during the COVID-19 pandemic.

[The Halifax House Price Index](#) reports that in May 2022, the annual average house price in the UK was 10.5% higher than that in May 2021 and 3.2% higher than that of the preceding quarter. In fact, over the last decade, the cost of a home has risen by 74%.

The Royal Institute of Chartered Surveyors' (RICS) [UK Residential Market Survey for March 2022](#) reports a modest rise in housing market activity, with respondents anticipating the trend to continue in the near future. The volume of fresh listings coming onto the sales market is up for the first time since March 2021, there is however a caution about the potential impact of issues such as the rising cost of living and higher interest rates on the market.

1.1. Housing Delivery Test

The Department for Levelling Up, Housing and Communities (DLUHC) published the results of its 2021 Housing Delivery Test in January 2022. 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).

51 local planning authorities (LPAs) in England delivered less than 75% of their housing requirement and will now face a presumption in favour of sustainable development as a consequence. Further 19 LPAs delivered between 75% and 85%, therefore requiring the addition of a 20% buffer to their calculation of five year housing land supply. Additional 23 LPAs delivered between 85% and 95% of their housing need and will be required to write an action plan. ([Knight Frank](#))

Reigate & Banstead's published housing delivery test result was 126%. Following the council's enquiry into the results, the DLUHC has issued a letter on 09 May 2022 with a recalculated result of 151%. Details can be found on the council's [website](#).

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.
DES6	A minimum of 1,500 gross new units of affordable housing between 2012 and 2027. 35% of affordable housing on site for allocated greenfield urban extension sites. 30% of affordable housing on site for all other developments providing 11 or more homes.

Policy	Monitoring Indicator
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)

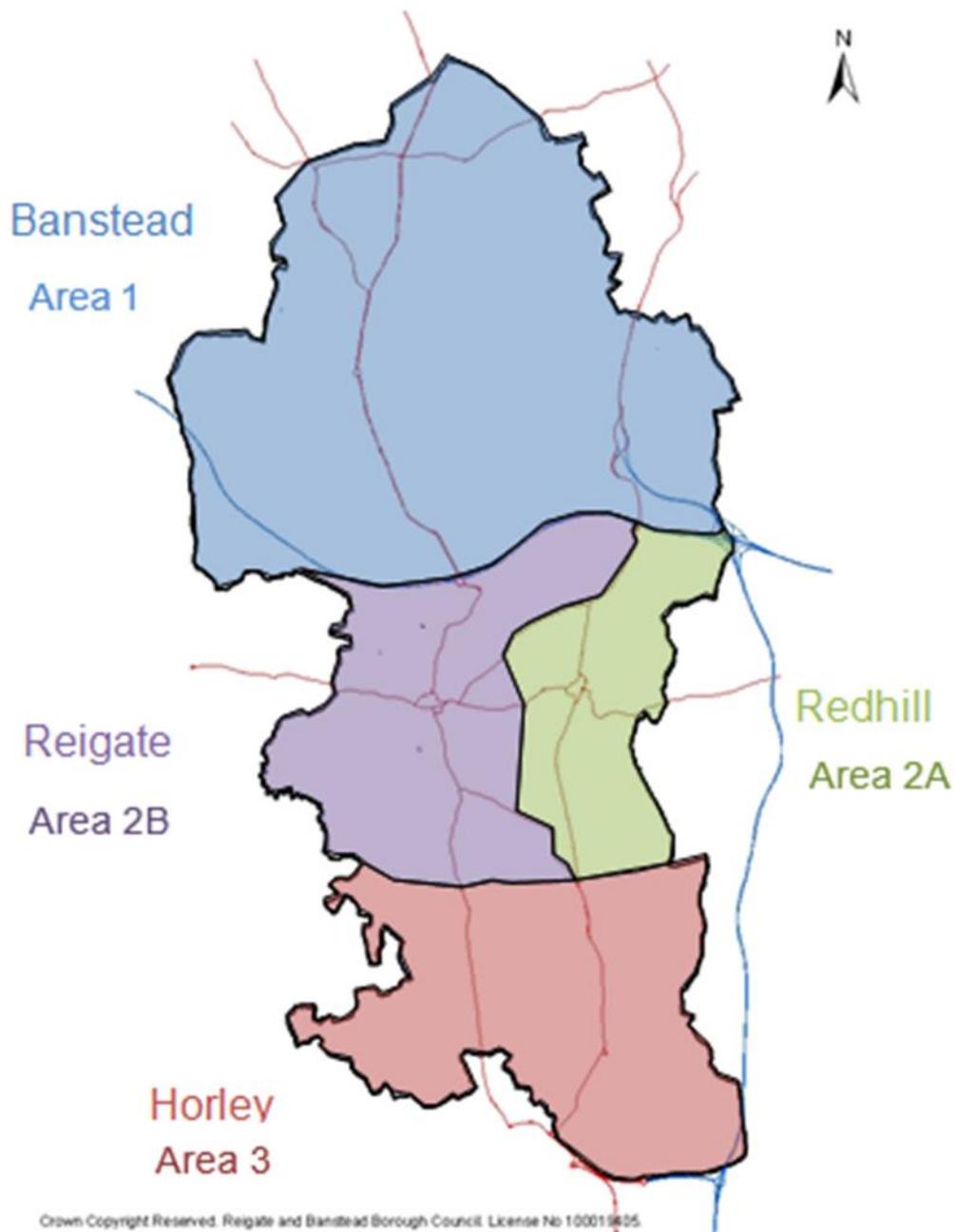


Figure 2: Reigate & Banstead Core Strategy Areas

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 2012 and over the past 10 years, there has been a 63.7% increase in average sale values (from £330,000 in Q1 2012/13 to £540,340 at Q4 2021/22).

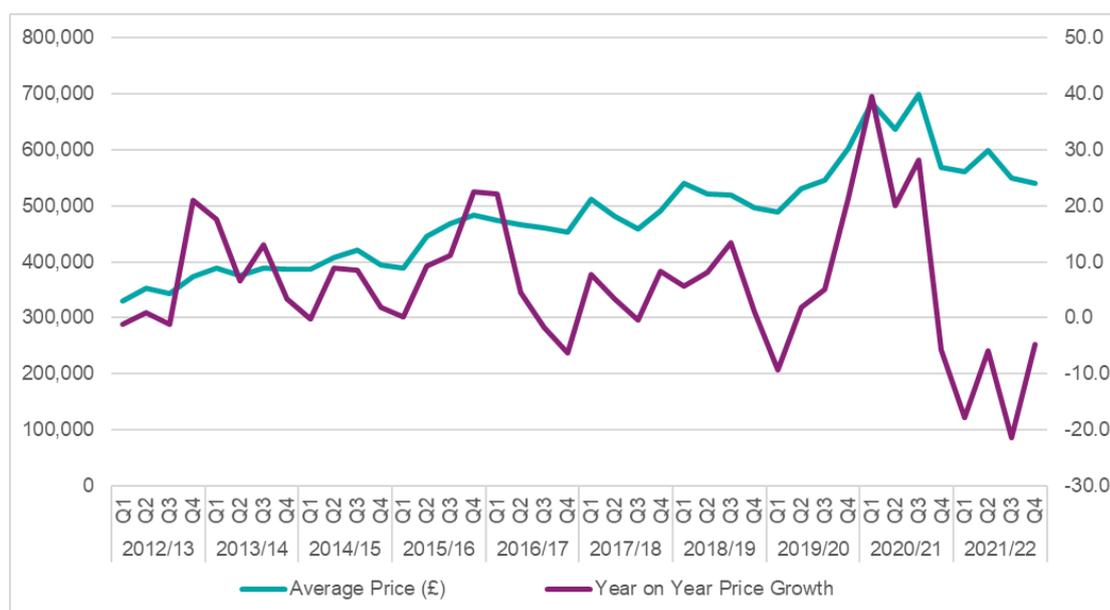


Figure 3: Average sale values 2012 - 2022 (Land Registry data)

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 3.8% (from £561,834 in Q1 to £540,340 in Q4). When considered on a year-on-year basis, the average sale value in 2020/21 was £646,596, falling to £562,608 during the 2021/22 monitoring period, representing a 13.0% decrease when compared with the previous year's average. Conversely, when looking at the UK as a whole, the Land Registry recorded a 9.8% year-on-year increase in the average sale value of properties ([Land Registry UK House Price Index](#)).

Although the average price appears to have fallen, it should be noted that this decrease has been driven by a small number of high value transactions for “other” types of dwellings in 2020/21, artificially inflating the average house price. When comparing the 2021/22 sales to the year before (2019/20), the average house price has increased by 3.8% from £541,920.

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 2021/22 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 should be noted the artificial inflation of average house prices last year (as noted in chapter 2.1 above) means that although it appears the house prices have fallen, when comparing the average sale value for different types of properties, they have all recorded an increase over the last 12 months, because the “other” dwellings are not included in these analyses.

Semi-detached and detached houses experienced the highest increase. The average sale value of semi-detached houses increased by 5.3% to £536,295, whilst detached properties increased by 5.6% to £903,168. Terraced houses also recorded an increase by 2.2% to an average price of £427,463 and the price of flats and maisonettes have increased by 3.1% to an average value of £278,660.

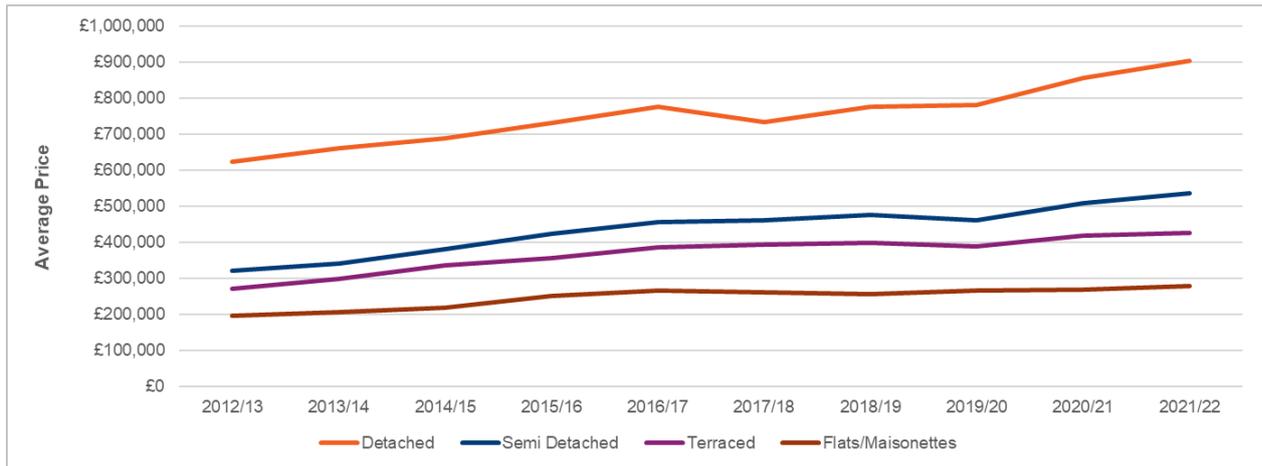


Figure 4: Dwelling sale value trend 2012 - 2022 (Land Registry Data)

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 increased from 12.17 last year to 13.58. This means that the average (median) house price in the borough now represents 13.58 times of the average (median) gross annual workplace-based income.

Figure 5 shows that since 2011 the affordability ratio for Reigate & Banstead has risen from 8.81 to 13.58, making it harder for people to afford homes in the borough. Similar trends in the slight increase in affordability ratio have been seen across Surrey as well as England. Whilst the affordability ratio in the borough is considerable higher than the

England average (9.05), it remains slightly below the levels recorded across Surrey as a whole (14.00).

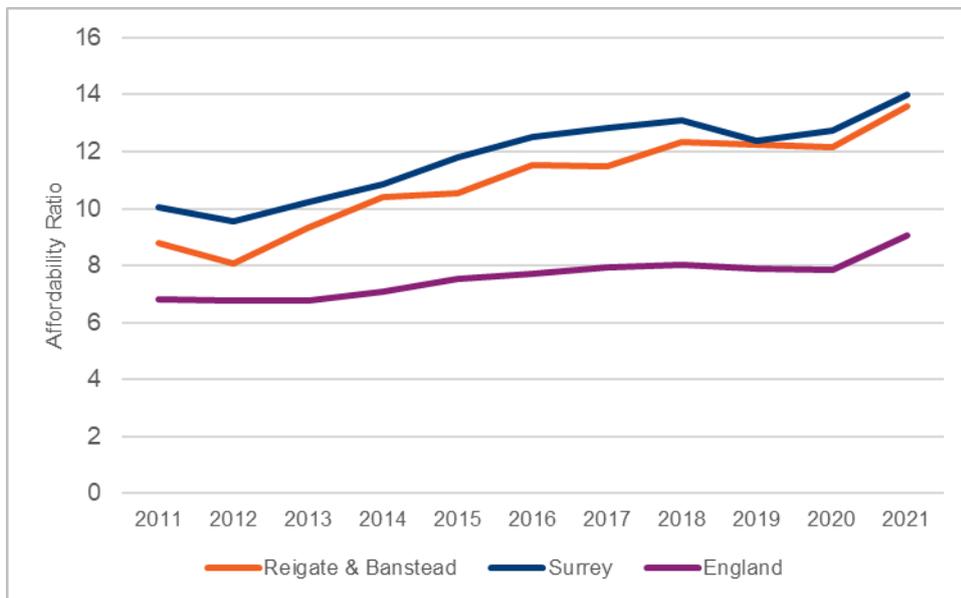


Figure 5: Affordability ratio comparison 2011 - 2021 (ONS data)

2.4. Transaction Volumes

Figure 6 shows that overall, there has been a 6.7% increase in the number of transactions in this monitoring period compared with the last (2,031 to 2,166).

A big increase in transactions in the first quarter coincides with the end of the national lockdown and easing of the COVID-19 restrictions. Second quarter has also seen an increase (23.3% compared to the same quarter during the previous monitoring period), however Q3 and Q4 both recorded considerably less transactions than previous monitoring period (52.4% and 61.2% respectively). The increased sales volume in the early parts of the year could have also been driven by the push to complete before the end of the stamp duty holiday.

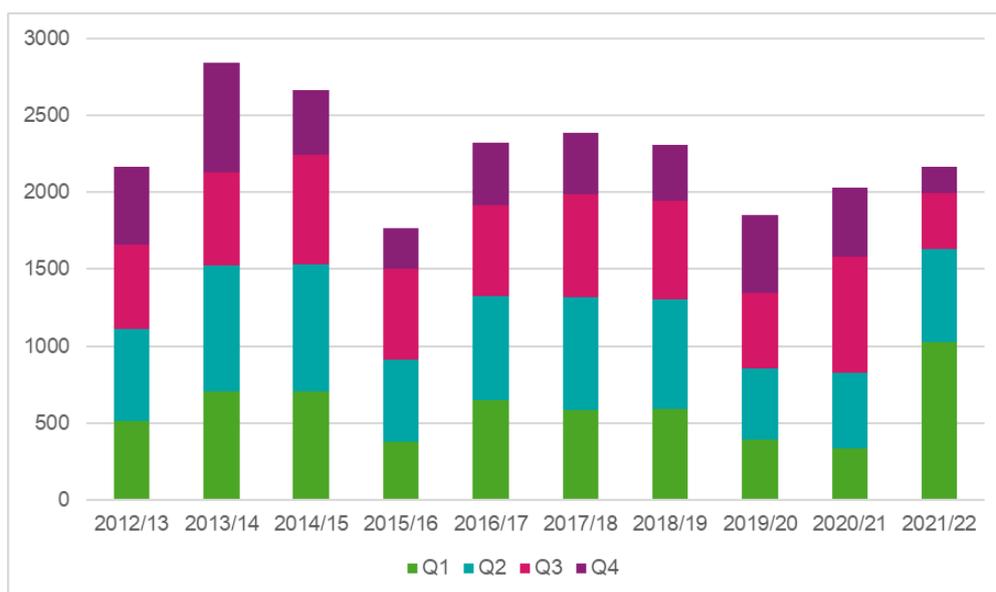


Figure 6: Quarterly sales volume trend 2012 - 2022 (Land Registry Data)

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	2021	2022
A	1,099 (1.8%)	1,100 (1.7%)
B	4,066 (6.5%)	4,139 (6.5%)
C	12,475 (20.0%)	12,716 (20.1%)
D	17,713 (28.3%)	17,882 (28.2%)
E	11,188 (17.9%)	11,395 (18.0%)
F	7,454 (11.9%)	7,526 (11.9%)
G	7,411 (11.9%)	7,460 (11.8%)
H	1,100 (1.8%)	1,105 (1.7%)
Total	61,723	63,323

At the end of this monitoring period (31st March 2022), there were 1,466 empty properties in the borough. Of those, 787 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 2021 to 31 March 2022		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	49	136	7	162	35	0	14	244	647
	Change of Use	7	0	1	78	4	12	16	7	125
	Conversions	0	0	3	0	6	0	6	0	15
	C2 Older Person's Homes*	0	0	0	0	0	0	0	0	0
	Total Completions	56	136	11	240	45	12	36	251	787
Losses	Demolitions	3	0	2	50	4	0	1	0	60
	Changes of Use	2	0	0	0	0	0	0	0	2
	No. of Units Before Conversion	0	0	1	0	1	0	1	0	3
	C2 Older Person's Homes*	0	0	0	0	0	0	0	0	0
	Total Losses	5	0	3	50	5	0	2	0	65
Total Net Gain		51	136	8	190	40	12	34	251	722

1 April 2012 to 31 March 2022 (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	565	701	168	716	301	189	173	1,931	4,744
	Change of Use	61	8	115	400	95	93	96	153	1,021
	Conversions	26	37	74	23	32	0	25	0	217
	C2 Older Person's Homes*	7	90	8	0	0	47	7	32	191
	Total Completions	659	836	365	1,139	428	329	301	2,116	6,173
Losses	Demolitions	116	35	24	138	50	9	21	15	408
	Changes of Use	10	0	6	1	9	0	1	0	27
	No. of Units Before Conversion	12	0	15	2	8	0	6	0	43
	C2 Older Person's Homes*	4	11	0	0	0	25	0	11	51
	Total Losses	142	46	45	141	67	34	28	26	529
Total Net Gain		517	790	320	998	361	295	273	2,090	5,644

*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 – 2022)

As can be seen from table 3 above, net completions for 2021/22, including C2 elderly person’s care and nursing homes, stand at 722; this represents slight decrease on previous year (785), however is significantly above the Core Strategy annual target of 460 (see figure 7 for details).

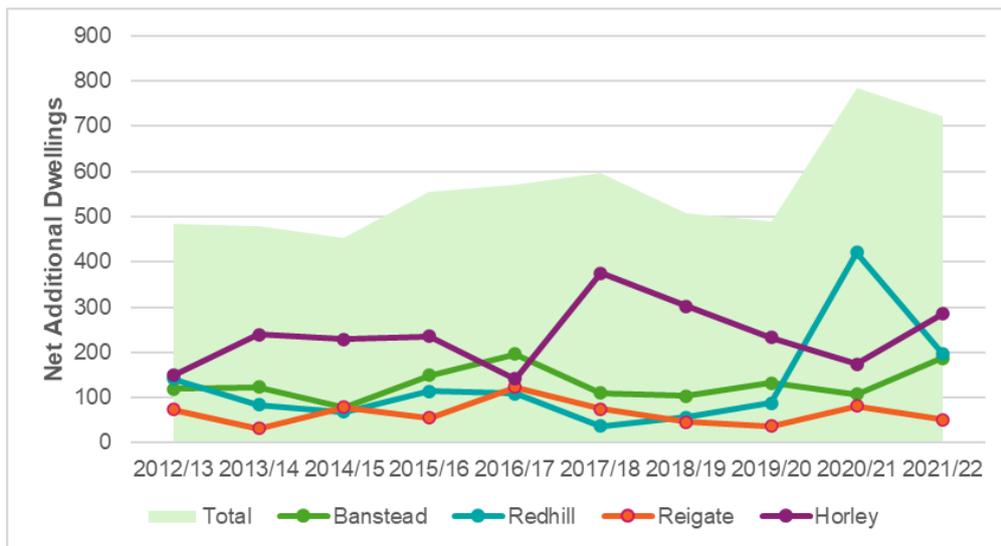


Figure 7: Net completion trend 2012 – 2022

Figure 8 shows the spatial distribution of net additional dwellings since 2012; it shows that the majority of net additional dwellings (39.5%) have been completed within Horley (Area 3). This is largely due to completions on the Horley North West Sector (planning permission 04/02120/OUT for 1,510 units; 244 units completed last year). Redhill and Banstead followed close second and third with 27.4% and 25.9% respectively, whilst 7.2% of dwellings completed last year came from Reigate.

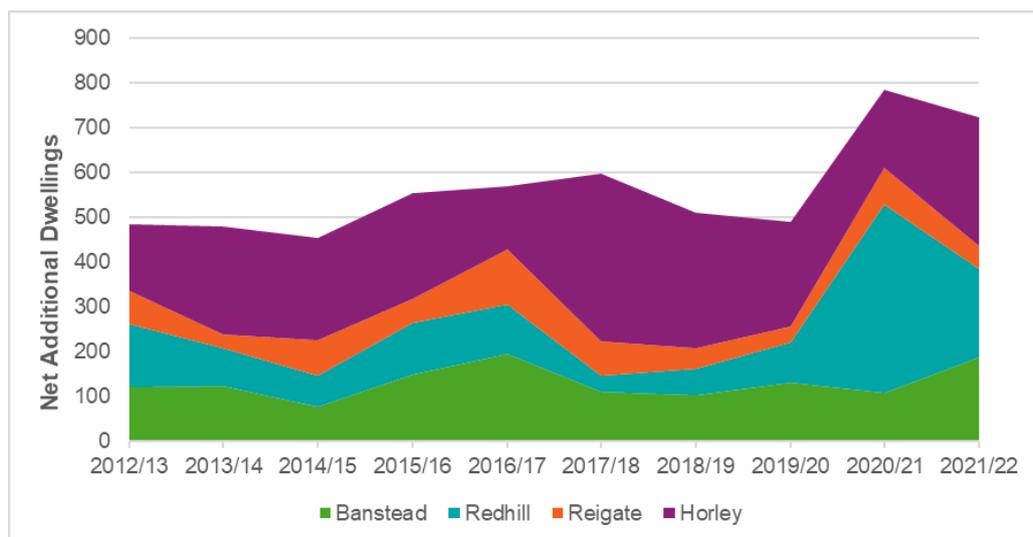


Figure 8: Area contribution to total net completions 2012 – 2022

3.2. Large Site Completion Rates

Large site (sites providing 10 or more units) dwelling completions represented 81.6% of all completions in 2021/22 – a small decrease on the previous year from 82.4%.

Majority of completions delivered on sites of 10 or more dwellings came from Horley (42.6%), following the trend from previous years (with the exception of last year when the majority of completions on large sites came from Redhill).

Redhill accounted for 32.3% of completions on large sites, predominantly due to completions on the site of the former Redhill Youth Association Hall (planning permission 17/02876/F for 50 units), the office to residential conversion of Warwick House (prior approval 19/01964/PAP for 56 units) and the redevelopment of 16 – 46 Cromwell Road (planning permission 18/01158/F), delivering 24 net additional units.

Further 23.1% of units delivered on large sites came from Banstead, largely due to the completions on the site of the former De Burgh school (planning permission 16/02949/F for 229 units).

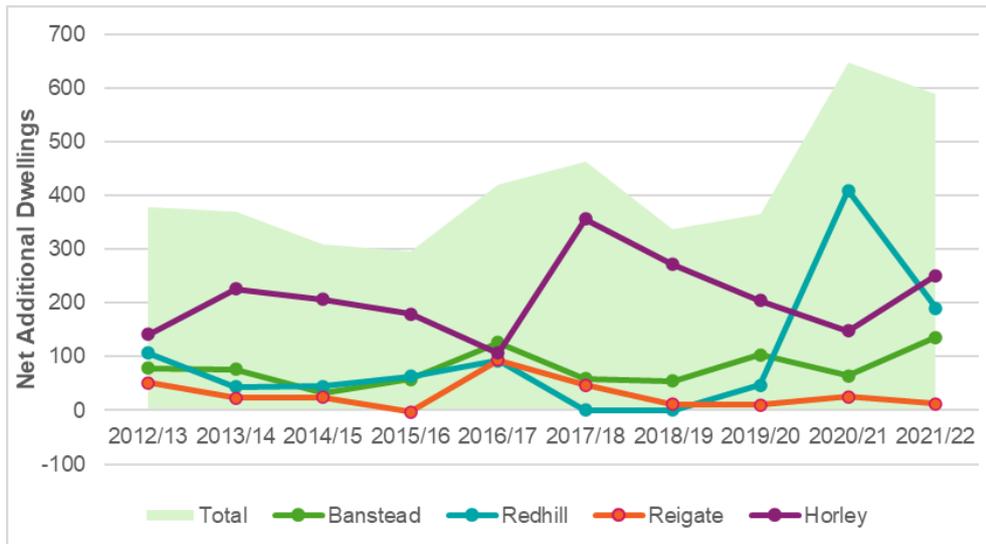


Figure 9: Large site net completion trend 2012 - 2022

3.3. Small Site Completions

Over the last year, there has been a slight increase in the proportion of dwellings completed on sites with less than 10 units; 18.4% of dwellings within this monitoring period, compared to 17.6% previously. Figure 10 shows that most completions on small sites came from the Banstead area (38.4%), followed by Reigate (30.1%) and Horley (25.6%). The smallest proportion of small sites completions came from Redhill, with just 6.0%.

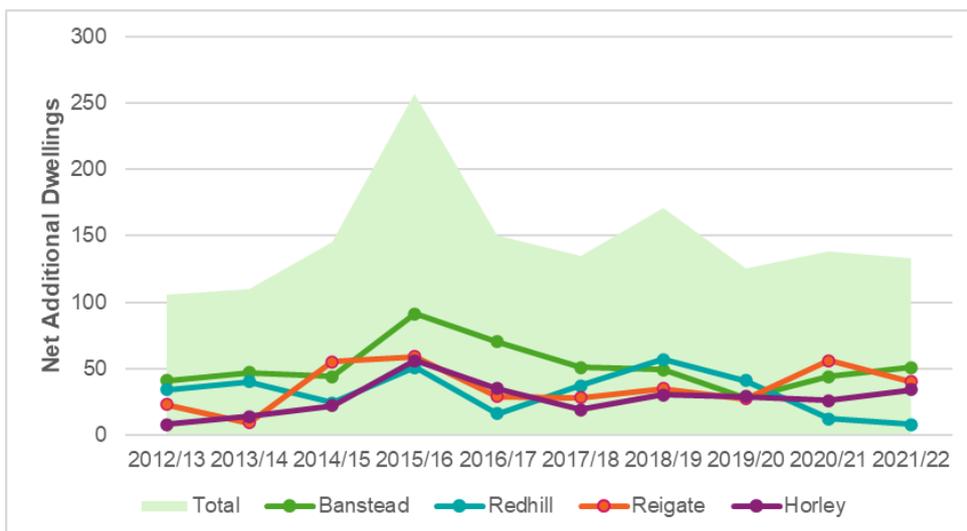


Figure 10: Small site net completion trend 2012 - 2022

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. 63.4% 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 a decrease in the percentage of dwellings built on PDL (from 79.4% to 63.4%). The majority of completions not on PDL came from the Horley North West Sector which was previously greenfield land (planning permission 04/02120/OUT) (84.7% of completions not on PDL).

Table 4: Previously developed land

	Dwellings on PDL	% on PDL
2012/13	360	69.4%
2013/14	149	31.4%
2014/15	303	61.8%
2015/16	438	68.7%
2016/17	418	69.2%
2017/18	253	43.9%
2018/19	219	39.0%
2019/20	266	52.6%
2020/21	655	79.4%
2021/22	499	63.4%

Figure 11 shows that majority the completions on PDL (42.1%) came from the redevelopment of commercial/industrial land and further 29.3% from developments on residential land.

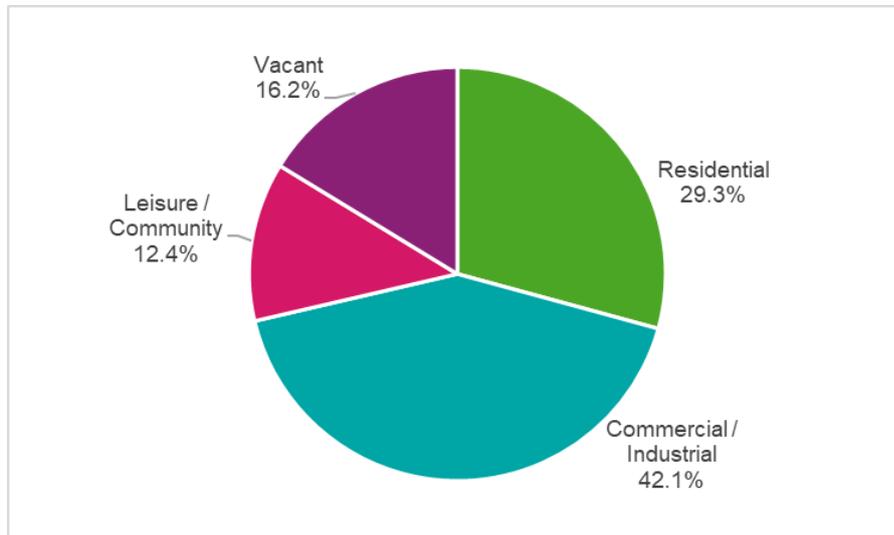


Figure 11: Previous land use of completed dwellings

4.2. Sources of Supply – Designation

As can be seen from figure 12, the majority of dwellings completed within the last twelve months came from allocated housing sites (393 dwellings), largely due to completions of units on the Horley North West Sector sites (244 units completed within this monitoring period) and the Former De Burgh School site (completion of 65 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. Further completions came from sites allocated in the 2019 Development Management Plan, namely 19 units on the site of the Quarryside Business Park (DMP Policy RED1), 23 units on the site of Bellway House (DMP Policy RED2) and 32 units on the Cromwell Road site (DMP Policy RTC2).

Sites located within the borough's town centres delivered 72 dwellings and 227 dwellings were delivered on urban sites with no specific policy designation. The remaining 95 dwellings came from sites located within Areas of Great Landscape Value, Conservation

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

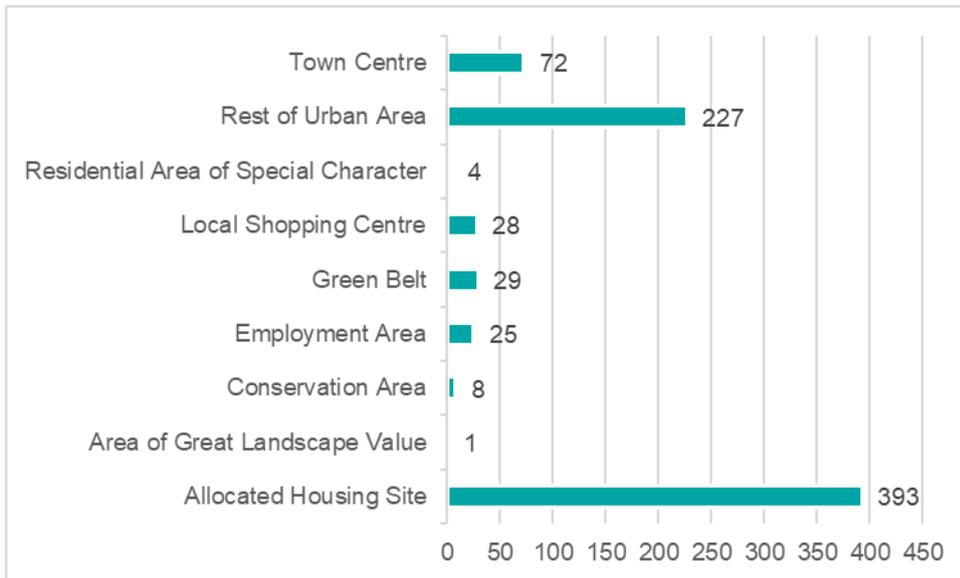


Figure 12: Designation of completed housing sites

Over a half (54.8%) 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 an increase on the proportion delivered in the previous monitoring period (46.2%).

3.8% of the dwellings completed were on unallocated sites outside the urban area. Majority of those (25 dwellings) were on brownfield sites. The remaining five dwellings 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

Over the past decade, there have been several key changes to permitted development rights that have impacted on housing delivery (including through Prior Approval procedure requirement). This started with the introduction of permitted development rights (then Part 3; Class “O”) in 2013 to permit the change of use of offices to houses or flats, and then in 2021, the introduction of Class MA, which allows buildings in Use Class E (commercial, business and storage) to change their use to a C3 residential, subject to

conditions and the prior approval procedure. A further additional route to creating new flats was introduced in 2020. Part 20, Class A allows, subject to conditions, construction of up to two additional storeys of flats on top of a detached block of flats. In total, 655 dwellings have been completed in the borough via the prior approval route since 2013.

Table 5 below shows that during the 2021/22 monitoring period 77 dwellings granted via prior approval have been completed, representing 10.7% of the total net completions during 2021/22 monitoring period. The majority of the units granted via prior approval were completed in the Redhill area (57 units, 74.0%); 15.6% were in Reigate (12 units), 6.5% in Horley (5 units) and 3 units were completed in Banstead (3.9%).

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
2021/22	77
Total	655

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 (50.3%) came from low density sites (sites with density under 40dph – dwellings per hectare), which is an increase from the previous year (38.9%). Conversely, completions on high density sites (sites with a density over 100dph) have decreased from 54.5% last year to 29.0% within this monitoring period.

Table 6: Density of completions

	<40dph	40 – 60dph	60 – 100dph	100+dph
Number of Units	396	76	87	228
Percentage	50.3%	9.7%	11.1%	29.0%

Figure 13 below shows that the dwelling per hectare values (dph) of completions vary by borough area. In Redhill, the greatest proportion of completions were on high density sites with over 100dph, whilst Horley and Banstead areas had greatest proportion of dwellings coming from low density sites of less than 40 dph.

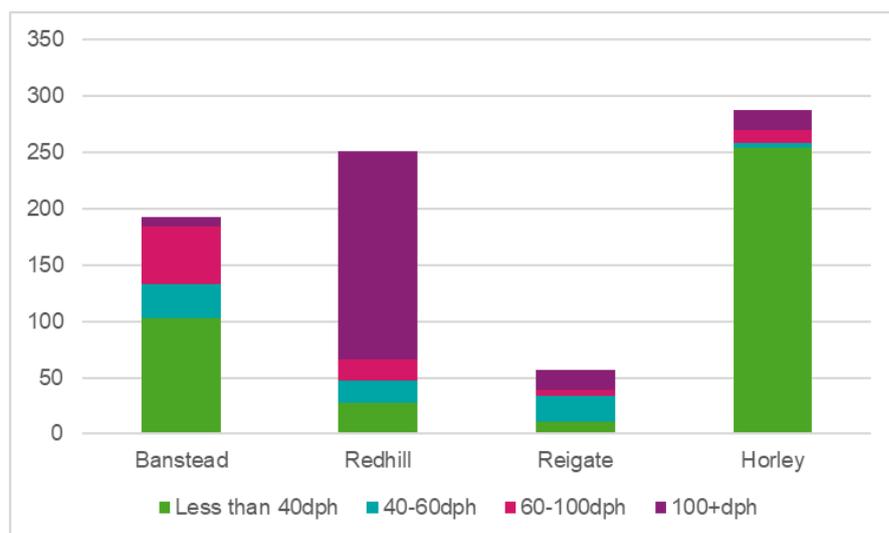


Figure 13: Density of completions by borough area

4.5. Dwelling Size and Type

The split between flats and houses completed within this monitoring period was relatively even, with houses representing 51.1% of completed dwellings, compared to 48.9% of flats. See figure 14 below for details.

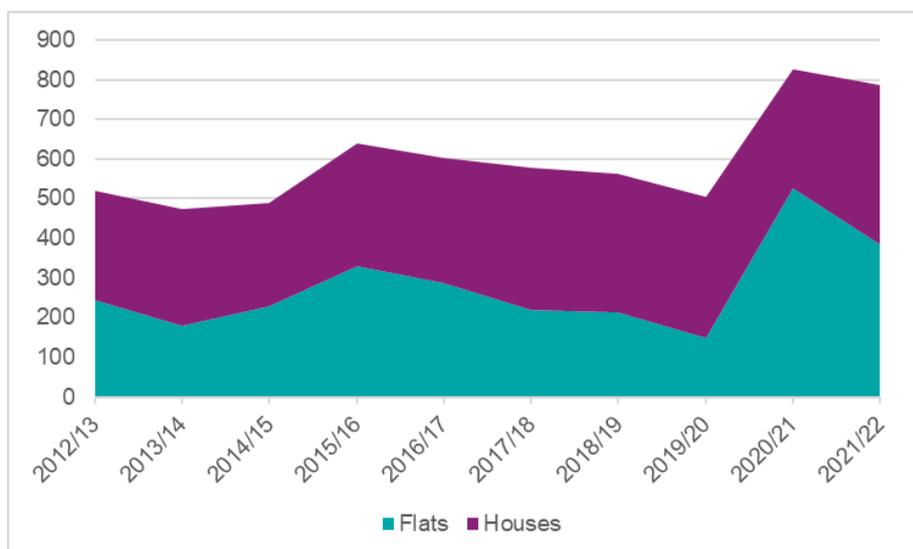


Figure 14: Breakdown by dwelling type (2012 - 2022)

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	81 (42.2%)	111 (57.8%)
Area 2a - Redhill	202 (80.5%)	49 (19.5%)
Area 2b - Reigate	39 (68.4%)	18 (31.6%)
Area 3 - Horley	63 (22.0%)	224 (78.0%)

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 148 out of the 787 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 60.1% of all completions were 1 and 2 bedroom dwellings and 39.9% of all completions were 3 and 4+ bedroom dwellings. This indicates over delivery of smaller units, however it is worth noting that a number of the smaller 1 & 2 bedroom units (16.3%) came from sites granted via prior approval, where the Council cannot enforce recommended housing mix.

Table 8: Completions by size compared to 2012 SHMA recommendations

	Completions 2021/22	SHMA 2012 Market Housing Recommendation
1 bedroom	23.5%	40%
2 bedrooms	36.6%	
3 bedrooms	22.4%	60%
4+ bedrooms	17.5%	

Figure 15 shows variation in the completed dwelling size across the borough's four areas. Specifically, it shows that there is a considerably greater number of completed 1 and 2-bedroom properties in Redhill and Reigate, while larger 3+ bedroom properties dominate in Horley area. Banstead is relatively evenly split with 97 smaller properties and 95 larger 3+ bedroom properties.

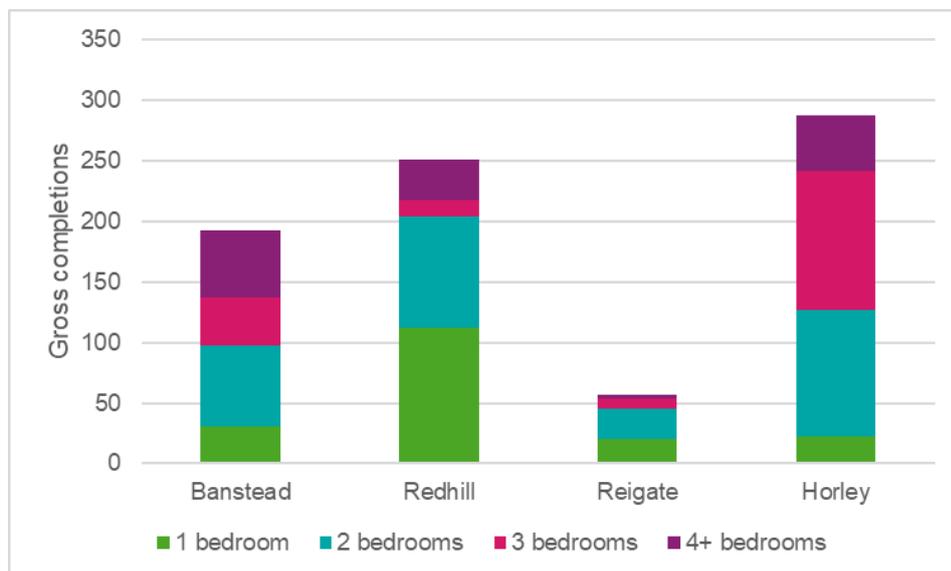


Figure 15: Completed dwelling size by borough area

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 81 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, 55.6% of market housing completions were 1 & 2 bedroom properties and 44.4% of market housing completions were 3 or more bedroom properties. As previously mentioned, the over delivery of smaller units may have been 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 118 gross affordable units have been completed (15.0% of all gross C3 completions). This is above the Core Strategy Monitoring target to provide 100 gross additional affordable dwellings per annum and is an increase from a previous year (93 gross units). It should 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 1,000 units delivered since 2012. So far, 1,036 units of affordable housing have been delivered, which is above the overall target at this point in time.

No completed developments have resulted in a net loss of affordable housing; however 8 units have been demolished to enable the development of 32 affordable housing units on Cromwell Road, Redhill.

Table 10: Affordable housing completions summary

Affordable Completions	Affordable Demolitions
118	8

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, 51 units (43.2%) of social/ affordable rented housing and 67 units of shared ownership housing (56.8%) have been delivered during this monitoring period. This is in line with the recommended affordable housing mix in the 2012 SHMA. In total, 1,036 gross units of affordable housing have been delivered since the start of the plan period in 2012/13 (464 units of social/ affordable rented properties and 572 units of shared ownership properties).

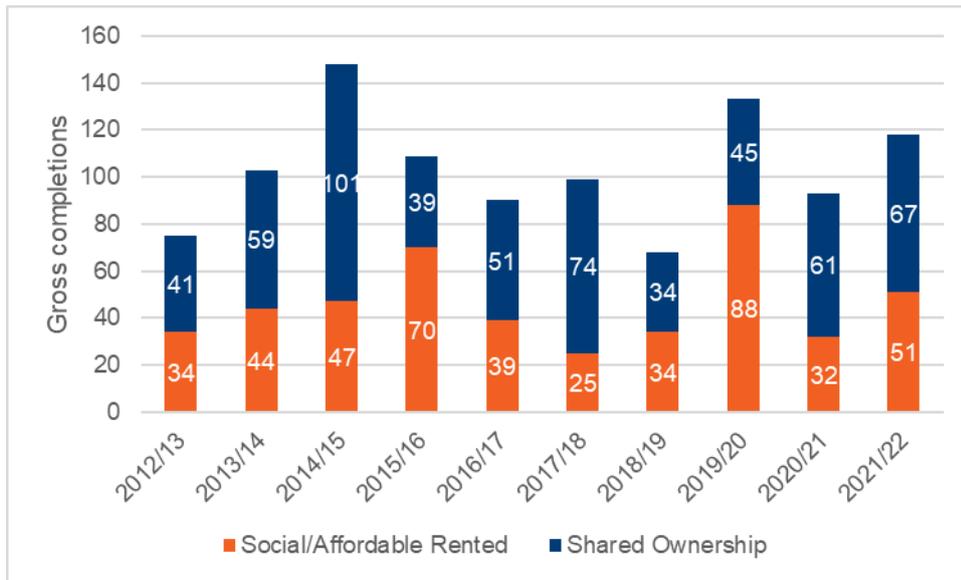


Figure 16: Affordable housing completions trend (gross units)

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, social/affordable rented properties delivered slightly more 1 & 2 bedroom properties, compared to the 2012 SHMA recommendation. Social/ affordable rented 1 & 2 bedroom properties accounted for 90.2% of all social/ affordable rented homes (compared to 75% 2012 SHMA

recommendation). Conversely, shared ownership properties delivered slightly less 1 & 2 bedroom properties (82.1% compared to 85% 2012 SHMA recommendation).

Table 12: Affordable housing completions - size and tenure mix 2021/22

Number of bedrooms	Social/ Affordable rent	Shared ownership
1 & 2 bedroom dwellings	90.2%	82.1%
3+ bedroom dwellings	9.8%	17.9%

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

5.1. Number of New Permissions

Within the last twelve months, 130 planning permissions resulting in a gain or loss of residential dwellings were approved; these have the potential to deliver 557 net dwellings.

Excluding sites which were subsequently substituted (4 planning permissions, 8 net dwellings), 126 planning permissions (549 net dwellings) were granted in this monitoring period.

As can be seen from table 13, the majority of net dwellings (64.5%) have been permitted on large sites within this monitoring period. Reigate saw the largest proportion of newly permitted net dwellings (30.4%) with Redhill and Horley following with 28.4% and 25.5% respectively. Within this monitoring period, Banstead had the smallest proportion, accounting for 15.7% 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)	29 (30 gross)	124 (124 gross)	127 (128 gross)	74 (74 gross)	354 (256 gross)
Small (<10 units)	57 (80 gross)	32 (36 gross)	40 (49 gross)	66 (75 gross)	195 (240 gross)
All sites	86 (110 gross)	156 (160 gross)	167 (177 gross)	140 (149 gross)	549 (596 gross)

5.2. Sources of New Permissions – Previous Land Use

Of those not subsequently substituted, 91.7% of gross dwellings permitted within 2021/22 were on sites that were either commercial/ industrial (59.7%) or residential (32.0%) (see figure 17). Over a half of the units coming from commercial/ industrial sites (206 units, 57.9%) can be attributed to office to residential, industrial to residential or retail to residential permitted development rights.

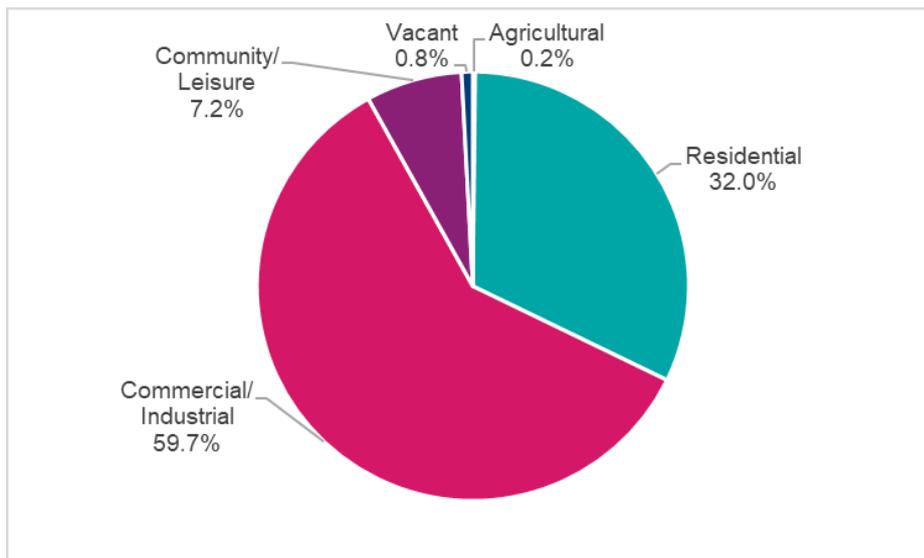


Figure 17: Previous land use of new permissions

5.3. Sources of New Permissions – Designation

Of those, not subsequently substituted, most of the gross new dwellings permitted in this monitoring period (272 dwellings; 45.6%) came from the undesignated urban area (see figure 18). This compares to 39.9% of the dwellings permitted in the last monitoring period.

Town centres also accounted for a good proportion of permitted dwellings (156 dwellings; 26.2%). Most of the new permitted units within the town centres came from Reigate and Redhill town centres (52.6% and 23.1% respectively), mostly attributed to office to residential permitted development (77 out of 82 units in Reigate and 23 out of 36 units in Redhill were granted via prior approval for office to residential conversion). Notable schemes within Reigate and Redhill town centres include the change of use of Vale House in Reigate (prior approval 21/02082/PAP for 42 residential units) and Abbey House in Redhill (prior approval 21/01159/PAP for 23 units).

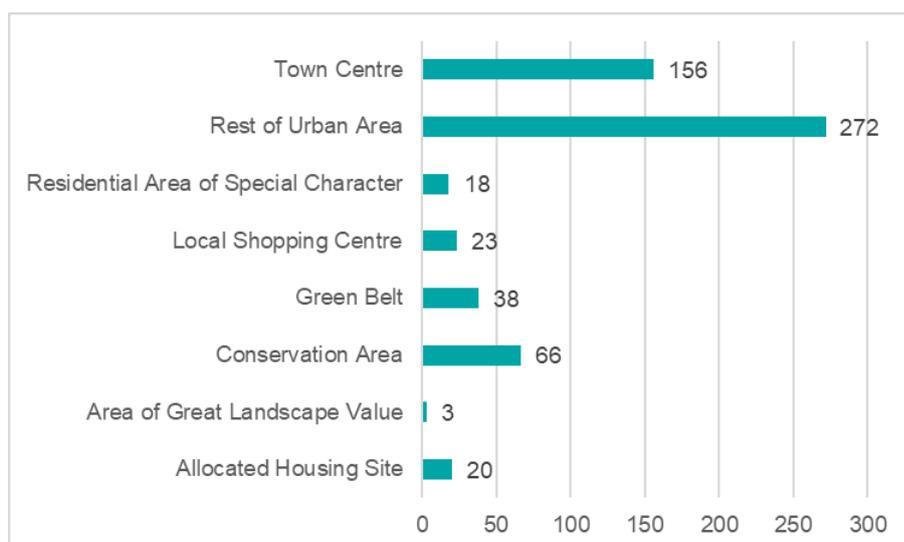


Figure 18: Policy designation of new permissions

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) (50.3%). Low density sites under 40dph represented 29.9% of new gross dwellings, followed by sites with 60 – 100dph (12.9%) and sites with 40 – 60dph (6.9%).

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

	<40dph	40 – 60dph	60 – 100dph	100+dph
Number of Units	178	41	77	300
Percentage	29.9%	6.9%	12.9%	50.3%

5.5. Dwelling Type and Size

Just over three quarters (78.4%) of the permitted (gross) dwellings (excluding permissions subsequently substituted) within the last twelve months were for 1 or 2 bedroomed properties (43.6% 1 bedroom and 34.7% 2 bedroom). See table 15 for details.

This high percentage is in part due to several high capacity flat redevelopments, including Hockley Industrial Centre in Hooley (68 flats), the Vale House in Reigate (42 flats) and Scotia Gas Networks in Horley (36 flats).

Table 15: Size and type of newly permitted dwellings

	Flats	Houses	Total
1 bedroom	251	9	260
2 bedrooms	186	21	207
3 bedrooms	4	36	40
4+ bedrooms	1	88	89
Total	442	154	596

Table 16 shows that most areas experienced greater proportion of flats being permitted within this monitoring period. Redhill had the highest proportion (88.1% of flats), followed closely by Reigate (87.6%) and Horley (71.1%). Banstead was the only area with higher percentage of houses being permitted within this monitoring period (63.6%)

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

	Flats	Houses
Area 1 - Banstead	40	70
Area 2a - Redhill	141	19
Area 2b - Reigate	155	22
Area 3 - Horley	106	43

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, 3 schemes over 11 units were granted planning permission during this monitoring period. Of those, 1 scheme provided on site affordable housing in line with the DMP Policy DES6, 1 scheme provided reduced number of on site affordable housing due to viability issues and 1 scheme did not offer any affordable housing provision (see table 17 for details).

Table 17: Affordable housing provision on newly permitted sites

Planning permission	Comments
20/02081/F for 29 units	9 units of affordable housing were secured by section 106 agreement, in line with the requirements of the DMP Policy DES6.
21/01458/F for 68 units	An open book viability appraisal submitted with the previous application (18/00967/OUT) demonstrated that no more than 3 units of affordable housing could be achieved. One extra unit has been negotiated with this proposal and it was considered to be acceptable without the need for a revised open book viability appraisal.
20/02413/F for 18 units	A significant weight was given to extant prior approvals for change of use to residential, which could be implemented without the need to provide affordable housing or financial contribution. Therefore, in this instance it was felt that insistence on affordable housing contribution would be unreasonable.

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 2022, there were 34 applicants who had been accepted to the Register and, where relevant, have subsequently given permission for their names to remain on the Register (those on Register for more than three years in bases 1 – 3). These are people expressing an interest in acquiring plots for self/custom housebuilding. It should be noted that registrants in base 4 have not yet been surveyed though some have now been on the register for three years. Their permission will be sought, and this will now become a rolling process.

Between 31 October 2020 and 30 October 2021 (the most recent whole base period prior to 31 March 2022), the Council approved 21 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 only 4 accepted applications in the third base period: 31 October 2017 to 30 October 2018, and this has now been reduced to just one, following permission for names remaining on the register being sought in line with requirements for GDPR).

The base-period to 31 March 2022 has so far accepted applications from only 1 eligible individual. Previously there have been a steady number of applications, but few achieved the required legislative and, mostly, Council eligibility requirements (financial eligibility). The system has now been automated to ensure only eligible applicants can apply.

Table 18: Number of eligible applicants accepted to (and providing permission to remain on post-3 years for bases 1 – 3) the Self and Custom housebuilding register

Base period	Number of eligible applicants
01 May 16 – 30 Oct 16	19 previously/ now 6 (GDPR permission)
31 Oct 16 – 30 Oct 17	18 previously/ now 2 (GDPR permission)
31 Oct 17 – 30 Oct 18	4 previously/ now 1 (GDPR permission)
31 Oct 18 – 30 Oct 19	9
31 Oct 19 – 30 Oct 20	8
31 Oct 20 – 31 March 21	8
Total number of individuals on the register (at 31 Mar 2022)	34

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. The number of care home bedrooms should be 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 (1.87).

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, 5,644 net dwellings were completed within the borough (equating to an annual average completion of 564 units), leaving an outstanding requirement of 1,256 dwellings over the remaining plan period.

Table 19: Summary of housing delivery 2012 - 2022

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%
2021/22	669	118	787	65	722	0	0	0	722	57.0%

*Number of C2 bedrooms converted to C3 equivalent

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	4,600	5,644	564	1,044	81.8%	1,256

Oversupply

The inclusion of a previous oversupply within the 5 year housing land supply calculation is a matter of planning judgement for the decision taker (as confirmed in the High Court decision from 18 October 2021 in respect of Land off Ashemead Drive, Gotherington in Tewkesbury Borough).

The Council has taken oversupply in earlier years within this plan period into consideration in calculating the 5YHLS over the Core Strategy / Development Management Plan 2019 plan period 2012 – 2027. This was discussed during the examination of the Council’s Development Management Plan and the Inspector concluded that, subject to the main modification recommended to Policy MLS1 (which was made), the Council’s approach to the supply and delivery of housing is justified, positively prepared, effective, deliverable and consistent with national policy and the Core Strategy (Paragraph 139; [Inspector’s Report on the Examination of Reigate & Banstead Development Management Plan](#), July 2019).

This is not to say that there should be a cap on housing supply, as the NPPF requires it to be a minimum, but rather the housing requirement set in Core Strategy Policy CS13 for “delivery of at least 6,900 homes between 2012 and 2027” is set in for the plan period as a whole, not for individual years, but “equating to an annual average provision of 460 homes per year”. Housing delivery is being annualised to show progress towards meeting that overall housing number, therefore it is logical to include any over or undersupply within the calculation of the 5YHLS.

Table 20 above shows that since the beginning of the Core Strategy plan period, the Council has delivered 1,044 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 2021 Housing Delivery Test returned a positive score of 151% 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	1,044
4. Overall Housing Requirement (1 + 2 – 3)	1,371

As shown in table 21 above, the overall five year requirement is therefore 1,371 units (annual requirement of 274 units).

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 62 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 2,001 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 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 2027, taking into consideration any phasing plans, is 14 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 in the five-year land supply trajectory. During the DMP examination, the Inspector has reviewed the Council's [Housing Trajectory Position Statement of June 2018](#), including a windfall allowance of 375 dwellings within the 5 year land supply period (75 dwellings per year) and considered that this allowance was “robust and justified” (paragraph 135, DMP Inspector's Report). 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 and completed during plan period

Financial Year	Net dwellings permitted (excluding permissions subsequently substituted or lapsed)	Net dwellings completed
2012/13	178	263
2013/14	438	270
2014/15	265	261
2015/16	269	225
2016/17	179	251
2017/18	222	270
2018/19	285	255
2019/20	487	249
2020/21	345	273
2021/22	416	282
Total	3,084	2,599
Average total per annum	308	260

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 3,084 windfall dwellings have been permitted over the plan period (excluding permissions that have been subsequently substituted or lapsed). This equates to an annual average of 308 dwellings, totalling 1,540 dwellings for the five year period.

During the same period, a total of 2,599 net dwellings have been completed on windfall sites, equating to an annual average of 260.

Therefore, a windfall allowance of 375 for the five year period is justified and has been included within the five year land supply trajectory.

7.3. Summary of the Current Five Year Land Supply Position

Table 24 below sets out the current deliverable land supply in Reigate & Banstead and identifies a total capacity of **2,390 net additional dwellings** over the next five years. This represents and **8.72 years supply** against the Core Strategy requirement and NPPF 5% buffer.

Table 24: Summary of current Five Year Land Supply at April 2022

Source	
1. Sites with planning permission	2,001
2. Sites without planning permission	14
3. Specific Deliverable Sites (1 + 2)	2,015
4. Windfall allowance	375
5. Total Five Year Supply (3 + 4)	2,390
6. Core Strategy Annualised Housing Requirement	460
7. 5% Buffer	23
8. Annualised plan period over/under supply	-209
9. Total annual requirement (6 + 7 + 8)	274
10. Equivalent years supply (5 / 9)	8.72

7.4. Projection of the Five Year Land Supply Position for the Purposes of the DMP Policy MLS1

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”.

The five year period for the predicted Five Year Housing Land Supply at April 2023 will extend beyond the current Local Plan period (2012 – 2027). Therefore, to calculate the

annualised housing requirement, the Core Strategy requirement of 460 will be used for the first four years and a Standard Method calculated figure of 644 will be used for the final year (2027/28). This will result in an annualised housing requirement of 497 $[(4 * 460 + 1 * 644) / 5]$. Details of the Standard Method calculation can be found in Appendix 3.

The overall housing requirement of a minimum of 6,900 dwellings (annualised as 460 dpa) relates to the plan period 2012 – 2027 only. Therefore, any previous oversupply from earlier years of that plan period would only be applied to the first four years (2023/24, 2024/25, 2025/26 & 2026/27). Predicted oversupply at April 2023 based on the housing trajectory from 31 March 2022 is 1,572 units, annualised as 314dpa. Annualised oversupply included for the first four years only, results in a reduced total of 1,256 $(4 * 314)$. Reduced oversupply of 1,256 annualised over 5 years equals 251 $(1,256 / 5)$.

Table 25: Summary of predicted Five Year Land Supply at April 2023

Source	
1. Sites with planning permission	1,098
2. Sites without planning permission	14
3. Specific Deliverable Sites (1 + 2)	1,112
4. Windfall allowance	375
5. Total Five Year Supply (3 + 4)	1,487
6. Annualised Housing Requirement	497
7. 5% Buffer	25
8. Annualised plan period over/under supply	-251
9. Total annual requirement (6 + 7 + 8)	271
10. Equivalent years supply (5 / 9)	5.49

Table 24 shows that as of April 2022, the Council can maintain a five year land supply and table 25 predicts that in April 2023, 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.

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 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 in development plans 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) on 26 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. Paragraph c) makes clear that targets should be set in development plans.

Annual demonstration of a sufficient supply of “deliverable” sites to provide for 5-years of pitches and plots against locally set targets is important in ensuring that new traveller housing (for both gypsies and travellers and travelling showpeople) is planned and is provided in suitable locations. This statement sets out the Council’s 5-year supply against its adopted targets set out in the DMP (Table 7).

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 be 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).

Monitoring of supply against identified need will therefore inform the consideration of planning applications where “un-met need” or “supply” for gypsies, travellers and travelling showpeople pitches and / or plots is identified by the applicant as part of the justification, generally for occupation of unauthorised pitches on land designated as Green Belt.

8.2. Need

The Council’s pitch and plot targets for the borough are set out its Development Management Plan (DMP) 2019, Policy GTT1 Table 7. These targets seek to meet in full the current (i.e. as assessed in 2016/17) and future needs to 2027 (end of the current plan period), 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 assessed the need for additional permanent traveller pitches, and also for plots for travelling showpeople at the time (spring 2016), and over the 15 years 2016 to 2031). The 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 end of the current plan period). The targets are set out below in Tables 26 and 27.

As well as the PPTS-defined traveller needs, the DMP pitch target include those households interviewed who did not meet the planning definition of a traveller, or those households where this was unknown or uncertain in recognition of the Council’s wider equalities obligations for ethnically defined Irish, Romany and Scottish travellers who may no longer travel for work. The traveller pitch targets are therefore higher than the need which the PPTS requires the Council to plan pitch provision for. The wording of DMP Policy GTT1(4) reflects this.

Table 26: Identified need for Gypsy and Traveller pitches (2016 - 2027)
Source – DMP Policy GTT1

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 are needed to meet needs of PPTS- defined travellers)	4 (of which 2 are needed to meet the needs of PPTS-defined travellers)	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 2022 and consider the supply of land for pitches and plots respectively for five years from 1 April 2022 to 31 March 2027, as set out in Figures 39 and 40.

As set out in PPTS 2015 (paragraph 10), for a site to be considered "deliverable" a site 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's definition of "deliverable" sites, the "supply" side includes pitches and plots that have been granted full permanent planning permission (unless there is clear evidence that the permission will not be implemented within 5 years).

Pitches granted temporary permission are not included in the supply of additional pitches. This includes four additional pitches at Kents Field, Rectory Lane, Woodmansterne, which were granted temporary planning permission for 3 years on appeal on 1 March 2018, when the land was designated as Green Belt, but which was subsequently inset from Green Belt designation on adoption of the DMP in September 2019. The temporary planning permissions expired in March 2021 (Ref: 16/03004/F/AP) and February 2022 (ref: 16/03004/DET04).

As the Kent's Field site is now allocated as DMP site G12 for approximately 4 pitches, and is no longer designated as Green Belt, it is likely that a planning application to remove the temporary condition on this non-green belt allocated site will soon be submitted.

An application for planning permission for four additional pitches at Highlands, Blackhorse Lane, Lower Kingswood (Ref: 19/00237/CU) was refused on highways splay grounds. This site is DMP site allocation G11 for approximately 4 pitches and has been inset from the Green Belt. Planning application 22/00577/CU submitted 10 March 2022 is currently being assessed. If these highways access viability issues are successfully resolved, there would be 4 additional authorised pitches on the privately-owned allocated site. In the last few years of the plan period, the gypsy pitch site allocations on the sustainable urban extension sites providing over 70 homes (see DMP Policy GTT1(6)) will be provided depending on the timing of “release” of the urban extension sites for development, triggered as set out in DMP Policy MLS1.

There are no publicly-owned traveller sites in the borough, and no transit sites. Additional 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 definition specified in the PPTS). 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 Equality Duty.

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 surveys 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. A personal planning permission was granted 15 July 2019 for one pitch 18/00816/F for a traveller (meeting the PPTS definition), his spouse and their resident dependants on land in the Green Belt at Arlington Stables, Woodmansterne Lane. As this family’s need was not included in the 2017 TAA, as not resident in the borough at the time, the personal permission is not counted towards supply.

Table 28: Calculation of Five Year Land Supply of deliverable land for Gypsy and Traveller pitches (as of 1st April 2022)

		Total number of pitches	Annual average
A	Need in Years 0 – 5 Pitch requirement 1 st April 2016 – 31 st March 2021	23	4.6
B	Need in Years 6 – 11 Pitch requirement for 5 year period 1 st April 2022 – 31 st March 2026	4	0.8
C	Need in Years 0 – 6 (inclusive) 1 st April 2016 – 31 st March 2022	$23 + 0.8 = 23.8$	N/A
D	Supply in Years 0 – 6 (inclusive) Pitches granted permanent permission and implemented 1 st April 2016 – 31 st March 2022	31	N/A
E	Oversupply (D – C) between 1 st April 2016 and 31 st March 2022	7.2	N/A
F	Pitch need for next 5 years 1 st April 2022 – 31 st March 2027	$4 / 5 = 0.8 \times 4 = 3.2 + 1$ (for 2022) = 4.2	0.84
G	Number of years' pitch supply against need (1st April 2022 – 31st March 2027)	8.57	N/A

Table 29: Calculation of Five Year Land Supply of deliverable land for Travelling Showpeople plots (as of 1st April 2022)

		Total	Annual
A	Plot need 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 need for 5 years 1 st April 2021 – 31 st March 2026 (Years 6 – 10)	2	0.4
E	Plot need for 2027	0	0
F	Total plot need for 5 years (1 st April 2022 – 31 st March 2027) (taking into account oversupply)	$0.4 \times 4 = 1.6$	0.4
G	Need years 1 st April 2022 – 31 st March 2027 minus oversupply in years	$1.6 - 1 = 0.6$ pitches	
H	Number of years' supply against need (1st April 2022 to 31st March 2027)	0	N/A

8.4. Conclusion

As at 1st April 2022, the Council can demonstrate an 8.57 year supply of deliverable land for gypsy and traveller pitches. However, the Council does not have a demonstrable 5-year supply of deliverable land for travelling showpeople's plots measured against the target (0.6 pitches needed). For information on pitches and plots approved since 2016 and current applications, see Appendix 2, Tables 44, 45 & 46.

9. Summary of Key Findings

- **House Prices:** Land Registry reports that within the 2021/22 monitoring period, there was a 13.8% decrease in the average house price within Reigate & Banstead (from £646,596 to £562,608). Although the average price appears to have fallen, it should be noted that this decrease has been driven by a small number of high value transactions for “other” types of dwellings in 2020/21, artificially inflating the average house price. When comparing to the previous year (2019/20), the average house price has increased by 3.8% from £541,920.
- **Affordability:** The affordability ratio has increased from 12.17 last year to 13.58, meaning the average (median) house price in the borough now represents 13.58 times of the average (median) gross annual workplace-based income.
- **Sales:** There has been a 6.7% increase in the number of transactions within the last twelve months in the borough (2,031 to 2,166).
- **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 722 net additional dwellings were completed (including C2 older people’s care and nursing homes), this is a small decrease from the 785 completed in 2020/21 but remains above the Council’s annual target of 460 dwellings per annum. This includes 118 gross new units of affordable housing.
- **Previously Developed Land (PDL):** Within the last twelve months 63.4% 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 126 sites were granted planning permission, equating to 549 net dwellings.
- **Five Year Housing Land Supply:** The current, deliverable five year land supply as of 01 April 2022 is 2,382 net additional dwellings, equating to an 8.72 years supply against the Core Strategy requirement and NPPF 5% buffer. The predicted supply as of 01 April 2023 is 1,480 net additional dwellings, equating to a 5.49 years supply.

- **Five Year Supply of Deliverable Land for Gypsies, Travellers and Travelling Showpeople Accommodation:** As of 1st April 2022, the Council can demonstrate an 8.57 year supply of deliverable land for gypsy and traveller pitches. However, the Council does not have a demonstrable 5-year supply of deliverable land for travelling showpeople's plots measured against the target (0.6 pitches needed).

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
19/00158/PAP	84A Victoria Road, Horley, Surrey, RH6 7AB	1
19/00318/F	Natwest, 39 - 41 Station Road, Redhill, Surrey, RH1 1QH	2
18/02456/F	Harps Oak House, 180 London Road North, Merstham, Surrey, RH1 3BP	5
18/02368/F	Business Premises R/O Manor Cottage Farm, Rectory Lane, Woodmansterne	3
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
19/01300/PAP & 19/01299/F	Millenium House, 99 Bell Street, Reigate, Surrey, RH2 7AN	18
20/00683/F	52A High Street, Banstead, Surrey, SM7 2LX	1
19/02553/F	Land Adjacent To The Former Royal Mail Delivery Office, Rear Of 28 High Street, Banstead, Surrey, SM7 2LQ	2
21/01547/PAP	Fileturn House, Brighton Road, Redhill, Surrey, RH1 6QZ	12
20/02763/PAP	Puzzler Media Ltd, Stonecroft, 69 Station Road, Redhill, Surrey, RH1 1EY	8
19/00616/F	La Lanterna, 73 Bell Street, Reigate, Surrey, RH2 7AN	1
20/01624/F	Salfords Village Store, 21 Brighton Road, Salfords, Surrey, RH1 5BT	5
Total Undeliverable		62

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 2022	Net deliverable by 31 March 2027
Under construction	Area 1 - Banstead	76	69	69
	Area 2a - Redhill	34	34	34
	Area 2b - Reigate	62	62	62
	Area 3 - Horley	50	50	50
Not implemented	Area 1 - Banstead	92	92	92
	Area 2a - Redhill	32	32	32
	Area 2b - Reigate	37	37	37
	Area 3 - Horley	45	45	45
Total net deliverable on small sites (less than 10 units) with planning permission in the Five Year Supply				421

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 2022	Net deliverable by 31 March 2027
Under construction	Area 1 - Banstead	352	111	111
	Area 2a - Redhill	486	414	401
	Area 2b - Reigate	91	91	91
	Area 3 - Horley	1651	552	552
Not implemented	Area 1 - Banstead	45	45	45
	Area 2a - Redhill	111	111	111
	Area 2b - Reigate	54	54	54
	Area 3 - Horley	64	64	64
Total net deliverable on large sites (more than 10 units) with planning permission in the Five Year Supply				1,429

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

Implementation status	Borough area	Net permitted	Net remaining @ 01 April 2022	Net deliverable by 31 March 2027
Under construction	Area 1 - Banstead	13	13	13
	Area 2a - Redhill	43	43	43
	Area 2b - Reigate	-7	-7	-7
	Area 3 - Horley	0	0	0
Not implemented	Area 1 - Banstead	150	150	70
	Area 2a - Redhill	0	0	0
	Area 2b - Reigate	32	32	32
	Area 3 - Horley	0	0	0
Total net deliverable on C2 sites with planning permission in the Five Year Supply				151

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 or gain 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

Current Planning Status	Net Units Permitted	Units completed @ 31 March 2022	Total net remaining @ 1 April 2022	Net Deliverable by 31 March 2027	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
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. Data from our Street naming and numbering colleagues suggest site is anticipated completing in summer 2022.
Planning permission 18/02583/F Under construction	24	0	-3	-3	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. The development is mostly complete with only 1 unit remaining.
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 approved April 2021. The loss of 16 units of C2 accommodation has been recorded in Table 42 below.
Planning permission 17/00762/F Under construction	29	9	20	20	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 will be ready to move into this summer.
Planning permission 16/02949/F Under construction	229	205	24	24	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 the remaining units by September 2022.
Planning permission 19/01488/F Under construction	14	0	14	14	Yes	No	No	N/A – planning permission is under construction.	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.	Works commenced September 2021 (CIL Commencement Notice). Landowner previously stated all units anticipated to complete in 2022/23. Number of conditions discharged May 2021 – January 2022.
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 a private individual.	The site was recently sold to a private individual and a new permission 22/01066/PAP for 19 units is currently awaiting determination.
Planning permission 20/01799/F Not started	10	0	10	10	Yes	No	No	Planning permission granted on appeal February 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 Charterpoint Limited & Premium Fruits.	No evidence identified to suggest that this planning permission will not be implemented.

Current Planning Status	Net Units Permitted	Units completed @ 31 March 2022	Total net remaining @ 1 April 2022	Net Deliverable by 31 March 2027	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
Planning permission 21/02160/F Not started	10	0	10	10	Yes	No	No	Planning permission granted March 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 Prospect Wells House Limited.	No evidence identified to suggest that this planning permission will not be implemented.
Planning permission 20/00829/F Not started	9	0	9	9	Yes	No	No	Planning permission granted on appeal November 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 Prestige London Homes.	No evidence identified to suggest that this planning permission will not be implemented.

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 2022	Total net remaining @ 1 April 2022	Net Deliverable by 31 March 2027	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 Avenue Road, Banstead, Surrey, SM7 2PF	Planning permission 20/00163/F Not started	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 on previous application 18/02612/F, providing additional unit. Three conditions discharged September 2020 – September 2021. Works commenced July 2021 (CIL Commencement Notice).
22 Chipstead Road, Banstead, Surrey, SM7 2HH	Planning permission 21/01629/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 London and Surrey Developments.	Works commenced December 2021 (Building Control Notice). Landowner indicated site is due to complete October 2022.
2A High Street, Banstead, Surrey, SM7 2LJ	Planning permission 21/01981/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 November 2021 (CIL Commencement Notice). Agent indicated site is nearing completion.
Bramerton, 10 & 10A Cunningham Road, Woodmansterne, Surrey, SM7 3HG	Planning permission 21/01016/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 November 2021 (CIL Commencement Notice). Agent indicated the completion is anticipated by the end of 2022.
Land To The Rear Of Cherrytrees And Willoughby, Croydon Lane, Banstead, Surrey, SM7 3BJ	Planning permission 18/00713/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 August 2021 (Building control notice). Landowner indicated site due to complete in 2022/23.
Plot Between 37 And 39 Salisbury Road, Banstead, Surrey, SM7 2DP	Planning permission 21/00145/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.	This application follows previous application (19/02234/F). Works commenced April 2021 (CIL Commencement Notice).
Cleave Prior Cottage, Bridge Way, Chipstead, Coulsdon, Surrey, CR5 3PX	Planning permission 19/01524/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 January 2022. Data from our Street naming and numbering colleagues suggest site is anticipated completing late 2022/early 2023.
Downside, Hazel Way, Chipstead, Surrey, CR5 3PP	Planning permission 21/01133/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 Polaris Passivhaus Developments Ltd.	Works commenced February 2021.
Nicola Farm, 37 Woodmansterne Lane, Woodmansterne, Surrey, M7 3HA	Planning permission 19/00784/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 Havensilver.	Works commenced June 2021 (CIL Commencement Notice). Data from our Street naming and numbering colleagues suggest site is anticipated completing early summer 2023.

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Whitecroft, Furze Grove, Kingswood, Tadworth, Surrey, KT20 6ES	Planning permission 21/02696/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 have been identified. The site is developed by a private individual.	Works commenced February 2022 (CIL Commencement Notice).
25 Brighton Road, Hooley, Surrey, CR5 3EJ	Planning permission 20/00487/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 developed by a private individual.	Works commenced September 2021 (CIL Commencement Notice).
Land Adjoining 20 Epsom Lane South, Tadworth, Surrey, KT20 5SX	Planning permission 20/02847/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 have been identified. The site is being developed by a private individual.	Works commenced November 2021 (CIL Commencement Notice).
Land Rear Of 17-23 The Drive, Banstead, Surrey, SM7 1DF	Planning permission 19/02336/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 Denton Homes.	Works commenced August 2021 (NHBC commencement notice).
2 Worsted Green, Merstham, Redhill, Surrey, RH1 3PN	Planning permission 20/00922/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 have been identified. The site is being developed by a private individual.	Works commenced June 2021 (Building control notice).
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 site completion is imminent.
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 amendment of approved plans and minor changes to elevation approved June 2021.
Land Rear Of 127-139 Ruden Way, Epsom Downs, Surrey, KT17 3LW	Planning permission 19/01673/OUT 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 Fleet Homes.	Works commenced November 2021. Data from our Street naming and numbering colleagues suggest site is anticipated completing late 2022.
"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. Agent confirmed site is nearing completion.

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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 Barbfield 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 – July 2021. Construction on site commenced October 2020 (CIL commencement notice).
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.
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.
136-140 Brighton Road, Burgh Heath, Surrey, KT20 6AQ	Planning permission 20/00314/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 have been identified. The site is being developed by Rushmon Ltd.	Works commenced July 2021 (CIL Commencement Notice).
7 Ruden Way, Epsom Downs, Surrey, KT17 3LL	Planning permission 21/02085/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 March 2022 (CIL Commencement Notice).
Land To The Rear Of 63-65 Hillside, Banstead, Surrey, SM7 1ES	Planning permission 21/01170/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 The Chapel Property Co Ltd.	Works commenced October 2021 (CIL Commencement Notice).
144 Merland Rise, Tadworth, Surrey, KT20 5JA	Planning permission 20/02378/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 May 2021 (CIL Commencement Notice). Landowner confirmed site is due to complete in July 2022.

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Trees, 18 Bears Den, Kingswood, Surrey, KT20 6PL	Planning permission 20/01076/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 have been identified. The site is being developed by Lime Group.	Agent confirmed the construction on site has commenced.
Southatch, Wonford Close, Walton On The Hill, Tadworth, Surrey, KT20 7QX	Planning permission 20/01762/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 have been identified. The site is being developed by Creed Homes.	Agent confirmed construction on site is nearing completion.
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. Works commenced September 2021 (CIL Commencement Notice). Landowner indicated site is due to complete in 2022/23.
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 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).
Chatelet, Wonford Close, Walton On The Hill, Tadworth, Surrey, KT20 7QX	Planning permission 22/00082/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.	Data from our street naming and numbering colleagues indicate that works on site are nearly complete.
85 Preston Lane, Tadworth, Surrey, KT20 5HJ	Planning permission 20/02104/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.	Google maps search suggests site is under construction. Data from our Street naming and numbering colleagues suggest estimated completion in 2022.
Rhubard And Bramble, 28 Station Approach, Tadworth, Surrey, KT20 5AH	Planning permission 20/00802/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 have been identified. The site is being developed by James UK Development Services.	Planning permission granted in July 2020. S73 application approved May 2021, increasing the total number of flats to 5 (4 net). Site survey indicates site is under construction.
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.
16 Holly Hill Drive, Banstead, Surrey, SM7 2BD	Planning permission 21/01908/F Not started	1	0	1	1	Yes	No	No	Planning permission granted November 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 unimplemented planning permission will not be implemented.

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6A High Street, Banstead, Surrey, SM7 2LJ	Planning permission 21/02637/F Not started	1	0	1	1	Yes	No	No	Planning permission granted December 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 E D'amore & Co Limited.	The owner confirmed works on site are due to commence in June 2022.
Banstead Physio And Therapies, 133A High Street, Banstead, Surrey, SM7 2NS	Planning permission 21/01507/F Not started	3	0	3	3	Yes	No	No	Planning permission granted September 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 MD Private Limited.	The owner confirmed their intention to develop the site and indicated anticipated completion in 2023/24.
Former Little Manor, Larch Close, Kingswood, Surrey	Planning permission 21/01260/F Not started	2	0	2	2	Yes	No	No	Planning permission granted August 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 unimplemented planning permission will not be implemented.
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.	Replacement application (22/00939/F) for two units is currently awaiting determination.
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.	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. Section 73 application for variation of condition (21/01312/S73) approved August 2021. Number of conditions discharged December 2021 – February 2022.
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. Landowner confirmed intention to commence construction Jun/Jul 2022 with anticipated completion in 2023/24.
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.
34 Ballards Green, Burgh Heath, Tadworth, Surrey, KT20 6DA	Planning permission 21/03084/F Not started	1	0	1	1	Yes	No	No	Planning permission granted February 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.

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Annexe Known As The Barn, Boundary Farm, 33 Woodmansterne Lane, Woodmansterne, Surrey, SM7 3EY	Planning permission 21/00363/F Not started	1	0	1	1	Yes	No	No	Planning permission granted June 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 Redwood Land Investments Ltd.	No evidence identified which suggests that this extant 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.
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 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 by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented.
Land To The Rear Of Uplands, Walpole Avenue, Chipstead, CR5 3PP	Planning permission 21/02840/F Not started	1	0	1	1	Yes	No	No	Planning permission granted January 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.
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. Application for discharge of condition currently awaiting determination.
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. Application for discharge of condition currently awaiting determination.
Newton House Rear Of 16 - 18 Cross Road, Tadworth, Surrey, KT20 5SR	Planning permission 21/02041/PAP Not started	2	0	2	2	Yes	No	No	Prior approval granted September 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 Higginson & Lambert.	No evidence identified which suggests that this extant planning permission will not be implemented. Agent noted delay in construction due to covid but confirmed the intention to develop the site.
Red Chimneys, Warren Drive, Kingswood, Tadworth, Surrey, KT20 6PZ	Planning permission 21/00391/F Not started	1	0	1	1	Yes	No	No	Planning permission granted April 2021. This follows on a previous application 18/01593/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 extant planning permission will not be implemented.

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Sleeping Beauty, 8 Waterhouse Lane, Kingswood, Surrey, KT20 6EB	Planning permission 21/02802/F	1	0	1	1	Yes	No	No	Planning permission granted December 2021. An alternative permission 22/00556/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	Planning permission granted April 2020. This application follows previous application 18/01607/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 Paarl Homes Woodland Way Ltd.	No evidence identified which suggests that this extant planning permission will not be implemented. Number of conditions discharged June 2021 – March 2022. Section 73 applications for variation of condition approved July 2021 and January 2022. Non-material amendment application currently awaiting determination.
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 Peak Residential Ltd.	No evidence identified which suggests that this unimplemented planning permission will not be implemented. Number of conditions approved July 2021 – January 2022. Several other conditions are currently awaiting determination.
136 Brighton Road, Hooley, Surrey, CR5 3EF	Planning permission 21/00328/F Not started	5	0	5	5	Yes	No	No	Planning permission granted on appeal in February 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 Warwick Estates Ltd.	No evidence identified which suggests that this unimplemented planning permission will not be implemented. Application for discharge of condition is currently awaiting determination.
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.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2022	Total net remaining @ 1 April 2022	Net Deliverable by 31 March 2027	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
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 (22/00570/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.
48 Cross Road, Tadworth, Surrey, KT20 5ST	Planning permission 20/00701/F Not started	3	0	3	3	Yes	No	No	Planning permission granted on appeal September 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 Denton Homes.	Planning permission granted on appeal September 2021. Number of alternative proposals are currently awaiting determination. Landowner has confirmed the intent to develop the site, based on the outcome of the additional planning applications, and indicated the anticipated delivery on site in 2023/24.
76 Shelters Way, Tadworth, Surrey, KT20 5QF	Planning permission 19/02598/OUT Not started	3	0	3	3	Yes	No	No	Planning permission granted September 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 private individual.	No evidence identified which suggests that this extant planning permission will not be implemented. Agent has indicated that reserved matter application is currently in preparation.
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. Site was sold to Chaim Gluck in January 2022.	No evidence identified which suggests that this extant planning permission will not be implemented.
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.
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.
296 Fir Tree Road, Epsom Downs, Surrey, KT17 3NN	Planning permission 21/02551/F Not started	1	0	1	1	Yes	No	No	Planning permission granted November 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 Denton Homes Ltd.	No evidence identified which suggests that this extant planning permission will not be implemented.
34 Brighton Road, Banstead, Surrey, SM7 1BS	Planning permission 20/00315/F Not started	4	0	4	4	Yes	No	No	Planning permission granted on appeal January 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 have been identified. The site is being developed by Nuro Homes Ltd.	No evidence identified which suggests that this extant planning permission will not be implemented. Number of conditions currently awaiting determination.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2022	Total net remaining @ 1 April 2022	Net Deliverable by 31 March 2027	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
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 – September 2021. Landowner indicated works are anticipated to start on site in 2022.
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.
Nork House, 33 Nork Way, Banstead, Surrey, SM7 1PB	Planning permission 19/00384/F Not started	1	0	1	1	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 a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented.
10 West Drive And Land To The Rear Of 9,11 And 12 West Drive, Burgh Heath, Tadworth, Surrey, KT20 5PA	Planning permission 20/02510/F Not started	6	0	6	6	Yes	No	No	Planning permission granted April 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 Devine Homes Plc.	No evidence identified which suggests that this extant planning permission will not be implemented. Non-material amendment application approved October 2021. Number of conditions discharged December 2021 – February 2022. S73 application approved February 2022.
16 Downs Wood And Rear Of 37, 39, 41, 43, 45 & 47 Yew Tree Bottom Road, Epsom Downs, Epsom, Surrey, KT18 5UH	Planning permission 20/01369/F Not started	7	0	7	7	Yes	No	No	Planning permission granted on appeal March 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 Quarterhill Homes Ltd.	No evidence identified which suggests that this extant planning permission will not be implemented.
5 Norman Close, Epsom Downs, Surrey, KT18 5RU	Planning permission 21/00547/F Not started	1	0	1	1	Yes	No	No	Planning permission granted April 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.
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.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2022	Total net remaining @ 1 April 2022	Net Deliverable by 31 March 2027	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
Hunters Lodge, Margery Lane, Lower Kingswood, Tadworth, Surrey, KT20 7BW	Planning permission 19/01672/OUT Not started	2	0	2	2	Yes	No	No	Planning permission granted 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. 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. 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 Not started	2	0	2	2	Yes	No	No	Planning permission granted 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. 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. New permission (21/00350/OUT) increasing the site to a total of 5 net units is currently awaiting determination.
Land To The Rear Of 103 Shawley Way, Epsom Downs, Epsom, Surrey, KT18 5PG	Planning permission 21/01984/F Not started	1	0	1	1	Yes	No	No	Planning permission granted October 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. The site is currently in the process of being sold.	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. Number of conditions discharged June 2021 – March 2022. Several conditions are currently awaiting determination. 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 2022	Total net remaining @ 1 April 2022	Net Deliverable by 31 March 2027	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.	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 January 2021. S73 application currently awaiting determination. Data from our Street naming and numbering colleagues suggest estimated completion late 2022.
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 late summer 2022.
Quarryside Business Park, Trowers Way, Redhill, Surrey, RH1 2JL	Planning permission 18/02276/F Under construction	83	19	64	64	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 Vistry South East.	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 – March 2022. with a number of conditions currently awaiting determination.
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 previously indicated that development is currently on hold.
RNIB Soundscape, Philanthropic Road, Redhill	Planning permission 14/02562/F Under construction	66	53	13	13	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 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.
The Oakley Outdoor Centre, Radstock Way, Merstham, Surrey, RH1 3NT	Planning permission 18/00312/F Under construction	22	0	22	22	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 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. 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. Works commenced May 2021 (CIL Commencement Notice). Landowner indicated anticipated completion in 2023/24.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2022	Total net remaining @ 1 April 2022	Net Deliverable by 31 March 2027	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
Aquila Group Holdings Ltd, First Floor, Aquila House, 35 London Road, Redhill, Surrey, RH1 1NJ	Planning permission 20/02733/PAP & 21/02586/F Under construction	53	0	53	53	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 Diamond Corporation Limited.	Prior approval for change of use from office to 45 residential flats and full planning permission for minor modification to roof level to create 8 flats. Several conditions discharged January – March 2022. Additional application for discharge of condition currently awaiting determination.
Kingsfield Business Centre, Philanthropic Road, Redhill, Surrey, RH1 4DP	Planning permission 19/01605/F Under construction	29	0	29	29	Yes	No	No	N/A – planning permission is under construction.	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.	Works commenced October 2021 (CIL Commencement Notice). Data from our Street naming and numbering colleagues suggest anticipated completion in spring 2023.
The Epiphany House, Mansfield Drive, Merstham, Redhill, Surrey, RH1 3JP	Planning permission 19/02559/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 Turnbull Land.	The site is an allocation in the Development Management Plan (RED4). Works on site commenced August 2021 (CIL Commencement Notice). Landowner indicated anticipated completion August 2022.
Hockley Industrial Centre, Hooley Lane, Redhill, Surrey, RH1 6ET	Planning permission 21/01458/F Not started	68	0	68	68	Yes	No	No	Planning permission granted February 2022.	An open book viability appraisal submitted with the previous application (18/00967/OUT) demonstrated that no more than 3 units of affordable housing could be achieved. One extra unit has been negotiated with this proposal and it was considered to be acceptable without the need for a revised open book viability appraisal.	No ownership constraints identified. The site is being developed by Nordhus Properties.	This application follows a previous application (18/00967/OUT) for 60 units. No evidence identified which suggests that this extant planning permission will not be implemented.
St Johns Court, 51 St Johns Road, Redhill, Surrey, RH1 6DS	Planning permission 21/02010/PAP Not started	11	0	11	11	Yes	No	No	Prior approval granted September 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 Montreaux Redhill.	Additional permission 21/02609/F for alterations to the fenestration, façade and roof granted December 2021. Two applications for discharge of conditions are currently awaiting determination.
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 approved December 2021. Landowner indicated anticipated commencement late 2022 with completion estimated 2023/24.
Abbey House, 25 Clarendon Road, Redhill, Surrey, RH1 1QZ	Planning permission 21/01159/PAP Not started	23	0	23	23	Yes	No	No	Prior approval granted June 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 Diamond Corporation Limited.	No evidence identified which suggests that this extant planning permission will not be implemented.

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 2022	Total net remaining @ 1 April 2022	Net Deliverable by 31 March 2027	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 21/01422/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 February 2022 (CIL commencement notice). The landowner indicated that the works are anticipated to complete by July 2023.
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).
Warwick House, 67 Station Road, Redhill, Surrey, RH1 1QU	Planning permission & 20/01463/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 Warwick House (Redhill) Developments.	Work commenced October 2021. The landowner has confirmed that the remaining units are expected to complete in 2022/23.
Great Meadows Hostel, Princes Road, Redhill, Surrey, RH1 6JJ	Planning permission 18/02395/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 Marcon Construction.	Work on site commenced November 2021. Landowner indicated the anticipated completion in 2022/23.
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. Several conditions discharged November 2021 – January 2022.
Langdon Court, 20 Princes Road, Redhill, Surrey, RH1 6JQ	Planning permission 19/00599/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 Lodgecrest Investments Ltd.	Work on site commenced September 2021. Landowner confirmed completion is due second quarter of 2022.
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 developed 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.
1 Holmesdale House, 46 Croydon Road, Reigate, Surrey, RH2 0NH	Planning permission 20/02400/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 Atlanta Trust Ltd.	Work on site commenced September 2021 (Building Control Notice)
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).

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2022	Total net remaining @ 1 April 2022	Net Deliverable by 31 March 2027	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
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).
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 have been identified. The site is being developed by Peter Ray Designs Ltd.	Conditions discharged June 2019.
2 Sylvan Way, Redhill, Surrey, RH1 4DE	Planning permission 20/00280/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 was being developed by Daniels Development Group.	Work on site commenced June 2021 (CIL Commencement Notice). S73 application approved February 2022.
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).
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).
Squirrels Leap, 13 Wraylands Drive, Reigate, Surrey, RH2 0LG	Planning permission 20/01339/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 Nuffield Homes.	No evidence identified which suggests that this extant planning permission will not be implemented. Data from our Street naming and numbering colleagues indicate estimated completion in 2022.
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). Landowner indicated site is due to complete August 2022.
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.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2022	Total net remaining @ 1 April 2022	Net Deliverable by 31 March 2027	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
102 Brambletye Park Road, Redhill, Surrey, RH1 6EJ	Planning permission 21/02014/F Not started	1	0	1	1	Yes	No	No	Planning permission granted December 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.
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.
29 Woodlands Road, Redhill, Surrey, RH1 6EY	Planning permission 21/00413/F Not started	2	0	2	2	Yes	No	No	Planning permission granted on appeal January 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 Beaufort Homes Ltd.	No evidence identified which suggests that this extant planning permission will not be implemented.
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.	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.
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.
FAS, 48 Nutfield Road, Merstham, Surrey, RH1 3EP	Planning permission 21/03096/PAP Not started	1	0	1	1	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 Woodcote Limited.	No evidence identified which suggests that this extant planning permission will not be implemented.
Land To The Rear Of 38-42 Nutfield Road, Merstham, Surrey, RH1 3EP	Planning permission 21/01597/F Not started	1	0	1	1	Yes	No	No	Planning permission granted September 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 Woodcote Estates.	No evidence identified which suggests that this extant planning permission will not be implemented. Number of conditions discharged December 2021 – March 2022.
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.
11 Linkfield Corner, Redhill, Surrey, RH1 1BD	Planning permission 20/02192/F Not started	2	0	2	2	Yes	No	No	Planning permission granted August 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 Dfb Homes Ltd.	No evidence identified which suggests that this extant planning permission will not be implemented. Condition discharged December 2021.
19 Gatton Park Road, Redhill, Surrey, RH1 2DZ	Planning permission 21/01966/F Not started	1	0	1	1	Yes	No	No	Planning permission granted October 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 Gatton Park Homes Ltd.	No evidence identified which suggests that this extant planning permission will not be implemented. Number of conditions discharged February – March 2022. Several other conditions are currently awaiting determination. S73 application for variation of condition is also currently awaiting determination.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2022	Total net remaining @ 1 April 2022	Net Deliverable by 31 March 2027	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 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 - 4 High Street, Redhill, Surrey, RH1 1RH	Planning permission 21/03049/F Not started	2	0	2	2	Yes	No	No	Planning permission granted February 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.	This permission relates to a conversion of the rear part of the first floor to two flats. A prior approval (22/00072/PAP – see below) for the change of use of the front part of the first floor to residential has been granted in March 2022. No evidence identified which suggests that this extant planning permission will not be implemented.
2 - 4 High Street, Redhill, Surrey, RH1 1RH	Planning permission 22/00072/PAP Not started	1	0	1	1	Yes	No	No	Prior approval granted March 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.	This permission relates to a change of use of the front part of the first floor to residential. Further permission (21/03049/F – see above) for the conversion of the rear part of the first floor to two flats has been granted in February 2022. No evidence identified which suggests that this extant planning permission will not be implemented.
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. S73 application for variation of condition approved July 2021. Several conditions discharged December 2021 – February 2022. Number of conditions currently awaiting determination.
Marketfield Court, 15 Marketfield Way, Redhill, Surrey, RH1 1EU	Planning permission 21/02420/F Not started	3	0	3	3	Yes	No	No	Planning permission granted February 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 Longcrest	Landowner indicated the construction is due to start first quarter of 2023 with anticipated completion by fourth quarter of 2023.
Tesco Express, 73 Canalside, Redhill, Surrey, RH1 2NH	Planning permission 20/00737/F Not started	8	0	8	8	Yes	No	No	Planning permission granted on appeal November 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 E.R.E. Collections Limited.	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 2022	Total net remaining @ 1 April 2022	Net Deliverable by 31 March 2027	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).
5A, 7a, 9a, 11a, 13A West Street, Reigate, Surrey, RH2 9BL	Planning permission 21/01323/PAP Under construction	14	0	14	14	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.
Reigate Hill House, 28 Reigate Hill, Reigate, Surrey, RH2 9NG	Planning permission 21/01193/PAP & 21/02291/P	14	0	14	14	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 Longcrest.	Work on site commenced March 2022 (Building Control Notice). Landowner indicated anticipated completion late 2022.
Vale House, Roebuck Close, Reigate, Surrey, RH2 7RU	Planning permission 21/02082/PAP Under construction	42	0	42	42	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 Life Less Ordinary.	No evidence identified which suggests that this unimplemented planning permission will not be implemented. Offices are vacant. Landowner indicated anticipated completion in 2022/23.
Integration UK Ltd, Westcroft, 16 West Street, Reigate, Surrey, RH2 9BS	Planning permission 21/02679/PAP Under construction	11	0	11	11	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 Longcrest.	Landowner confirmed site is under construction with anticipated completion late 2022.
Roebuck House, Bancroft Road, Reigate, Surrey, RH2 7RP	Planning permission 21/02800/PAP Not started	22	0	22	22	Yes	No	No	Prior approval granted December 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 Life Less Ordinary.	No evidence identified which suggests that this unimplemented planning permission will not be implemented.
Fonthill, 58 Reigate Road, Reigate, Surrey, RH2 0QN	Planning permission 20/02081/F Not started	28	0	28	28	Yes	No	No	Planning permission granted August 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 Beechcroft Developments Ltd.	No evidence identified which suggests that this unimplemented planning permission will not be implemented. Several conditions discharged January – March 2023 with a number of additional conditions currently awaiting determination.
Shrewsbury Court Independent Hospital, Shrewsbury Road, Redhill, Surrey, RH1 6YY	Planning permission 20/01540/F Not started	4	0	4	4	Yes	No	No	Planning permission granted April 2021. S73 application amending a total number of C2 bedrooms to 78 granted October 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 Whitepost Healthcare.	Planning permission is for 78 units of C2 accommodation. The existing use on site includes an 18-bed care home, therefore the scheme will provide a net gain of 60 bedrooms in C2 use (equivalent 32 units of C3 use). The C2 units are recorded in table 42. The scheme will also provide 4 units of C3 market housing. Replacement planning permission for increased number of bedrooms (21/03310/F) is currently awaiting determination.

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 2022	Total net remaining @ 1 April 2022	Net Deliverable by 31 March 2027	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
Bridge House, 1 Brighton Road, Redhill, Surrey, RH1 6PW	Planning permission 21/01195/PAP & 21/02040/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 Prideview Properties.	Work on site commenced November 2021 (CIL Commencement Notice).
Land Adjacent 2 Belmont Road, Reigate, Surrey, RH2 7EE	Planning permission 16/00228/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 B. R. Nominee's Ltd.	Work on site commenced April 2021 (CIL Commencement Notice).
Mirabelle Cottage, 2A Copse Road, Redhill, Surrey, RH1 6NW	Planning permission 21/01322/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 on site commenced March 2022 (CIL Commencement Notice). Landowner indicated anticipated completion February 2023.
The Vineking, 4 West Road, Reigate, Surrey, RH2 7JT	Planning permission 20/02919/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 FairOak.	Work on site commenced March 2022 (CIL Commencement Notice).
4 Beaufort Road, Reigate, Surrey, RH2 9DJ	Planning permission 19/02044/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 Lochplace Ltd.	Work on site commenced March 2022 (Building Control notification). Landowner indicated anticipated completion in 2022/23.
Clears Farm Stables, 1A The Clears, Reigate, Surrey, RH2 9JL	Planning permission 19/02369/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.	Work on site commenced November 2021 (CIL Commencement Notice). Data from our Street naming and numbering colleagues indicate estimated completion spring 2023.
Land Rear Of Lamorna, 26 Gatton Road, Reigate, Surrey, RH2 0EX	Planning permission 19/01195/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 on site commenced May 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 on site commenced March 2016. Number of conditions discharged June-August 2017. Further conditions discharged August 2018.
Mount Pleasant, Coppice Lane, Reigate, Surrey, RH2 9JF	Planning permission 20/02195/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 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. Work on site commenced June 2021 (CIL Commencement Notice).

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2022	Total net remaining @ 1 April 2022	Net Deliverable by 31 March 2027	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
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.
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 Meadows, Park Lane, Reigate, Surrey, RH2 8JX	Planning permission 20/01420/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.	No evidence identified which suggests that this extant planning permission will not be implemented. Data from our Street naming and numbering colleagues indicate anticipated completion spring 2023.
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).
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.
1A North Road, Reigate, Surrey, RH2 8LY	Planning permission 20/02601/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 private individuals.	Work on site commenced July 2021 (CIL Commencement Notice). Landowner indicated anticipated completion November 2022.
30 Sandcross Lane, Reigate, Surrey, RH2 8EL	Planning permission 19/02222/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 on site commenced March 2022 (Building Control notification).
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).
44 Lynn Walk, Reigate, Surrey, RH2 7NY	Planning permission 21/02794/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 on site commenced January 2022 (CIL Commencement Notice).

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2022	Total net remaining @ 1 April 2022	Net Deliverable by 31 March 2027	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
Hair Lounge, 5 Slipshatch Road, Reigate, Surrey, RH2 8HA	Planning permission 19/00463/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.	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. Work on site commenced January 2022 (Building Control notification).
Land Adjacent To 24 Dovers Green Road, Reigate, Surrey, RH2 8BT	Planning permission 21/01234/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 Properties Ltd.	Work on site commenced August 2021 (CIL Commencement Notice).
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.
Chalk Hills Bakery, 75 Bell Street, Reigate, Surrey, RH2 7AN	Planning permission 21/02122/PAP 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 Trinity Square Developments.	Site visit indicates site is under construction. Part of a wider scheme, also including 21/03309/PAP for conversion of a yoga studio into 3 flats.
Chalk Hills Bakery, 75 Bell Street, Reigate, Surrey, RH2 7AN	Planning permission 21/03309/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 Trinity Square Developments.	Site visit indicates site is under construction. Part of a wider scheme, also including 21/02122/PAP for conversion of offices into 7 flats.
3 Brightlands Road, Reigate, Surrey, RH2 0EP	Planning permission 20/01543/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.	Non-material amendment application approved January 2021. Number of conditions, including all pre-commencement conditions, discharged February – March 2021. S73 application approved November 2021. Further S73 application is currently awaiting determination. S73 application states site begun construction in January 2021.
Codes House, Yorke Road, Reigate, Surrey, RH2 9HG	Planning permission 20/01462/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 Aspire Lpp.	No evidence identified which suggests that this extant planning permission will not be implemented. Number of conditions approved June 2021. Properties on sale online with estimated completion date July 2022.
31 Grovehill Road, Redhill, Surrey, RH1 6PJ	Planning permission 19/01553/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.	No evidence identified which suggests that this extant planning permission will not be implemented. Data from our Street naming and numbering colleagues suggest the development is close to completion.
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.	Agent has confirmed site is under construction and the development is close to completion.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2022	Total net remaining @ 1 April 2022	Net Deliverable by 31 March 2027	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
113 Bell Street, Reigate, Surrey, RH2 7JB	Planning permission 20/02108/F Not started	1	0	1	1	Yes	No	No	Planning permission granted November 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. S73 application currently awaiting determination. Landowner indicated the work on site is anticipated to start in summer 2022.
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 Old Tannery, Oakdene Road, Redhill, Surrey, RH1 6BT	Planning permission 21/02729/PAP Not started	2	0	2	2	Yes	No	No	Prior approval granted December 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 Maskell Investments.	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 has however previously indicated that they have been 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 has previously confirmed their intention to develop the site.
21 - 23 High Street, Reigate, Surrey, RH2 9AD	Planning permission 21/02120/CU Not started	2	0	2	2	Yes	No	No	Planning permission granted January 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.
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.
6 Wray Park Road, Reigate, Surrey, RH2 0DD	Planning permission 21/00597/F Not started	1	0	1	1	Yes	No	No	Planning permission granted June 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.
69A And 71 Bell Street, Reigate, Surrey, RH2 7AN	Planning permission 21/02719/F Not started	1	0	1	1	Yes	No	No	Planning permission granted February 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.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2022	Total net remaining @ 1 April 2022	Net Deliverable by 31 March 2027	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
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.
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. Two conditions discharged January – February 2022. Further conditions is currently awaiting determination.
Land Adjacent To 8 And 10 Underhill Park Road, Reigate, Surrey, RH2 9LX	Planning permission 21/02249/F Not started	1	0	1	1	Yes	No	No	Planning permission granted November 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 Scandia-Hus Ltd.	Number of conditions discharged January – March 2022. Further conditions currently awaiting determination.
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.
Land South Of 32 Pilgrims Way And Adjoining The Rear Of 15 Underhill Park Road, Reigate, Surrey, RH2 9LG	Planning permission 21/00797/F Not started	1	0	1	1	Yes	No	No	Planning permission granted May 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.
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. A revised planning application for additional dwelling (20/00900/F) is currently awaiting 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 Galaxy Ltd.	No evidence identified which suggests that this extant planning permission will not be implemented.
Land To The Rear Of 36 To 38 Reigate Road, Reigate, RH2 0QN	Planning permission 21/01046/F Not started	1	0	1	1	Yes	No	No	Planning permission granted June 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 Earlswood Homes.	No evidence identified which suggests that this extant planning permission will not be implemented.
Littleton Manor, Littleton Lane, Reigate, Surrey, RH2 8LB	Planning permission 20/02596/PAP Not started	1	0	1	1	Yes	No	No	Prior approval granted on appeal October 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.
The Old Registry, 44 Reigate Hill, Reigate, Surrey, RH2 9NG	Planning permission 21/02606/F Not started	3	0	3	3	Yes	No	No	Planning permission granted November 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 Virtu Investments Ltd.	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 2022	Total net remaining @ 1 April 2022	Net Deliverable by 31 March 2027	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 Yew Tree Public House, 99 Reigate Hill, Reigate, Surrey, RH2 9PJ	Planning permission 21/00310/F Not started	1	0	1	1	Yes	No	No	Planning permission granted May 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 Raa4 Developments Ltd.	A condition was discharged August 2021. Several other conditions are currently awaiting determination. Two separate appeals for alternative schemes are currently awaiting determination.
3 Delamere Road, Reigate, Surrey, RH2 7RB	Planning permission 21/00242/F Not started	1	0	1	1	Yes	No	No	Planning permission granted August 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 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. Data from our Street naming and numbering colleagues indicate estimated completion summer 2022.
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
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. Landowner indicated construction on site is due to commence July 2022 with anticipated completion in 2022/23.
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. Pre-commencement condition discharged September 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.
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.

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 2022	Total net remaining @ 1 April 2022	Net Deliverable by 31 March 2027	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 & 21/00695/F Under construction	23	0	23	23	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.	Number of conditions discharged July 2020 – January 2021. 19 units permitted under 17/00693/F for roof extension. 4 units permitted under 21/00695/F consist of a subdivision of 2 flats into 4. Conversion of retail unit into those 2 flats has been established under 20/02906/CLP, however not previously recorded.
Saxley Court, 121-129 Victoria Road, Horley, RH6 7AS	Planning permission 14/00317/F & 18/02441/F Under construction	44	18	26	26	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	1081	429	429	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). 1,081 units have been completed on site. Construction on site continues at a fast pace and the consortium of developers indicated all units expected to complete by 2023/24.
11 - 15 High Street, Horley, Surrey, RH6 7BJ	Planning permission 20/00862/PAP, 20/00867/PAP & 21/00344/F Under construction	24	0	24	24	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 Horley Investments Limited.	Several conditions discharged October 2020 – April 2021. Further conditions currently awaiting determination. Site visit indicates development is under construction.
Victoria House, Consort Way, Horley, Surrey, RH6 7AF	Planning permission 20/02823/PAP & 21/02427/F Under construction	26	0	26	26	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 Horley Victoria Ltd.	Prior approval for conversion of office to 22 residential units and planning permission for roof conversion to additional 4 residential units. Number of conditions discharged March 2022. Site visit indicates development is under construction.
Nutley Dean Business Park, Smalls Hill Road, Horley, Surrey, RH6 0HR	Planning permission 18/02680/F Under construction	14	0	14	14	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 Virtue Property Group.	Units on sale online with 'ready to occupy' in summer 2022.
Middleton House, 43 - 49 High Street, Horley, Surrey, RH6 7BN	Planning permission 21/00501/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 Abode Homes Limited.	S73 application approved February 2022. Site visit indicates development is under construction.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2022	Total net remaining @ 1 April 2022	Net Deliverable by 31 March 2027	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
Scotia Gas Networks, St Lawrence House, Station Approach, Horley, Surrey, RH6 9HJ	Planning permission 21/01975/PAP Not started	36	0	36	36	Yes	No	No	Prior approval granted September 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 Southern Gas Networks.	No evidence identified that suggests that this extant planning permission will not be implemented.
Land At The Croft, Meath Green Lane, Horley, Surrey, RH6 8HZ	Planning permission 19/00986/F Not started	10	0	10	10	Yes	No	No	Planning permission granted May 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 Arlington Property Group.	Number of conditions discharged August 2021 – January 2022. No evidence identified that suggests that this extant planning permission will not be implemented.
Wrays Farm, Horse Hill, Horley, Surrey, RH6 0HN	Planning permission 20/02413/F Not started	18	0	18	18	Yes	No	No	Planning permission granted April 2021. This follows on previous prior approvals for conversion to residential (17/02997/PAP3P, 17/03002/PAP3P and 17/03004/PAP3P).	The development is not policy compliant. Provision of affordable housing is required on sites of 11 or more homes under DMP Policy DES6, however a significant weight was given to the extant prior approvals for change of use to residential, which could be implemented without the need to provide affordable housing or financial contribution. No viability information has 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 that suggests that this extant planning permission will not be implemented.

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 2022	Total net remaining @ 1 April 2022	Net Deliverable by 31 March 2027	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 shortly.
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 previously indicated that works are anticipated to be completed spring 2023.
Rear Of 48 Brighton Road And, Rear Of 10 Church Road, Horley, RH6 7HD	Planning permission 19/00957/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 Varmac Developments.	No evidence identified which suggests that this extant planning permission will not be implemented. S73 application approved December 2019. Conditions discharged June – December 2021. Data from our Street naming and numbering colleagues indicate estimated completion in 2022.
Rear Of 74 To 82 Brighton Road, Horley, Surrey, RH6 7JQ	Planning permission 20/02770/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 T. S. Leisure Property.	Number of conditions discharged March 2022. Several conditions currently awaiting determination. Agent indicated site is due to complete September 2022.
Rear Of Cooks Electrical, 47 High Street, Horley, Surrey, RH6 7BN	Planning permission 21/01916/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 Abode Homes Limited.	Site visit indicates development is under construction.
Rear Of Furnishing Flair, 49 High Street, Horley, Surrey, RH6 7BN	Planning permission 21/01917/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 Abode Homes Limited.	Site visit indicates development is under construction.
Rear Of The Horley Launderette, 45 High Street, Horley, Surrey, RH6 7BN	Planning permission 21/01915/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 Abode Homes Limited.	Site visit indicates development is under construction.
Yew Tree Guest House, 31 Massetts Road, Horley, Surrey, RH6 7DQ	Planning permission 21/01967/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 a private individual.	Retrospective planning permission for change of use from guest house to residential granted September 2021. Further application 22/00754/HHOLD for internal alterations currently awaiting determination.
36 Honeycrock Lane, Salfords, Surrey, RH1 5DF	Planning permission 20/00954/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 on site commenced August 2021 (Building Control notification).

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2022	Total net remaining @ 1 April 2022	Net Deliverable by 31 March 2027	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
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 are due to complete late 2022.
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).
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). Landowner indicated site due to complete in 2022/23.
Langsett, Lodge Lane, Salfords, Redhill, Surrey, RH1 5DH	Planning permission 20/02315/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 2021 (CIL Commencement Notice). Data from our Street naming and numbering colleagues indicate anticipated completion late summer 2022.
Petridge Wood Farm House, Woodhatch Road, Redhill, Surrey, RH1 5JJ	Planning permission 19/02254/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 November 2021 (Building Control notification).
The Vicarage, Honeycrook Lane, Salfords, Redhill, Surrey, RH1 5DF	Planning permission 20/02478/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 August 2021 (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 2022.
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).
3 Brighton Road, Horley, Surrey, RH6 7HH	Planning permission 21/00364/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 Active Prospects.	Works on site commenced September 2021 (CIL Commencement Notice).

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2022	Total net remaining @ 1 April 2022	Net Deliverable by 31 March 2027	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 Adjacent To Pumping Station, Horley Sewage Works, Lee Street, Horley, Surrey	Planning permission 19/01665/F Under construction	4	0	4	4	Yes	No	No	N/A – planning permission is under construction.	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.	Demolition works undertaken in 2016. Work on site commenced October 2021. Landowner indicated the development is due to complete summer 2022.
Grove House, 1C Grove Road, Horley, Surrey, RH6 8EL	Planning permission 21/01933/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 private individuals.	This application follows previously approved permission 18/01825/F. The works on site commenced June 2021.
Land At Ringwood, 85 Parkhurst Road, Horley, Surrey, RH6 8EX	Planning permission 20/00690/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 private individuals.	Works on site commenced November 2021 (Building Control notification).
Land Parcel at Gower Road, Horley, Surrey	Planning permission 18/02159/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 private individuals.	Works on site commenced December 2021 (CIL Commencement Notice). Landowner indicated site is due to complete in 2022/23.
39 Station Road, Horley, Surrey, RH6 9HW	Planning permission 20/02663/PAP & 21/00705/PAP 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 Highfield Assessors.	Works on site commenced August 2021 (Building control initial notice accepted). Data from our Street naming and numbering colleagues suggest anticipated completion in 2023/23.
The Lodge, Rose Cottage Farm, Smalls Hill Road, Horley, Surrey, RH6 0HR	Planning permission 20/01668/F Not started	1	0	1	1	Yes	No	No	Planning permission granted September 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 Oscaroo Properties Limited.	Number of conditions discharged October 2021. Replacement application allowing a direct access to the site from Small Hills Road is currently awaiting determination.
14-16 Massetts Road, Horley, Surrey, RH6 7DE	Planning permission 20/00414/F Not started	8	0	8	8	Yes	No	No	Planning permission granted August 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 KbgI Limited.	No evidence identified that suggests that this extant planning permission will not be implemented.
Grindens, Horley Lodge Lane, Salfords, Redhill, Surrey, RH1 5EA	Planning permission 21/01793/F Not started	1	0	1	1	Yes	No	No	Planning permission granted September 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 private individuals.	No evidence identified that suggests that this extant planning permission will not be implemented.
17 Avenue Gardens, Horley, Surrey, RH6 9BS	Planning permission 21/00620/F Not started	1	0	1	1	Yes	No	No	Planning permission granted May 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.	There are no pre-commencement conditions to discharge. No evidence identified that suggests that this extant planning permission will not be implemented.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2022	Total net remaining @ 1 April 2022	Net Deliverable by 31 March 2027	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
17 Church Road, Horley, Surrey, RH6 7EY	Planning permission 21/00527/F Not started	6	0	6	6	Yes	No	No	Planning permission granted September 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.
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.	Conditions discharged March – May 2021. 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.	Alternative scheme for 6 units (20/02581/F) has been dismissed at appeal and further application for 6 units (22/00668/F) is currently awaiting determination.
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 was being developed by Perimeter Properties Ltd. however it is understood it has now been sold.	No evidence identified which suggests that this extant planning permission will not be implemented.
Jessops Lodge, 50 Massetts Road, Horley	Planning permission 21/02042/F Not started	3	0	3	3	Yes	No	No	Planning permission granted November 2021. This follows on previously approved permission 18/00038/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 Wdw architects.	No evidence identified which suggests that this extant planning permission will not be implemented.
Land Rear Of 57 Silverlea Gardens, Horley, Surrey, RH6 9BA	Planning permission 21/02260/F Not started	1	0	1	1	Yes	No	No	Planning permission granted December 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.
Villa Verde, 34 Massetts Road, Horley, Surrey, RH6 7DS	Planning permission 21/01871/CU Not started	1	0	1	1	Yes	No	No	Planning permission granted December 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 Vcc Homes.	No evidence identified which suggests that this extant planning permission will not be implemented. One condition discharged February 2022. Several other conditions are currently awaiting determination.
Benting Mead, Lonsome 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. Several conditions discharged January – March 2022. Number of other conditions are currently awaiting determination. S73 application for variation of condition is currently awaiting determination.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2022	Total net remaining @ 1 April 2022	Net Deliverable by 31 March 2027	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 1-3 West Avenue, Salfords, Redhill, Surrey, RH1 5BA	Planning permission 20/01876/F Not started	2	0	2	2	Yes	No	No	Planning permission granted June 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 Denton Homes.	No evidence identified which suggests that this extant planning permission will not be implemented. Agent indicated construction on site is due to commence later in 2022 with completion scheduled for 2023.
The Lodge, Dunraven Avenue, Salfords, Surrey, RH1 5JW	Planning permission 21/02528/F Not started	-1	0	-1	-1	Yes	No	No	Planning permission granted November 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. Landowner indicated construction on site due to commence summer/autumn 2022.
Woodleigh, Horley Lodge Lane, Salfords, Redhill, Surrey, RH1 5EA	Planning permission 21/01163/F Not started	1	0	1	1	Yes	No	No	Planning permission granted July 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.
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.
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.	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.	Two S73 applications for variation of conditions approved May and October 2021. Further S73 application is currently awaiting determination. Landowner confirmed their intention to commence development on site in May 2022.
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 2022	Total net remaining @ 1 April 2022	Net Deliverable by 31 March 2027	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 approved April 2021. The gain of 12 units of C3 accommodation has been recorded in Table 34.
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.	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.
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 Avery.	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 – July 2021. Avery website states the care home is due to open in 2022.
Mount Pleasant, Coppice Lane, Reigate, Surrey, RH2 9JF	Planning permission 20/02195/F Under construction	-7	0	-7	-7	Yes	No	No	N/A – planning permission 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 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. Work on site commenced June 2021 (CIL Commencement Notice).
Banstead Place, Park Road, Banstead, Surrey, SM7 3EE	Planning permission 20/02799/F Under construction	29	0	29	29	Yes	No	No	N/A – planning permission 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 Birchgrove (Banstead).	Planning permission was granted in July 2021 and number of conditions were discharged September – December 2021. Agent confirmed site began construction at the end of 2021 and completion is anticipated within 3 years.
Legal And General, Kingswood House, St Monicas Road, Kingswood, Surrey, KT20 6EU	Planning permission 19/01548/F Not started	150	0	150	70	Yes	No	No	Planning permission granted September 2020. Conditions discharged November 2020 – April 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 April 2021. 'Inspired Villages' state on their website that preparatory work is due to commence on site in 2022.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2022	Total net remaining @ 1 April 2022	Net Deliverable by 31 March 2027	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
Shrewsbury Court Independent Hospital, Shrewsbury Road, Redhill, Surrey, RH1 6YY	Planning permission 20/01540/F Not started	32	0	32	32	Yes	No	No	Planning permission granted April 2021. S73 application amending a total number of C2 bedrooms to 78 granted October 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 Whitepost Healthcare.	Planning permission is for 78 units of C2 accommodation. The existing use on site includes an 18-bed care home, therefore the scheme will provide a net gain of 60 bedrooms in C2 use (equivalent 32 units of C3 use). The scheme will also provide 4 units of C3 market housing, which are recorded in table 38. Replacement planning permission for increased number of bedrooms (21/03310/F) is 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
Merstham Library	2A Redhill	14	14	<p>The site is allocated for redevelopment in the DMP (site reference RED5). Viability work undertaken for the DMP suggested that development of the site would be viable. The library has relocated to 'The Hub'. The site is owned by Raven Housing Trust. It is understood that Raven Housing Trust are planning to submit a planning application for 14 units of affordable housing in July 2022. They have indicated they would anticipate commencing construction in January 2023 with completion on site estimated in 2023/24.</p>

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/AP	Land adjacent to and north of 2 Crossways Cottages, Masons Bridge Road, Redhill	1	Planning permission granted on appeal 10 January 2018.
15/01019/CU	Acres Stables, Haroldslea, Horley	1	Planning permission granted 5 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	

Planning permission 18/00816/F granted 16 July 2019 for Arlington Stables, 23A Woodmansterne Lane, Banstead for 1 pitch. This is a personal planning (to the occupier of the site) and therefore not counted in the pitch “supply”.

Table 45: Pending Travellers' pitch planning applications

Planning application	Address	No. of pitches	Notes
22/00577/CU Submitted March 2022	Highlands, Blackhorse Lane, Lower Kingswood, KT20 6AB	4	Planning application 19/00237/CU refused 14 June 2021 on highway visibility splay grounds. DMP site allocation G11 for approximately 4 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	

Appendix 3: Standard Method Calculation

As discussed in chapter 7.4, for the purposes of predicting the five year housing land supply position as of April 2023 to satisfy the requirements of the DMP Policy MLS1, the Core Strategy annual housing requirement of 460 will be used for the first four years, whilst the requirement for the final year (2027/28) which will extend beyond the Core Strategy plan period, will be calculated with the Standard Method.

Planning Practice Guidance (PPG) guidance on 'Housing and economic needs assessment' sets out how local authorities should calculate their minimum annual housing need, using the standard method. The standard method sets out two scenarios, based on the current status of relevant strategic policies for housing.

- Scenario 1 – Where these policies were adopted within the last 5 years (at the point of making the calculation). This also applies where the relevant strategic policies have been reviewed by the authority within the 5 year period and found to not require updating.
- Scenario 2 – Where the relevant strategic policies for housing were adopted more than 5 years ago (at the point of making the calculation).

Reigate and Banstead's strategic policies for housing are set out in the Core Strategy, which has been reviewed within the last five years (2019) and found not to require updating. Therefore, for the purposes of this monitor, scenario 1 would apply.

Step 1 – Setting the baseline

Step 1 is setting the baseline, using the [2014 based household projections](#) in England, calculating the projected annual household growth over a 10 year period, with the current year being used as a starting point. The calculation will therefore look at the difference between 2022 – 2032.

Table 47: Step 1 - Projected Average Annual Household Growth

	Step 1
Projected household growth	2022: 64,644 2032: 72,695 Projected increase: 8,051
Annualised average projected household growth	805.1

Step 2 – An adjustment to take account of affordability

The annualised average projected household growth calculated in step 1, should then be adjusted, based on the affordability of the area. The most recent [median workplace-based affordability ratios](#), published by the Office for National Statistics at a local authority level, should be used.

The most recent affordability ratio for Reigate & Banstead, published in March 2022 is 13.58. The following formula is then used to calculate the adjustment factor.

$$\text{Adjustment factor} = \left(\frac{\text{Local affordability ratio} - 4}{4} \right) \times 0.25 + 1$$

This gives an adjustment factor of 1.6. The following formula is then used to calculate the minimum annual local housing need figure:

Minimum annual local housing need figure = adjustment factor (1.6) * annualised average projected household growth (805.1).

Table 48: Step 2 - Minimum annual local housing need figure with affordability adjustment

	Step 2
Annualised average projected household growth	805.1
Minimum Annual Local Housing Need Figure	1.6 * 805.1 = 1,224

Step 3 – Capping the level of any increase

A cap I then applied which limits the increases that an individual local authority can face. For scenario 1, where relevant strategic policies for housing were adopted (or reviewed and found to not require updating) within the last 5 years (at the point of making the calculation), the local housing need figure is capped at 40% above the average annual housing requirement figure set out in the existing policies.

Table 49: Step 3 - Capped Minimum Annual Local Housing Need Figure

	Step 3
Average annual housing requirement in existing policies	460
Minimum Annual Local Housing Need Figure (as per step 2)	1,224
Capped Minimum Annual Local Housing Need Figure	$460 * 1.4 = 644$

The capped figure is lower than the minimum annual local housing need figure and therefore limits the increase to the local authority's minimum annual housing need figure. The minimum figure for Reigate & Banstead is therefore **644**.

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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