

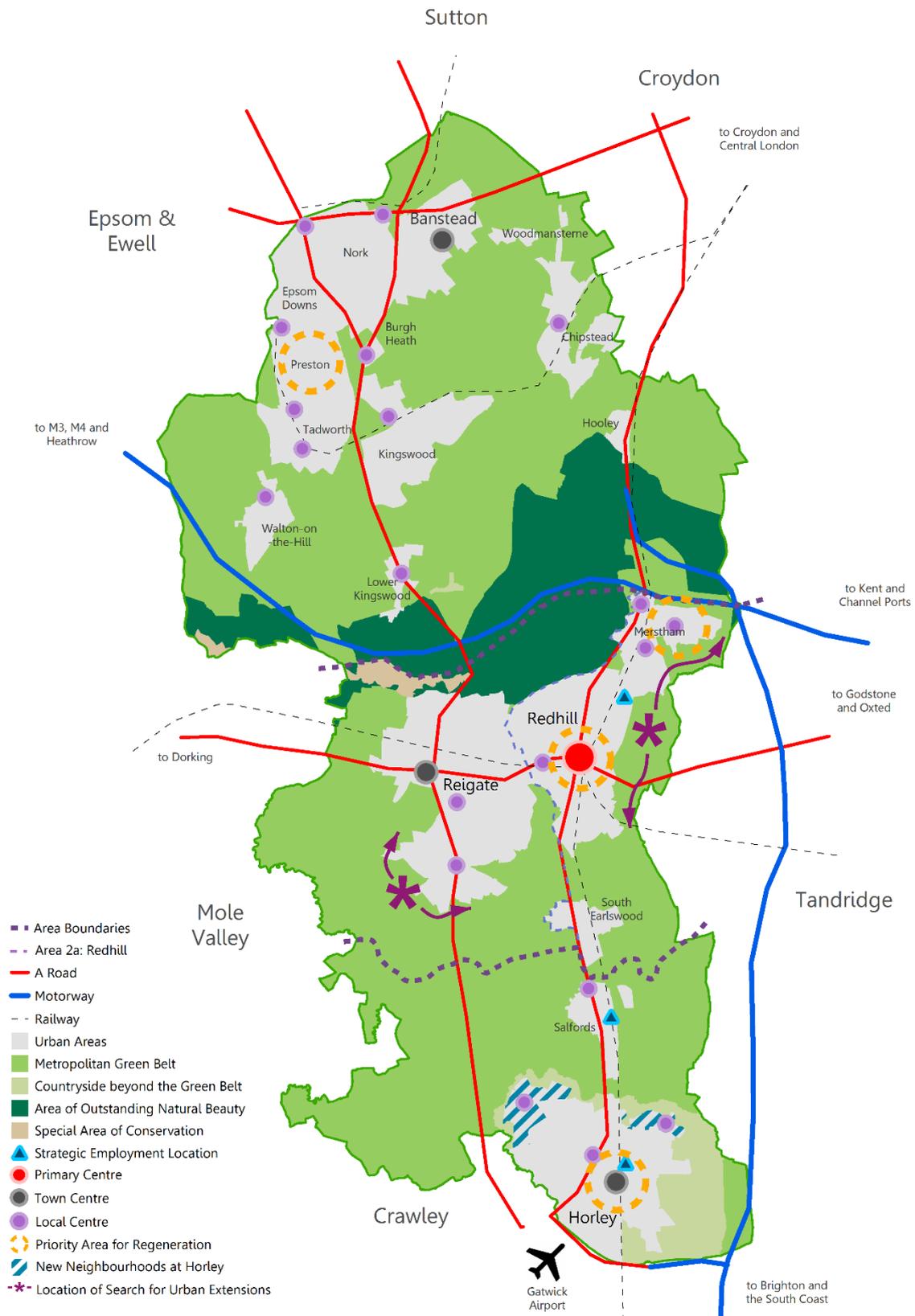


Housing Delivery Monitor

Including Five Year Land Supply

Position at 31 March 2020

Core Strategy Diagram



Housing Delivery Monitor

Position at End March 2020

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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 2019 to 31 March 2020. The housing trajectory and five year land supply is compiled using monitoring data at 31 March 2020 and information obtained from landowner/developer surveys and the May 2018 update of the Housing Economic Land Availability Assessment¹.

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 Available at: https://www.reigate-banstead.gov.uk/info/20088/planning_policy/1109/evidence_2020

Introduction

This 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 analysis on the national and local housing market
- Monitor and analyse the characteristics of housing supply including density, location, type of housing and car parking provision 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

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 2019². The Core Strategy sets out the level of growth which will take place across the borough between 2012 and 2027 and details broadly where this growth should be and how it will be delivered sustainably.
- The Development Management Plan (DMP) was formally adopted in September 2019. It contains detailed policies that will be used to guide and assess planning applications, policy designations that identify areas where a particular approach will be taken to development and a number of site allocations which identify sites where a particular type and scale of development will be delivered across the Borough.

Relevant Strategic Policies and Indicators

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 & characteristic.

² More information is available at: https://www.reigate-banstead.gov.uk/info/20088/planning_policy/1101/development_plan_2020/2

Policy	Monitoring Indicator
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.
CS17	% of residential dwellings built within 15 minutes of a public transport stop. Target – at least 80%.
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.
MLS1	Sets a proactive and forward looking approach to the management of land supply based on the Council's "urban areas first" approach. Considering current or future shortfall in the five year land supply. Sets clear and robust mechanisms for the release of urban extensions sites.

The Core Strategy is available on the Council's web site www.reigate-banstead.gov.uk/corestrategy.

The Housing Monitoring Report measures the Boroughs 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. Further information is provided in the Annual Monitoring Report³.

Geographical Information

The monitor presents information on the basis of the Borough's four main settlement areas:

- **Area 1 - The North Downs**
- **Area 2a - Wealden Greensand Ridge- Redhill and Merstham**
- **Area 2b - Wealden Greensand Ridge- Reigate**
- **Area 3 - The Low Weald**

³ Available at: https://www.reigate-banstead.gov.uk/info/20088/planning_policy/1102/plan_monitoring_2020/2

Key Messages

UK Trends

Housing Delivery Test

The Ministry of Housing, Communities & Local Government (MHCLG) published the results of its 2019 Housing Delivery Test in February 2020⁴. 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 Framework⁵, subject to transitional arrangements).

Inside Housing⁶ report that just over 100 local authorities (108) saw housing delivery over the past three years fall below the 95% “pass rate”. Eight of these authorities are required to apply the presumption in favour of sustainable development; 74 of these authorities had recorded delivery of less than 85% and are therefore required to apply a 20% buffer; and 26 of these authorities recorded delivery of between 85% and 95% and are therefore required to produce a housing delivery action plan. Reigate & Banstead’s housing delivery test result was 119%.

The report warns that by 2021, a total of 54 councils could face the position of a presumption in favour of sustainable development unless their performance increases.

Housing Delivery Trends

The MHCLG House building: new build dwellings statistics for December 2019⁷ reports a 9% increase in the supply of new build dwellings in England (December 2019 compared to December 2018 but a 10% decrease in the number of dwellings commencing construction during the same period).

⁴ <https://www.gov.uk/government/collections/housing-delivery-test>

⁵ National Planning Policy Framework available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

⁶ <https://www.insidehousing.co.uk/news/news/eight-councils-to-suffer-planning-powers-hit-following-latest-housing-delivery-test-results-65066>

⁷ Available at: <https://www.gov.uk/government/collections/house-building-statistics>

The Halifax House Price Index⁸ reports that in March 2020, the annual average house price in the UK were 3% higher than that in March 2019 and 2% higher than that of the preceding quarter (October-December 2019). It notes that confidence in the market had risen during the last months of 2019 and early 2020 as political and economic uncertainty around Brexit had started to ease. However, with the outbreak of the Coronavirus pandemic and start of lockdown in late March, the housing market stalled. The Halifax report noted that on a practical level, most market activity had been paused, with the public following the advice to stay at home, and estate agencies, surveyors and conveyancers temporarily closing as a result. With viewings cancelled and movers being encouraged to put transactions on hold, activity will inevitably fall sharply in the coming months but it is too early to assess the potential long-term impacts on the housing market.

The Royal Institute of Chartered Surveyors' (RICS) UK Residential Market Survey for March 2020⁹ reports similar findings to the Halifax House Price Index; namely that the UK housing market activity showed signs of improvements with a continuous increase in sales from December 2019 but dropped sharply in March 2020 due to the government introduced measures to combat the spread of the Coronavirus.

More information on the impact of the Coronavirus pandemic on housing supply and the boroughs calculation of its five year land supply position is provided in the [Housing Delivery section](#) of this monitor.

Borough Key Messages

- **House Prices:** Land Registry reports that within the 2019/20 monitoring period, there was a 4.4% increase in the average house price within Reigate & Banstead (from £519,031 to £541,920). Detached dwellings and flats both saw an increase in average values (0.6% and 4.5%, respectively), whilst semi-detached and terraced dwellings both saw a fall (2.8% and 2.4%, respectively). It should however be noted that house price trends are influenced by sales transactions over the monitoring period.
- **Affordability:** The affordability ratio has shown a minor improvement from 12.33 to 12.26, meaning the average (median) house price in the borough now represents 12.26 times of the average (median) gross annual residence-based income.
- **Sales:** There has been a 19.9% decrease in the number of transactions within the last

⁸ Available at: <https://www.halifax.co.uk/media-centre/house-price-index/>

⁹ Available at: <https://www.rics.org/uk/news-insight/research/market-surveys/uk-residential-market-survey/>

twelve months in the borough (2,311 to 1,850).

- **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 490 net additional dwellings were completed (including C2 older people's care and nursing homes), this is a decrease from the 509 completed in 2018/19 but remains above the Council's annual target of 460 dwellings per annum.
- **Previously Developed Land (PDL):** Within the last twelve months 56.6% 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 123 sites were granted planning permission, equating to 711 net dwellings.

Housing Market

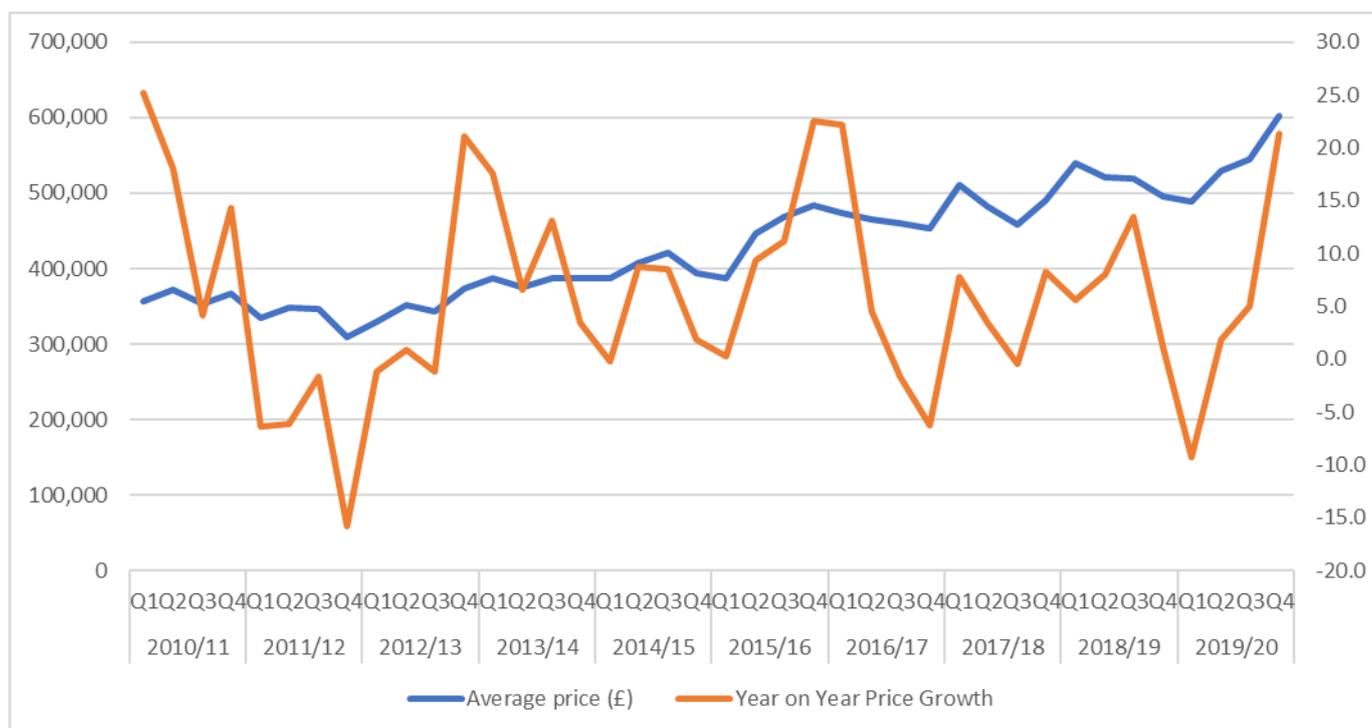
Average Sale Values

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

Figure 1 shows that the average sale values in the borough have been rising steadily since 2010 and that over the past 10 years, there has been a 68.8% increase in average sale values (from £357,000 in Q1 2010/11 to £602,441 in Q4 2019/20).

The Land Registry¹⁰ reports that over the last twelve months, the average sale value of properties in the borough has increased by 23.1% (from £489,424 in Q1 to £602,441 in Q4). When considered on a year-on-year basis, the average sale value in 2018/19 was £519,031 but this rose to £541,920 during the 2019/20 monitoring period representing a 4.4% increase when compared with the previous year's average. This compares to a 2.1% year-on-year increase recorded by the Land Registry¹¹ for the UK as a whole.

Figure 1 Average Sale Values 2010-2020 (Land Registry Data)



¹⁰ Price Paid Data (information on all property sales in England and Wales that are sold for value and lodged with Land Registry for registration)

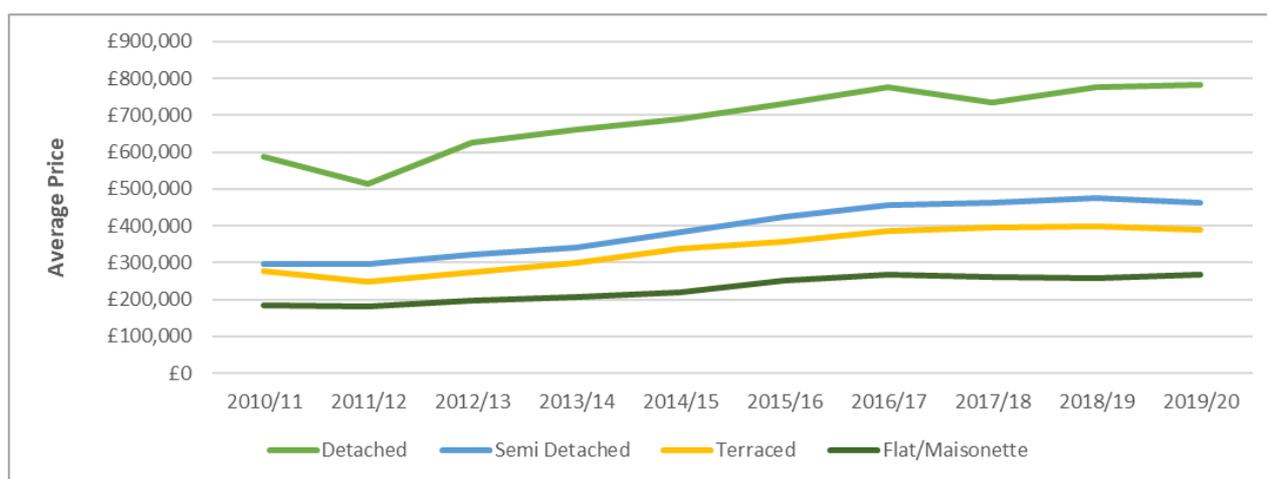
¹¹ Land Registry UK House Price Index, available at: <https://landregistry.data.gov.uk/app/ukhpi>

Average Sale Value by Dwelling Type

Figure 2 details the average sale value of properties within the borough over the monitoring period by dwelling type. It shows that the average sale value for detached houses and flats have recorded their highest price to date, standing at £781,533 and £268,109 respectively. This represents annual average sale value increase of 0.6% and 4.5% and is the first time in three years that the average price for flats has increased.

Semi-detached and terraced houses have conversely experienced slight decreases in average sale values (-2.8% to £462,321 and -2.4% to £389,379 respectively).

Figure 2 Dwelling Sale Value Trend 2010 – 2020 (Land Registry Data)

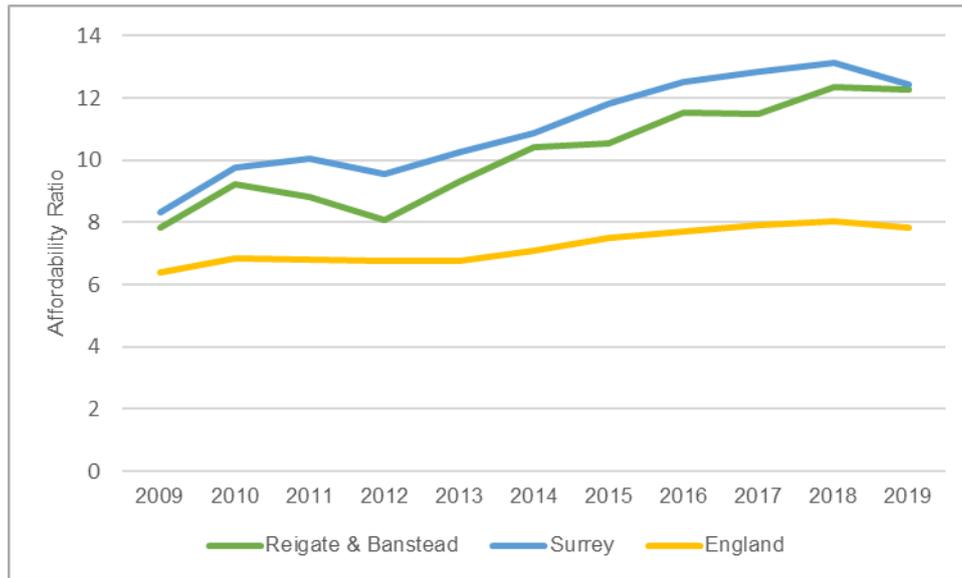


Affordability

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 there has been a slight improvement in the affordability ratio (12.33 to 12.26). This means that the average (median) house price in the borough now represents 12.26 times of the average (median) gross annual residence-based income.

Figure 3 shows that since 2009 the affordability ratio for Reigate & Banstead has risen from 7.84 to 12.26. Similar trends in the slight increase in affordability have been seen across Surrey as well as England. Whilst the affordability ratio in the borough is considerable higher than the England average (7.83), it remains slightly below the levels recorded across Surrey as a whole (12.43).

Figure 3 Affordability Ratio Comparison 2009 – 2019 (ONS data)

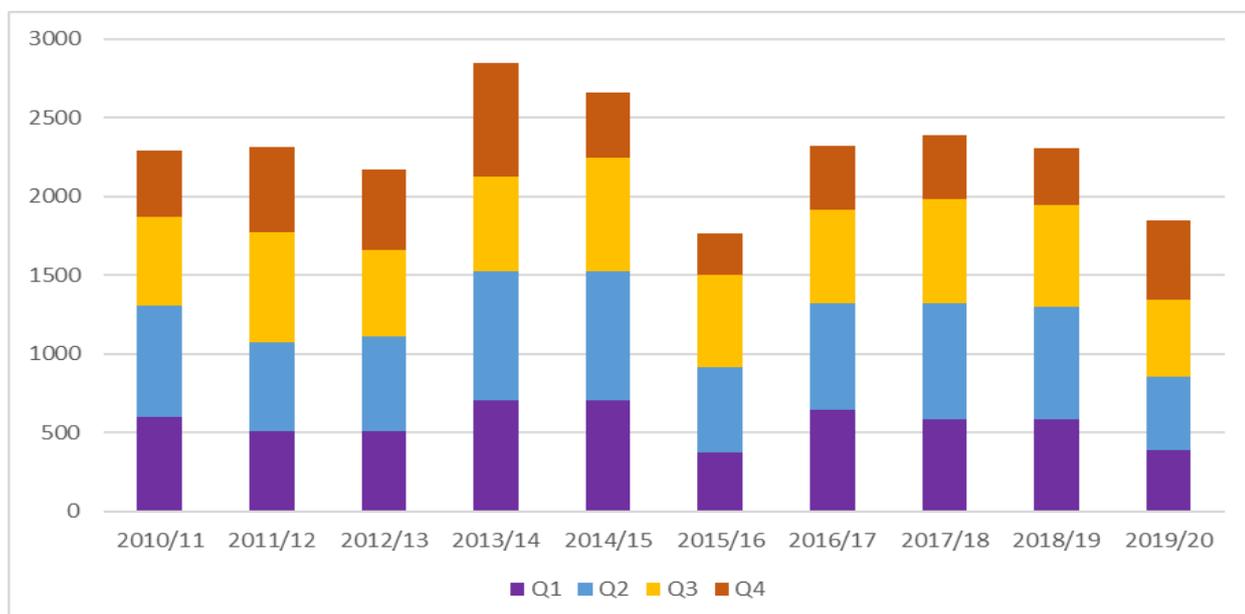


Transaction Volumes

Figure 4 shows that overall there has been a 19.9% fall in the number of transactions in this monitoring period compared with the last (2,311 to 1,850).

Whilst falls were seen in the number of transactions in Q1, Q2 and Q3 (33.5%, 34.7% and 24.0%), there was a 37.2% increase in the number of transactions in Q4. This increase in the number of transactions in the later part of 2019/20 is in line with the findings of the Halifax House Price Index (March 2020) and RICS UK Residential Market Survey (March 2020) discussed in the [UK Trends section of this report](#).

Figure 4 Quarterly Sales Volume Trend 2010 – 2020 (Land Registry Data)



Summary of Housing Delivery

Figure 5 Summary of Housing Completions

Completions – 1 April 2019 to 31 March 2020

	Area 1 - Banstead Small Sites	Area 1 - Banstead Large Sites	Area 2a - Redhill Small Sites	Area 2a - Redhill Large Sites	Area 2b - Reigate Small Sites	Area 2b - Reigate Large Sites	Area 3 - Horley Small Sites	Area 3 - Horley Large Sites	Total
New Build	24	72	20	48	14	5	20	204	407
Change of Use	13	0	10	17	16	5	8	0	69
Conversions	6	0	18	0	1	0	5	0	30
C2 Older Person's Homes*	0	43	0	0	0	0	0	0	43
Total Completions	43	115	48	65	31	10	33	204	549

Losses – 1 April 2019 to 31 March 2020

	Area 1 - Banstead Small Sites	Area 1 - Banstead Large Sites	Area 2a - Redhill Small Sites	Area 2a - Redhill Large Sites	Area 2b - Reigate Small Sites	Area 2b - Reigate Large Sites	Area 3 - Horley Small Sites	Area 3 - Horley Large Sites	Total
Demolitions	7	0	4	17	2	0	2	0	32
Changes of Use	5	0	1	1	1	0	0	0	8
No. of Units Before Conversion	3	0	2	0	1	0	2	0	8
C2 Older Person's Homes*	0	11	0	0	0	0	0	0	11
Total Losses	153	11	7	18	4	0	4	0	59
Total Net Gain	28	104	41	47	27	10	29	204	490

*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

Delivery Trends (Including C2 Older People's Care and Nursing Homes)

Overall Plan Period Completion Rates (2012-2020)

Net completions for 2019/20, including C2 elderly person's care and nursing homes, stand at 490; this is a 3.7% fall in the number delivered in the previous financial year (509) but exceeds the Core Strategy annual target of 460.

Figure 6 Net Completion Trend 2012-2020

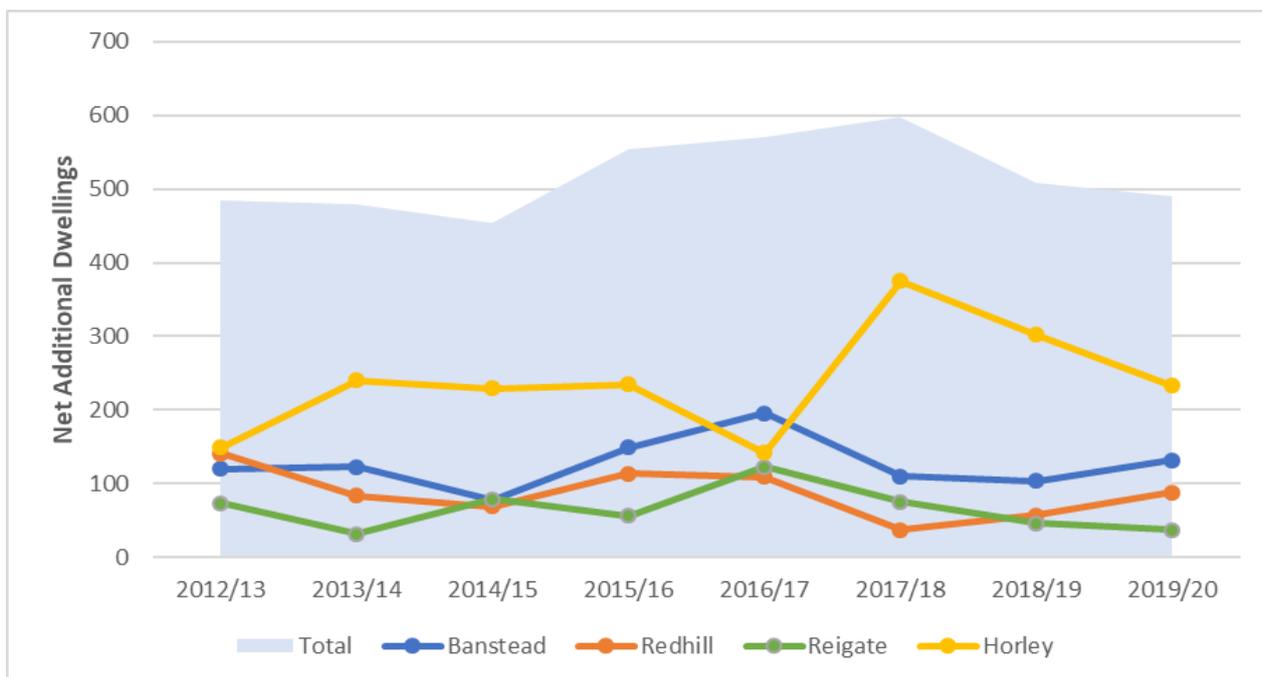
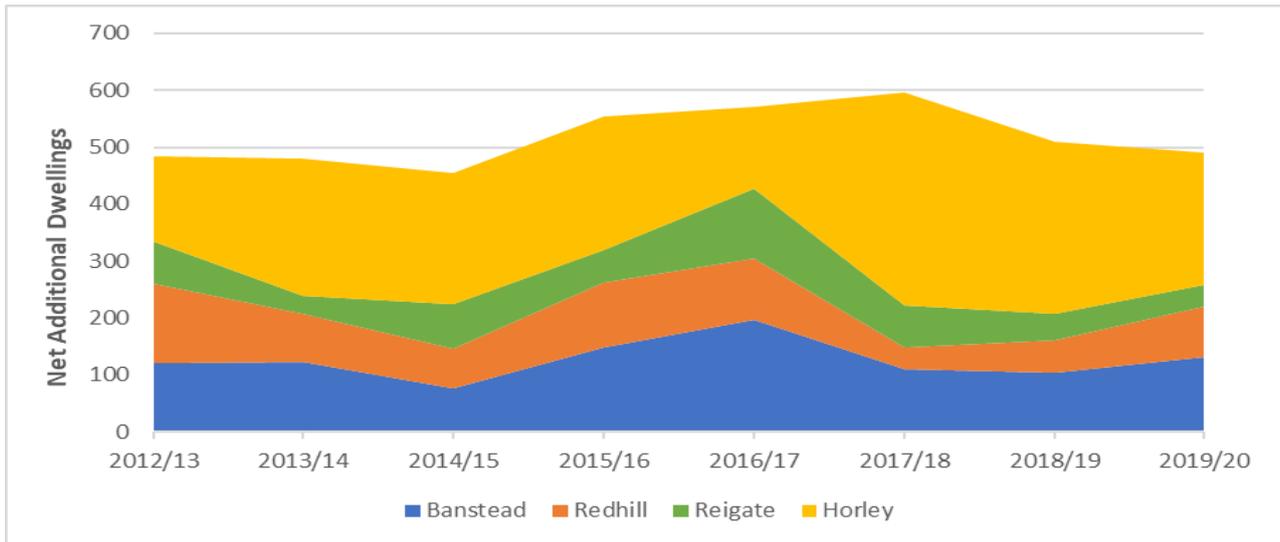


Figure 7 shows the spatial distribution of net additional dwellings since 2012; it shows that the majority of net additional dwellings have been completed within Horley (Area 3). This is largely due to the progress at the Horley North West Sector (planning permission 04/02120/OUT for 1,510 units), a trend which is expected to continue over the coming years.

Almost half of the units completed within the last twelve months (47.6%) have been within Horley, followed by just over a quarter in Banstead (26.9%), 18.0% in Redhill and 7.6% in Reigate.

Examining completion trends, the proportion of net completions in Horley and Reigate have fallen over the past three and four years; whilst the proportion delivered in Banstead and Redhill have risen for the past three years.

Figure 7 Area Contribution to Total Net Completions 2012 – 2020



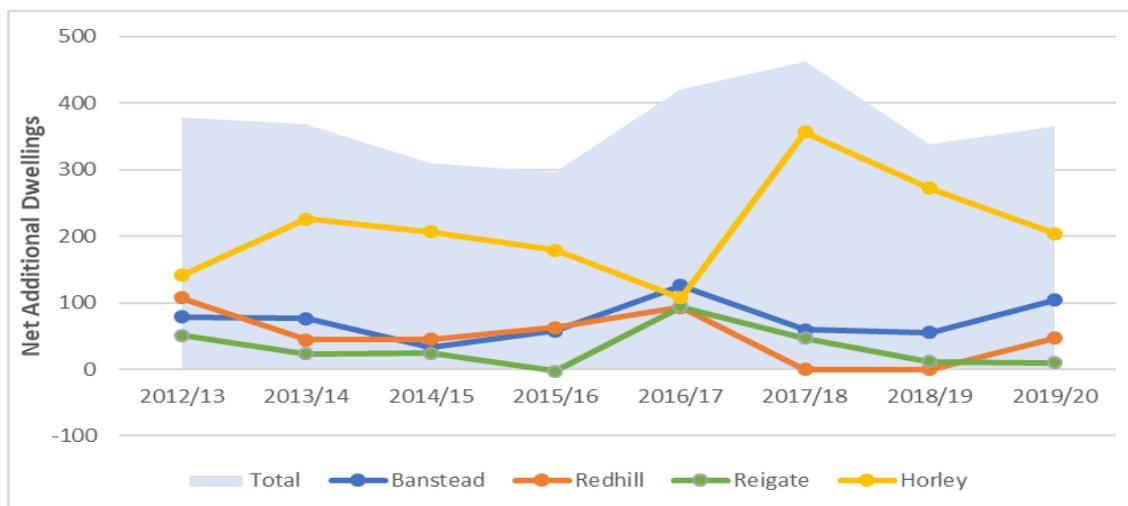
Large Site Completion Rates

Large site¹² dwelling completions represented 74.5% of all completions in 2019/20 – an increase on the previous year from 66.4%.

As per the previous two years, the greatest proportion of units delivered on sites of 10 or more dwellings were in Horley. This is mainly due to the progress of the Horley North West Sector site.

Banstead accounted for 28.5% of completions on large sites, predominantly due to completions on the former De Burgh School (planning permission 16/02949/F for 229 dwellings). Redhill area accounted for 12.9% of large site completions and Reigate, 2.7%.

Figure 8 Large Site Net Completion Trend 2012 – 2020

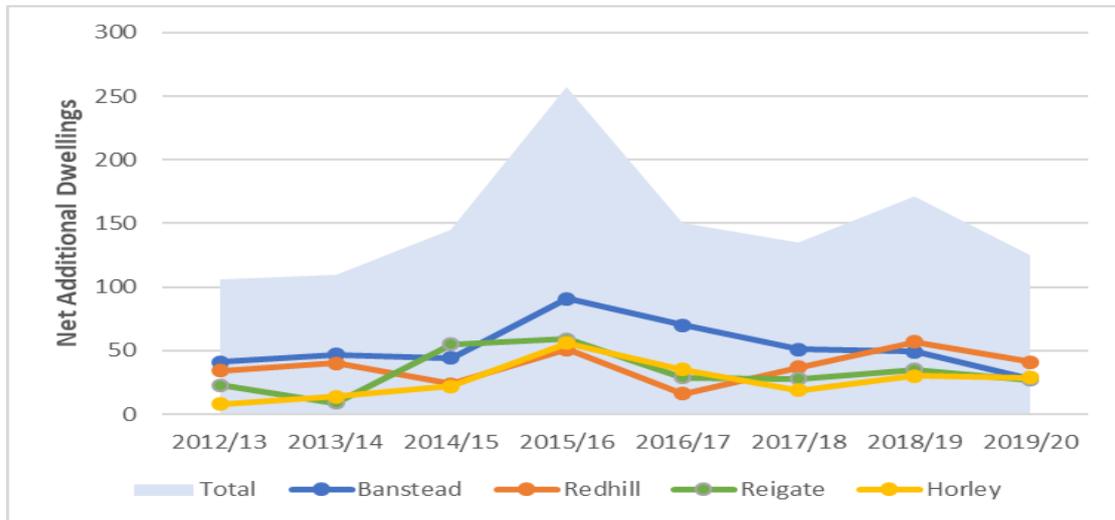


¹² Sites providing 10 or more units.

Small Site Completion Rates

Figure 9 shows that over the last year, there has been a slight decrease in the proportion of dwellings completed on sites with less than 10 units. 25.5% of dwellings within this monitoring period, compared to 33.6% previously.

Figure 9 Small Site Net Completion Trend 2012 – 2020



Completion Characteristics (Excluding C2 Older People's Care and Nursing Homes)

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. 52.6% of gross dwellings completed within the last twelve months were built on PDL¹³, which is just above the Core Strategy monitoring target of 50.0%.

Within the last twelve months there has been an increase in the percentage of dwellings built on PDL (from 39.0% to 52.6%). This is largely due to the completion of 72 units on the Former De Burgh School site (planning permission 16/02949/F). The majority of completions not on PDL come from the Horley North West Sector which was previously greenfield land (planning permission 04/02120/OUT) (85% of completions not on PDL).

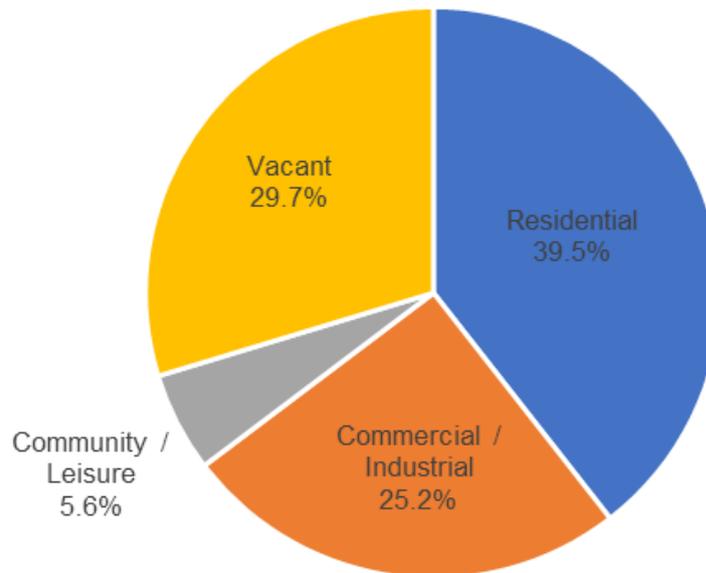
Figure 10 Previously Developed Land

	2012/1	2013/1	2014/1	2015/1	2016/1	2017/1	2018/1	2019/2
	3	4	5	6	7	8	9	0
Dwellings on PDL	360	149	303	438	418	253	219	266
% on PDL	69.4	31.4	61.8	68.7	69.2	43.9	39.0	52.6

Figure 11 shows that over a third of the completions on PDL (39.5%) came from the redevelopment of residential land and further 25.2% from the redevelopment of commercial/industrial land.

¹³ As defined in the revised NPPF 2019

Figure 11 Previous Land Use of Completed Dwellings

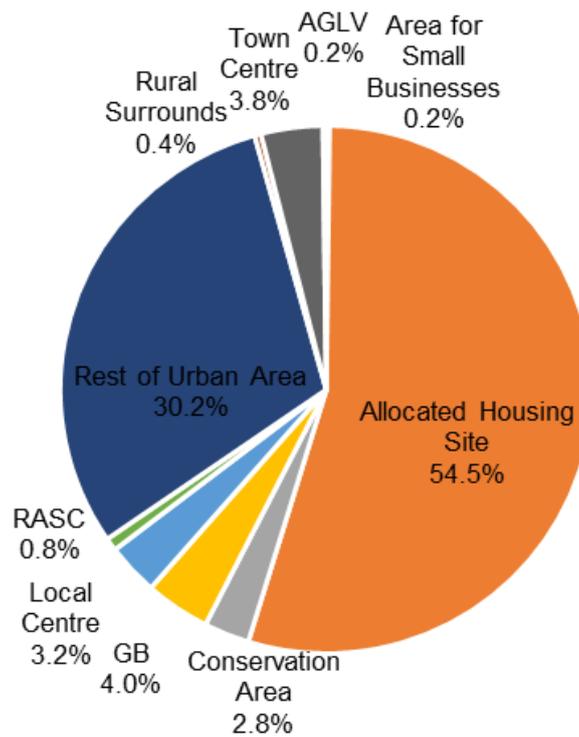


Sources of Supply – Designation

Following last year's trend, over half of the dwellings completed within the last twelve months were on housing sites allocated in the development plan, largely due to the completion of units on the Horley North West Sector site (completion of 204 units within this monitoring period) and the Former De Burgh School site (completion of 71 units within this monitoring period). Both of these sites were allocated in the 2005 Borough Local Plan but due to the size and nature of the sites, they are only delivering units now. Conversely, no completions within this monitoring period are from sites allocated in the Council's recently adopted DMP. This is not unexpected given that the DMP was only adopted in September 2019, however, as discussed in the [Housing Supply and Deliver Position section of this report](#), a number of sites allocated in the DMP have achieved planning permission/ have a resolution to grant planning permission/ have submitted planning applications. It is expected that units will start to be delivered on these sites shortly.

Urban sites without any specific designation represented 30% of all completions (compared to 27% the previous year) and 4% came from developments within both the green belt, and town centres.

Figure 12 Designation of Completed Housing Sites



Sources of Supply – Prior Approval

Since the introduction of permitted development rights in 2013¹⁴, 333 dwellings have been completed in the borough via the prior approval route. The table below shows that specifically during the 2019/20 monitoring period 20 dwellings granted via prior approval have been completed. This represents 4.1% of the total net completions during 2019/20 monitoring period. Of the units completed granted via prior approval, 75% were completed in Redhill and Reigate (40% and 35% respectively) and 25% within Horley.

¹⁴ In 2013 temporary permitted development rights were introduced to allow the conversion of office to residential via the prior approval process. Permitted development rights have since been amended in May 2015, November 2017 and May 2019 to make this permitted development right permanent and to allow for the conversion of storage and distribution, light industrial, retail (A1/A2) and takeaways to residential accommodation via the prior approval process.

Figure 13 Source of Supply – 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
Total	333

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.

Within this monitoring period, nearly three quarters of completions were on sites with a density of less than 40dph¹⁵ (dwellings per hectare). Conversely, only 6.9% of completions were on sites with a density of more than 100dph, down from 10.0% from the previous year.

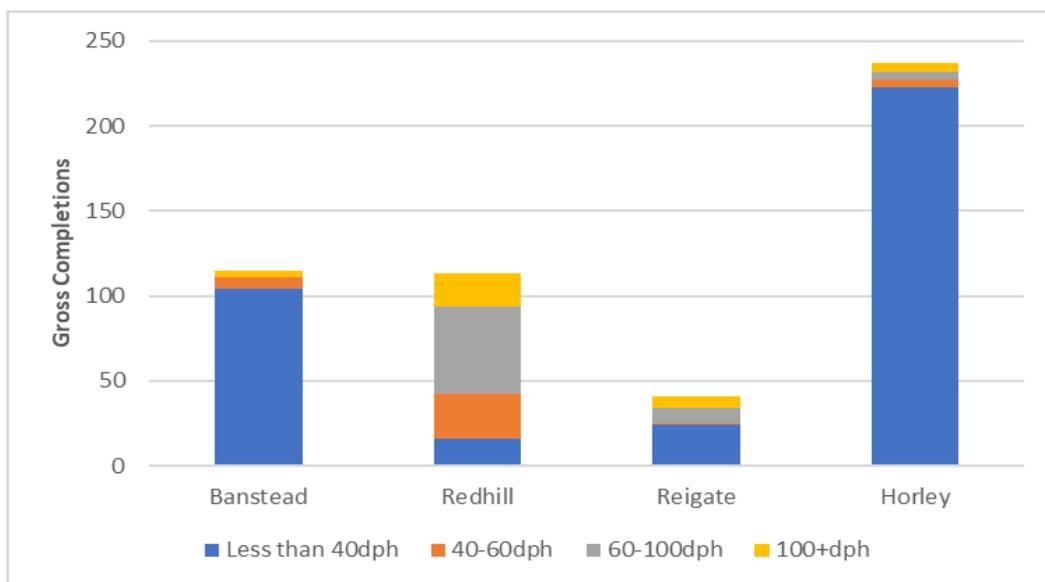
¹⁵ Sites with 40+dph being considered as higher density developments

Figure 14 Density of Completions

	<40dph	40-60dph	60-100dph	100+dph
Number of Units	367	38	66	35
Percentage (%)	72.5%	7.5%	13.0%	6.9%

Figure 15 below shows that the dwelling per hectare values (dph) of completions varies by borough area. For all areas except Redhill, the greatest proportion of completions are on sites with a density of less than 40dph. Within Redhill, the greatest proportion of dwellings were on sites with a density of 60-100dph.

Figure 15 Density of Completions by Borough Area



Dwelling Size & Type

As per previous year, houses have dominated in terms of the type of dwellings completed within this monitoring period (70.4%, compared to 29.6% of completions as flats).

Figure 16 Breakdown by Dwelling Type (2012-2019)

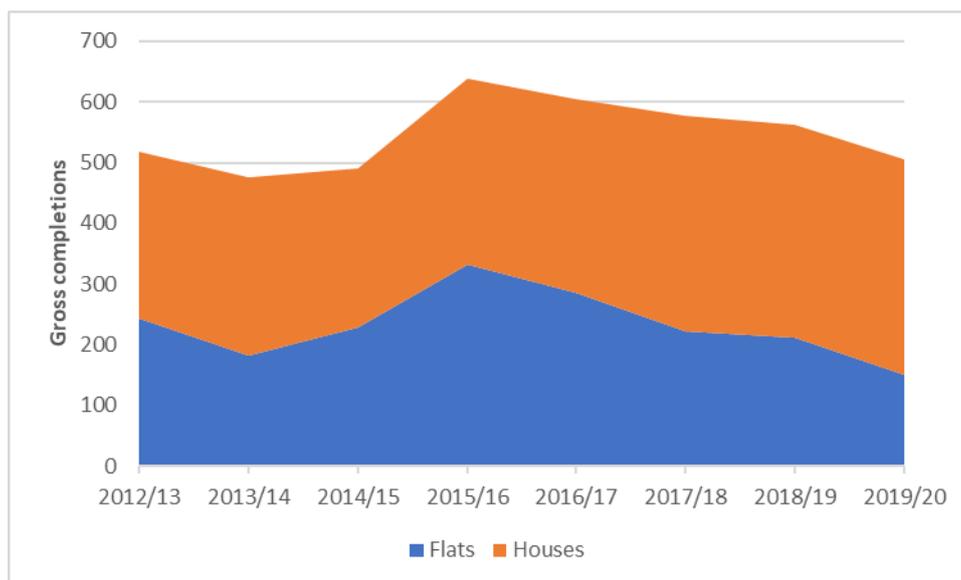


Figure 17 shows that similarly to the previous year Redhill and Reigate recorded fairly even split, with flats marginally taking the lead, whilst Banstead and Horley had greater proportion of house completions.

Figure 17 Proportion of New Houses & Flats by Borough Area

	Flats	Houses
Area 1 – Banstead	33 (28.7%)	82 (71.3%)
Area 2a – Redhill	59 (52.2%)	54 (47.8%)
Area 2b - Reigate	19 (46.3%)	22 (53.7%)
Area 3 - Horley	39 (16.5%)	198 (83.5%)

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:

- 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.

- 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)

Until the adoption of the DMP in September 2019, the 2012 SHMA was used to guide housing sizes required on developments. Given that only 3 dwellings have been completed on sites granted post-adoption, Figure 18 compares the mix of completions to SHMA 2012 Housing Market Recommendations. It shows that while completions are slightly under the recommended levels in terms of larger 3 and 4+ dwellings and over for smaller 1 and 2 bedroomed properties, there has been a net improvement on the previous year.

Within the last twelve months 41.7% of completions were 1 and 2 bedroom dwellings (compared to 50% last year) and 58.3% of completions were 3 and 4+ bedroom dwellings (50.0% last year).

Figure 18 Completions by Size Compared to SHMA Recommendations

	Completions 2019/20	SHMA 2012 Market Housing Recommendation
1 bedroom	12.8%	40%
2 bedrooms	28.9%	40%
3 bedrooms	32.4%	60%
4+ bedrooms	25.9%	60%

In January 2020, the Council updated its 2012 SHMA, the 2019 Housing Needs Assessment recommends the following mix of properties:

Figure 19 Housing Needs Assessment Recommendations

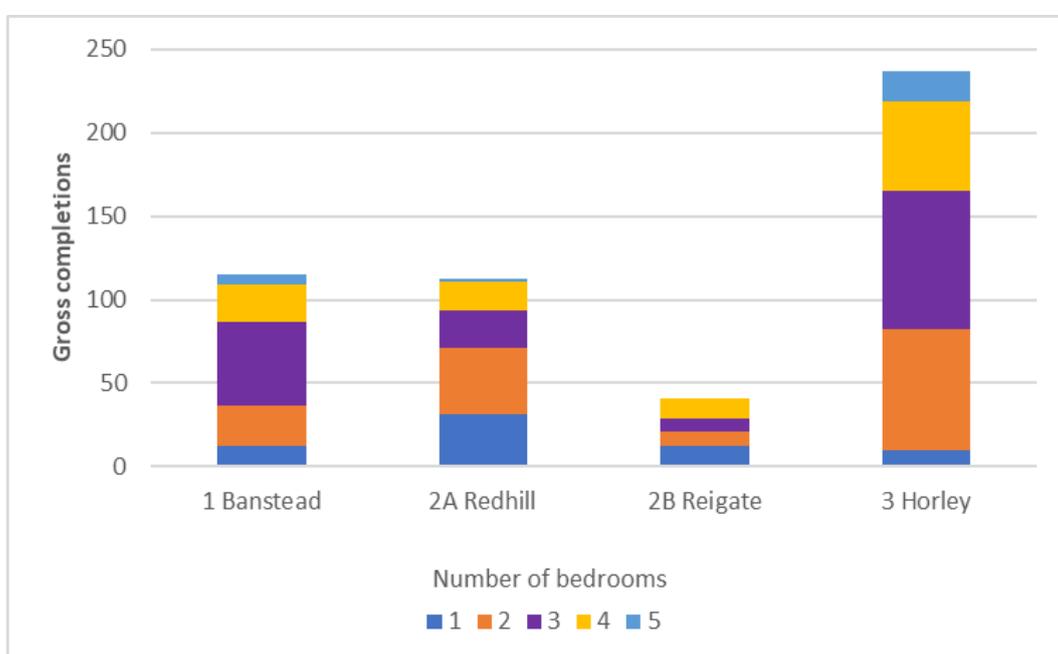
	Affordable Rented	Affordable Home Ownership	Market Housing
1 bedroom	20%	20%	5%
2 bedrooms	40%	45%	25%
3 bedrooms	30%	25%	40%
4+ bedrooms	10%	10%	30%

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 no completions have been on sites granted since January 2020, the proportion of completions have not been compared to these recommendations.

Figure 20 shows variation in the completed dwelling size across the borough’s four areas. Specifically, it shows that there are a greater number of completed 1 and 2-bedroom properties in Redhill, while 3-bedroom properties dominate in Banstead and Horley. Differences in dwelling sizes are less pronounced in the Reigate area.

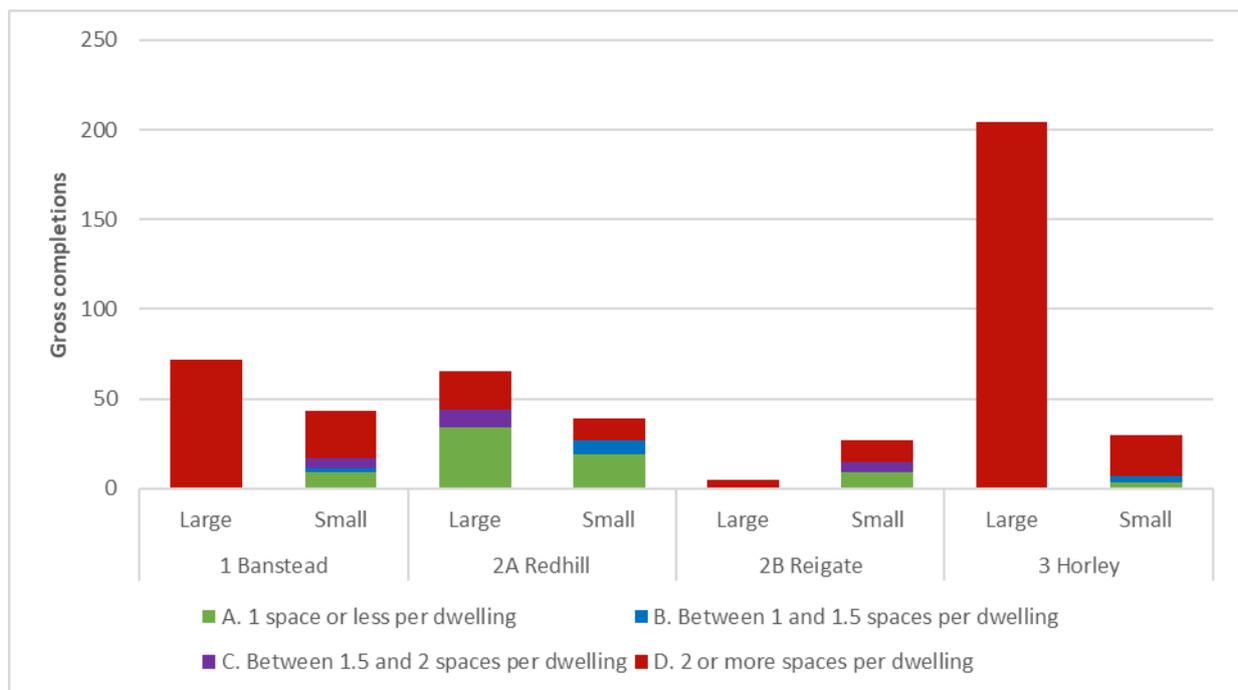
Figure 20 Completed Dwelling Size by Borough Area



Car Parking Standards¹⁶

Parking space provision varies depending upon the location and level of accessibility of the site. Within this monitoring period, the average number of parking spaces per completed dwelling is 1.97, which is a decrease from the previous year (2.24 in 2018/20). While the average number of parking spaces per dwelling has reduced, the high ratio of parking spaces per dwellings are largely due to completions on the Horley North West Sector and the former De Burgh School sites that averaged more than 2 spaces per dwelling.

Figure 21 Average Parking Spaces on Completed Dwellings by Site Size



Affordable Housing

Within this monitoring period 133 gross affordable units have been completed (26.3% of all gross C3 completions) and 115 net affordable units have been completed (25.1% of all net C3 completion). This is above the Core Strategy Monitoring target to provide 100 additional affordable dwellings per annum and is an increase from a previous year (68 net/gross units – 12.1% of gross completions). The loss of 17 affordable dwellings was considered to be justified as the units had been vacant since 2010 and it was part of the Raven Housing Trust

¹⁶ For the analysis in this section, please note that as in previous years, we do not have carparking data for all sites completed within this monitoring period. The analysis is therefore based on the information we have and sites without information have been excluded from this analysis.

redevelopment of Ranmore Close which provided 34 gross affordable housing completions.

In terms of the proportion of affordable housing being provided as rented (social/affordable rent) and shared ownership dwellings, within this monitoring period, while the number of both rented and shared ownership properties has risen, the proportion of affordable housing for rent has increased (50.0% to 66.2%) and the proportion of shared ownership has fallen (50.0% to 33.8%).

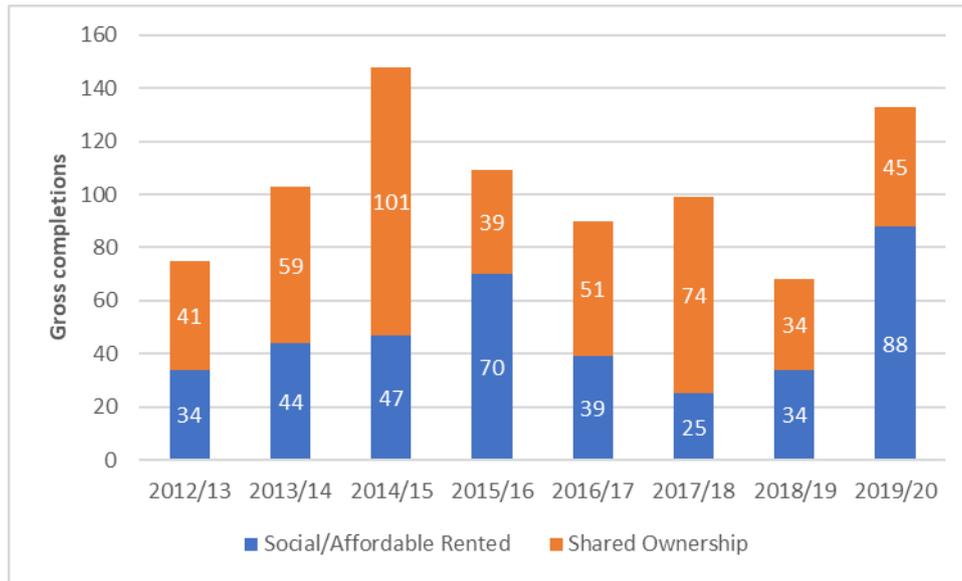
DMP Policy DES6 ‘Affordable Housing’ requires the tenure mix of affordable housing provided on each qualifying site to contribute (to the Council’s satisfaction) towards meeting the latest assessment of affordable housing needs. The Council’s most recent assessment of affordable housing needs is provided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

Figure 22 Affordable Housing Completions Summary

	Gross Completions
Total Units Completed 2018/19	506
Affordable Completions	133
Affordable (%)	26.3%
Affordable Housing for Rent (social rent/ affordable rent)	88
Affordable Housing for Rent (%)	17.4%

Figure 23 shows that since 2012/13, 825 gross affordable units have been completed (381 social/affordable rented and 444 shared ownership). While the number of affordable housing completions have been steadily decreasing over the previous years, the past twelve months have seen an increase with the provision of 133 affordable units.

Figure 23 Affordable Housing Completions Trend (Gross Units)



New Permission Characteristics (Excluding C2 Older

People’s Care and Nursing Homes)

Number of New Permissions

Within the last twelve months, 136 planning permissions were approved; these have the potential to deliver 1,207 net dwellings.

Excluding sites which were subsequently substituted (10 planning permissions, 475 net dwellings) and sites which are not considered deliverable (3 planning permissions, 13 net dwellings)¹⁷, 123 deliverable planning permissions (719 net dwellings) were granted in this monitoring period.

The majority of these net dwellings permitted were on large sites (75.8 %); which is consistent with the previous monitoring period (64.9%). Redhill saw the largest proportion of newly permitted net dwellings (47.1 %) with Banstead and Reigate following with 23.4% and 22.3% respectively. Within this monitoring period, Horley had the smallest proportion, accounting for 7.2% of newly permitted net dwellings,

Figure 24 Number of New Units Permitted

		Area 1 - Banstead	Area 2a - Redhill	Area 2b - Reigate	Area 3 - Horley	Total
Large (10+ units)	Gross	103	318	114	14	549
Large (10+ units)	Net	99	318	114	14	545
Small (1-9 units)	Gross	98	27	52	45	222
Small (1-9 units)	Net	69	21	46	38	174
All Sites	Gross	201	345	166	59	771
	Net	168	339	160	52	719

Source of New Permissions – Previous Land Use

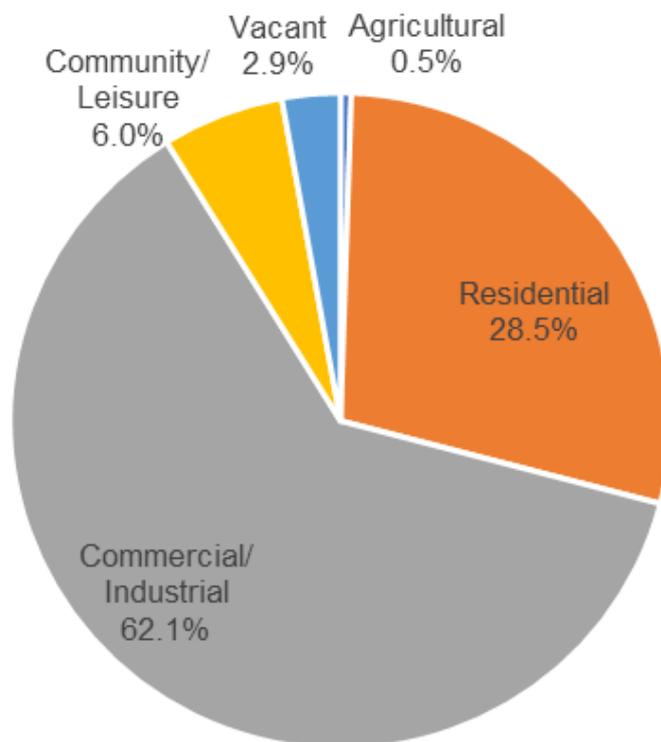
Of those considered deliverable and not subsequently substituted, 90.7% of gross dwellings permitted within 2019/20 were on sites that were either, commercial/industrial (62.1%) or

¹⁷ More information is provided in the [Housing Delivery section](#) of this report

residential (28.5%).

More than a half of the units coming from commercial/industrial sites (269 units, 56.2%) can be attributed to office to residential or industrial to residential permitted development rights.

Figure 25 Previous Land Use of New Permissions

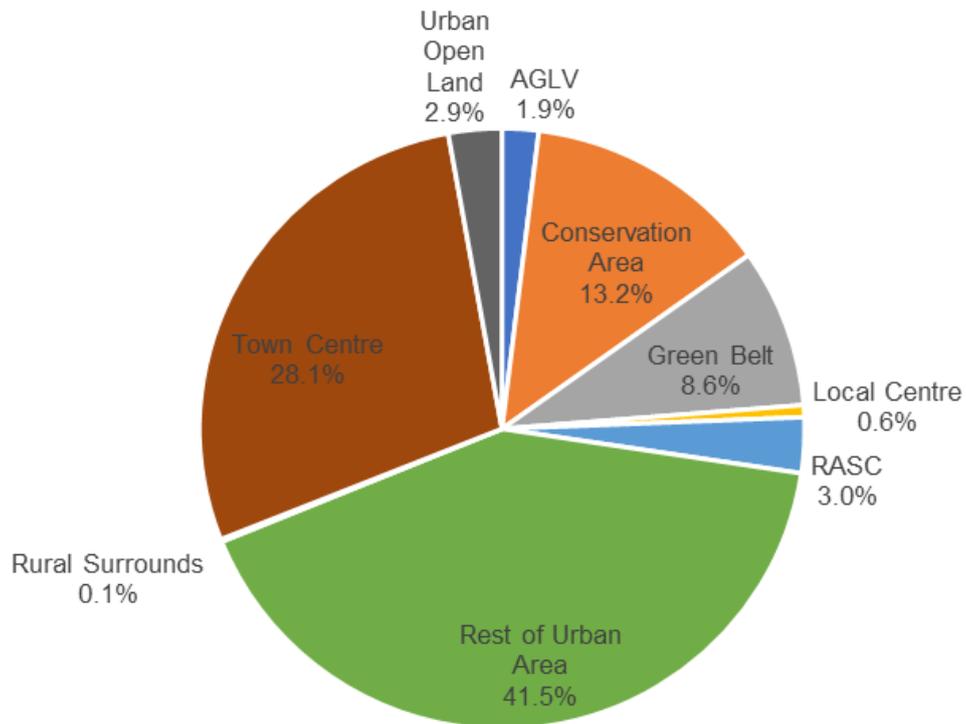


Source of New Permissions – Designation

Of those considered deliverable and not subsequently substituted, most of the gross new dwellings permitted in this monitoring period (41.5%) came from the undesignated urban area. This compares to 56.2% of the dwellings permitted in the last monitoring period.

Town centres continued to see an increased development activity (28.1% of new permitted dwellings, compared to 12.8% last year). Most of the new permitted units within the town centres have come from Redhill town centre (83.4%), followed by Reigate (11.1%) town centre. Notable schemes within Redhill and Reigate town centres include the change of use of Quadrant House and Warwick House in Redhill (prior approvals 19/02316/P for 125 residential units and 19/01964/P for 56 residential units) and Vale House in Reigate (prior approval 20/00097/P for 24 units).

Figure 26 Designation of New Permissions



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. More than half of the dwellings (gross) permitted within the last twelve months (excluding sites which have subsequently been substituted and which are not considered to be deliverable) were on sites with a density of more than 100dph, this is an increase from the previous monitoring period (58.2% compared to 46.8%). A further 27.4% of the gross units were permitted on sites with a density of less than 40dph, a similar proportion to last year (25.6%).

Figure 27 Density of New Permissions (dwellings per hectare)

	<40dph	40-60dph	60-100dph	100+ dph
Number of Units	211	29	82	449
Percentage (%)	27.4%	3.8 %	10.6 %	58.2%

Dwelling Type & Size

More than three quarters of the deliverable permitted (gross) dwellings (excluding permissions subsequently substituted) within the last twelve months were for 1 or 2 bedroomed properties (78.2%: 47.6% 1 bedroom and 30.6% 2 bedroom).

This high percentage is in part due to several high capacity flat redevelopments, including Quadrant House offices in Redhill (125 flats), the Hockley Industrial Centre, Redhill (60 flats), Brook Road Garages, Redhill (57 flats), Priory School, Banstead (44 flats) and Bellway House, Merstham (33 flats).

Figure 28 Size & Type of Newly Permitted Dwellings¹⁸

	Flats	Houses	Total
1 bedroom	327	13	340
2 bedrooms	186	33	219
3 bedrooms	5	69	74
4+ bedrooms	0	82	82
Total	518	197	715

Figure 29 shows that there is a variation in type of dwelling permitted by borough area, in particular it shows a notably greater proportion of flats permitted in Redhill and Reigate, whilst houses dominate in Banstead and Horley within this monitoring period.

Figure 29 Proportion of Newly Permitted Houses and Flats by Borough Area

	Flats	Houses
Area 1 – Banstead	92	109
Area 2a – Redhill	264	25
Area 2b – Reigate	143	23
Area 3 – Horley	19	40

Car Parking Standards

The level of parking provision per permitted dwelling varies across the borough depending upon factors such as location, levels of access to amenities and accessibility to public transport. Within the last twelve months the average number of parking spaces for new deliverable permissions (excluding those subsequently substituted) was 2.36, a slight increase from 2.09 recorded over the previous monitoring period.

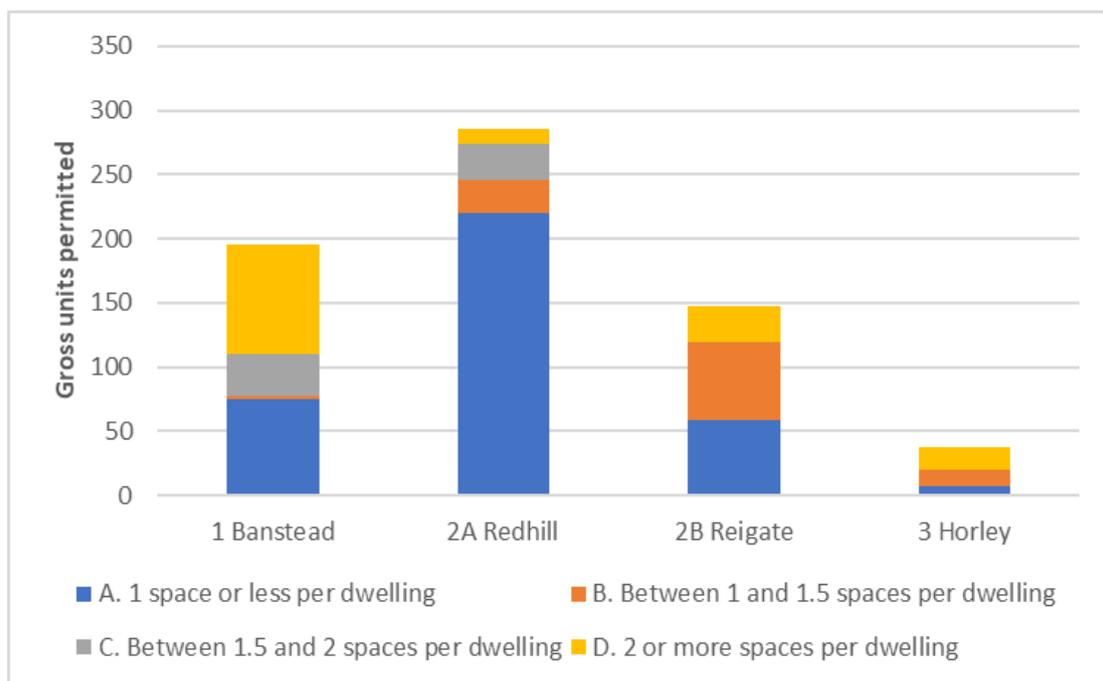
It should be noted that during the course of this monitoring period, the Council introduced their

¹⁸ Figures 27 and 28 do not take into account planning permission 19/01964/P which has the potential to deliver 56 flats. During the prior-approval application process, no information was provided on the number of bedrooms in these flats. It is assumed that they will be delivered as 1/2 bedroom units.

own borough specific parking standards, however, given that the DMP was adopted part-way through the year, it is too soon to understand the impact of these new standards on parking provision in the borough.

Figure 30 shows that Redhill and Banstead have the greatest number of developments permitted with one space or less, similarly to the previous year. This is due to a number of flatted developments permitted with minimal parking provision, such as Quadrant House, Redhill (planning permission 19/02316/P for 125 flats and 22 parking spaces), Hockley Industrial Estate, Redhill (planning permission 18/00967/OUT for 60 flats and 50 parking spaces) and Priory School, Banstead (planning permission 19/00472/F for 44 flats with 31 parking spaces).

Figure 30 Parking Spaces on Newly Permitted Dwellings by Area¹⁹



¹⁹ Please note that this graph only includes those deliverable permissions for which we have parking information.

Housing Supply & Delivery Position

Five Year Land Supply Position

Paragraph 73 of the revised National Planning Policy Framework (NPPF) requires local planning authorities to identify and update annually a supply of specific deliverable²⁰ sites. 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 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)²¹ 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

²⁰ The revised NPPF states that "to be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- a) Sites which do not involve major development and have planning permission, and all sites with detailed 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).
- b) Where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years".

²¹ Paragraph 029 Reference ID: 68-029-20190722

be net figures, so should offset any demolitions.

Furthermore, the updated PPG²² advises that local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply against their housing requirement.

Taking the above guidance into account, figure 31 summarises progress made against the Core Strategy housing requirement; it shows that since 1st April 2012, 4,137 net dwellings were completed within the borough (equating to an annual average completion of 517 units) leaving an outstanding requirement 2,763 dwellings over the plan period.

Figure 31 Performance against Core Strategy – 2012 to 2027

C3 Residential Completions

	Market housing	Affordable housing	Total gross completions	Demolitions	Net
2012/13	444	75	519	36	483
2013/14	372	103	475	36	439
2014/15	342	148	490	36	454
2015/16	528	109	637	76	561
2016/17	514	90	604	81	523
2017/18	478	99	577	27	550
2018/19	494	68	562	42	520
2019/20	373	133	506	48	458

²² Paragraph 035 Reference ID: 68-6035-20190722

C2 Old Person's Homes Completions²³

	Gain	Loss	Net
2012/13	1	0	1
2013/14	40	0	40
2014/15	0	0	0
2015/16	7	14	-7
2016/17	47	0	47
2017/18	47	0	47
2018/19	0	11	-11
2019/20	43	11	32

	Total Net Completions	Position against target (460)
2012/13	484	5.2%
2013/14	479	4.1%
2014/15	454	-1.3%
2015/16	554	20.4%
2016/17	570	23.9%
2017/18	597	29.8%
2018/19	509	10.7%
2019/20	490	6.5%

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	3,680	4,137	517	457	60.0%	2,763

²³ In line with PPG Paragraph 035 Reference ID: 68-035-20190722 the number of care home bedrooms has been converted into a C3 equivalent to represent the contribution the C2 accommodation makes on housing released in the housing market, using the current census data on the average number of adults living in households

Oversupply

The updated PPG²⁴ advises that where areas deliver more completions than required, the additional supply can be used to offset any shortfalls against requirements from previous years.

The above table shows that since the beginning of the Core Strategy plan period, the Council has delivered 457 units above the Core Strategy housing requirement of 460 dwellings per annum.

Buffer

Paragraph 73 of the revised NPPF and Paragraph 022 of the PPG²⁵ advises 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 2019 Housing Delivery Test returned a positive score of 119% and the Council is not seeking to demonstrate its five year land supply through an annual position statement.

²⁴ PPG Paragraph 032 Reference ID: 68-032-20190722

²⁵ PPG Paragraph 022 Reference ID: 68-022-20190722

Figure 32: Summary of 5 Year Requirement

Source	
1) Five year housing land supply requirement (5*460)	2,300
2) 5% Buffer (5% of 2,300)	115
3) Previous oversupply	457
4) Overall Housing Requirement (1+2-3)	1,958

The overall five year requirement is therefore 1,958 units (annual requirement of 392).

Sources of Deliverable Land Supply

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

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

Sites with Planning Permission

The revised NPPF says that sites which do not involve major development (defined in the revised NPPF as 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 PPG²⁶ 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

²⁶ Paragraph 007 Reference ID: 68-007-20190722

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.
- Undertook an analysis of average lead-in times and build-out rates on permissions completed since the beginning of the plan period to reality check these assumptions. The table 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). More detailed analyses of lead-in times and build-out rates can be found in the **Appendix 2**.

Figure 33: Overview of Average Lead-in Times and Build-out Rates

Site Size	Lead-in time (days between permission granted and completion of 1st unit)	Build-out rate (days between completion of 1st 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 that this approach was justified and noted that there is no requirement in national policy to include a non-implementation rate²⁷.

As a result of this exercise 217 units have been excluded from the five year land supply trajectory

²⁷ Paragraph 136, Inspector’s Report on the Examination of the Reigate & Banstead Development Management Plan

(see **Appendix 1, Table A** for details).

As highlighted in the [national trends introductory section to the Housing Monitor](#), it is acknowledged, that the Covid-19 pandemic will have an impact on the housing delivery in the foreseeable future, however it is unclear at this stage, what the impact will be and therefore how to measure such impact against the five year housing land supply. In recent appeal against Wokingham Council²⁸, the Inspector considered that it did not seem unreasonable to conclude that the impacts of the pandemic on delivery rate would last for three to six months and on that basis 168 homes should be removed from their land supply.

It is however also noted that, as recognised by several well regarded sources²⁹, whilst there will be delays due to the pandemic, planning permissions are still being granted for new units and sites that are under construction and were expected to deliver units shortly, will still deliver these units just slightly later than expected.

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 with the assumption that sites might be inactive for 3 – 6 months. Where the landowner/developer has indicated that the site may not come forward because of the impact of Covid-19, sites have been removed from the analysis.

Taking all of the above into consideration, a total of 2,691 outstanding net additional dwellings on sites with planning permission have been included within the 5 year housing land supply.

Appendix 1, Tables B & C provide a summary of all outstanding C3 dwellings by the borough area and Table D 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 E, F & G provide details of the justification for the inclusion of individual C3 and C2 sites.

Specific Sites without Planning Permission

Through the HELAA and plan-making process, the Council has identified a number of specific

²⁸ Appeal Ref: APP/X0360/W/19/3238048, Land north of Nine Mile Ride, Finchampstead, Berkshire

²⁹ Savills https://www.savills.co.uk/research_articles/229130/298654-0 & Cornerstone Barristers <https://cornerstonebarristers.com/news/housing-land-supply-time-coronavirus/>

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. The deliverability of these sites has been assessed by the Council in line with the revised NPPF. Information is provided within Appendix 1, Table H

The deliverable capacity on specific sites without planning permission that will come forward in the five years to 31st March 2025, taking into consideration any phasing plans, is 313 net additional units.

Windfall Allowance

The revised NPPF 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 supply³⁰. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.

The Council has included a windfall allowance of 375 dwellings (75 dwellings per annum) in the five-year land supply trajectory. During the DMP examination, the Inspector considered that this allowance was “robust and justified”³¹ and the table below shows that since the beginning of the plan period permissions on windfall sites have significantly exceeded this allowance.

³⁰ Paragraph 70, revised NPPF

³¹ Paragraph 135, DMP Inspector’s Report (September 2019)

Figure 34: Windfall dwellings permitted during plan period

Financial year	Number of dwellings permitted on windfall sites
2012/13	402
2013/14	1,240
2014/15	571
2015/16	697
2016/17	510
2017/18	822
2018/19	642
2019/20	1,190
Total	6,074
Average total per annum	759

The PPG³² 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 the above table, a total of 6,074 windfall dwellings have been permitted over the plan period, equating to an annual figure of 759. This figure represents all windfall permissions during the plan period. Since their approval, a number of sites had a substitute permission issued. Taking these into account, the actual number of dwellings coming forward from windfall sites over the plan period was 4,722 (590 per year).

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

³² Paragraph 048 Reference ID 3-048-20180913

Summary of Five Year Land Supply Position

Figure 35 below sets out the current deliverable land supply in Reigate & Banstead and identifies a total capacity of **3,379 net additional dwellings** over the next five years. This represents an **8.63 years supply** against the Core Strategy requirement and NPPF 5% buffer.

Figure 35 Summary of Current Five Year Land Supply at April 2020

Source	
1) Sites with planning permission	2,691
2) Sites without planning permission	313
3) Specific Deliverable Sites (1+2)	3,004
4) Windfall allowance	375
5) Total Five Year Supply (3+4)	3,379
6) Core Strategy Annualised Housing Requirement	460
7) 5% Buffer	23
8) Annualise plan period over/under supply	-91
9) Total annual requirement (6+7+8)	392
10) Equivalent years supply (5 ÷ 9)	8.63

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 table above shows that as of April 2020, the Council can maintain a five year land supply and the table below predicts that in April 2021, 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 maintain 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.

Figure 36 Summary of Predicted Five Year Land Supply at April 2021

Source	
1) Sites with planning permission	1,702
2) Sites without planning permission	313
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) Annualise plan period over/under supply	-212
9) Total annual requirement (6+7+8)	271
10) Equivalent years supply (5 ÷ 9)	8.83

Five Year Supply of Deliverable Land for Gypsies, Travellers and Travelling Showpeople Accommodation

Background

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

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

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

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

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

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

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

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 and future needs as assessed and reported in *the [Reigate and Banstead Borough Gypsy and Traveller Accommodation Assessment \(GTAA\) 2017](#)*. The baseline date for the GTAA is April 2016, when the collection of most of the primary data (from the household interviews) was completed.

The Council’s 2017 GTAA identifies a need for 32 additional pitches for gypsies and travellers, and 7 plots for travelling showpeople over the period 2016 to 2031. This equates to 28 pitches and 5 plots over the current Core Strategy / DMP Local Plan period to 2027. The targets are set out below in **Figures 37 and 38**.

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

Figure 37 Identified Need for Gypsy and Traveller Pitches (2016-2027)

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

Figure 38 Identified Need for Travelling Showpeople Plots (2016-2027)

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

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 2020 and consider the supply of land for pitches and plots respectively for five years from 1 April 2020 to 31 March 2026, as set out in **Figures 39 and 40**.

As set out in PPTS 2015 (paragraph 10), for a site to be considered “deliverable” it should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within five years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

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

The Council cannot require new privately-owned pitches, either on private family sites or on larger sites to be occupied by those specific households identified by the GTAA survey as needing pitches in the borough over the plan period. An occasional exception to this is where

planning permission is conditioned for occupation by a specified person or family due to their particular circumstances.

New privately-owned pitches and plots can be occupied by anyone meeting the conditions of the planning permission (usually occupation by a gypsy, traveller or travelling showperson household who meets the planning definitions).

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

Figure 39 Calculation of Five Year Land Supply of Deliverable Land for Gypsy and Traveller Pitches (as of 1st April 2021)

		Total	Annual
A	Pitch requirement (1 st April 2016 – 31 st March 2021) (Years 0 – 5)	23	4.6
B	Pitch requirement to now (31 st March 2020)	18.3	
C	Pitch requirement (1 st April 2021 – 31 st March 2026) (Years 6 – 10)	4	0.8
D	Pitches granted permanent permission and implemented (1 st April 2016 to 31 st March 2020)	31	
E	Oversupply (B-D) between 1 st April 2016 and 31 st March 2020	12.6	
F	Pitch requirement for 5 years (1 st April 2020 – 31 st March 2025) $4.6 + 3.2$ (i.e. 0.8×4) = 7.8	7.8	1.56
G	Supply against requirement (1st April 2020 to 31st March 2025) (taking into account oversupply)	8.08	

Figure 40 Calculation of Five Year Land Supply of Deliverable Land for Travelling Showpeople Plots (as of 1st April 2021)

		Total	Annual
A	Plot requirement (1 st April 2016 – 31 st March 2021) (Years 0 – 5)	3	0.6
B	Plot requirement to now (31 st March 2020)	2.4	
C	Plot requirement (1 st April 2021 – 31 st March 2026) (Years 6 – 10)	2	0.4
D	Plots granted permission (1 st April 2016 to 31 st March 2020)	1	
E	Undersupply (B-D) between 1 st April 2016 and 31 st March 2020	1.4	
F	Plot requirement for 5 years (1 st April 2020 – 31 st March 2025) 0.6 + 1.6 (i.e. 0.4*4)	2.2	0.4
G	Total pitch requirement for 5 years (1 st April 2020 – 31 st March 2025) (taking into account undersupply)	3.6	0.7
H	Supply against requirement (1st April 2020 to 31st March 2025) (taking into account undersupply)	-3.6	

Conclusion

As at 1st April 2020, there is 8.08 years of deliverable land for gypsy and traveller pitches and 0 years supply of deliverable land for travelling showpeople. For travelling showpeople there is a shortfall of 3.6 plots.

For information on pitches and plots approved since 2016 see **Appendix 3**.

Appendix 1: Housing Land Supply

Table A: Sites with Planning Permission Excluded from Five Year Land Supply

Application Reference	Site Address	Total Net Capacity
18/01964/F	Rowans Hill, Coulsdon Lane, Chipstead	2
17/01467/P	Grosvenor House, 65 - 71 London Road, Redhill, Surrey, RH1 1LQ	100
15/01558/F	Morrisons M Local, 38 - 40 High Street, Horley, Surrey, RH6 7BB	2
17/02019/F	Copperwood, 3 Russells Crescent, Horley	5
16/00228/F	Land Adjacent 2 Belmont Road, Reigate, Surrey, RH2 7EE	1
17/01404/P	Castlefield House, 3 - 5 Castlefield Road, Reigate, Surrey, RH2 0SB	41
15/02099/P	Barn B, Work Unit, Woodplace Barns, Drive Road, Woodplace Lane, Hooley, Surrey, CR5 1NE	1
15/02730/F	66 Crescent Way, Horley, Surrey, RH6 7LL	3
17/02662/F	Fairlawn, The Glade, Kingswood	6
17/02732/F	Land to R/O 77-83 Bell Street, Reigate	6
15/02725/F	8 Brighton Road, Hooley	4
17/00661/F	Swaylands, 1 Ringley Avenue, Horley	4
16/02498/P	Office Space At 3A-7A Bell Street, Reigate	3
16/01576/F	Kings Walk House, Woodland Way, Kingswood, Tadworth	1
17/00673/F	The Old Oak Public House, 40 Somerset Road, Redhill	2
17/01898/F	1 Doods Park Road, Reigate	2

Application Reference	Site Address	Total Net Capacity
16/01248/F	160 Orchard Cottages, Quality Street, Merstham	1
18/02324/F	Mount Pleasant, Coppice Lane, Reigate, Surrey, RH2 9JF	3
19/01667/F	Land R/O 63-65 Hillside, Banstead	2
16/01777/F	Station Yard, Waterhouse Lane, Kingswood	18
19/01966/F	Alderstead Barn, Alderstead Lane, Merstham, Surrey, RH1 3AF	1
16/01013/F	Courtlands Farm, Banstead	9
Total Undeliverable		217

Table B: 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 @ 1 April 2020	Net Deliverable by 31 March 2025
Under Construction	Area 1 – Banstead	84	84	84
Under Construction	Area 2a – Redhill	20	20	20
Under Construction	Area 2b – Reigate	72	72	72
Under Construction	Area 3 – Horley	30	30	30
Not Implemented	Area 1 – Banstead	56	56	56
Not Implemented	Area 2a – Redhill	26	26	26
Not Implemented	Area 2b – Reigate	51	51	51
Not Implemented	Area 3 – Horley	89	89	89
Total Net Deliverable on Small Sites (Less than 10 Units) with Planning Permission in the Five Year Supply				428

Table C: 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 @ 1 April 2020	Net Deliverable by 31 March 2025
Under Construction	Area 1 – Banstead	317	241	241
Under Construction	Area 2a – Redhill	689	682	682
Under Construction	Area 2b- Reigate	42	37	37
Under Construction	Area 3 – Horley	1,576	852	852
Not Implemented	Area 1 – Banstead	75	75	75
Not Implemented	Area 2a – Redhill	169	169	169
Not Implemented	Area 2b- Reigate	136	136	136
Not Implemented	Area 3 – Horley	29	29	29
Total Net Deliverable on Large Sites (More than 10 Units) with Planning Permission in the Five Year Supply				2,221

Table D: Summary of C2 Sites with Planning Permission in the Five Year Supply³³

Implementation Status	Borough Area	Net Remaining @ 1 April 2020	Net Deliverable by 31 March 2025
Under Construction	Area 1 – Banstead	6	6
Under Construction	Area 2a – Redhill	43	43
Under Construction	Area 2b- Reigate	-11	-11
Under Construction	Area 3 – Horley	0	0
Not Implemented	Area 1 – Banstead	4	4
Not Implemented	Area 2a – Redhill	0	0
Not Implemented	Area 2b- Reigate	0	0
Not Implemented	Area 3 – Horley	0	0
Total Net Deliverable on Large Sites (More than 10 Units) with Planning Permission in the Five Year Supply			42

³³ Resulting from a conversion of C2 older people's homes bedrooms into a C3 equivalent, using the current census data. Please note where schemes result in the loss of a residential unit, this is taken into consideration in the C3 section.

Table E Small Sites with Planning Permission: Detailed Analysis and Justification for Inclusion in Five Year Land Supply

Area 1: Not Implemented

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2020	Total net remaining @ 1 April 2020	Net Deliverable by 31 March 2025	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	Planning permission 18/02612/F not started	1	0	1	1	Yes	No	No	A revised planning application (20/00163/F) to provide an additional unit is 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which suggests that development will not be brought forward on this site. Revised planning permission (20/00163/F) to provide an additional residential unit is awaiting determination.
10A High Street, Banstead	Planning permission 19/01747/F not started	1	0	1	1	Yes	No	No	There are no pre-commencement conditions to discharge.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant planning permission will not be implemented.
30A High Street, Banstead	Planning permission 19/01155/F not started	1	0	1	1	Yes	No	No	There are no pre-commencement conditions to discharge.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a Pearl Chemist Ltd. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant planning permission will not be implemented. It is understood that the applicant intends to implement the current permission.
Land To The R/O Cherrytrees And Willoughby, Croydon Lane, Banstead	Planning permission 18/00713/OUT not started	1	0	1	1	Yes	No	No	Planning permission granted May 2019. Reserved application matters approved September 2019.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified to suggest that this planning permission will not be implemented. Landowner has confirmed their intention to develop the site. They are anticipating the completion of the site 21/22.
Place Farm, Park Road, Banstead	Planning permission 18/00918/F not started	1	0	1	1	Yes	No	No	Listed building consent granted June 2018. It is understood that a number of applications to discharge conditions (including pre-commencement conditions) will be submitted shortly.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant planning permission will not be implemented. There is another planning permission for the site to provide an additional dwelling.
Place Farm, Park Road, Banstead	Planning permission 19/00328/F Not started	1	0	1	1	Yes	No	No	A pre-commencement condition has been discharged 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> See above. No evidence identified which suggests that this extant planning permission will not be implemented.
1 The Parade, Brighton Road, Burgh Heath	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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> Planning permission was granted in February 2020. No evidence identified which suggests that this unimplemented planning permission will not be implemented.
20 Bouverie Road, Chipstead	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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which suggests that this unimplemented planning permission will not be implemented.
39 Woodmansterne Street, Woodmansterne, Surrey, SM7 3NQ	Planning permission 18/00240/F Not started	2	0	2	2	Yes	No	No	All pre-commencement conditions discharged (November 2019 – 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> Non-material amendment approved November 2019. Number of conditions (including all pre-commencement condition) discharged November 2019 - February 2020.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2020	Total net remaining @ 1 April 2020	Net Deliverable by 31 March 2025	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
												<ul style="list-style-type: none"> Further condition awaiting determination.
Business Premises R/O Manor Cottage Farm, Rectory Lane, Woodmansterne	Planning permission 18/02368/F not started	3	0	3	3	Yes	No	No	s.73 application approved January 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> The landowner has confirmed that he is considering further applications for the site.
Cherryleen, The Glade, Kingswood	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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by PJW Associates Ltd. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant planning permission will not be implemented.
Little Manor, Larch Close, Kingswood, Tadworth	Planning permission 18/00181/F not started	2	0	2	2	Yes	No	No	s.73 application for variation of condition approved January 2019.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant planning permission will not be implemented.
Nicola Farm, 37 Woodmansterne Lane, Woodmansterne	Planning permission 19/00784/F not started	6	0	6	6	Yes	No	No	Landowner has confirmed that they intend to develop the site. Prior approval for accompanying development is 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints have been identified. The site is developed by Paul Hunt Investments Ltd. 	<ul style="list-style-type: none"> No evidence identified which suggests that this planning permission will not be implemented. An extend planning application (20/00698/P) has been submitted to provide 3 additional dwellings on the site. The application is under consideration. Landowner has confirmed their intention to develop the site.
Red Chimneys, Warren Drive, Kingswood, Tadworth	Planning permission 18/01593/F not started	1	0	1	1	Yes	No	No	Full planning permission granted September 2018.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints have been identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant planning permission will not be implemented.
The Vicarage, Woodland Way, Kingswood	Planning permission 18/01607/F not started	1	0	1	1	Yes	No	No	A revised planning permission (20/00173/F) is 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints have been identified. The site is being developed by Infoteam International Services. 	<ul style="list-style-type: none"> A revised planning application (20/00173/F) is awaiting determination. No evidence identified to indicate that this site will not come forward for development.
Uphill, How Lane, Chipstead	Planning permission 19/01071/F not started	1	0	1	1	Yes	No	No	Full 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by private individuals. 	<ul style="list-style-type: none"> No evidence identified which suggests that this unimplemented planning permission will not be implemented.
Woodcroft, Beech Drive, Kingswood	Planning permissions 18/01811/F and 19/00271/F not started	1	0	1	1	Yes	No	No	The existing residential unit has been demolished under planning permission 15/02395/F. The site has since been separated into two parcels.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by two private individuals. 	<ul style="list-style-type: none"> No evidence identified which suggests that these extant planning permissions will not be implemented. This application follows a previous application (15/02395/F as amended by s.73 application 17/02499/s73) for the demolition of the existing dwelling and the construction of 2 units. These permissions subdivide the 15/02395/F permission.
131 London Road North, Merstham	Planning permission 18/01646/F not started	4	0	4	4	Yes	No	No	A revised planning permission (20/00254/F) is awaiting determination to provide 6 flats.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which suggests that this site will not come forward for development.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2020	Total net remaining @ 1 April 2020	Net Deliverable by 31 March 2025	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
72A Brighton Road, Hooley	Planning permission 19/02087/F not started	1	0	1	1	Yes	No	No	Number of conditions (including pre-commencement conditions) either approved March 2020 or awaiting determination. Non-material amendment 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which suggests that this unimplemented planning permission will not be implemented. Landowner has confirmed their intention to implement this planning permission.
Land at Woodplace Farm, Woodplace Lane, Hooley	Planning permission 19/01599/F not started	1	0	1	1	Yes	No	No	Full planning permission granted December 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant planning permission will not be implemented.
Land to the R/O 62 Brighton Road, Hooley	Planning permission 17/01670/F not started	1	0	1	1	Yes	No	No	The site benefits from full planning permission. There are a number of similar planning permissions within the rear service area, one of which has recently been completed.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Southern London Investment Company Ltd. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant planning permission will not be implemented.
Land Adjacent To Deans Cottage, Deans Lane, Walton On The Hill, Tadworth	Planning permission 18/02202/F not started	1	0	1	1	Yes	No	No	Two of the three pre-commencement conditions are awaiting determination. The landowner has confirmed their intention to implement this permission.	The landowner has indicated that the infrastructure charge is making the site border line viable.	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Brookpass Ltd. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant planning permission will not be implemented. Landowner has confirmed that works are anticipated to be completed 21/22.
Land Adjoining 20 Epsom Lane South, Tadworth	Planning permission 18/00854/F not started	1	0	1	1	Yes	No	No	Pre-commencement conditions not discharged but landowner has confirmed their intention to develop this site.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant planning permission will not be implemented. Landowner has confirmed their intention to implement this permission.
Market House, 12A Cross Road, Tadworth	Planning permission 19/00905/P not started	2	0	2	2	Yes	No	No	It is understood that the landowner is investigating possibilities which may require another planning application.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints have been identified. The site is being developed by A E Crewe Properties Ltd. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant planning permission will not be implemented. The landowner has confirmed that they intend to proceed with the development. It is understood that works are expected to start and be completed in the upcoming year.
Tower Court, 1 Tower Road, Tadworth	Planning permission 18/00428/F not started	1	0	1	1	Yes	No	No	The landowner has confirmed their intent to bring forward development.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant planning permission will not be implemented. The landowner has confirmed their intent to bring forward development.
209 Fir Tree Road, Epsom Downs	Planning permission 19/01857/F not started	1	0	1	1	Yes	No	No	Pre-commencement condition awaiting determination. Other condition discharged 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Langholme Property Company. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant planning permission will not be implemented.
7 Ruden Way, Epsom Downs	Planning permission 18/00661/F not started	1	0	1	1	Yes	No	No	Landowner has confirmed that works are expected to commence summer 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant planning permission will not be implemented. The landowner has confirmed that works are expected to commence summer 2020 and be completed by 31st March 2022.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2020	Total net remaining @ 1 April 2020	Net Deliverable by 31 March 2025	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
												<ul style="list-style-type: none"> Number of conditions (including pre-commencement conditions) discharged May 2019 – February 2020.
Land Rear Of 127-139 Ruden Way, Epsom Downs	Planning permission 19/01673/OUT not started	4	0	4	4	Yes	No	No	The only matter reserved is landscaping. This application follows a similar application (18/01920/F) which was dismissed at appeal as no substantive evidence had been submitted to demonstrate that the proposed development would not harm protected species and habitats.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by the Harnel Group (Two County Homes Ltd.). 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant planning permission will not be implemented.
Land To The R/O 17-23 The Drive, Banstead	Planning permission 19/02336/F not started	2	0	2	2	Yes	No	No	Full planning permission 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints have been identified. The site is being developed by Denton Homes 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant planning permission will not be implemented.
Londis, 213 Fir Tree Road, Epsom Downs	Planning permission 17/00405/F not started	1	0	1	1	Yes	No	No	A revised planning permission (19/02567/F) for the development is 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 ¹² .	<ul style="list-style-type: none"> The site is being developed by a private individual. No ownership constraints have been identified. 	<ul style="list-style-type: none"> This planning permission is due to expire in June 2020 but a revised planning application (19/02567/F) is awaiting determination. No evidence identified to suggest that this site will not come forward for development within the next 5 years.
Nork House, 33 Nork Way, Banstead	Planning permission 19/00384/F not started	1	0	1	1	Yes	No	No	The permission follows a prior approval for conversion of the existing office to residential (17/02929/P) approved January 2018.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant permission will not be implemented.
Land R/O 35-49 Warren Road, Banstead	Planning permission 18/01313/F not started	7	0	7	7	Yes	No	No	Full planning permission was granted on appeal in 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints have been identified. The site is developed by Denton Homes Ltd 	<ul style="list-style-type: none"> No evidence identified which suggests that this planning permission will not be implemented.
5 Norman Close, Epsom Downs	Planning permission 18/00526/OUT not started	1	0	1	1	Yes	No	No	Reserved matters include appearance, scale and access.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant planning permission will not be implemented.
Glade Lawn, The Glade, Kingswood	Planning permission 19/00088/CU not started	-1	0	-1	-1	Yes	No	No	N/A – loss of residential unit.	N/A – loss of residential unit.	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by the Kismil Group Ltd. 	<ul style="list-style-type: none"> It is understood that the Kismil Group will run the facility once the permission has been implemented. No evidence identified which suggests that this extant planning permission will not be implemented.
Tanglewood House, 286 Fir Tree Road, Epsom Downs	Planning permission 19/02572/F not started	-1	0	-1	-1	Yes	No	No	N/A – loss of residential unit.	N/A – loss of residential unit.	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Aims Care Ltd. 	<ul style="list-style-type: none"> This is a permission for a residential care home. The C2 equivalent C3 accommodation is detailed in the older housing section. It is understood that Aims Care Ltd. will run the facility once the permission has been implemented. They own/ run a number of facilities in the wider area.
Summary: Area 1 Not Implemented		56	0	56	56							

Area 1: Under Construction

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2020	Total net remaining @ 1 April 2020	Net Deliverable by 31 March 2025	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
73 Ferndale Road, Banstead	Planning permission 18/00966/F under construction	1	0	1	1	Yes	No	No	N/A – site 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by private individuals. 	<ul style="list-style-type: none"> Works commenced on site March 2020 (CIL commencement notice). Number of pre-commencement conditions discharged December 2018 – January 2019. Landowner has confirmed their intention to deliver this scheme.
Banstead Village Club, Lamborn Place, 26 High Street, Banstead	Planning permission 17/01887/P 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual 	<ul style="list-style-type: none"> Building Control indicated works commenced December 2019
Development Site Rear of Rivendell, Fairlawn Road, Banstead	Planning permission 17/00919/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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by private individuals. 	<ul style="list-style-type: none"> Works commenced August 2017 (CIL commencement notice). Non-Material Amendments approved September 2017 and June 2019. Conditions (including pre-commencement conditions) discharged August 2017- May 2018
Land To The R/O 4A Croydon Lane, Banstead	Planning permission 18/00036/F under construction	2	0	2	2	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints have been identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> A number of pre-commencement conditions were discharged April-May 2019. s.S73 application approved November 2019. Landowner has confirmed that works have commenced and that they are due to be completed shortly.
19 Court Hill, Chipstead	Planning permission 17/00688/F under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by private individuals. 	<ul style="list-style-type: none"> CIL Commencement Notice issued December 2019. s.73 approved August 2019.
Bracken House, Waterhouse Lane, Kingswood	Planning permission 19/00613/F under construction	5	0	5	5	Yes	No	No	N/A – the site 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is developed by a private individual. 	<ul style="list-style-type: none"> The landowner has indicated that they intend to complete the scheme during 2021/22 financial year.
Bracken House, Waterhouse Lane, Kingswood	Planning permission 19/01797/F under construction	1	0	1	1	Yes	No	No	N/A – site 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by 	<ul style="list-style-type: none"> Development commenced January 2020 (CIL commencement notice). This permission follows a similar planning permission

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2020	Total net remaining @ 1 April 2020	Net Deliverable by 31 March 2025	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
											private individuals.	(17/00422/F) for a similar scheme. <ul style="list-style-type: none"> s.73 application for the previous application approved September 2018 and pre-commencement conditions discharged October 2019. There is another permission for the wider site: (19/00613/F) to provide 5 dwellings (net) under construction (see above).
Eastland, Woodmansterne Street, Woodmansterne	Planning permission 18/01322/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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> Works commenced November 2018 (CIL commencement notice) Non-material amendment approved January 2019. s.73 application approved August 2019. Landowner confirmed that works are anticipated to be completed 20/21.
Former Kings Barn, Waterhouse Lane, Kingswood	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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Whiteoak Developments Ltd. 	<ul style="list-style-type: none"> Building Control notice submitted July 2017. Number of conditions approved May 2017. s.73 application approved December 2017 and further s.73 application awaiting determination. Enforcement for alleged development not being according to plan received June 2018.
Land Parcel South West Of Reeves Rest, High Road, Chipstead	Planning permission 19/00240/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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> It is understood that the landowner intends to complete the works by the end of financial year 2020-2021. s.73 application for a variation of conditions approved October 2019. Number of conditions awaiting determination.
Oakwood Eyhurst Outwood Kingswood	Hall, Park, Lane, Planning permission 18/00508/F under construction	1	0	1	1	Yes	No	No	N/A – site 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Eyehurst Management Ltd. 	<ul style="list-style-type: none"> Works commenced September 2019 (CIL commencement notice). TPO application approved April 2019.
68A Brighton Road, Holley	Planning permission 19/02177/F under construction	1	0	1	1	Yes	No	No	N/A – site 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by 	<ul style="list-style-type: none"> Planning permission granted in January 2020. Works commenced March 2020 (enforcement).

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2020	Total net remaining @ 1 April 2020	Net Deliverable by 31 March 2025	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
											Junction 7 Investments.	<ul style="list-style-type: none"> Pre-commencement condition awaiting determination. Further condition also awaiting determination.
Barn A, The Barns, Woodplace Lane, Hooley	Planning permission 18/01563/P 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which suggests that this under construction planning permission will not be completed.
1 Epsom Lane North, Epsom Downs	Planning permission 17/00248/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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual 	<ul style="list-style-type: none"> Number of pre-commencement conditions discharged May-July 2019. s.73 application for a variation of condition approved July 2019. It is understood that the scheme is expected to be complete by 31 March 2021.
1A Epsom Lane North, Epsom Downs	Planning permission 19/00951/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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Garret and Read 	<ul style="list-style-type: none"> A pre-commencement condition has been discharged in October 2019. A further condition is currently awaiting determination. Landowner has confirmed their intention to complete the site 20/21.
63 Tadome Road, Tadworth	Planning permission 14/01180/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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> Building Control Initial Notice accepted April 2015. It is understood that the works have commenced April 2018.
Barclays Bank Plc, 24 Station Approach, Tadworth	Planning permission 17/02433/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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by London Property Ventures. 	<ul style="list-style-type: none"> Works commenced on site in December 2018 (CIL commencement notice). Number of conditions discharged October 2018 – February 2020.
Hunters Heath, Watts Lane, Tadworth, Surrey	Planning permission 19/00281/F under construction	1	0	1	1	Yes	No	No	N/A – site 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Nineteen Thirty Two Ltd. 	<ul style="list-style-type: none"> The landowner has confirmed that the development is under construction and that the units are anticipated to be completed 20/21. The pre-commencement conditions were discharged December 2019- March 2020.
Land Adjoining Little Ambrook, Nursery Road, Walton On The Hill	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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by private individuals. 	<ul style="list-style-type: none"> Works commenced March 2020 (building control notice). The landowner indicated that works expected to be completed by 31 March 2021.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2020	Total net remaining @ 1 April 2020	Net Deliverable by 31 March 2025	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
												<ul style="list-style-type: none"> This is a subsequent planning permission to 17/01116/F. A number of conditions were discharged March 2018 and further condition discharged March 2019. s.73 application to vary condition approved November 2019.
Land at Bungalow Lodge, Mogador, Lower Kingswood	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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> Number of conditions (including the two pre-commencement conditions) approved March - April 2018. Non-material amendment approved April 2016. s.73 application approved September 2018.
Land R/O 56 Cross Road, Tadworth	Planning permission 18/01696/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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> Non-material amendment application awaiting determination. Number of conditions (including pre-commencement conditions) discharged September 2019. Photos submitted as part of the non-material amendment March 2020 suggest that the property is nearing completion.
Land To Rear, 9-17 Shelveys Way, Tadworth	Planning permission 17/02097/F under construction	4	0	4	4	Yes	No	No	N/A – Site 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Devine Homes Plc. 	<ul style="list-style-type: none"> Works commenced December 2019 (CIL Commencement Notice). There are a number of permissions for the scheme (18/00082/F; 19/00262/F). Two s.73 applications approved October 2019.
Land To Rear, 9-17 Shelveys Way, Tadworth	Planning permission 18/00082/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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Devine Homes Plc. 	<ul style="list-style-type: none"> See above This permission is for the subdivision of a single plot of permission 17/02097/F into two dwellings.
Land To Rear, 9-17 Shelveys Way, Tadworth	Planning permission 19/00262/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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Devine Homes Plc. 	<ul style="list-style-type: none"> See above This permission is for an additional dwelling following the subdivision of plot one of permission 17/02097/F.
Land to the R/O 19-29 Shelveys Way, Tadworth	Planning permission 18/01134/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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. 	<ul style="list-style-type: none"> Development commenced December 2019 (CIL commencement notice).

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2020	Total net remaining @ 1 April 2020	Net Deliverable by 31 March 2025	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
											<ul style="list-style-type: none"> The site is being developed by Devine Homes. 	<ul style="list-style-type: none"> s.73 applications approved April 2019 and October 2019 (x2). Number of conditions discharged October – December 2019. Planning permission 19/01572/F subdivides plot 3 to create 2 units.
Land to the R/O 19-29 Shelveys Way, Tadworth	Planning permission 19/01572/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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Devine Homes PLC 	<ul style="list-style-type: none"> Additional unit to pp. 18/01134/F. See above.
Pinfold Manor, Nursery Road, Walton On The Hill	Planning permission 18/00686/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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Creed Homes Ltd. 	<ul style="list-style-type: none"> Pre-commencement condition discharged August 2019. Works commenced September 2019 (CIL commencement notice).
343 - 351 Reigate Road, Epsom Downs	Planning permission 18/02548/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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Denton Homes Ltd. 	<ul style="list-style-type: none"> Works commenced November 2019 (CIL Commencement Notice). Number of conditions (including pre-commencement conditions) discharged November - December 2020. Further application for the discharge of a pre-commencement condition awaiting determination.
Land R/O 290 Fir Tree Road, Epsom Downs	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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Denton Homes. 	<ul style="list-style-type: none"> This permission is for an additional unit to the adjoining development (planning permission 14/01301/F) which was completed in December 2016.
Land To R/O 92-96 Partridge Mead, Banstead	Planning permission 17/00804/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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Denton Homes Ltd. 	<ul style="list-style-type: none"> Works commenced July 2019 (CIL Commencement Notice). Pre-commencement conditions discharged April 2018. This site is an extension to planning permission 14/01307/F completed by Denton Homes in October 2017.
Rear Of 86 - 90 Partridge Mead, Banstead	Planning permission 19/01067/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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by 	<ul style="list-style-type: none"> The landowner has confirmed that the works started on site in February 2020. A number of the pre-commencement conditions

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2020	Total net remaining @ 1 April 2020	Net Deliverable by 31 March 2025	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
											Denton Homes Ltd	were discharged December 2019 - February 2020. <ul style="list-style-type: none"> A further application to discharge a pre-commencement condition is being considered. It is understood that the four units should be completed by 31 March 2021.
The British Red Cross Centre, White Lodge Hall, The Drive, Banstead	Planning permission 17/01160/F under construction	4	0	4	4	Yes	No	No	N/A – planning permission is under construction.	Viability information was provided which demonstrated that given the state of the building and the need for significant repairs, it was not viable to retain the building for community facilities.	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Silver Homes (Banstead) Ltd. 	<ul style="list-style-type: none"> A number of conditions were discharged September 2018 - March 2019. Works commenced November 2018 (CIL commencement notice November 2018). The units are currently being marketed for sale.
3 Sherborne Close, Epsom Downs	Planning permission 18/02515/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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Rosewell Properties. 	<ul style="list-style-type: none"> Works commenced September 2019 (CIL commencement notice). s.73 application approved June 2018. Number of conditions (including all pre-commencement conditions) discharged May – June 2019. The unit is currently being marketed for sale.
82 Hatch Gardens, Tadworth	Planning permission 16/01936/F under construction	1	0	1	1	Yes	No	No	N/A – site 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> The landowner has confirmed that they intend to complete the works in September 2020. Number of conditions (including pre-commencement conditions) discharged November-December 2017.
1 Horsecroft, Banstead	Planning permission 17/02849/F under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified that this planning permission will not be completed.
Hunters Lodge, Margery Lane, Lower Kingswood, Tadworth	Planning permission 19/01672/OUT under construction	2	0	2	2	Yes	No	No	N/A – site 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints. The site is being developed by Old Forge Development Ltd. and The Kingswood Hall Estate. 	<ul style="list-style-type: none"> This permission follows a previous application (14/01170/F). Conditions discharged March – April 2017 and s.73 approved June 2017. This permission sub-divides the unit previously granted permission. CLP May 2018 confirmed that the previous permission was under construction.
Keepers Cottage, Margery Lane, Lower Kingswood,	Planning permission 19/01671/OUT	2	0	2	2	Yes	No	No	N/A – site is under construction	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has	<ul style="list-style-type: none"> No ownership constraints. 	<ul style="list-style-type: none"> This permission follows a previous application (14/01171/F). Condition

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2020	Total net remaining @ 1 April 2020	Net Deliverable by 31 March 2025	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
Tadworth	under construction									therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> The site is being developed by Old Forge Development Ltd. and The Kingswood Hall Estate. 	<ul style="list-style-type: none"> discharged March 2017 and s.73 approved June 2017. This permission sub-divides the unit previously granted permission. CLP May 2018 confirmed that the previous permission was under construction.
Land Parcel Adjacent To Sub Station, Fairlawn Road, Banstead	Planning permission 17/00354/F under construction	1	0	1	1	Yes	No	No	Number of conditions (including pre-commencement conditions) discharged November 2017-June 2018.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Green Planning Studio Ltd. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant planning permission will not be implemented. Number of conditions (including pre-commencement conditions) discharged November 2017-June 2018.
Land To The Rear Of 41-43 Great Tattenhams, Epsom Downs, Epsom	Planning permission 18/00940/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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Denton Homes Ltd. 	<ul style="list-style-type: none"> Number of pre-commencement conditions discharged July – October 2019 s.73 application for a variation of condition approved November 2019.
Summary: Area 1 Under Construction		84	0	84	84							

Area 2a: Not implemented

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2020	Total net remaining @ 1 April 2020	Net Deliverable by 31 March 2025	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
Great Meadows Hostel, Princes Road, Redhill	Planning permission 18/02395/F not started	6	0	6	6	Yes	No	No	The scheme is being brought forward by Active Prospects. It is understood that they have been involved in further discussions with the Council regarding works for the site.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Active Prospects. 	<ul style="list-style-type: none"> No evidence identified which suggests that development will not come forward on the site.
Langdon Court, 20 Princes Road, Redhill	Planning permission 19/00599/F not started	1	0	1	1	Yes	No	No	Landowner has confirmed their intention to implement this permission.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Lodgecrest Investments Ltd. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant permission will not be implemented. This permission is for an additional unit to Langdon Court.
Harp Oak House, 180 London Road North, Merstham	Planning permission 18/02456/F not started	5	0	5	5	Yes	No	No	Listed Building Consent (18/02457/LBC) awaiting	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Harps Oak House Ltd 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant planning permission will not be implemented. The Council and the applicant have had further discussions regarding development of this site.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2020	Total net remaining @ 1 April 2020	Net Deliverable by 31 March 2025	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
Summerleigh, 2 Station Road, Merstham	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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant permission will not be implemented.
Blooming Crafts, 9 Hatchlands Road, Redhill	Planning permission 19/00438/P not started	1	0	1	1	Yes	No	No	The landowner has confirmed their intent to implement this permission.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant permission will not be implemented. The retail part of the unit has been let.
36-38 Station Road, Redhill	Planning permission 17/03013/F not started	2	0	2	2	Yes	No	No	The landowner has confirmed their intent to implement this permission.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints have been identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> The landowner has confirmed that they are intending to implement this permission. 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/P). No evidence identified which suggests that these extant permissions will not be implemented.
36-38 Station Road, Redhill	Planning permission 17/02273/P not started	2	0	2	2	Yes	No	No	The landowner has confirmed their intent to implement the permission.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints have been identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> See above - this permission refers to the rear side of the building.
Choice News, 46 Station Road, Redhill	Planning permission 18/02668/F not started	3	0	3	3	Yes	No	No	Full planning permission granted March 2019.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No landowner constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant planning permission will not be implemented.
Land Adjacent To, 28 Green Lane, Redhill	Planning permission 17/02025/F not started	1	0	1	1	Yes	No	No	Pre-commencement conditions approved June 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant planning permission will not be implemented. Landowner has confirmed their intention to implement this permission.
Natwest, 39 - 41 Station Road, Redhill	Planning permission 19/00318/F not started	2	0	2	2	Yes	No	No	Landowner has confirmed that works will commence in the next 3 months and be completed 20/21.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Lintonhill. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant permission will not be implemented.
Old School House, Rocky Lane, Reigate	Planning permission 18/00544/F not started	-1	0	-1	-1	Yes	No	No	N/A – loss of residential unit.	N/A – loss of residential unit.	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by private individuals. 	<ul style="list-style-type: none"> No evidence identified to suggest that this permission will not be implemented.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2020	Total net remaining @ 1 April 2020	Net Deliverable by 31 March 2025	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 Eagles Nest, 33 High Street, Redhill	Planning permission 18/00813/F not started	2	0	2	2	Yes	No	No	The landowner has confirmed that they intend to implement the planning permission late 2020/early 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by The Belfry Redhill. 	<ul style="list-style-type: none"> The landowner has confirmed that they intend to implement this permission in late 2020/early 2021. The site forms part of the wider Belfry shopping centre. The unit is currently vacant. There are no pre-commencement conditions. Condition discharged November 2018. No evidence identified to suggest that this permission will not be implemented.
5 Sparrows Mead, Redhill	Planning permission 19/01172/F not started	1	0	1	1	Yes	No	No	There are two pre-commencement conditions attached to this application – one has been discharged and the other is awaiting determination. The landowner has confirmed their intention to implement this permission once the final pre-commencement condition is 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant permission will not be implemented. The landowner has confirmed their intent to develop this site.
Summary: Area 2a Not Implemented		26	0	26	26							

Area 2a: Under Construction

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2020	Total net remaining @ 1 April 2020	Net Deliverable by 31 March 2025	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	Planning permission 17/02766/F under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> Works started December 2019 (CIL commencement notice). Non-material amendment application approved November 2018. The landowner indicated via the landowner questionnaire that works are expected to be completed 20/21.
24 Garlands Road, Redhill	Planning permission 18/00449/F under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> Building Control confirms that works started June 2018.
Johns Army Surplus, 75 Horley Road, Redhill	Planning permission 19/00381/F	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	<ul style="list-style-type: none"> No ownership constraints identified. 	<ul style="list-style-type: none"> Building Control confirmed that works have

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2020	Total net remaining @ 1 April 2020	Net Deliverable by 31 March 2025	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
	under construction									therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> The site is being developed by John Army Surplus 	commenced September 2019.
Land Adjacent to 8 Hollis Common Road, Redhill	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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> Works commenced February 2020 (Enforcement case photos). Two reserved matters applications approved March 2018 and December 2019. Further reserved matters application awaiting determination.
Land Between 2 Wilton Road & 3 Brook Road, Redhill	Planning permission 17/01374/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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Caberfeigh Ltd. 	<ul style="list-style-type: none"> Works commenced March 2019 (enforcement) Pre-commencement condition discharged July 2019.
12 - 18 High Street, Merstham	Planning permission 19/01016/F under construction	-1	0	-1	-1	Yes	No	No	N/A – site is under construction.	N/A – loss of dwelling.	<ul style="list-style-type: none"> No ownership constraints identified. The site is being delivered by Ringside Fitness Centre. 	<ul style="list-style-type: none"> 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 – March 2020. Further conditions awaiting discharge.
16 Woodside Way, Salfords	Planning permission 18/02664/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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> Works commenced July 2019 (CIL commencement notice). The landowner has confirmed that works are near completion.
31A Grovehill Road, Redhill	Planning permission 19/00672/F under construction	2	0	2	2	Yes	No	No	N/A – the site 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by private individuals. 	<ul style="list-style-type: none"> See permission 19/01553/F.
1 Carlton Road, Redhill	Planning permission 18/02040/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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by two private individuals. 	<ul style="list-style-type: none"> Works commenced September 2019 (CIL Commencement Notice). A number of pre-commencement conditions have been discharged September 2019. Non-material amendment approved October 2019. It is understood that the works are expected to be completed by 31 March 2021.
58 Carlton Road, Redhill	Planning permission 17/02986/F	5	0	5	5	Yes	No	No	N/A – the site is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has	<ul style="list-style-type: none"> No ownership constraints identified. 	<ul style="list-style-type: none"> This scheme forms part of a wider scheme (planning

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2020	Total net remaining @ 1 April 2020	Net Deliverable by 31 March 2025	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
	under construction									therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> The site is being developed by Brookworth Homes. 	<ul style="list-style-type: none"> permissions 17/02986/F and 18/02653/F). Development commenced August 2019 (CIL Commencement Notice). Non-material amendments approved May and June 2019 and January 2020 (x2). Two s.73 applications awaiting determination. Number of conditions discharged March – October 2019. Further condition awaiting determination. Landowner has confirmed that works are expected to be completed 20/21.
58 Carlton Road, Redhill	Planning permission 18/02653/F under construction	1	0	1	1	Yes	No	Yes	N/A – the site 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Brookworth Homes. 	<ul style="list-style-type: none"> See above. This planning permission is for an additional unit.
Colesmead House, 46 - 48 Colesmead Road, Redhill	Planning permission 19/01502/F under construction	1	0	1	1	Yes	No	No	N/A – the site 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Active Prospects. 	<ul style="list-style-type: none"> Works commenced on site March 2020. Landowner has confirmed their intention develop this permission.
1A Kingfisher Drive, Redhill	Planning permission 16/00244/F under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> Pre-commencement conditions discharged October 2019 - January 2020. Further conditions awaiting determination. The landowner has confirmed that works should be completed by November 2020.
Lynwood House, 50 London Road, Redhill	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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> Number of conditions have been discharged between December 2018 - February 2019. Works commenced February 2019 (CIL commencement notice).
29 Redstone Hill, Redhill	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.	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> 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.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2020	Total net remaining @ 1 April 2020	Net Deliverable by 31 March 2025	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
Summary: Area 2a Under Construction		20	0	20	20							

Area 2b: Not Implemented

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2020	Total net remaining @ 1 April 2020	Net Deliverable by 31 March 2025	Fully Assembled ?	Are There Any Trigger Points or Phasing Issues That May Affect Delivery?	Is There/ Will There Be More Than 1 Sales Outlet?	Firm Progress with Site Assessment Work	Site Viability Information	Ownership Constraints Identified?	Other Relevant Information
2 Blanford Road, Reigate	Planning permission 18/00068/F not started	8	0	8	8	Yes	No	No	Application for demolition (20/00233/DED) submitted 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is developed by Hystar Construction. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant planning permission will not be implemented. The landowner has confirmed their intention to implement the planning permission. Condition applications are expected to be submitted shortly.
2 Copse Road, Redhill	Planning permission 17/02559/F not started	1	0	1	1	Yes	No	No	Landowner has confirmed their intent to implement the planning permission in Summer 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by private individuals. 	<ul style="list-style-type: none"> The landowner has confirmed that they are planning to commence development summer 2020 and that it will take 8-10 months to complete. Non material amendment awaiting determination. s.73 application approved May 2019. No evidence identified to suggest that this permission will not be implemented.
31 Grovehill Road, Redhill	Planning permission 19/01553/F not started	3	0	3	3	Yes	No	No	The landowner has confirmed that they intend to develop the site and complete the units by 31 st 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by two private individuals 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant planning permission will not be implemented. The landowners have confirmed that they intend to implement this planning permission and that it is expected that the units will be completed by 31 March 2021.
9 Blanford Road, Reigate	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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant permission will not be implemented.
Flat Above, The Hatch Public House, 44 Hatchlands Road, Redhill	Planning permission 17/01350/F not started	1	0	1	1	Yes	No	No	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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. 	<ul style="list-style-type: none"> The landowner has confirmed their intention to implement the permission and for the unit to be

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2020	Total net remaining @ 1 April 2020	Net Deliverable by 31 March 2025	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
											<ul style="list-style-type: none"> The site is being developed by Red Hatch Ltd. 	<ul style="list-style-type: none"> completed by 31st March 2021. No evidence identified to suggest that this permission will not be implemented.
Oakdene, Oakdene Road, Redhill	Planning permission 18/01786/F not started	2	0	2	2	Yes	No	No	Number of conditions, including pre-commencement conditions, have been discharged January-June 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant planning permission will not be implemented.
Cranleigh Hotel, 41 West Street, Reigate	Planning permission 19/01817/CU not started	1	0	1	1	Yes	No	No	The landowner has confirmed that the site is under offer and that the new purchasers intend to implement the planning permission.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant permission will not be implemented.
La Lanterna, 73 Bell Street, Reigate	Planning permission 19/00616/F not started	1	0	1	1	Yes	No	No	Number of conditions discharged (including all pre-commencement conditions) October 2019 – February 2020. s.73 approved October 2019. The landowner has confirmed that they intend to implement this permission.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Buxton Properties. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant permission will not be implemented. Landowner has confirmed that they intend to implement this permission and that units are anticipated to be completed 2021.
Land R/O Lamorna, 26 Gatton Road, Reigate	Planning permission 19/01195/F not started	1	0	1	1	Yes	No	No	Three of the four pre-commencement conditions discharged December 2019 – January 2020. Final pre-commencement condition 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant permission will not be implemented.
Millennium House, 99 Bell Street, Reigate	Planning permission 19/01299/F not started	3	0	3	3	Yes	No	No	This is a subsequent permission to 19/01300/P providing an additional 3 dwellings.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Millennium Homes Sussex Ltd. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant permission will not be implemented.
Park View, 105 Bell Street, Reigate	Planning permission 17/01639/F not started	3	0	3	3	Yes	No	No	Number of pre-commencement conditions discharged January-March 2019.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Montreaux Ltd. 	<ul style="list-style-type: none"> No evidence identified which suggests that these permissions will not be implemented. This permission follows the completion of the change of use of the offices to residential.
Park House, 77 - 83 Bell Street, Reigate	Planning permission 18/02390/F not started	3	0	3	3	Yes	No	No	See above	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Montreaux Ltd. 	<ul style="list-style-type: none"> See above
R/O 8 Pilgrims Way, Reigate	Planning permission 17/02491/F not started	2	0	2	2	Yes	No	No	Revised planning permission (20/00900/F) awaiting determination for the erection of 3 dwellings awaiting	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is	<ul style="list-style-type: none"> No ownership constraints identified. 	<ul style="list-style-type: none"> No evidence identified which suggests that

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2020	Total net remaining @ 1 April 2020	Net Deliverable by 31 March 2025	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
									determination.	viable ¹² .	<ul style="list-style-type: none"> The site is being developed by Galaxy Ltd. 	development will not come forward on this site.
Land R/O 15 Beech Road, Reigate	Planning permission 18/00359/F not started	1	0	1	1	Yes	No	No	Full planning permission granted May 2018.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant planning permission will not be implemented.
Rear Of 4-10 Church Street, Reigate	Planning permission 19/00715/F not started	6	0	6	6	Yes	No	No	Landowner has confirmed that works are anticipated to commence shortly. One of the two pre-commencement conditions has been discharged and the other is 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints have been identified. The site is developed by Colebreem Estates Limited 	<ul style="list-style-type: none"> Pre-commencement condition discharged March 2020. Further pre-commencement condition awaiting determination. No evidence identified which suggests that this planning permission will not be implemented. Landowner has confirmed that works are anticipated to commence shortly.
Shanti Croft, 39 Wray Lane, Reigate	Planning permission 18/00384/F not started	1	0	1	1	Yes	No	No	The access road to the site has been created.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Hystar Construction. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant planning permission will not be implemented. Hystar Construction assumed CIL liability for the site April 2020.
The Meadows, Park Lane, Reigate	Planning permission 18/00570/F not started	1	0	1	1	Yes	No	No	Full planning permission granted January 2019.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹³ .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant planning permission will not be implemented.
The Orchard, 13 Beverley Heights, Reigate	Planning permission 19/01669/F not started	2	0	2	2	Yes	No	No	A number of pre-commencement conditions have been approved in March 2020 and further conditions (including the final pre-commencement condition) are 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Scandia Hus Ltd. 	<ul style="list-style-type: none"> The developer has confirmed that works are anticipated to commence Summer 2020 and be completed 2020/21. Two of the three pre-commencement conditions were discharged in March 2020. A number of other conditions (including the final pre-commencement condition) are awaiting determination.
100 Dovers Green Road, Reigate	Planning permission 17/02602/F not started	1	0	1	1	Yes	No	No	Whilst pre-commencement conditions have not discharged, the landowner has confirmed their intention to implement this permission.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Tramar Properties Ltd. 	<ul style="list-style-type: none"> The landowner has confirmed their intention to implement the permission. Subject to pre-commencement conditions being met, works are expected to start in July 2020 and to be completed by the end of 20/21 financial year.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2020	Total net remaining @ 1 April 2020	Net Deliverable by 31 March 2025	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
												<ul style="list-style-type: none"> No evidence identified to suggest that this permission will not come forward for development.
13 Hornbeam Road, Reigate	Planning permission 17/02409/F not started	1	0	1	1	Yes	No	No	The landowner has confirmed their intent to implement this permission.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant planning permission will not be implemented. It is understood that the landowner intends to implement the permission and the unit is expected to be completed by 31 March 2021.
30 Sandcross Lane, Reigate	Planning permission 19/02222/F not started	1	0	1	1	Yes	No	No	Permission was granted in January 2020. There are no pre-commencement conditions to discharge.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant permission will not be implemented.
39 Stuart Road, Reigate	Planning permission 19/01606/F not started	1	0	1	1	Yes	No	No	Full planning permission granted February 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints have been identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant planning permission will not be implemented.
41 Park Lane East, Reigate	Planning permission 17/02753/F not started	1	0	1	1	Yes	No	No	Full planning permission granted March 2018.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant planning permission will not be implemented.
50 Meadow Way Reigate	Planning permission 19/02594/F not started	1	0	1	1	Yes	No	No	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 ¹² .	<ul style="list-style-type: none"> No ownership constraints. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which suggests that this unimplemented planning permission will not be implemented
Dovers Farm, 21 Dovers Green Road, Reigate	Planning permission 19/01114/F not started	1	0	1	1	Yes	No	No	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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant permission will not be implemented.
Hair Lounge, 5 Slipshatch Road, Reigate	Planning permission 19/00463/P not started	1	0	1	1	Yes	No	No	Planning permission (19/02252/F) for the replacement of the existing shop window with a rendered frontage, door and window to accompany this change of use granted January 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant permission will not be implemented.
Kimberley, Castle Reigate 1A Drive,	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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> 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 has confirmed that works are anticipated to

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2020	Total net remaining @ 1 April 2020	Net Deliverable by 31 March 2025	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
												commence in September and take 8 months to complete.
Land R/O 48 Hornbeam Road, Reigate	Planning permission 19/01357/F not started	1	0	1	1	Yes	No	No	Planning permission was allowed at appeal in March 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified that this extant planning permission will not be implemented.
Summary: Area 2b Not Implemented		51	0	51	51							

Area 2b: Under Construction

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2020	Total net remaining @ 1 April 2020	Net Deliverable by 31 March 2025	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
157 Garlands Road, Redhill	Planning permission 20/00190/F under construction	1	0	1	1	Yes	No	No	N/A – site 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints. The site is being developed by a private individual. 	<ul style="list-style-type: none"> Building Control confirmed that works started March 2020.
23B Lesbourne Road, Reigate	Planning permission 18/02487/P 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a C.S. Property Co Ltd. 	<ul style="list-style-type: none"> The Council has not identified any constraints that would lead to under construction planning permission being completed. A number of other residential units have recently been completed in the block.
27 Somerset Road, Redhill	Planning permission 17/01924/F under construction	1	0	1	1	Yes	No	No	Non-material amendment approved February 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> Works commenced February 2020 (CIL commencement notice). Non-material amendment approved February 2019.
38 Hatchlands Road, Redhill	Planning permission 16/01596/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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> Pre-commencement condition approved February 2019. Permission granted for single storey rear extension to accompany this permission May 2019.
Abbey Citroen, Hatchlands Road, Redhill	Planning permission 18/00328/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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Redhill Living (Regent) Ltd. 	<ul style="list-style-type: none"> The development is near completion. The units are currently being marketed for sale. s.73 applications approved January 2019 and December 2019.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2020	Total net remaining @ 1 April 2020	Net Deliverable by 31 March 2025	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
												<ul style="list-style-type: none"> Number of conditions discharged December 2018 - July 2019. Number of further conditions awaiting determination.
Brandon Tool Hire, 18 West Road, Reigate	Planning permission 15/01162/F under construction	3	0	3	3	Yes	No	No	N/A – planning permission is under construction.	No viability information has been provided. The development however is policy compliant – in line with Core Strategy Policy CS15, a financial contribution broadly equivalent to provision of 10% affordable housing has been sought (£17,451).	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Just Extensions Ltd. 	<ul style="list-style-type: none"> The site is being developed by Just Extensions Ltd. Number of conditions discharged July-August 2017.
Doves Decorating Supplies, 1D Charman Road, Redhill	Planning permission 18/01777/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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Dove Decorating Supplies. 	<ul style="list-style-type: none"> Building Control confirmed that works started August 2019
Group House, 2A Albion Road, Reigate	Planning permission 15/01543/F under construction	8	0	8	8	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. An affordable housing contribution of £50,165 has been sought in accordance with Core Strategy Policy CS15. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Hystar Construction Ltd. 	<ul style="list-style-type: none"> The landowner has indicated that works are expected to be completed June 2020. Application for the demolition of Group House submitted May 2017. Number of conditions discharged February 2018 – June 2019. Applications for non-material amendments approved June 2019 and January 2020.
Land At 18 Smoke Lane, Reigate	Planning permission 18/02562/OUT under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> Reserved Matter application approved January 2020. Works commenced March 2020 (CIL commencement notice).
11 Holmesdale Road, Reigate	Planning permission 17/00094/F under construction	1	0	1	1	Yes	No	No	N/A – the site 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> There are no pre-commencement conditions.
5 Alders Road, Reigate	Planning permission 17/00046/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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> Works commenced December 2019 (CIL commencement notice). Reserved Matters application approved August 2019. Number of conditions discharged October 2019 - January 2020.
Land to R/O 37 Wray Lane, Reigate	Planning permission 16/00167/F under	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	<ul style="list-style-type: none"> No ownership constraints identified. 	<ul style="list-style-type: none"> The landowner confirmed that the site is under construction.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2020	Total net remaining @ 1 April 2020	Net Deliverable by 31 March 2025	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
	construction									viable ¹² .	<ul style="list-style-type: none"> The site is being developed by a private individual. 	<ul style="list-style-type: none"> Works commenced March 2016. Number of conditions discharged June-August 2017. Further conditions discharged August 2018.
Land to the North of Merrywood Park, Reigate	Planning permission 15/02914/F under construction	8	0	8	8	Yes	No	No	N/A – planning permission is under construction.	No viability information has been provided. However, the development is policy compliant – in line with Core Strategy Policy CS15, an affordable housing contribution broadly equivalent to provision of 10% affordable housing has been sought (£53,878).	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by HGS Properties Ltd. 	<ul style="list-style-type: none"> Number of conditions discharged January-March 2017. Further condition awaiting determination. Variation of s.106 awaiting determination. s.73 applications approved September 2017 and 2019. TPO applications approved June 2018 and November 2018 (x2).
Rear Of 7 Beech Road, Reigate	Planning permission 17/00297/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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. Site is being developed by Nutfield Homes. 	<ul style="list-style-type: none"> Number of conditions (including 3 of 4 of the pre-commencement conditions) discharged August - December 2017. Application to vary s.106 approved November 2018.
104 & 106 Dovers Green Road, Reigate	Planning permission 18/02196/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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Earlswood Homes. 	<ul style="list-style-type: none"> The landowner has indicated that the site is expected to be completed by June 2020. s.73 application approved September 2019. A number of conditions have been discharged between June and September 2019.
12 Holly Road, Reigate	Planning permission 19/00181/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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> Works started July 2019 (CIL commencement notice).
12 Stockton Road And Rear Of 14 Stockton Road And Part Of 20 Allingham Road, Reigate	Planning permission 18/00895/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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Earlswood Homes. 	<ul style="list-style-type: none"> The landowner has indicated that the works are expected to be complete by June 2020 This is part of a wider site that Earlswood Homes are developing (planning permission 17/02444/F). A number of pre-commencement conditions were discharged July - October 2019. s.73 application approved in December 2019.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2020	Total net remaining @ 1 April 2020	Net Deliverable by 31 March 2025	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 Adjacent To, 14 Stockton Road, Reigate	Planning permission 17/02444/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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Earlswood Homes. 	<ul style="list-style-type: none"> See above.
Reigate Centre, Sandcross Reigate	Garden 143 Lane, Reigate Planning permission 18/02690/F under construction	6	0	6	6	Yes	No	No	N/A – planning permission is under construction.	It is understood that the applicant has agreed to a contribution of £119,932 in lieu of on-site affordable housing.	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Bewley Homes. 	<ul style="list-style-type: none"> There are two planning permissions for this site.
The Angel Public House, Woodhatch Reigate	1A Road, Reigate 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Mountley Ltd. 	<ul style="list-style-type: none"> The landowner has indicated works should be completed by end 2020. Number of conditions awaiting determination. Pre-commencement condition discharged February 2020.
The Old Forge, West Reigate	36B Street, Reigate Planning permission 17/01298/F under construction	2	0	2	2	Yes	No	No	N/A – the site 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Lucas Design & Construction. 	<ul style="list-style-type: none"> There are no pre-commencement conditions to discharge.
46 Lynn Reigate	Walk, Reigate Planning permission 19/01484/F under construction	1	0	1	1	Yes	No	No	N/A – site 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> At the time of determining the planning applications only internal works outstanding. The development is therefore expected to be completed shortly.
Garage Kingsley Reigate	Block, Grove, Reigate Planning permission 17/02905/F under construction	6	0	6	6	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by One Oak Developments Ltd. 	<ul style="list-style-type: none"> Number of conditions discharged January – March 2020. s.73 application approved September 2019. Landowner has confirmed that works are expected to be completed Spring 2020.
The Croft, Buckland Road, Reigate	Planning permission 18/01818/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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Heddmara Ltd. 	<ul style="list-style-type: none"> This planning permission involves the loss of a care home facility (equivalent loss of 11 C3 units). This loss is taken into account in the C2 older persons section.
Summary: Area 2b Under Construction		72	0	72	72							

Area 3: Not Implemented

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2020	Total net remaining @ 1 April 2020	Net Deliverable by 31 March 2025	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	Planning permission 19/02121/F not started	6	0	6	6	Yes	No	No	A number of applications to discharge conditions (including pre-commencement conditions) are 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant planning permission will not be implemented.
34 High Street, Horley	Planning permission 19/02166/F not started	4	0	4	4	Yes	No	No	Full planning permission granted December 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual 	<ul style="list-style-type: none"> There are two planning permissions for the wider site (19/02166/F and 19/01733/P) No evidence identified which suggests that these permissions will not be implemented.
R A Newman & Co, 34A High Street, Horley	Planning permission 19/01733/P not started	1	0	1	1	Yes	No	No	Prior approval granted October 2019.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> See above.
62 Cheyne Walk, Horley	Planning permission 19/01728/F not started	1	0	1	1	Yes	No	No	There are no pre-commencement conditions to discharge.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified that suggests that this extant planning permission will not be implemented.
Allium House, Haroldslea Drive, Horley	Planning permission 19/02142/F not started	1	0	1	1	Yes	No	No	Full planning permission granted January 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> Landowner has confirmed their intention to implement this permission. No evidence identified to suggest that this site will not come forward for development.
Drill Service Ltd, 89 Albert Road, Horley	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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Drill Service (Horley) Ltd 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant planning permission will not be implemented.
Land To The R/O Of 57 Massetts Road, Horley	Planning permission 19/00559/OUT not started	2	0	2	2	Yes	No	No	It is understood that a number of pre-commencement conditions will be submitted shortly.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints have been identified. The site is being developed by a Chartwell Land & New Homes 2 Limited 	<ul style="list-style-type: none"> Landowner has confirmed that they are working through conditions and works are expected to commence Autumn 2020. No evidence identified to suggest that this permission will not come forward.
Mole End, 1 Church Road, Horley	Planning permission 19/01845/F not started	1	0	1	1	Yes	No	No	The landowner has confirmed their intention to implement this permission. There are a number of conditions (including a pre-commencement condition) 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Harestone Associates Ltd. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant permission will not be implemented. Landowner has confirmed their intention to implement this permission and that once implemented the build is anticipated to take 8 months.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2020	Total net remaining @ 1 April 2020	Net Deliverable by 31 March 2025	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
												<ul style="list-style-type: none"> s.73 application approved February 2020 Condition discharged March 2020. Number of conditions (including a pre-commencement condition) awaiting determination.
48 Brighton Road, Horley	Planning permission 19/00957/F not started	2	0	2	2	Yes	No	No	Planning permission (20/00627/HHOLD) awaiting determination for cross-over to enable the development of this application).	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Amora Homes Ltd. 	<ul style="list-style-type: none"> No evidence identified which suggests that development will not be brought forward. s.73 application approved December 2019.
30 Balcombe Road, Horley	Planning permission 19/00076/P not started	1	0	1	1	Yes	No	No	Prior approval granted March 2019.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Luxury Restorations. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant planning permission will not be implemented.
32 High Street, Horley	Planning permission 17/02187/F not started	2	0	2	2	Yes	No	No	The units are currently under offer.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant planning permission will not be implemented. Number of conditions (including pre-commencement conditions) discharged May 2019.
73 - 77 Brighton Road, Horley	Planning permission 16/03006/F not started	2	0	2	2	Yes	No	No	It is understood that the landowner is finalising documentation to discharge planning conditions.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹³ .	<ul style="list-style-type: none"> No ownership constraints have been identified. The site is being developed by Lyndendown Ltd. 	<ul style="list-style-type: none"> The landowner has confirmed their intention to implement the planning permission in July 2020. No evidence identified to suggest that this permission will not come forward.
84A Victoria Road, Horley	Planning permission 19/00158/P not started	1	0	1	1	Yes	No	No	The offices are currently empty following the relocation of the existing occupier.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Couteau Property Ltd. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant permission will not be implemented.
Don Ruffles, 138 Victoria Road, Horley	Planning permission 18/00058/F not started	6	0	6	6	Yes	No	No	A further planning application (20/00194/F) is awaiting determination to provide an additional two flats.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified that this extant planning permission will not be implemented. The landowner has confirmed that he intends to implement the current permission during summer 2020 and that the units are expected to be completed by 31 March 2021.
Edgewood, 28 Ringley Avenue, Horley	Planning permission 18/02182/F not started	1	0	1	1	Yes	No	No	Full planning permission was granted in March 2019.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. 	<ul style="list-style-type: none"> 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 2020	Total net remaining @ 1 April 2020	Net Deliverable by 31 March 2025	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
											<ul style="list-style-type: none"> The site is being developed by a private individual. 	
Gatwick House Church Horley	White Hotel, 52 Road, Horley Planning permission 18/00351/F not started	1	0	1	1	Yes	No	No	The landowner has confirmed their intention to submit pre-commencement conditions and start works 20/21.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by T S Leisure & Property. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant planning permission will not be implemented. The landowner has confirmed that they are intending to implement this permission and that works will start 20/21.
Haroldslea Poultry Farm, Horley	Haroldslea, Horley Planning permission 18/01480/F not started	1	0	1	1	Yes	No	No	There are no pre-commencement conditions to discharge.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant planning permission will not be implemented. The landowner has confirmed that works are expected to be completed 20/21.
Jessops Lodge, 50 Massetts Road, Horley	Planning permission 18/00038/F not started	3	0	3	3	Yes	No	No	s.73 application for variation of condition approved February 2018. A number of conditions for this application are currently being considered. Further s.73 application for variation of condition approved May 2019.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Earlswood Homes. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant planning permission will not be implemented. The landowner confirmed that they are intending to implement this permission.
Kerriemuir And Wheatridge, Langshott, Horley	Planning permission 17/01839/F not started	6	0	6	6	Yes	No	No	s.73 application for design changes to the plan layout and the addition of three dormers awaiting determination. Landowner has confirmed that works are due to commence 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Abbey Design. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant planning permission will not be implemented. Number of pre-commencement conditions discharged February - March 2020. Further conditions awaiting determination. s.73 application awaiting determination. Landowner has confirmed that works are anticipated to commence June 2020.
Land Parcel Coltswold, Close, Horley	R/O The Planning permission 17/01533/F not started	2	0	2	2	Yes	No	No	Full planning permission granted September 2017.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant planning permission will not be implemented.
Land Rear Of 47 Lumley Horley	Horley Planning permission 19/00758/P not started	2	0	2	2	Yes	No	No	A revised full application (20/00788/F) to provide an additional residential unit is 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which suggests that development will not be brought forward on this site. A revised planning application (20/00788/F) to provide 3 residential units awaiting determination.

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Land to the R/O 52-56 Bonehurst Road, Horley	Planning permission 18/01411/F not started	1	0	1	1	Yes	No	No	A number of pre-commencement conditions approved February 2019. It is understood that further applications to discharge pre-commencement conditions will be submitted.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified that suggests that this extant planning permission will not be implemented. The landowner has confirmed that it was initially planned for works to start Summer 2020.
Middleton House, 43 - 49 High Street, Horley	Planning permission 18/01576/F not started	9	0	9	9	Yes	No	No	This permission follows the residential conversion of the upper floor offices.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant planning permission will not be implemented. The landowner has confirmed that they are looking to appoint a contractor to undertake the work.
Petridge Wood Farm House, Woodhatch Road, Redhill	Planning permission 19/02254/F not started	1	0	1	1	Yes	No	No	There are no pre-commencement conditions to discharge.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant planning permission will not be implemented. The landowner has confirmed that they intend to implement this permission.
Rear Of Jessops Lodge, 50 Massetts Road, Horley	Planning permission 17/01969/F not started	2	0	2	2	Yes	No	No	The landowner has confirmed that they will implement this permission.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Earlswood Homes. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant planning permission will not be implemented. The landowner has confirmed that they intend to implement this permission and that the units are expected to be completed January/ February 2021. s.73 application approved February 2019. Number of conditions (including pre-commencement conditions) awaiting determination.
Vulcan Lodge, 27 Massetts Road, Horley	Planning permission 19/00541/CU not started	1	0	1	1	Yes	No	No	The landowner has confirmed their intention to implement this permission.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by private individuals. 	<ul style="list-style-type: none"> The landowner has confirmed their intention to implement this permission.
17 Vicarage Lane, Horley	Planning permission 18/00657/F not started	1	0	1	1	Yes	No	No	TPO granted January 2020 for removal of tree.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by private individuals. 	<ul style="list-style-type: none"> No evidence identified that suggests that this extant planning permission will not be implemented. Planning permission granted at appeal May 2019.
2 Parkhurst Road, Horley	Planning permission 18/01617/F not started	2	0	2	2	Yes	No	No	The landowner has confirmed that they are ready to implement this permission.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is	<ul style="list-style-type: none"> No ownership constraints identified. 	<ul style="list-style-type: none"> The applicant has confirmed his intention to implement the scheme as soon as

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2020	Total net remaining @ 1 April 2020	Net Deliverable by 31 March 2025	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
										viable ¹² .	<ul style="list-style-type: none"> The site is being developed by a private individual. 	<ul style="list-style-type: none"> Covid-19 restrictions are lifted. Number of pre-commencement conditions discharged November 2019 – January 2020. Further pre-commencement conditions awaiting determination.
36 Benhams Drive, Horley	Planning permission 17/01629/F not started	1	0	1	1	Yes	No	No	Pre-commencement conditions approved 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant planning permission will not be implemented.
Building adjacent to Pumping Station, Horley Sewage Works, Lee Street, Horley	Planning permission 19/01665/F not started	4	0	4	4	Yes	No	No	Demolition works were undertaken in 2016. The landowner has confirmed that works are expected to commence summer 2020.	No viability information provided. The site is being developed by RBBC to provide affordable housing.	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by RBBC. 	<ul style="list-style-type: none"> This application follows a previous application (15/00216/F) for the construction of 2 dwellings. Demolition works undertaken in 2016. Landowner has confirmed that works are anticipated to commence summer 2020 and that works are likely to be completed January/February 2021. No evidence identified to suggest that this permission will not be implemented.
Building A, Wrays Farm, Horse Hill, Horley	Planning permission 17/02997/P not started	5	0	5	5	Yes	No	No	Certificate of lawfulness (19/01923/CLP) granted January 2020 for new building and extensions to buildings.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Hall Developments. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant planning permission will not be implemented.
Building B, Wrays Farm, Horse Hill, Horley	Planning permission 17/03002/P not started	5	0	5	5	Yes	No	No	Certificate of lawfulness (19/01923/CLP) granted January 2020 for new building and extensions to buildings.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Hall Developments. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant planning permission will not be implemented.
Building C, Wrays Farm, Horse Hill, Horley	Planning permission 17/03004/P not started	8	0	8	8	Yes	No	No	Certificate of lawfulness (19/01923/CLP) granted January 2020 for new building and extensions to buildings.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Hall Developments. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant planning permission will not be implemented.
Land adjacent to 65 Kingsley Road, Horley	Planning permission 19/01676/F not started	1	0	1	1	Yes	No	No	The site is currently under offer.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by two individuals. 	<ul style="list-style-type: none"> No evidence identified that suggests that this extant planning permission will not be implemented. Planning permission granted October 2019. The site is currently under offer.
Wrays, Crutchfield Lane, Hookwood	Planning permission 17/01062/F	1	0	1	1	Yes	No	No	Further planning application (20/00375) awaiting determination for the	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has	<ul style="list-style-type: none"> No ownership constraints identified. 	<ul style="list-style-type: none"> No evidence identified which suggests that this

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	not started								construction of a basement plant room to be built beneath this application's site to provide sustainable energy for heating and hot water.	therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> The site is being developed by two private individuals. 	<ul style="list-style-type: none"> extant planning permission will not be implemented. No pre-commencement conditions to discharge.
Toad Hall Nursery, 19 Massetts Road, Horley	Planning permission 17/01421/CU not started	-3	0	-3	-3	Yes	No	No	N/A – loss of unit.	N/A – loss of unit.	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Careroom Ltd. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant planning permission will not be implemented.
The Beeches, 60 Massetts Road, Horley	Planning permission 18/00129/CU not started	-1	0	-1	-1	Yes	No	No	N/A – loss of unit.	N/A – loss of unit.	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Darwin Homes Ltd. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant planning permission will not be implemented.
Summary: Area 3 Not Implemented		89	0	89	89							

Area 3: Under Construction

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2020	Total net remaining @ 1 April 2020	Net Deliverable by 31 March 2025	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
Holmesdale Farm, Haroldslea Drive, Horley	Planning permission 19/00742/F under construction	1	0	1	1	Yes	No	No	N/A – site 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> Works commenced on site February 2020 (CIL Commencement Notice). One of the two pre-commencement conditions discharged March 2020. Landowner has confirmed that works are anticipated to be completed February 2022.
163-171 Victoria Road, Horley	Planning permission 17/00156/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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence that the permission under construction will not be completed.
Ground Floor, 83 Victoria Road, Horley	Planning permission 18/00320/P 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Mountplace Ltd. 	<ul style="list-style-type: none"> Other units in this wider site have recently been completed.
Land Adjacent To 22 Station Road, Horley	Planning permission 18/00948/F under construction	1	0	1	1	Yes	No	No	Application to discharge pre-commencement conditions 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. 	<ul style="list-style-type: none"> The landowner has confirmed that works are underway.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2020	Total net remaining @ 1 April 2020	Net Deliverable by 31 March 2025	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
											<ul style="list-style-type: none"> The site is being developed by a private individual. 	
St Georges House, 6 Yattendon Road, Horley	Planning permission 16/01349/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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Barclay Developments. 	<ul style="list-style-type: none"> Development commenced March 2019 (building control notification). Number of conditions discharged February – May 2019. s.73 application approved June 2019. Non-material amendment approved February 2020.
West View Farm, St Georges Road, Salfords	Planning permission 17/02949/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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Beeches Homes Ltd. 	<ul style="list-style-type: none"> Works commenced August 2019 (CIL commencement notice). A number of conditions have been discharged May 2019- February 2020 Website searches suggest that works will be completed May 2020.
67 Vicarage Lane & Rear Of 1 & 3 Lee Street, Horley	Planning permission 17/01750/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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Imperium Horley Ltd 	<ul style="list-style-type: none"> The site has been sold to Imperium Horley Ltd in 2019. Number of pre-commencement conditions awaiting determination. Reserved matters application approved December 2018.
Duxhurst Farm, Lane, Sidlow	Planning permission 16/00807/P 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints have been identified. The site is being developed by Beasley Developments Ltd. 	<ul style="list-style-type: none"> The landowner is expecting the 3 units to be completed by the 31 March 2021. Pre-commencement conditions discharged November-December 2017.
19 Church Road And Rear Of 17-23 Church Road, Horley	Planning permission 17/01057/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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by EHH One Ltd. 	<ul style="list-style-type: none"> Development commenced February 2020 (CIL commencement notice) There are two applications for development of this site: planning permission 17/02261/F for the erection of 7 net dwellings approved in December 2017 and planning permission 19/01875 approved November 2019 for the subdivision of plot 2 into a pair of semi-detached dwellings. S.73 applications approved June 2018, February 2019 and March 2020. Conditions discharged September 2019

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2020	Total net remaining @ 1 April 2020	Net Deliverable by 31 March 2025	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
												<ul style="list-style-type: none"> – March 2020. Further conditions awaiting determination. Landowner has confirmed that works are anticipated to be completed 20/21.
19 Church Road And Rear Of 17-23 Church Road, Horley	Planning permission 19/01875/F under construction	1	0	1	1	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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by EHH One Ltd. 	<ul style="list-style-type: none"> Plot 2 subdivision to create 2 dwellings. See above
Land To R/O 5 - 7 Meath Green Lane, Horley	Planning permission 18/01825/F under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> Building work commenced April 2019 (CIL commencement notice). Pre-commencement condition discharged January 2019. Non-material amendment approved October 2019.
Summary: Area 3 under construction		30	0	30	30							

Summary: Small Sites Non Implemented	222	0	222	222								
Summary: Small Sites Under Construction	206	0	206	206								
Summary: Small Large Sites	428	0	428	428								

Table F: Large Sites with Planning Permission: Detailed Analysis and Justification for Inclusion in Five Year Land Supply

Area 1: Not Implemented

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2020	Total net remaining @ 1 April 2020	Net Deliverable by 31 March 2025	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
Banstead Park Place, Banstead	Planning permission 19/00990/F not started	31	0	31	31	Yes	No	No	Listed building consent granted January 2020.	The development is not policy compliant. The application was accompanied by a viability appraisal which showed that due to the costs of conversion of the building that the development would not be able to provide any affordable housing. This was scrutinised by the Council and their consultants and it was agreed that the site could not provide affordable housing.	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Stonegate Homes Ltd. 	<ul style="list-style-type: none"> Planning permission and listed building consent was granted in January 2020. No evidence identified that this extant planning permission will not be implemented.
Priory School, Bolters Lane, Banstead	Planning permission 19/00472/F not started	44	0	44	44	Yes	No	No	Planning permission was granted on appeal in March 2020.	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).	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by McCarthy & Stone. 	<ul style="list-style-type: none"> Planning permission was allowed at appeal in March 2020. Units are being advertised for sale/rent. No evidence identified which suggests that this unimplemented planning permission will not be implemented.
Summary: Area 1 Not Implemented		75	0	75	75							

Area 1: Under Construction

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2020	Total net remaining @ 1 April 2020	Net Deliverable by 31 March 2025	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
Site Of Former De Burgh School, Chetwode Road, Tadworth	Planning permission 16/02949/F under construction	229	76	153	153	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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by London Square developers. 	<ul style="list-style-type: none"> Works commenced November 2017 (CIL Commencement Notice). Further planning permission (19/02591/F) awaiting determination to provide an additional units. Number of conditions (including pre-commencement conditions) discharged September 2019 – November 2017. Non-material amendment approved December 2017. s.73 application approved September 2019. The landowner has confirmed via the landowner questionnaire

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2020	Total net remaining @ 1 April 2020	Net Deliverable by 31 March 2025	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
												that: 100 units are expected to be completed 2019/20; 119 units 2020/21, and 25 units 2021/22. Our analysis shows that 76 units have been completed. The trajectory has been amended accordingly.
Laboratory Pitwood Tadworth	Site, Park, Planning permission 18/01156/F under construction	25	0	25	25	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is a Council-led regeneration development. 	<ul style="list-style-type: none"> Demolition application submitted April 2017. Development commenced October 2018 (CIL Commencement Notice). A number of conditions were discharged between discharged October 2018 - March 2020. s.73 application to vary the tenure of the units to provide 30% affordable housing approved February 2020. Landowner confirmed that development is expected to be completed in Summer 2021.
130-138 Tattenhams Downs, Epsom	Great Epsom, Planning permission 17/00762/F under construction	29	0	29	29	Yes	No	No	N/A – planning permission is under construction.	The development is not policy compliant. The application was accompanied by a viability appraisal which showed that the development would be unviable if fully policy compliant. This was scrutinised by the Council and £485,000 was secured as a contribution for off-site affordable housing provision.	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Churchill Retirement Ltd. 	<ul style="list-style-type: none"> Construction commenced January 2020 (CIL commencement notice) Number of conditions discharged November 2019 – January 2020. Number of further conditions awaiting determination. Developer confirmed that the site is due to be completed in 2020/21.
Cornerways, Smugglers, Mountfield Chipstead Outwood Chipstead	& 266 Way, Lane, Planning permission 18/02583/F under construction	24	0	24	24	Yes	No	No	N/A – planning permission is under construction.	The development is not policy compliant. This application follows a previous application (17/00870/F) allowed at appeal for 25 units of retirement accommodation. A viability appraisal was submitted as part of the original application. After scrutinization by the Council it was agreed that the application was only able to support a £71,000 contribution towards affordable housing. As part of this application the applicant proposed a pro-rata approach to the affordability contribution based on the increase in the number of units. It was agreed that given market conditions this was an acceptable approach. It was therefore agreed that the scheme would contribute £80,000 towards affordable housing.	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by McCarthy & Stone. 	<ul style="list-style-type: none"> 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 accommodation. s.73 application awaiting determination. Number of conditions (including 2/5 pre-commencement conditions) discharged February March 2020. Further conditions (including pre-

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2020	Total net remaining @ 1 April 2020	Net Deliverable by 31 March 2025	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
												<ul style="list-style-type: none"> commencement conditions) awaiting determination. Landowner has confirmed that the units are anticipated to be completed 20/21.
105 - 125 Ashurst Road, Tadworth	Planning permission 17/01584/F under construction	10	0	10	10	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Portdevon (Tadworth) LLP. 	<ul style="list-style-type: none"> Development commenced January 2020 (CIL commencement notice). Landowner advised that the units are expected to be completed by the end of March 2021. s.73 application approved January 2019. Number of conditions discharged July 2019-February 2020. Further conditions awaiting determination.
Summary: Area 1 Under construction		317	76	241	241							

Area 2a: Not Implemented

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2020	Total net remaining @ 1 April 2020	Net Deliverable by 31 March 2025	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
Hockley Industrial Centre, Hooley Lane, Redhill	Planning permission 18/00967/OUT not started	60	0	60	60	Yes	No	No	Reserved application February 2020. matters approved	The development is not policy compliant. A viability appraisal was submitted which suggested that redevelopment of the site would not generate sufficient surplus to provide a commercially acceptable developer profit and meet the bench market land value for the site. This was scrutinised by the Council and its consultants and it was agreed that the site could provide 3 units of affordable housing.	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Chartwell Land and New Properties. 	<ul style="list-style-type: none"> The developer has confirmed that they intend to implement this permission in August 2020. Reserved matters application approved February 2020. A number of conditions (most of the pre-commencement conditions) were approved November 2019-February 2020. Two conditions (including one pre-commencement condition) awaiting determination. One pre-commencement condition not yet submitted for determination. No evidence identified to suggest that this

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2020	Total net remaining @ 1 April 2020	Net Deliverable by 31 March 2025	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
												permission will not be implemented.
The Oakley Outdoor Centre, Radstock Way, Merstham	Planning permission 18/00312/F not started	22	0	22	22	Yes	No	No	The landowner has confirmed that they are anticipating works commencing late-2020.	The development is not policy compliant. A viability appraisal was submitted with the application which showed that due to the high costs of conversion of the listed building that the site would be unable to support affordable housing. This was scrutinised by the Council and their appointed consultants and it was considered that the site could not viably provide affordable housing.	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Surrey County Council. 	<ul style="list-style-type: none"> Planning permission granted on appeal in January 2020. No evidence identified to suggest that this planning permission will not be implemented. Landowner has confirmed that they are anticipating works commencing late-2020 and completing works 20/21. The site is allocated in the Council's DMP (site reference RED6) for 30 units
Warwick House, 67 Station Road, Redhill	Planning permission 19/01964/P not started	56	0	56	56	Yes	No	No	Hoarding has been placed on site. It is understood that technical work is currently being undertaken.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Warwick House (Redhill) Developments. 	<ul style="list-style-type: none"> The two pre-commencement conditions are awaiting determination. The landowner has confirmed that works are anticipated to commence Spring 2020 and works be completed 2021/22. No evidence identified to suggest that this permission will not be implemented.
Patteson Nutfield Court, Redhill	Planning permission 19/00639/P not started	22	0	22	22	Yes	No	No	Number of applications for external alterations approved August 2017, June 2018 and June 2019 (planning permissions 17/01438/F, 18/00752/F and 19/00679/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 ¹³ .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Ocea Life. 	<ul style="list-style-type: none"> No evidence identified which suggests that the unimplemented planning permission will not be implemented. Number of conditions discharged January-November 2019. Further conditions awaiting determination.
The Abbot Public House, 14 Station Road, Redhill	Planning permission 18/01857/F not started	9	0	9	9	Yes	No	No	s.73 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Mitmas Developments Ltd. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant planning permission will not be implemented. s.73 application approved December 2019. Non-material amendment awaiting determination.
Summary: Area 2a Not Implemented		169	0	169	169							

Area 2a: Under Construction

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2020	Total net remaining @ 1 April 2020	Net Deliverable by 31 March 2025	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
RNIB Soundscape, Philanthropic Road, Redhill	Planning permission 14/02562/F under construction	66	7	59	59	Yes	No	No	N/A – planning permission is under construction.	The development is not strictly policy compliant however, viability information was provided as part of the application which showed that without enabling development, the redevelopment of the site would not be financially viable and no affordable housing has been sought due to the specialist nature of the RNIB units (which provide supported living). It was not considered that the provision of affordable housing would be viable.	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Countryside Properties. 	<ul style="list-style-type: none"> In total there are 102 units but the site is located in both RBBC and TDC. Building works commenced July 2017 (Building control notification). Website search suggests that development is anticipated to be completed 2020. Non-material amendment approved October 2017. s.73 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.
Bellway House, 241 London Road North, Merstham	Planning permission 17/02542/F under construction	33	0	33	33	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. Albeit the affordable housing secured is to be provided as shared ownership not mixed tenure following evidence provided by the applicant to demonstrate that the site is not attractive to Registered Providers. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Bellway Homes. 	<ul style="list-style-type: none"> The site is a site allocation in the Council's DMP (DMP Policy RED2). Development commenced December 2019 (CIL Commencement Notice). Number of conditions discharged October – December 2019. Further conditions awaiting discharge. The landowner has confirmed that the site will deliver units in a short timeframe.
16-46 Cromwell Road, Redhill	Planning permission 18/01158/F under construction	24	0	24	24	Yes	No	No	N/A – planning permission is under construction.	The development is not policy compliant. A viability appraisal was submitted which taking into account a standard market acceptable developer profit of 17.5% of gross development value would result in affordable housing being unviable. However, the applicant (the Council) took a commercial Determination to accept a lower 10%	<ul style="list-style-type: none"> No ownership constraints identified. The site is a Council-led regeneration development. 	<ul style="list-style-type: none"> Demolition complete. Two of the three pre-commencement conditions discharged July and October 2019. Landowner confirmed that works are likely to be

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2020	Total net remaining @ 1 April 2020	Net Deliverable by 31 March 2025	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
										profit level. An off-site affordable housing contribution of £420,000 was therefore secured.		completed by summer 2021.
Former Shaftesbury House, 14 School Hill, Merstham	Planning permission 17/00444/F under construction	13	0	13	13	Yes	No	No	N/A – planning permission is under construction.	The development is not policy compliant. A viability appraisal was submitted during the course of the planning application which demonstrated that it would not be viable to provide policy compliant affordable housing. An offer of four on-site 2-bed shared ownership affordable dwellings was made and following scrutiny by the Council it was considered that this was a reasonable offer. The site is however being delivered as a fully affordable scheme as have been awarded funding from Homes England.	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Sanctuary Affordable Housing Ltd. 	<ul style="list-style-type: none"> Works commenced January 2019 (CIL commencement notice). The application follows the grant of planning permission in 2014 for a 34-bed care home. As part of this application, Sanctuary stated that the previous permission was no longer viable because of changes to funding regimes. Number of conditions discharged October 2018 - January 2019. Enforcement for breach of construction traffic management plan January 2019. Conservation area notice for tree work approved December 2019. S.73 application awaiting determination. Website search suggests that the units are due to be completed Autumn 2020.
Furness House, 53 Brighton Road, Redhill	Planning permission 18/01969/P under construction	71	0	71	71	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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Ocea Life. 	<ul style="list-style-type: none"> Landowner has confirmed that all units are expected to be completed by June 2020. The units are currently being marketed. Planning permission (18/02042/F) granted December 2018 for external alterations. Non-material alterations to external alterations approved July and October 2019.
Redhill Association Marketfield Redhill Youth Hall, Road, Redhill	Planning permission 17/02876/F under construction	50	0	50	50	Yes	No	No	N/A – planning permission is under construction.	The development is not policy compliant. A viability appraisal was submitted which suggested that redevelopment of the site would generate a developer profit of 10.6% (with 5 units of affordable housing offered). This was scrutinised by the Council and its consultants and it was agreed that the development could provide 7 shared equity affordable homes and a new community facility. Whilst not policy compliant, it was considered that requiring a greater contribution would risk stalling the development.	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Lodgecrest. 	<ul style="list-style-type: none"> Development commenced March 2019 (building control notification). s.73 application approved October 2019. Variation of s.106 approved April 2019. Number of conditions discharged between October 2018 and November 2019. Two further conditions are awaiting determination.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2020	Total net remaining @ 1 April 2020	Net Deliverable by 31 March 2025	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
												<ul style="list-style-type: none"> The scheme is build to rent. The units are currently being marketed by Pure Resi as being available soon. The landowner has confirmed that the units are expected to be completed 2020/21.
Marketfield Car Marketfield Redhill	Public Park, Road, Redhill 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.	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Reigate & Banstead Borough Council and CoPlan Estates. 	<ul style="list-style-type: none"> Works commenced on site January 2020. The buildings on the site are currently being demolished. Non-material amendment approved September 2018. s.73 applications approved March and August 2019. Number of conditions discharged November – December 2019. Further condition awaiting determination.
Quadrant Princess Redhill	House, Way, Redhill Planning permission 19/02316/P under construction	125	0	125	125	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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Sheen Lane developers. 	<ul style="list-style-type: none"> All conditions either approved March 2020 or awaiting determination. It is understood that the units are due to be completed 2020/21.
Redstone Redhill	Hill, 10 Redhill Planning permission 15/00556/F under construction	13	0	13	13	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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by HPH Developments Ltd 	<ul style="list-style-type: none"> A number of conditions were discharged May 2018 – November 2019.
Portland Merstham	Drive, Planning permission 13/02289/OUT under construction	6	0	6	6	Yes	No	No	N/A – planning permission is under construction.	No viability information provided. Whilst the development is not policy compliant – no affordable housing units provided – Raven Housing Trust are delivering this application as part of a package of planning applications to improve the retail and community facilities on the Merstham Estate. 40 units of affordable housing have for example been provided on the recent approval of Purbeck Close.	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Raven Housing Trust. 	<ul style="list-style-type: none"> Development commenced November 2018 (building control notice). Reserved matters application approved March 2017. s.73 applications approved March 2017 and July 2018 Additional application 18/00394/F for further two units approved in February 2018. Number of conditions discharged August 2018. Landowner has confirmed that all units are expected to be completed 2020/21

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2020	Total net remaining @ 1 April 2020	Net Deliverable by 31 March 2025	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
												with the first handover of units in April 2020. <ul style="list-style-type: none"> The units are currently being marketed.
Portland Drive, Merstham	Planning permission 18/00394/F under construction	2	0	2	2	Yes	No	No	N/A – planning permission is under construction.	See above.	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Raven Housing Trust. 	<ul style="list-style-type: none"> This permission is for an additional 2 units to planning permission 13/02289/OUT. See comments above.
Former Liquid and Envy, Station Road, Redhill	Planning permission 16/02680/F under construction	133	0	133	133	Yes	No	No	N/A – planning permission is under construction.	<p>The development is not policy compliant. A viability appraisal was submitted with the planning application which showed that the developer profit would be 13.3% which was considered to be below the level at which a willing developer would proceed. Through the planning application process the Council and its consultants reviewed a number of the inputs – and whilst agreement was not reached over a number of inputs – it was agreed that 10 mixed tenure affordable housing units would be achievable and viable. Taking into consideration the need for planning benefits of the scheme to outweigh the harm through the loss of the locally listed building, the applicant offered – and is developing - 15 shared ownership affordable housing units.</p>	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Crest Nicholson Regeneration. 	<ul style="list-style-type: none"> Building work commenced April 2018 (Building control notification). Number of conditions discharged December 2017- June 2018. Non-material amendment approved October 2017. The units are currently being marketed and the show home has opened.
Summary: Area 2a Under Construction		689	7	682	682							

Area 2b: Not Implemented

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2020	Total net remaining @ 1 April 2020	Net Deliverable by 31 March 2025	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 Garage, Road Brook Road, Redhill	Planning permission 19/00210/OUT not started	57	0	57	57	Yes	No	No	<p>This application follows a previous full application for 48 units (18/01133/F). The only matters reserved as part of this application are appearance and landscaping. A number of conditions (including 2/4 pre-commencement conditions) are awaiting determination.</p>	<p>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.</p>	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Mulberry Homes. 	<ul style="list-style-type: none"> No evidence has been identified to demonstrate that this extant planning permission will not be implemented. The outline consent follows a detailed consent by the same applicant for 48 units (18/01133/F). The only matters reserved are landscaping and appearance. A number of conditions (including 2/4 pre-commencement

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2020	Total net remaining @ 1 April 2020	Net Deliverable by 31 March 2025	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
												<ul style="list-style-type: none"> conditions) are awaiting determination. The landowner has confirmed that works are due to commence July 2020.
St Johns Court, 51 St Johns Road, Redhill	Planning permission 19/02019/P not started	18	0	18	18	Yes	No	No	Planning permission 19/00806/F for alterations to fenestration and façade to implement the prior approval approved August 2019.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Montreaux Redhill Ltd. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant planning permission will not be implemented. Planning permission (19/00827/F) currently at appeal for a single storey roof extension to provide 6 residential units.
41 And 43 Doods Park Road, Reigate	Planning permission 17/01830/F not started	10	0	10	10	Yes	No	No	Application for demolition of the buildings submitted October 2019.	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.	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Earlswood Homes. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant planning permission will not be implemented. Two of the three pre-commencement conditions discharged November 2019. Final pre-commencement condition awaiting determination. Further condition also awaiting determination.
5A, 7a, 9a, 11a, 13A West Street, Reigate	Planning permission 18/00829/P not started	12	0	12	12	Yes	No	No	Prior approval granted June 2018.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Pye Properties. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant planning permission will not be implemented.
Millennium House, 99 Bell Street, Reigate	Planning permission 19/01300/P not started	15	0	15	15	Yes	No	No	There is a further planning permission (19/01299/F) for the extension to the roof to create an additional three apartments.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Millennium Homes Sussex Ltd. 	<ul style="list-style-type: none"> No evidence identified which suggests that this extant planning permission will not be implemented.
Vale House, Roebuck Close, Reigate	Planning permission 20/00097/P not started	24	0	24	24	Yes	No	No	Prior approval was granted in March 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Threadneedle Property Trust. 	<ul style="list-style-type: none"> No evidence identified which suggests that this unimplemented planning permission will not be implemented. Offices are vacant.
Summary: Area 2b Non Implemented		136	0	136	136							

Area 2b: Under Construction

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2020	Total net remaining @ 1 April 2020	Net Deliverable by 31 March 2025	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
Reigate Garden Centre, Sandcross Lane, Reigate	Planning permission 18/00699/F under construction	17	5	12	12	Yes	No	No	N/A – planning permission is under construction.	The development is not policy compliant. The submitted application was accompanied by a viability appraisal which demonstrated that once all costs and developer profit were taken account of, the scheme was unable to provide any provision for affordable housing. This appraisal was scrutinised by the Council and following negotiation with the applicant, an off-site affordable housing contribution of £200,000 was secured.	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Bewley Homes. 	<ul style="list-style-type: none"> There are two applications for the wider site (planning permission 18/02690/F and 18/00699/F). The units are being advertised for sale. A number of units have been completed. A number of conditions were discharged November 2018 – March 2020. s.73 application approved July 2019.
32 - 42 Prices Lane, Reigate	Planning permission 17/02196/F under construction	25	0	25	25	Yes	No	No	N/A – planning permission is under construction.	The development is not policy compliant. A viability appraisal was submitted as part of the application which based on the applicants' assumptions and with all costs and developer profit taken into account, that the surplus available for affordable housing contributions was £136,492. This was scrutinised by the Council and a surplus of £240,000 towards affordable housing was identified. However, the Government subsequently announced that it would be introducing legislation to restrict the charging of ground rents on new residential development which would affect the viability of the development. It was therefore agreed that a contribution of £136,492 towards off-site affordable housing would be payable on commencement and that if the appropriate legislation to restrict ground rents had not been enforced by the time of the first occupation that a further sum of £103,508 would be payable within 30 days.	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Churchill Retirement Ltd. 	<ul style="list-style-type: none"> Works commenced August 2018 (CIL commencement notice) Number of conditions discharged Sep 2018 – March 2020. The units are currently being marketed for sale. Developer has confirmed that these units are anticipated to be completed 20/21.
Summary: Area 2b Under Construction		42	5	37	37							

Area 3: Not Implemented

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2020	Total net remaining @ 1 April 2020	Net Deliverable by 31 March 2025	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
Nutley Business Park, Dean Hill Road, Horley	Planning permission 17/00539/F not started	10	0	10	10	Yes	No	No	The landowner has confirmed that the site is expected to be disposed of as soon as further permission 18/02680/F is granted (see other relevant	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by 	<ul style="list-style-type: none"> There is a further planning application (18/02680/F) with a resolution to grant planning permission subject to s.106. This

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2020	Total net remaining @ 1 April 2020	Net Deliverable by 31 March 2025	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
										information column).	Beaumont Residential.	<ul style="list-style-type: none"> application would provide a total of 14 units. The landowner has indicated that they intend to dispose of the site upon grant of permission 18/02680/F. This is expected to be very shortly. No evidence identified to suggest that this permission will not be implemented.
96-100 Victoria Road, Horley	Planning permission 17/00693/F not started	19	0	19	19	Yes	No	No	Website searches suggest that a contractor has been appointed for this scheme.	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.	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Mountley Ltd. 	<ul style="list-style-type: none"> The landowner has confirmed his intention to implement this permission to build the 19 flats. No evidence identified to suggest that this extant permission will not be implemented.
Summary: Area 3 Non Implemented		29	0	29	29							

Area 3: Under Construction

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2020	Total net remaining @ 1 April 2020	Net Deliverable by 31 March 2025	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
Saxley Court, 121-129 Victoria Road, Horley	Planning permission 14/00317/F under construction	43	0	43	43	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.	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Blewbury Homes. 	<ul style="list-style-type: none"> Development commenced May 2015 (building control notification). Number of conditions approved October 2015 - May 2017. s.73 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.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2020	Total net remaining @ 1 April 2020	Net Deliverable by 31 March 2025	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
Saxley Court, 121 - 129 Victoria Road, Horley	Planning permission 18/02441/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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Blewbury Homes. 	<ul style="list-style-type: none"> This permission is for an additional unit to the above application. See above.
The Gables, 17 Massetts Road, Horley	Planning permission 18/02228/P under construction	22	0	22	22	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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by HR Developments. 	<ul style="list-style-type: none"> Development commenced August 2018 (building control notification). Previous occupiers have relocated. Landowner confirmed works under construction.
Horley North West Sector, Meath Green Lane	Planning permission 04/02120/OUT under construction	1,510	724	786	786	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 ³⁴ . The accompanying s.106 includes contributions for/ provision for education, medical, affordable housing, public transport, open space, community facilities, public art.	<ul style="list-style-type: none"> No ownership constraints identified. The site is under construction and is being delivered by a number of developers. 	<ul style="list-style-type: none"> Works commenced January 2016 (NHBC notification). 724 units have been completed on site. Reserved matters applications for phases 4 and 5 awaiting determination.
Summary: Area 3 Under Construction		1,576	724	852	852							

Summary: Large Sites Non Implemented	409	0	409	409								
Summary: Large Sites Under Construction	2,624	812	1,812	1,812								
Summary: All Large Sites	3,033	812	2,221	2,221								

34 Revised NPPF Paragraph 50 and PPG Paragraphs 006 Reference ID: 10-006-20190509 and 007 Reference ID: 10-007-20190509 state that where up-to-date policies set out the contributions expected from development and planning applications comply with them then planning applications should be assumed to be viable.

Table G: C2 Schemes Included in Housing Trajectory: Detailed Analysis and Justification for Inclusion in Five Year Land Supply

Area 1: Not Implemented

Planning Permission Ref	Site Address	Planning Status	Net Dwellings Permitted	Units Completed @ 31 March 2020	Total Net Remaining @ 1 April 2020	Net Deliverable by 31 March 2025	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
19/02572/F	Tanglewood House, 286 Fir Tree Road, Epsom Downs	Not started	4	0	4	4	Yes	No	No	<p>Planning permission was granted in March 2020.</p> <p>The planning permission was made by Aims Care Ltd. who have purchased the property and they are planning to operate the care home once built.</p> <p>Aims Care Ltd. operate a number of care/ nursing homes within the local area.</p>	<p>No viability information has been provided as part of this application.</p> <p>The development is however policy compliant.</p> <p>In line with the revised PPG, it has therefore been assumed that the development is viable¹².</p>	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Aims Care Limited 	No evidence identified to suggest that this unimplemented planning permission will not be implemented.
Summary: Area 1 Not Implemented			4	0	4	4							

Area 1: Under Construction

Planning Permission Ref	Site Address	Planning Status	Net Dwellings Permitted	Units Completed @ 31 March 2020	Total Net Remaining @ 1 April 2020	Net Deliverable by 31 March 2025	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
17/00714/F	Merok Park Nursing Home, Park Road, Banstead	Under Construction	6	0	6	6	Yes	No	No	N/A – the site is under construction.	Viability information has been provided as part of this application. This suggested that the proposed redevelopment would be viable.	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Fairlie Healthcare Ltd. 	<ul style="list-style-type: none"> Number of conditions discharged October 2018 – February 2020. Further conditions awaiting determination. s.73 application for variation of condition approved November 2018. Non-material amendments approved May 2019 and March 2020.
Summary: Area 1 Under Construction			6	0	6	6							

Area 2a: Not Implemented

Summary: Area 2a Not Implemented			0	0	0	0							
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Area 2a: Under Construction

Planning Permission Ref	Site Address	Planning Status	Net Dwellings Permitted	Units Completed @ 31 March 2020	Total Net Remaining @ 1 April 2020	Net Deliverable by 31 March 2025	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
18/00717/CU	29 Redstone Hill, Redhill	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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> Enforcement from September 2019 shows that the site is under construction. Pre-commencement condition discharged November 2019.
18/01971/F	Lilliput Children's Centre, Lilliput Nursery, West Avenue, Salfords	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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Affordable Housing and Healthcare Group. 	<ul style="list-style-type: none"> Works commenced September 2019 (Notification to Council). Demolition application approved December 2017. Pre-commencement conditions discharged May 2019 – November 2019. Number of other conditions discharged September 2019 – February 2020. Further conditions awaiting determination. Website search suggests that this scheme will launch in 2020.
Summary: Area 2a Under Construction			43	0	43	43							

Area 2b: Not Implemented

Summary: Area 2b Not Implemented			0	0	0	0							
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Area 2b: Under Construction

Planning Permission Ref	Site Address	Planning Status	Net Dwellings Permitted	Units Completed @ 31 March 2020	Total Net Remaining @ 1 April 2020	Net Deliverable by 31 March 2025	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
18/01818/F	The Croft Residential Home, Buckland Road, Reigate	Under Construction	-11	0	-11	-11	Yes	No	No	N/A – the site is 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 ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Heddmana Ltd. 	<ul style="list-style-type: none"> Conservation Area Notice approved August 2018. Works commenced January 2019 (CIL Commencement Notice) Landowner has confirmed that the units are expected to be completed 20/21. Number of conditions discharged August – December 2019. Further condition awaiting determination
Summary: Area 2b Under Construction			-11	0	-11	-11							

Area 3: Not Implemented

Summary: Area 3 Not Implemented			0	0	0	0							
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Area 3: Under Construction

Summary: Area 3 Under Construction			0	0	0	0							
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Summary: Not Implemented			4	0	4	4							
Summary: Under Construction			38	0	38	38							
Summary			42	0	42	42							

Table H: Sites without Planning Permission Included in the Five Year Supply

Area 1

Site Address	Borough Area	Total Net Capacity	Net Deliverable in five year supply	Evidence that there will be completions on site within 5 years
Summary Area 1		0	0	

Area 2a

Site Address	Borough Area	Total Net Capacity	Net Deliverable in five year supply	Evidence that there will be completions on site within 5 years
Quarryside Business Park, Redhill	2A Redhill	83	83	<ul style="list-style-type: none"> The site is allocated for development in the DMP (site reference RED1). The site is being developed by Linden Homes who have a conditional contact to purchase the site. There is a resolution to grant planning permission 18/02276/F for 83 units. This is awaiting the finalisation of the s.106. Linden Homes have confirmed that following grant of planning permission they intend to submit pre-commencement conditions immediately and commence works within two months. s.80 Demolition Order has been submitted which proposes that demolition works will commence in May 2020. Viability work undertaken for the DMP suggested that development of the site would be viable. The planning permission is policy compliant.
Colebrook, Redhill	2A Redhill	110	110	<ul style="list-style-type: none"> The site is allocated for development in the DMP (site reference RTC4). The site is owned by Surrey County Council who promoted the site for redevelopment through the DMP. Surrey County Council have been engaged in both formal and informal pre-application discussions with RBBC and are currently undertaking detailed assessments with the intent to commence works in 2021/22 with significant completion by 2024. The majority of the site is now partially vacant. It is understood that Surrey County Council are currently in the process of undertaking detailed viability work. Viability work undertaken for the DMP suggested that development of the site would be viable.
Church of the Epiphany, Merstham	2A Redhill	10	10	<ul style="list-style-type: none"> The site is allocated for development in the DMP (site reference RED4) The site has been promoted for redevelopment by the Diocese of Southwark for a number of years. Turnbull Homes have recently applied for planning permission on the site (19/02559/F). No viability information has been submitted as part of the planning application. The proposed development is policy compliant and therefore in line with the revised PPG, it has therefore been assumed that development is viable. The church is no longer operational. In addition, viability work undertaken for the DMP suggested that development of the site would be viable. No factors are considered likely to impact upon delivery rates/ lead-in times. The developer has confirmed that works are expected to commence summer 2020 and all units be delivered 2021/22.
Merstham Library, Weldon Way, Merstham	2A Redhill	10	10	<ul style="list-style-type: none"> The site is allocated for development in the DMP (site reference RED5) The site is owned by Surrey County Council who has promoted the site for redevelopment. Viability work undertaken for the DMP suggested that development of the site would be viable. Surrey County Council have confirmed that there are in the process of having discussions with prospective purchasers of the site regarding the development of the site and that they are actively looking to dispose of the site. Surrey County Council anticipate works commencing on site within the 2021/22 financial year and completing within the 2022/23 monitoring period. No factors are considered likely to impact upon delivery rates/ lead-in times. The library has relocated to 'The Hub'.
Summary Area 2a:		213	213	

Area 2b

Summary Area 2b		0	0	
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Area 3

Site Address	Borough Area	Total Net Capacity	Net Deliverable in five year supply	Evidence that there will be completions on site within 5 years
High Street Car Park, Horley	3 Horley	40	40	<ul style="list-style-type: none"> The site is owned by Reigate & Banstead Borough Council. The site is allocated for redevelopment in the DMP (site reference HOR1). Viability work undertaken to inform the DMP indicated that redevelopment of the site would be viable. Work is currently being undertaken to develop a scheme for this site.
Horley Police Station	3 Horley	20	20	<ul style="list-style-type: none"> The site is allocated for development in the DMP (site reference HOR3). The Police & Crime Commissioner for Surrey has promoted the site for redevelopment. They have indicated that the site will likely be sold to a developer for housing development. Viability work undertaken for the DMP suggested that development of the site would be viable.

Site Address	Borough Area	Total Net Capacity	Net Deliverable in five year supply	Evidence that there will be completions on site within 5 years
				<ul style="list-style-type: none"> • Pre-application advice has recently been sought for the redevelopment of this site. • The landowners have confirmed that a planning application is likely to be submitted late-2020/mid-2021 with units being delivered in 2022/23. • No factors are considered likely to impact upon delivery rates/ lead-in times
Horley Library	3 Horley	40	40	<ul style="list-style-type: none"> • The site is allocated for development in the DMP (site reference HOR5). • The site is owned by Surrey County Council who promoted the site for redevelopment through the DMP. • There is a resolution to grant planning permission (18/00222/OUT) for the redevelopment of the site to provide 40 units. • The planning permission is policy compliant. • The site is currently vacant following the relocation of the library services to Russells Square. • Surrey County Council have confirmed that works are expected to commence on site (following demolition) in 2021/22 and be completed 2022/23.
Summary: Area 3		100	100	

Total Net Deliverable on Sites without Planning Permission in the Five Year Supply		313	313	
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Appendix 2: Lead-in Times & Build-out Rates

In order to assess whether there is a realistic prospect that sites will deliver units within the next 5 years, the Council has undertaken analysis of average lead-in times and build-out rates of permissions completed from the beginning of the Core Strategy plan period (01 April 2012).

We have used a similar approach to that used by Lichfields in their recent update of the Start to Finish research³⁵. The second edition, published in February 2020, describes in detail various factors which may affect lead-in times and build-out rates. The summary of their findings can be seen below.



Lead In

- Does the scheme have pre-commencement conditions?
- Is the land in existing use?
- Has the land been fully assembled?
- Are there any known technical constraints that need to be resolved?
- If in multiple ownership/control, are the interests of all parties aligned?
- Is there up-front infrastructure required before new homes can be built?
- Has the viability of the proposal been established and is the feasibility consistent with known infrastructure costs and the likely rate of development?
- Does the proposal rely on access to public resources and what evidence is there on when those will be available?
- Is the scheme led by a promoter or master developer who will need to dispose of phases to a house builder before completions begin?



Build Out

- How large is the site?
- How strong is the local market?
- Does the site tap into local demand from one or more existing neighbourhoods?
- Will delivery be affected by competing sites?
- How many sales outlets will be supported by the scale, configuration and delivery model for the site?
- What is the track record of the promoter/master developer in delivery of comparable sites?
- How active are different housebuilders in the local market?
- What proportion of affordable housing is being delivered?
- Are there policy requirements for a specific mix of housing types and are there other forms of housing – such as build to rent?
- When will new infrastructure – such as schools – be provided to support the new community?
- Are there trigger points or phasing issues that may affect the build-out rate achievable in different phases?

³⁵ Start to Finish (second edition) What factors affect the build-out rates of large-scale housing sites?
<https://lichfields.uk/content/insights/start-to-finish>

The second edition of Lichfields' Start to Finish report provides an update to the original first edition, published in November 2016. It reflects the changes in the NPPF and PPG as well as expands the sample size with additional 27 large sites. The Start to Finish review of the speed of delivery on housing development sites is often viewed as one of the leading studies of lead-in times and build-out rates currently available. During the examination of the North Essex Local Plan³⁶, the Inspector stated the 'Start to Finish is the most comprehensive study of actual, achieved build-out rates available to me.'

Reviewing all sites completed in Reigate & Banstead since the beginning of the Core Strategy (01 April 2012), the table below summarises the estimated rate of delivery based on different types of permissions, including outline permissions, changes of use and permitted development.

³⁶ [https://www.braintree.gov.uk/downloads/file/9294/ied022 - inspectors_post-hearing_letter_to_neas - 15th_may_2020](https://www.braintree.gov.uk/downloads/file/9294/ied022_-_inspectors_post-hearing_letter_to_neas_-_15th_may_2020)

Table A: Summary of Average Rate of Delivery per Permission Type

Type of Site	Lead-in time (days between permission granted and completion of 1st unit)	Lead-in time (days between permission granted and completion of 1st unit)	Lead-in time (days between permission granted and completion of 1st unit)	Build-out rate (days between completion of 1st unit and site completion)	Total Delivery rate (days between permission granted and site completion)
	Time from permission granted till commencement	Time from commencement to delivery of 1st unit	Total Lead-in time		
All Permissions					
All Sites	353	483	836	56	892
Small Sites (less than 10 units)	350	495	845	33	878
Large Sites (10 or more units)	381	397	778	228	1,006
Change of Use					
All Sites	304	691	995	0	995
Small Sites (less than 10 units)	304	691	995	0	995
Large Sites (10 or more units)	no data	no data	no data	no data	no data
Outline					
All Sites	591	448	1,039	308	1,347
Small Sites (less than 10 units)	768	585	1,353	86	1439
Large Sites (10 or more units)	434	326	760	505	1,265
Prior Approval					
All Sites	253	337	590	107	697
Small Sites (less than 10 units)	268	299	567	96	663

Type of Site	Lead-in time (days between permission granted and completion of 1st unit)	Lead-in time (days between permission granted and completion of 1st unit)	Lead-in time (days between permission granted and completion of 1st unit)	Build-out rate (days between completion of 1st unit and site completion)	Total Delivery rate (days between permission granted and site completion)
	Time from permission granted till commencement	Time from commencement to delivery of 1st unit	Total Lead-in time		
All Permissions					
Large Sites (10 or more units)	70	793	863	233	1,096

It should be noted that the Council relies upon completion and commencement notices submitted by building control bodies such as NHBC. Historically for a number of sites, the Council has not received commencement notice and equally, for number of sites, particularly change of use and permitted development sites, we have either not received commencement notices or have received commencement and completion notices for the whole site, rather than individual plots. Where this is the case, given that this would have impacted on the average lead-in times and build-out rates, these sites have been excluded from the analyses.

Where enough data was available, we were able to estimate delivery rates for large sites in more detail. The table below shows detailed overall delivery rate on large sites and delivery rate on large sites with outline permission. Unfortunately, not enough data was available to enable detailed analyses specifically on large sites with change of use and permitted development.

Table B: Average Rate of Delivery on Large Sites (10+ Units)

Type of Site	Lead-in time (days between permission granted and completion of 1st unit) Time from permission granted till commencement	Lead-in time (days between permission granted and completion of 1st unit) Time from commencement to delivery of 1st unit	Lead-in time (days between permission granted and completion of 1st unit) Total Lead-in time	Build-out rate (days between completion of 1st unit and site completion)	Total Delivery rate (days between permission granted and site completion)
All Permissions					
10-20 units	386	396	782	114	896
21-30 units	188	301	489	186	675
31-40 units	330	455	785	172	957
41-50 units	577	326	903	783	1,686
51-100 units	301	482	783	309	1,092
101-150 units	482	313	795	769	1,564
151-200 units	no data	no data	no data	no data	no data
201-300 units	no data	no data	no data	no data	no data
301+ units	541	390	931	2,621	3,552
Outline					
10-20 units	369	350	719	134	853
21-30 units	no data	no data	no data	no data	no data
31-40 units	406	281	687	140	827
41-50 units	594	272	866	353	1,219
51-100 units	no data	no data	no data	no data	no data
101-150 units	482	313	795	769	1,564
151-200 units	no data	no data	no data	no data	no data
201-300 units	no data	no data	no data	no data	no data
301+ units	541	390	931	2,612	3,543

In addition, in order to estimate the rate of delivery, annual average delivery rates have been calculated from the data.

Table C: Average Annual Delivery Rate

Type of Site	Average Delivery Rate per Month	Average Delivery Rate per Year
All Permissions		
All Sites	2	4
Small Sites (less than 10 units)	2	2
Large Sites (10 or more units)	7	22
Change of Use		
All Sites	1	2
Small Sites (less than 10 units)	1	1
Large Sites (10 or more units)	1	14
Outline		
All Sites	5	18
Small Sites (less than 10 units)	3	3
Large Sites (10 or more units)	8	36
Prior Approval		
All Sites	3	4
Small Sites (less than 10 units)	2	2
Large Sites (10 or more units)	8	29

The average time taken to discharge conditions has also been calculated to determine the likely commencement date for sites which have not yet commenced construction and have permissions with pre-commencement conditions. The table below provides a summary of these estimates.

Table D: Average Time to Discharge Pre-commencement Conditions

Type of Site	Time between permission granted and 1st pre-commencement condition approved	Time between 1st pre-commencement condition approved and last pre-commencement condition approved	Time taken to discharge pre-commencement conditions (time between permission granted and last pre-commencement condition approved)	Time between last pre-commencement condition approved and commencement
All Sites	396	138	534	3
Small Sites (less than 10 units)	357	89	446	106
Large Sites (10 or more units)	441	195	636	-118
10-20 units	57	100	157	7
21-30 units	no data	no data	no data	no data
31-40 units	122	124	246	29
41-50 units	1614	no data	no data	no data
51-100 units	no data	no data	no data	no data
101-150 units	387	360	747	-316
151-200 units	no data	no data	no data	no data
201-300 units	79	222	301	-209
301+ units	no data	no data	no data	no data

Appendix 3: Gypsies, Travellers and Travelling Showpeople Accommodation

Table A: Pitches Approved and Implemented since 1st April 2016

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

Table B: Pending Pitch Planning Applications

Planning Permission	Address	No. Pitches	Notes
19/00237/CU	Highlands, Blackhorse Lane, Lower Kingswood	4	DMP site allocation G11
16/03004/F	Land at Kents Field, Rectory Lane, Woodmansterne	2	DMP site allocation G12 Planning permission granted on appeal for 3 years between March 2018 and March 2021.
Total		6	

Table C: Permanent Plots Approved since April 2016

Planning Permission	Address	No. Pitches	Notes
17/02864/F	Fairacres, Axes Lane, Salfords	1	DMP site allocation G9
Total		1	

Monitoring Publications

Regular Monitors:

Commercial Development

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

Industrial Estates

Contains an analysis of occupational trends in the borough's industrial estates including a schedule of occupiers (Annual)

Local Centres

Provides information on retail provision in the borough's local centres (Annual)

Town Centres

Provides information on the occupiers, together with vacancies and shop type of all premises within the borough's four town centres (Bi-annual)

Population and Demographic Information

These publications are available on the Council website:

<http://www.reigate-banstead.gov.uk>

Search for: "*monitors*":

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

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