



Housing Trajectory Position at 30th June 2018

August 2018

1. Introduction and Summary

- 1.1. This report provides more detail to the housing trajectory detailed in Annex 7 of the Submission Development Management Plan (DMP)¹.
- 1.2. Since the 2018 Housing Monitor was published on 31 March 2018², we have received further building control information with regards to the status of a number of sites, this includes completions since the beginning of the Core Strategy. As such, this report reflects the most recent position as of 30th June 2018. Tables 1 and 2 below summarises this change.

Table 1 Number of Dwellings Completed

Year	Number of Dwellings Completed		
	2018 Housing Delivery Monitor	July 2018 Housing Trajectory	Change
2012/13	469	518	+49
2013/14	433	485	+52
2014/15	420	488	+68
2015/16	535	644	+109
2016/17	517	590	+73
2017/18	510	573	+63
Total Number of Dwellings Delivered Since the Beginning Of The Core Strategy Plan Period	2,884	3,298	414

- 1.3. This information therefore changes our 5 Year Land Supply position; an updated position is detailed below. Further site specific information is provided in the trajectories and appendixes at the end of the report.

¹ Available at: <http://www.reigate-banstead.gov.uk/dmp>

² http://www.reigate-banstead.gov.uk/downloads/file/4665/housing_monitor_2018

Table 2 Five Year Land Supply Position

1)	Sites with planning permission	2,436
2)	Sites without planning permission	358
3)	Specific Deliverable Sites (1+2)	2,794
4)	Windfall allowance	375
5)	Total Five Year Land Supply (3+4)	3,169
6)	Core Strategy Annualised Housing Requirement	460
7)	5% Buffer	+23
8)	Annualise plan period over/ under supply	-108
9)	Total amount requirement (6+7+8)	375
10)	Equivalent years supply (5/9)	8.44

- 1.4. Two detailed site specific trajectories have been produced and are detailed in Appendices 2 and 3:
- Local Plan trajectory showing how the Council will meet its adopted housing target of at least 6,900 dwellings over the plan period (2012-2027)
 - 5 Year Land Supply trajectory showing that the Council will be able to maintain a 5 Year Land Supply over the plan period (2012-2027)

2. Published Evidence

2.1. This section undertakes a review of published documents and other authorities' approaches.

Published Documents

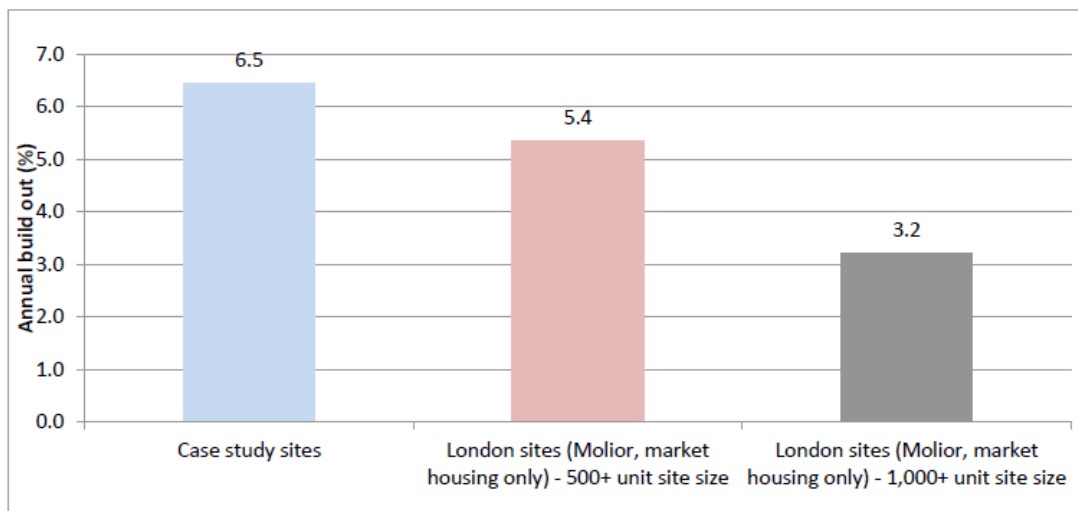
Independent Review of Build-out Rate: Draft Analysis (2018)

- 2.2. Rt Hon Sir Oliver Letwin MP's Independent Review of Build Out Rates³ investigates "*the significant gap between housing completions and the amount of land allocated or permissioned in areas of high housing demand*" and "*makes recommendations for closing it*".
- 2.3. Rt Hon Sir Oliver Letwin MP visited and collected data on 15 large sites ranging from over 1,000-15,000 homes in areas of very high housing demand. The report focused on the largest sites in areas of high housing need as it was considered that:
- The build-out rate on small sites is intrinsically likely to be quicker than on large sites (to take the limiting case, a site with just one house will take only as long to build-out as that house takes to build); and
 - The largest sites are dominated by the major housebuilders and other major participants in the residential property market, and it is in relation to these major firms that concern has been expressed in some quarters about "land banking" and "intentional delay"
- 2.4. The Report found that the median build-out period for these sites from the moment the house builder has an implementable consent is 15.5 years and that therefore the median percentage of the site built out each year on average through the build-out period of these sites is 6.5%.
- 2.5. The report compared these findings with the Molior dataset for sites of over 500 homes in Greater London and with their smaller data-set for sites of over 1,000 homes and concluded that the findings from the 15 large sites studied is not atypical and that instead they are being built out at a rate faster than other large sites in London.

³ Available at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/718878/Build_Out_Review_Draft_Analysis.pdf

Figure 1 Median Annual Build-out Rates (%)



- 2.6. The report found based on the sites that they studied, and the Molior dataset, that the larger the site the more likely it is to have a lower relative build-out rate. The report however stressed that very large sites will almost always deliver a higher absolute number of homes per year but that the proportion of the site built out each year will be smaller. The report considered that it would be counter-productive to develop only small parts of larger sites at each time and therefore concluded that housing should be delivered on both small and large sites.
- 2.7. Rt Hon Sir Oliver Letwin MP's report argues that it takes so long to deliver large sites because of the "absorption rate" (which the report defines as "*the rate at which newly constructed homes can be sold into – or are believed by the housebuilder to be able to be sold successfully into – the local housing market without disturbing the market price*"). It argues that the current low build-out rate is caused by fairly homogeneous products being constructed by major housebuilders on the largest of sites and that greater differentiation would increase build-out rates. The report argues that large housebuilders are able to exercise control over the key drivers of sales rates because there are limited opportunities for rivals to enter large sites and compete for customers by offering different types of homes at different price-points and with different tenures.
- 2.8. The report also identifies a number of other factors causing slow build-out rates:
- Lack of transport infrastructure
 - Difficulties of land remediation
 - Delayed installations by utility companies
 - Constrained site logistics
 - Limited availability of capital

- Limited supplies of building materials
- Limited availability of skilled labour

Capacity in the Homebuilding Industry (2017)

2.9. The House of Commons Capacity in the Homebuilding Industry report⁴ notes concern that ‘the land market for development land is so competitive that speculative developers are forced to pay inflated prices up front for the land. These firms then work to ensure that their investment is protected and their profit is maximised. To recover their investment, developers will be more likely to increase building density, reduce the level of affordable housing delivered and build more slowly to maintain prices’.

2.10. The report advises that the Government should ensure that the data collected by local authorities should be more thorough and reliable and include:

- How many planning permissions have been granted;
- What stage the permissions are at;
- Who owns the land;
- When the permissions will be built out; and
- What the reasons for delay are

Start to Finish: How quickly do large-scale housing sites deliver? (2016)

2.11. Litchfield’s in their Start to Finish report⁵ carried out a desk-based investigation of the lead-in times and build-out rates on 70 different strategic housing sites delivering 500+ units and 83 “small sites” delivering less than 500 units to investigate the factors which affect build-out rates.

2.12. The report warns that it can be difficult to “kick-start” a large-scale site due to their scale, complexity and (in some cases) up-front infrastructure costs and notes that there can be significant variations between otherwise comparable developments.

2.13. In terms of build-out rates, the report notes that the annual delivery on a site is shaped by the absorption rates: a judgement on how quickly the local market can absorb the new properties which is affected by the strength of the local housing market; the number of sales outlets expected to operate on the site; and the tenure of housing being built.

2.14. The report outlines a number of factors which affect the speed of housing delivery on large-scale sites:

⁴ Available at: <https://publications.parliament.uk/pa/cm201617/cmselect/cmcomloc/46/46.pdf>

⁵ Available at: <http://lichfields.uk/media/1728/start-to-finish.pdf>

Table 3 Factors Affecting Housing Delivery on Large-Scale Sites

Factors affecting lead-in times to getting started on site	Factors affecting the speed of build-out rate
Is the land in existing use?	How large is the site?
Has the land been fully assembled?	Will the scale, configuration and delivery model for the site support more sales outlets?
If in multiple ownership/ control, are the interests of all parties aligned?	How strong is the local market?
To what extent is there any challenge to the principle of development?	Does the site tap into local demand from one or more existing neighbourhoods?
Is the site already allocated for development? Does it need to be in order for release?	Is the density and mix of housing to be provided consistent with higher rates of delivery?
Does an SPD, masterplan or development brief help resolve key planning issues?	What proportion of affordable housing is being delivered?
Is the masterplan/ development brief consistent with what the developer will deliver?	Are there other forms of housing – such as schools – be provided to support the new community?
Is there an extant planning application or permission?	Are there trigger points or phasing issues that may affect the build rate achievable in different phases?
Are there material objections to the proposal from statutory bodies?	
Are there infrastructure requirements – such as access – that need to be in place before new homes can be built?	
Are there infrastructure costs or other factors that may make the site unviable?	
Does the proposal rely on access to public resources?	
If planning permission is secured, is reserved matters approval required?	
Does the scheme have pre-commencement conditions?	
Is the scheme being promoted by a developer who will need time to dispose of the site to a house builder?	

2.15. The report finds that the rate of delivery increases for larger schemes, reflecting the increased number of sales outlets possible on large sites. However, the report notes this is not a straight line relationship, for example, typically a site of 2,000 units will not deliver four times as fast as a site of 500 units. Instead, the report finds that the annual average build-out rates for the largest sites (2,000+ units) is circa 161 dwellings per annum.

2.16. The report also finds that there is a positive correlation between the percentage of affordable homes built on site and the average annual delivery of homes with sites delivering 30% or more affordable housing having greater annual average build-out rates than sites with lower affordable housing provision.

Build-out rates from Strategic Sites (2013)

2.17. Homes England (formerly the Homes and Communities Agency) produced an advisory note on build-out rates from strategic sites⁶. The note reports a number of key influences affecting build-out rates from strategic sites:

- The location, nature and scale of the site, as well as its layout and phasing approach (as this will influence how many separate housebuilders could operate on the site at any one time);
- The scale of demand within the wider housing market, general economic conditions such as job security and job mobility and general consumer confidence about buying/ moving, as well as mortgage availability;
- The business strategy and physical capacity of the homebuilder, each housebuilder would build-out units at a rate that fits their business plan, and short/long term approach to their strategic land portfolios; and
- The type and variety of products, pricing and extent of completion from other properties for sale both within the site itself and wider geographical area.

2.18. The report notes that recent activity has seen developers limiting the number of unit completions from a single outlet to around 30 units per annum, as this allows them to sustain quality and prices and reduce prelim costs by having a single site team. However, the report also notes that when the market was stronger the figure may have been more within the 40-50 range.

2.19. Whilst the report recognises that it is impossible to provide standard average rates for sites, it estimates based on recent evidence, that for the largest strategic sites (4,000+ units) delivery would be in the range of 300-500 units per annum and for the smaller strategic sites (<4,000 units) would be in the range of 150-300 units per annum.

⁶ Available at:
[Notes on Build-out rates from Strategic Sites](#)

Factors Affecting Housing Build-Out Rates (2008)

- 2.20. Homes England and the Department of Urban Studies Glasgow University produced a report investigating factors affecting housing build-out rates⁷.
- 2.21. The report finds that the following factors affect build-out rates:
- Corporate strategies within each firm
 - Competitor behaviour
 - Government policy
- 2.22. Corporate strategies within each firm: the report finds that build-rates are determined by the interaction of marginal revenue and marginal cost, reflecting firm and market level economic factors.
- 2.23. Competitor behaviour: the report argues that build-rates are determined by expectations and knowledge of competitors' behaviour including reaction to knowledge that a competing development may soon start close to one of their own developments.
- 2.24. Government policy: the report finds that build-rates are affected by existing and emerging public policy and other institutional factors.
- 2.25. The report notes that where land supply and competition between developers is intense, housebuilders must assume the highest possible sale prices in order to make winning bids for land. Such bids are viable only because the release of land is restricted in aggregate terms by the planning system, while the release of houses is managed on a site-by-site basis by builders themselves to achieve the target sales rates underpinning earlier bids for land.
- 2.26. The report warns that build-out rates can affect the amount of land local planning authorities are required to release in order to meet their identified needs, noting that more housing sites may need to be allocated to achieve the required level of development within that timescale.
- 2.27. Before reviewing other authorities' approaches, it should be noted that the Borough has one large strategic site (Horley North West Sector – 1,510 dwellings) currently under construction. There are three developers working in tandem to deliver the scheme and they have provided an indicative trajectory detailed below.

⁷ Available at:
https://www.gla.ac.uk/media/media_302200_en.pdf

Table 4 Indicative Horley North West Trajectory

2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
180	180	180	180	180	180	161

Other Authorities' Approaches

2.28. This section firstly looks at nearby local authorities' approaches and then further away authorities where detail is provided on methodology.

Waverley Borough Council

2.29. Waverley Borough Council produced a Housing Land Supply and Housing Trajectory Contextual Note⁸ for their Local Plan Examination in 2017. The Housing Land Supply and Housing Trajectory Contextual Note reviews local planning appeal decisions within and outside of the borough. In particular it discusses the decision of *St Modwen Developments v SSCLG & East Riding of Yorkshire Council [2016] EWHC 968 (Admin)* in which St Modwen Developments unsuccessfully sought to challenge a dismissal of planning appeals for either of two alternative development schemes.

2.30. Key findings in the judgement outline that it cannot sensibly be considered that the phrase "available now" (in terms of NPPF paragraph 47) should relate only to sites with planning permission. The judgement decided that the wording "available now" is more appropriate in relation to the "starting constraints" upon development, such as land ownership that might affect the "present availability" of land; rather than relating to any need to have obtained or implemented planning consent; which can logically be achieved later in the 5-year horizon for many typical sites (following paragraphs 20 and 21 of the judgement). A tangible representation relies on an understanding of the market for land locally. At the base-date for the land supply assessment there may not be direct evidence that land has been disposed of to the control of a particular developer, but the reality may be that numerous transactions may be ongoing. This includes the possibility of land being offered "off-market" or under publicity restrictions.

2.31. The judgement also recognises that it is plausible that distinctions will emerge between the total supply of sites assessed as potentially deliverable and a local planning authority's trajectory of what it indicates will probably be delivered. The assessment of a trajectory itself does not require certainty that a given site will be developed (or alternatively, delivered in full) nor can the planning system be assured of providing the certainty. Many of these factors might be outside of

⁸ Available at:

http://www.waverley.gov.uk/info/1004/planning_policy/190/evidence_studies_and_supporting_documents/1

the local planning authority's control. In such circumstances, paragraph 59 of the judgement sets out that:

“if sites are deliverable, and the problem in delivery is not within the control of the planning authority, for example the cost of housing or the availability of finance, the solution to a problem of delivery is not an increase in the supply of sites which are capable of delivery”

2.32. It also recognises that the planning system itself cannot necessarily provide certainty on when development will take place and assessing the “deliverability” of sites over a five-year period addresses this uncertainty to some extent. This does not mean that careful attention should not be paid to factors such as lead-in times and build-out rates to determine the progress of development but that regard should primarily be had to the robustness of the authority's own approach to assessing supply and according with relevant guidance, also considering the approach of the Local Plan.

2.33. The report notes that Waverley Borough Council has not made specific assumptions for timescales before an application could be submitted for any site, but instead envisage that due to the nature of supply this could be undertaken promptly in most circumstances.

2.34. In terms of build-out rates, Waverley Borough Council has assumed a delivery rate of around one private sale per week. They draw on the Select Committee on National Policy for the Build Environment – Building Better Places⁹ report (2015-2016) in which the then Planning Minister Brandon Lewis stated that:

“one of our challenges is that private developers' business model means that they will tend to build-out, on average, 48 homes a year on any given site, so if there is a site of 900 homes with one developer it will take 15 years. If you have three developers building 300 each, they will do it in 5 years. Therefore, local authorities need to look at that. I visited Didcot last week. That is a site where over 400 homes were built out in a year, but it has 4 developers on the site competing with each other to build in a high demand area, so it can be done”

2.35. They also, however, assumed that affordable housing would be delivered on top of this delivery rate. They justified this decision by drawing on Litchfield's Start to Finish: How Quickly Do Large-Scale Housing Sites Deliver? (2016) report in which they find that sites accommodating 30% or more affordable housing have higher build-out rates.

⁹ Available at:

<https://publications.parliament.uk/pa/ld201516/ldselect/ldbuilt/100/100.pdf>

- 2.36. They consider that it would be appropriate to include higher delivery rates for sites which remain in the control of a single developer but have multiple sales outlets.
- 2.37. They also consider that it would be appropriate to include higher delivery rates for sites which have multiple developer outlets. They however note that there is no single rule for when a site may be likely to accommodate multiple developer outlets and after considering factors including the strength of the local market (both in terms of sales values and transaction volumes) and the experience of the industry in the local area of delivering high levels of development that the presence of multiple developers on any one site should be only assumed on sites of more than 150 dwellings. They draw upon Peter Brett Associates Sutton Coldfield Green Belt Sites, Phase 2 Report of Study¹⁰ (2014) which found that average delivery per outlet tends to fall the greater the number in operation (unless the market is particularly strong) and that developers would rarely promote what are in effect competing schemes in one area. They note that assumptions for multiple outlets may require longer-term modelling of phasing and the factors that will allow the industry to increase capacity and increase the number of sales fronts.

Guildford Borough Council

- 2.38. Guildford produced a housing trajectory to inform their Local Plan Submission evidence as part of their Land Availability Assessment¹¹ (2017). This assesses on a site-by-site basis whether land is suitable, available and viable for particular land uses and identifies the quantity of development (i.e. number of homes, floor space of uses) the land could provide and the timescales for when they could be delivered. No information is provided as to assumed build-out rates, implementation rates, lead-in times etc.

London Borough of Sutton

- 2.39. London Borough of Sutton produced a housing trajectory in 2017 to inform their Local Plan Submission¹². The trajectory includes all sites that have been assessed in the Strategic Housing Economic Land Availability Assessment as being deliverable and developable. The report notes that the trajectory is based on a number of other general assumptions with regards to completion dates, build-out rates and use of a windfall allowance:

¹⁰ Available at:

https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=1&ved=2ahUKEwiJ9eeRiLjcAhULJ8AKHW4jCBwQFjAAegQIABAC&url=https%3A%2F%2Fwww.birmingham.gov.uk%2Fdownload%2Fdownloads%2Fid%2F1754%2Fpg4_sutton_coldfield_green_belt_sites_phase_2_report_of_study_2014pdf.pdf&usg=AOvVaw3vIOWsDMrOjkSfdp8QQCh-

¹¹ Available at:

<http://www.guildford.gov.uk/newlocalplan/CHHttpHandler.ashx?id=26603&p=0>

¹² Available at:

https://drive.google.com/file/d/0B81WGF6_diJxVTVSUVIqX05JYWs/view

- The trajectory assumes that all “deliverable” sites will complete in Phase 1 of the plan period (first five years) and all “developable” sites will be completed in Phase 2 of the plan period (remaining 10 years).
- The trajectory has taken a pragmatic approach and made an assumption on build-out rates largely dependent on the amount of dwellings that the development of a site could yield

2.40. No detail on assumptions regarding lead-in times or delivery timeframes is detailed.

2.41. London Borough of Sutton has also produced a 5 Year Land Supply Assessment¹³ in which development of large sites is informed by discussions with landowners and developers.

London Borough of Croydon

2.42. London Borough of Croydon produced a Housing Trajectory for their Local Plan Submission¹⁴. This does not provide any detail on any assumptions made with regards to build-out rates, lead-in times, implementation rates, delivery rates etc.

2.43. London Borough of Croydon also produced a Five Year Supply of Deliverable Sites for Housing¹⁵ report in which they list sites, however again do not provide any detail on assumptions made.

2.44. A number of other authorities further away providing an in-depth approach were also reviewed.

Cambridge City Council

2.45. Cambridge City Council prepared a housing trajectory¹⁶, to inform their 5 Year Land Supply. In order to do this, Cambridge City Council sent letters and questionnaires to landowners/ agents/ developers asking them to provide details on whether their site is deliverable, achievable and viable and their expected delivery timetable based on the latest understanding of any constraints including market conditions. This information was supplemented

¹³ Available at:

https://www.sutton.gov.uk/downloads/file/2660/five-year_housing_land_supply_assessment_2016-17_to_2020-21

¹⁴ Available at:

<https://www.croydon.gov.uk/planningandregeneration/framework/localplan/croydon-local-plan-examination/examination-documents>

¹⁵ Available at:

<https://www.croydon.gov.uk/sites/default/files/articles/downloads/Five%20Year%20Supply%20of%20Housing%20Land%20%28Sept%202016%29.pdf>

¹⁶ Available at:

https://www.cambridge.gov.uk/sites/default/files/full_amr_v3.pdf

with Council knowledge. Where information was received with was considered to be unrealistic/ unreliable, this information was treated with caution.

2.46. Where Cambridge City Council did not receive a response, they estimated delivery rates based upon other responses, information included within the planning application, representations made to the Local Plan and Council known information.

Eden District Council

2.47. Eden District Council have produced a housing trajectory¹⁷ to inform their 5 Year Land Supply. This was informed by both information supplied by landowners/ agents and supplemented with relevant local knowledge/ experience.

2.48. For large sites, Eden District Council examined past trends and signals from house builders in order to understand the economic viability of each site. This information was supplemented with information from landowners/ agents/ housebuilders in order to develop a phasing strategy for each site.

2.49. For small sites, Eden District Council used broad assumptions to inform the deliverability of sites. They used the definition of “deliverability” in the NPPF¹⁸ to justify the inclusion of all extant permissions permitted within the past three years and all implemented planning permissions. However, to recognise that some sites may not be completed they applied a 25% non-completion rate to smaller sites.

Hinckley & Bosworth Borough Council

2.50. Hinckley & Bosworth Borough Council similarly produced a housing trajectory¹⁹ to inform their 5 Year Land Supply which includes information supplied by landowners/ agents and supplemented with relevant local knowledge/ experience.

Large Sites (10+ units)

2.51. Hinckley & Bosworth Borough Council made the following assumptions for large sites:

¹⁷ Available at:

<https://www.eden.gov.uk/media/2182/housinglandsupplystatement-june2016.pdf>

¹⁸ “Deliverability”: sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five 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.

¹⁹ Available at:

https://www.hinckley-bosworth.gov.uk/info/856/local_plan_2006_-_2026/395/monitoring_and_land_availability/3

- If the site is under construction (or specific plots are under construction) there will be completions in the next monitoring year
- If the ground has been cleared but the site is not under construction (and where the site is under construction but a specific plot is not started) there will be completions in the second monitoring year
- If the site has outline or full planning permission but is not under construction or the ground has not been cleared there will be completions in the third monitoring year

2.52. They also took into account the expiry date of permissions: where a site has not yet been started they assumed that a material start would take place within the last monitoring year before expiry with completions in the following year.

2.53. Using information supplied for their SHLAA review, from their Developer Panel and market conditions, assumed a delivery rate of 40 dwellings per annum, where no site specific information had been supplied. This information was then supplemented with site specific knowledge, the size of the site and recent build rates to establish the Council's assessment of delivery for each site. The Council then sent this information to the relevant developer/ landowner in order to give them the opportunity to confirm their agreement of the initial assessment or amend accordingly.

2.54. Finally, a discount of 3.8% was applied to the delivery from large sites where the permission had not yet been implemented to reflect the fact that 3.8% of large site planning permissions had expired since the adoption of the Core Strategy.

Small Sites (<10 units)

2.55. Hinckley & Bosworth Borough Council used a similar approach for small sites. A discount of 8.9% was however applied to reflect the percentage of small sites permissions that had expired since the adoption of the Core Strategy.

Wiltshire County Council

2.56. Wiltshire Council's 2016 Note of Housing Trajectories²⁰ was produced to respond to the Inspector's request for a Housing Trajectory to be prepared to inform their proposed sites allocations.

This process was informed by information submitted to their 2015 housing land supply statement and statement of common grounds with developers including expected delivery rates.

²⁰ Available at:

<http://www.hwa.uk.com/site/wp-content/uploads/2015/08/Housing-Trajectory-Note-2.pdf>

3. Assumptions Made

3.1. This section outlines a number of assumptions made when compiling the Council's housing trajectory. It draws upon other authorities' approaches; information supplied by landowners/ developers/ land promoters; and past planning practice within borough.

3.2. To inform this section (and the subsequent housing trajectories), RBBC wrote to all landowners/ promoters/ developers of sites with:

- Unimplemented planning permission: to ascertain whether they intend to implement the planning permission, when they intend to implement the planning permission and if so, at what rate they intend to deliver the units;
- Implemented planning permissions: to understand their intended delivery of proposed units;
- HELAA sites which have been identified as suitable, deliverable and developable: to ascertain whether they still wish to promote their site for development and if so proposed delivery timeframes, lead-in time, rate of delivery;
- Sites proposed to be allocated for housing development in the Regulation 19 Development Management Plan: to ascertain their delivery timeframe, lead-in time and delivery rate; and
- Sites proposed to be allocated as Sustainable Urban Extensions in the Regulation 19 Development Management Plan: to understand their proposed lead-in time and delivery rates once the site has been released for development

3.3. The Council maintains a database of all plots granted on permissions since the beginning of the Core Strategy including their type (small/ large); tenure (market/ affordable); status (not started/ under construction/ completed); date planning permission was granted; date permission expires; building control reference; and commencement date where applicable.

The Council has therefore been able to review:

- Implementation rates of sites granted planning permission within the Core Strategy monitoring period;
- Average lead-in times of sites completed since the beginning of the Core Strategy monitoring period;
- Average build-out rates of sites completed since the beginning of the Core Strategy monitoring period;
- Average time taken between permission being granted and works starting on site;
- Average time taken between works starting on site and the delivery of the first unit;
- The proportion of affordable housing provided;

- The time taken between permission being granted and conditions being discharged; and
 - The time between permission being granted and commencement of works on site
- 3.4. In addition, the Council maintains records of who has submitted planning applications/ who is promoting site for development. The Council has therefore reviewed whether the site is being promoted by a landowner/ promoter/ developer/ housebuilder.
- 3.5. The Council has also reviewed challenges to the development of each site included within the trajectory, including:
- The existing use of the land;
 - Whether the site has been fully assembled; and
 - Are there infrastructural requirements that need to be put in place before new homes can be built and whether these render the site unviable
- 3.6. For all sites included within the trajectory, the Council has also reviewed:
- Information submitted from developers/ promoters/ landowners;
 - Are there any trigger points or phasing issues that may affect the build-out rate achievable in each phase; and
 - Will the scale, configuration and delivery model for the site support more than one sales outlet
- 3.7. The following assumptions were then made:
- Implementation rates
 - Lead-in times
 - Build-out rates
 - Delivery rates

Implementation Rates

- 3.8. The Council is informed of “commencement” and “completion” in a number of ways:
- Building control data from either Southern Building Control Partnership (the Council’s joint building control team with Mole Valley and Tandridge Councils) or NHBC;
 - Community Infrastructure Levy Commencement Notices;
 - Council tax information; and
 - Questionnaire responses to Housing and Economic Land Availability Assessment requests for information
- 3.9. The table below summarises implementation rates of sites permitted since the beginning of the Core Strategy plan period (01/04/2012).

Table 5 Implementation Rates

Type of Permission	Implementation Rate
All Sites	54.3%
Small Sites (less than 5 net units)	50.2%
Large Sites (5 or more net units)	70.2%
Prior Approval (less than 5 net units)	48.1%
Prior Approval (5 or more net units)	73.3%

3.10. The table below shows that of those not implemented, the majority remain “live” (planning permission has not expired).

Table 6 Proportion of Permissions Granted Since the Beginning of the Core Strategy Expired

Type of Permission	Percentage Expired
All Sites	24.4%
Small Sites (less than 5 net units)	26.4%
Large Sites (5 or more net units)	16.7%
Prior Approval (less than 5 net units)	21.4%
Prior Approval (5 or more net units)	0.0%

3.11. The Council has not included a non-implementation rate within the housing trajectories. Whilst the review of other local authorities approaches show that some authorities have included this when calculating housing trajectories for 5 Year Land Supply historically RBBC have not. Instead RBBC have taken out sites which have a history of non-implementation and sites which are not considered to come forward for development. For consistency this approach has been continued.

Lead-In Time & Build-Out Rates

3.12. 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).

Table 7 Lead-In Time & Build-Out Rates

Type of Permission	Lead-In Time ²¹	Build-Out Rate
All Sites	927 days	212 days
Small Sites (less than 5 net units)	1,020 days	135 days
Prior Approval (less than 5 net units)	465 days	70 days
Large Sites (5 or more net units)	794 days	279 days
Prior Approval (5 or more net units)	599 days	256 days
Large Sites Planning Permission		
5-10 net units	809 days	119 days
11-20 net units	730 days	154 days
21-30 net units	No data	No data
31-40 net units	742 days	225 days
41-50 net units	902 days	782 days
51-100 net units	1023 days	No data
101-150 net units	No data	No data
151-200 net units	No data	No data
201-300 net units	No data	No data
300+ net units	931 ²²	2,882 days
Prior Approvals		
5-10 net units	630 days	285 days
11-20 net units	446 days	254 days
21-30 net units	No data	No data
31-40 net units	No data	No data
41-50 net units	No data	No data
51-100 net units	No data	No data
101-150 net units	No data	No data
151-200 net units	No data	No data
201-300 net units	No data	No data
300+ net units	No data	No data

3.13. The table above should be treated with caution – the Council relies upon completion and commencement notices submitted by building control bodies such as NHBC. Historically for a number of small sites, the Council has not received completion notices for individual plots but rather has received a full site completion notice which impacts upon the lead-in times detailed above.

3.14. Reviewing larger sites completed since the beginning of the Core Strategy shows that for a number of sites (for example, Newman House, Horley – 90 units; Knowles House, Redhill – 64 units; and Liberty House, Reigate – 24 units) the Council has also not received completion notices for individual plots

²¹ For the purpose of this exercise, lead-in time has been defined as the time period between achieving planning permission and the completion of the first unit

²² Only one site – Horley North East Sector

but rather received a full site completion notice which impacts upon the lead-in times for “all sites” detailed in the table above.

3.15. Given this, using the data available the average time between planning permission being permitted and commencement of the first unit has been calculated and the average time between the commencement of the first unit and the delivery of the first unit has also been calculated.

Table 8 Time Between Permission Granted and Commencement & Time Between Commencement and Delivery of First Unit

Type of Permission	Time Between Permission Granted and Commencement	Take Between Commencement and Delivery of First Unit
All Sites	385 days	503 days
Small Sites (less than 5 net units)	383 days	540 days
Prior Approval (less than 5 net units)	327 days	280 days
Large Sites (5 or more net units)	429 days	421 days
Prior Approval (5 or more net units)	138 days	525 days
Large Sites Planning Permissions		
5-10 net units	454 days	396 days
11-20 net units	391 days	443 days
21-30 net units	No data	No data
31-40 net units	405 days	338 days
41-50 net units	577 days	326 days
51-100 net units	306 days	717 days
101-150 net units	No data	No data
151-200 net units	No data	No data
201-300 net units	No data	No data
300+ net units	No data	547 days
Large Sites Prior Approvals		
5-10 net units	162 days	444 days
11-20 net units	No data	688 days
21-30 net units	No data	No data
31-40 net units	No data	No data
41-50 net units	No data	No data
51-100 net units	No data	No data
101-150 net units	No data	No data
151-200 net units	No data	No data
201-300 net units	No data	No data
300+ net units	No data	No data

3.16. Combining the tables above estimates the following rates of delivery:

Table 9 Total Built-Out Rate

Type of Permission	Time Between Permission Granted and Commencement	Take Between Commencement and Delivery of First Unit	Build-Out Rate	Total Time Period
All Sites	385 days	503 days	212 days	1,100 days
Small Sites (less than 5 net units)	383 days	540 days	135 days	1,058 days
Prior Approval (less than 5 net units)	327 days	280 days	70 days	677 days
Large Sites (5 or more net units)	429 days	421 days	279 days	1,129 days
Prior Approval (5 or more net units)	138 days	525 days	256 days	919 days
Large Sites (Planning Permissions)				
5-10 net units	454 days	396 days	119 days	969 days
11-20 net units	391 days	443 days	154 days	988 days
21-30 net units	No data	No data	No data	No data
31-40 net units	405 days	338 days	225 days	968 days
41-50 net units	577 days	326 days	782 days	1,685 days
51-100 net units	306 days	717 days	No data	No data
101-150 net units	No data	No data	No data	No data
151-200 net units	No data	No data	No data	No data
201-300 net units	No data	No data	No data	No data
300+ net units	931 ²³	547 days	2,882 days	4,360 days
Large Sites (Prior Approval)				
5-10 net units	162 days	444 days	285 days	891 days
11-20 net units	No data	688 days	254 days	No data
21-30 net units	No data	No data	No data	No data
31-40 net units	No data	No data	No data	No data
41-50 net units	No data	No data	No data	No data
51-100 net	No data	No data	No data	No data

²³ Only one site: Horley North East Sector

units				
101-150 net units	No data	No data	No data	No data
151-200 net units	No data	No data	No data	No data
201-300 net units	No data	No data	No data	No data
300+ net units	No data	No data	No data	No data

3.17. These calculations have been used to estimate the date for which sites with planning permission will be completed where no additional information has been provided. In order to estimate the rate of delivery within these sites, annual average delivery rates have been calculated.

Annual Delivery Rates

3.18. Annual average delivery rates have been calculated for “large” sites (5 or more net units) completed since the beginning of the Core Strategy (01/04/2012). These are detailed below.

3.19. Annual average delivery rates have not been calculated for “small” sites (less than 5 units) as after reviewing the data the majority (89.5%) were completed within a single month.

3.20. These rates have been used to estimate annual delivery rates for sites granted permission where no additional information has been provided by landowners/ developers/ promoters.

Table 10 Average Annual Delivery Rates for "Large" Sites (5 or more units)

Type of Permission	Average Delivery Rate Per Month	Greatest Delivery Rate Within A Month	Average Delivery Rate Per Year
Large Sites ²⁴ (5 or more net units)	5	9	13
Large Sites ²⁵ (5 or more net units)	5	9	13
Prior Approval (5 or more net units)			
Large Sites (Planning Permissions)			
5-10 net units	3	4	7
11-20 net units	4	7	11
21-30 net units	11	15	15
31-40 net units	9	14	18
41-50 net units	9	15	25
51-100 net units ²⁶	7	25	31
101-150 net units	No data		
151-200 net units	No data		
201-300 net units	No data		
300+ net units ²⁷	9	71	90
Large Sites (Prior Approval)			
5-10 net units	No data		
11-20 net units	No data		
21-30 net units	No data		
31-40 net units ²⁸	8	24	7
41-50 net units	No data		
51-100 net units	No data		
101-150 net units	No data		
151-200 net units	No data		
201-300 net units	No data		
300+ net units	No data		

Time between Permission Granted & Conditions Discharged

3.21. For a number of sites proposed to be allocated for development, landowners/ developers/ promoters have provided indicative timeframes between permission being granted and conditions discharged. Where information has been supplied it has been used. The Council has however reality checked this

²⁴ For "large" sites (5 or more units) all units completed on the same date have been excluded.

²⁵ For "large" sites (5 or more units) all units completed on the same date have been excluded.

²⁶ Only one site: Land Parcel at 71 Victoria Road, Horley

²⁷ Only one site: Horley North East Sector

²⁸ Only one site: Beulah Court

information against a number of “large” (5 or more net units) in the borough, although it is recognised that different sites have different characteristics and therefore will have different pre-commencement conditions and timeframes.

3.22. Where no information has been provided, times have been estimated based on information supplied by developers/ landowners/ promoters for other sites and the analysis below and adjusted for characteristics of the site.

Table 11 Time Between Permission Granted & Conditions Discharged

Planning Reference	Name of Site	Date of Permission	Date of Reserved Matters	Time Between Permission and Reserved Matters	Date of First Pre-Commencement Condition Approval	Time Between Permission & First Pre-Commencement Condition	Time Between Reserved Matters & First Pre-Commencement Condition	Date of Last Pre-Commencement Condition	Time Between Permission & Last Pre-Commencement Condition	Time Between Reserved Matters & Last Pre-Commencement Condition	Date Council Notified of Commencement	Time Between Last Pre-Commencement Condition & Council Notified Commencement	Time Taken To Discharge Conditions
16/02949/F	Former De Burgh School	23/08/2017	N/A	N/A	10/11/2017	79 days	N/A	20/06/2018	222days	N/A	23/11/2017	-209days	222days
13/01729/OUT	Recreation Ground Merland Rise	21/03/2014	No reserved matters application	No reserved matters application	08/04/2015	383days	No reserved matters application	12/08/2015	126days	No reserved matters application	16/07/2015	-27days	126days
12/01973/OUT	Land Parcel at Inholms, Horley	07/08/2013	25/07/2014	352days	21/01/2015	532days	180days	09/02/2016	384days	564days	24/03/2015	-322days	384days
15/00500/F	Land Parcel 71 Victoria Road, Horley	03/07/2015	N/A	N/A	16/07/2015	13days	N/A	12/12/2017	880days	N/A	29/04/2016	-592days	880days
14/02562/F	RNIB, Philanthropic Road	05/11/2015	N/A	N/A	03/08/2017	637days	N/A	24/11/2017	113days	N/A	No information		
14/01494/F	Frith Park, Walton-on-the-Hill	24/03/2016	N/A	N/A	01/06/2016	69days	N/A	03/01/2017	216days	N/A	No information		
Average						286days			324days			-288days	

Time between Permission Granted and Commencement of Works

- 3.23. For a number of sites proposed to be allocated, developers/ landowners/ promoters have provided estimates on the time taken between permission being granted and the commencement of works.
- 3.24. Where information has been supplied this has been used. However, the information provided has also been reality checked against permissions granted since the beginning of the Core Strategy plan period (01/04/2012).
- 3.25. Where information has not been supplied, estimates have been made using information supplied for similar sites and the reality check of permissions granted since the beginning of the Core Strategy detailed below.

Table 12 Average Time between Permission Granted and Commencement

Type of Permission	Average Time Between Permission Granted and Commencement
All Sites	307 days
Planning permissions (less than 5 net units)	300 days
Prior Approval (less than 5 net units)	354 days
Large Sites (5 or more net units)	350 days
Prior Approval (5 or more net units)	171 days
Large Sites (Planning Permission)	
5-10 net units	366 days
11-20 net units	340 days
21-30 net units	No data
31-40 net units	230 days
41-50 net units	434 days
51-100 net units	231 days
101-150 net units	448 days
151-200 net units	No data
201-300 net units	No data
300+ net units	No data
Large Sites (Prior Approval)	
5-10 net units	187 days
11-20 net units	176 days
21-30 net units	150 days
31-40 net units	No data
41-50 net units	No data
51-100 net units	No data
101-150 net units	No data
151-200 net units	No data
201-300 net units	No data
300+ net units	No data

Sustainable Urban Extensions – Time between “Release” and Planning Permission

- 3.26. For the Sustainable Urban Extensions (SUEs), policy MLS1 in the Submission Development Management Plan says that where a 5 Year Land Supply shortfall is identified in the Council’s annual monitoring process, the Council will release for development the SUEs in the specified order to address the 5 Years Land Supply shortfall, plus a margin of 5%.
- 3.27. Where information has been supplied by landowners/ promoters/ developers this has been used to inform the time taken between the release of the site and planning permission. For sites where no information has been provided, estimates have been undertaken based on information provided for similar sites and site specific characteristics.
- 3.28. Whilst this information has been used to inform the trajectory, the Council considers that in reality these sites could be brought forward sooner after “release” as landowners/ developers/ promoters will be aware through the annual monitoring process of the condition of the 5 Year Land Supply position and will therefore be able to an extent prepare for a planning permission prior to the “release” of the site.

Sustainable Urban Extensions – Time between “Release” and Planning Permission being Implemented

- 3.29. In addition, for the SUEs, a number of landowners/ promoters/ developers have provided information on the time between “release” of the site and the permission being implemented. Where this information has been provided it has been used. Where it has not been provided, estimates have been undertaken based on information provided for similar sites and site specific characteristics.
- 3.30. Again, whilst the Council has used this information in the trajectory, it considers that in reality permissions could be implemented sooner as developers/ landowners/ promoters could prepare for the submission of a planning application prior to the “release” of the site for housing development.

Review of Sites

- 3.31. Following the review of national guidance and other authorities approaches, a site specific review has been undertaken on each site included within the trajectory. This therefore includes information on:
- Percentage of affordable housing

- Whether other uses are proposed
- Existing use of the site
- Whether the site is being promoted/ has achieved planning permission by a developer/ landowner/ promoter
- Whether the site is fully assembled
- Whether there are any pre-commencement conditions/ infrastructure requirements that would need to be put in place/ agreed before commencement
- Are there any other factors which may impact delivery rates/ lead-in times
- Whether there are any trigger points or phasing issues which may affect the built-out rate
- Whether there is proposed to be more than one sales outlet
- Whether conditions have been discharged
- Whether S73 applications/ reserved matters/ non-material amendments have been applied for/ approved
- Whether sites have been implemented, and if so when
- Website searches to understand potential delivery rates
- Any other additional information

3.32. These are detailed in Appendix 1.

4. Trajectories

4.1. Two trajectories have been produced:

- Trajectory without Sustainable Urban Extensions (SUEs): showing how the Council will meet its adopted housing target of at least 460 net units per annum over the Core Strategy plan period without the release of SUEs
- 5 Year Land Supply Trajectory: showing how the Council will be able to demonstrate a 5 Years Land Supply at any point over the Core Strategy monitoring plan period, assuming the required housing number remains at least 460 net units per annum

4.2. Site specific trajectories are detailed in Appendix 2 and 3 respectively.

Trajectory without Sustainable Urban Extensions

4.3. The trajectory overleaf shows how the Council will deliver the adopted Core Strategy housing requirement of at least 6,900 dwellings over the period 01/04/2012-31/03/2027 without the inclusion of SUEs. It shows that the Council will be able to meet its housing delivery target by 2023/24.

Figure 2 Trajectory without SUEs

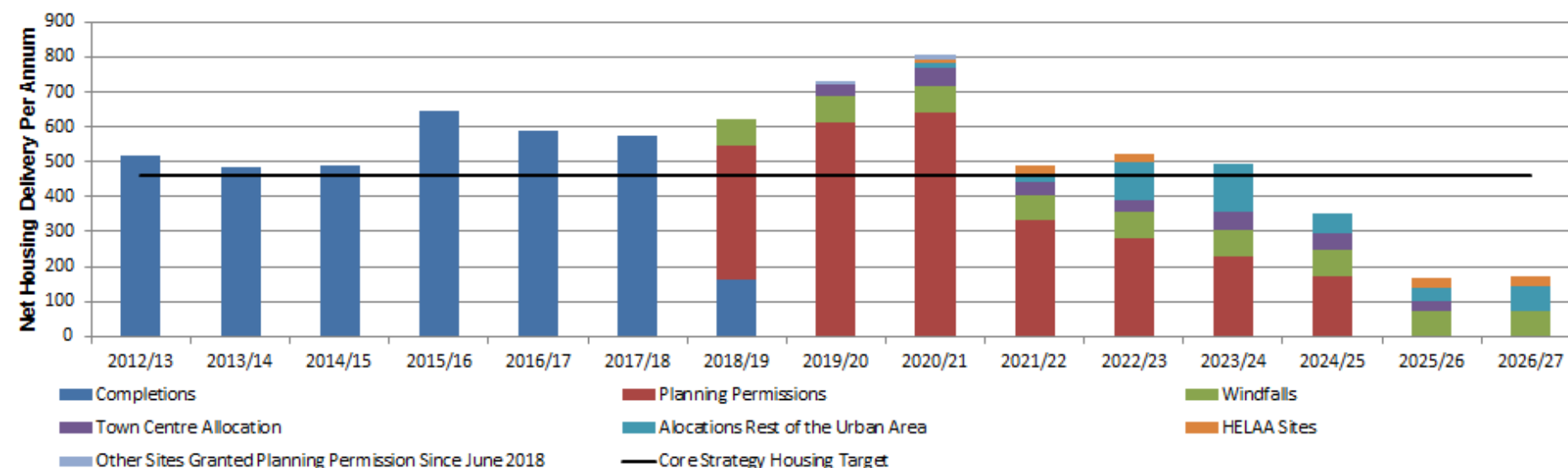


Table 13 Trajectory without SUEs

	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Completions	518	485	488	644	590	573	161	0	0	0	0	0	0	0	0
Planning Permissions	0	0	0	0	0	0	386	613	640	331	281	230	172	0	0
Windfalls	0	0	0	0	0	0	75	75	75	75	75	75	75	75	75
Town Centre Allocation	0	0	0	0	0	0	0	32	52	35	35	50	50	25	0
Allocations Rest of the Urban Area	0	0	0	0	0	0	0	0	15	25	110	140	55	40	70
HELAA Sites	0	0	0	0	0	0	0	0	8	25	21	0	0	25	27
Other Sites Granted Planning Permission Since June 2018 ²⁹	0	0	0	0	0	0	0	9	15	0	0	0	0	0	0
Sustainable Urban Extensions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply Per Annum	518	485	488	644	590	573	622	729	805	491	522	495	352	165	172
Cumulative Total Supply	518	1,003	1,491	2,135	2,725	3,298	3,298	4,649	5,454	5,945	6,467	6,962	7,314	7,479	7,651

²⁹ These are sites which have achieved planning permission since the base date of this trajectory 30 June 2018. The majority of these sites were previously included within the HELAA.

5 Year Land Supply Trajectory

- 4.4. The trajectory overleaf assumes a housing requirement of 460 net dwellings per annum for the remainder of the plan period and beyond and shows that the Council is unable to rely purely on sites within the urban area to maintain a 5 Year Housing Land Supply from 2024/25. The Council then proposes to release the SUEs in a phased manner in line with policy MLS1.
- 4.5. In 2024/25, the trajectory shows a shortfall of 136 units. With a buffer of 5% this increases to a shortfall of 143 units. There would therefore be a need to release:
- SEH4: Land off The Close and Haroldslea Drive: 40 units
 - NWH1: Land at Meath Green Lane: 75 units
 - NWH2: Land at Bonehurst Lane: 40 units
- 4.6. In 2025/26, the trajectory shows a shortfall of 163 units, with a buffer of 5% this increases to a shortfall of 171 units. There would therefore be a need to release:
- ERM1: Land at Hillsbrow: 100 units
 - SSW6: Land west of Castle Drive: 10 units
 - SSW7: Hartswood Nursery: 25 units
 - ERM5: Oakley Farm off Bletchingley Road: 95 units
- 4.7. In 2026/27, the trajectory shows a shortfall of 158 units, with a buffer of 5% this increases to a shortfall of 166 units. There would therefore be a need to release the remaining SUEs:
- ERM4a: 164 Bletchingley Road: 30 units
 - ERM4b: Land South of Bletchingley Road: 20 units
 - SSW2: Land at Sandcross Lane: 260 units
- 4.8. For this trajectory, there would be no need to release proposed SUEs:
- SSW9: Land at Dovers Farm: 100 units
 - ERM2/3: Land west of Copyhold Works and Former Copyhold Works: 210 units

Figure 3 5 Year Land Supply Trajectory

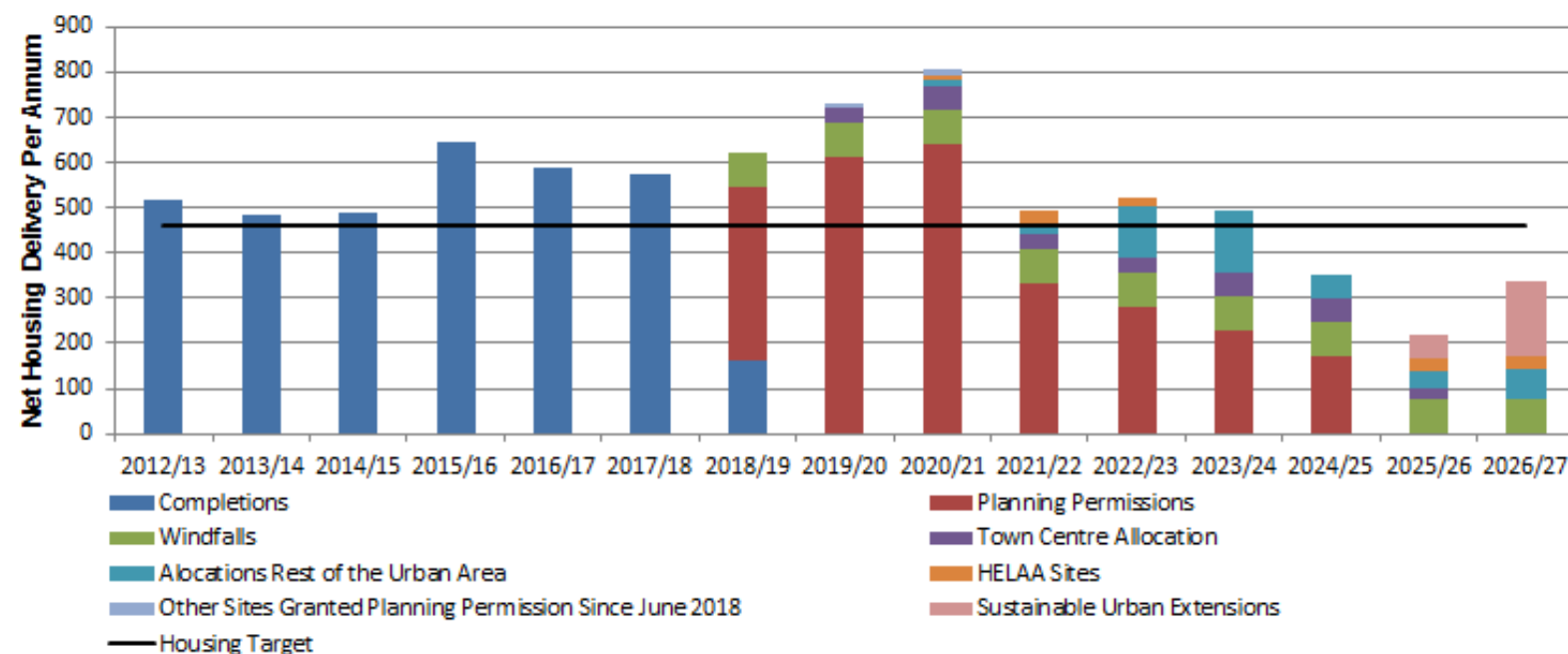


Table 14 5 Year Land Supply Trajectory

	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Completions So Far This Monitoring Period	161	0	0	0	0	0	0	0	0
Planning Permissions	2,251	2,095	1,654	1,014	683	402	172	0	0
Other Sites Granted Planning Permission Since June 2018	24	24	24	15	0	0	0	0	0
Sites With Planning Permission	2,436	2,119	1,678	1,029	683	402	172	0	0
Town Centre Allocation	154	204	222	195	160	125	75	25	0
Allocations Rest of the Urban Area	150	290	345	370	415	305	165	110	70
HELAA Sites	54	54	54	71	73	52	52	52	27
Sustainable Urban Extensions	0	0	0	0	0	0	0	155	330
Sites Without Planning Permission	358	548	621	636	648	482	292	342	427
Windfalls	375	375	375	375	375	375	375	375	375
Total Windfall Allowance	375	375	375	375	375	375	375	375	375
Total Housing Supply	3,330	3,042	2,674	2,040	1,706	1,259	839	717	802
Annualised Housing Requirement	460	460	460	460	460	460	460	460	460
5% Buffer	23	23	23	23	23	23	23	23	23
Annualised Over/Under Supply	-108	-140	-194	-263	-269	-281	-288	-307	-291
Total Annual Requirement	375	343	289	220	214	202	195	176	192
Years of Housing Land Supply Position	8.88	8.87	9.25	9.27	5.10	6.23	4.30	4.07	4.18
Shortfall									
Housing Requirement							975	880	960
Housing Supply							839	717	802
Shortfall							136	163	158
5% Buffer							7	8	8
Total Shortfall							143	171	166

Appendix 1

This appendix is comprised of two tables:

- Table 15: Further information on sites with planning permission included within the trajectories
- Table 16: Further information on sites proposed to be allocated for housing development

Table 15 Further Information Planning Permissions

Site Name	Planning Permission Ref	No. Net Units Proposed	% Affordable Housing	Other Uses Proposed	Existing Use of Site	Developer	Fully Assembled ?	Planning Permission Approved	Planning Permission Expires	Are There Any Trigger Points or Phasing Issues That May Affect The Build Rate	More Than One Sales Outlet	Other Information
Implemented Permissions (As of 30th June 2018)												
Horley North West Sector	04/02120/OUT	1,510		<ul style="list-style-type: none"> Number of other community uses to be provided 	<ul style="list-style-type: none"> Agricultural 	<ul style="list-style-type: none"> Consortium of Housebuilders 	Yes	01/12/2014	02/12/2019	Yes	Yes	<ul style="list-style-type: none"> Number of developers operating on site Housing trajectory provided by housebuilder
Former De Burgh School, Chetwode Road	16/02949/F	229	25%	<ul style="list-style-type: none"> No other uses proposed 	<ul style="list-style-type: none"> School 	<ul style="list-style-type: none"> London Square Developments Ltd. 	Yes	23/08/2017	23/08/2020	Yes	No	<ul style="list-style-type: none"> Developer has confirmed that the site will be brought forward in two phases: Phase 1 144 weeks and Phase 2 100 weeks Anticipated completion Q1 2021 Show home open
Former Liquid & Envy, Redhill	16/02680/F	133	0%	<ul style="list-style-type: none"> No other uses proposed 	<ul style="list-style-type: none"> Nightclub 	<ul style="list-style-type: none"> Crest Nicholson 	Yes	18/08/2017	18/08/2020	No	No	<ul style="list-style-type: none"> Demolition works have commenced Number of conditions approved December 2017- June 2018 Non-material amendment approved October 2017 Demolition application submitted November 2017
Recreation Ground, Merland Rise	13/01729/OUT	130	25%	<ul style="list-style-type: none"> No other uses proposed 	<ul style="list-style-type: none"> Recreation ground 	<ul style="list-style-type: none"> Croudace Homes 	Yes	21/03/2014	25/03/2019	No	No	<ul style="list-style-type: none"> Under construction – 6 units remaining Build-out rate for units has been based on the delivery of the remaining units. Understood all properties have been sold
Site of Former RNIB College, Philanthropic Road, Redhill	14/02562/F	61	25%	<ul style="list-style-type: none"> Hub facility 25 of the units are for blind/ partially sighted persons 	<ul style="list-style-type: none"> RNIB Redhill College 	<ul style="list-style-type: none"> Countryside Properties 	Yes	05/11/2015	05/11/2018	No	No	<ul style="list-style-type: none"> Building Control Initial Notice accepted 28/03/2014 Show home due to be commenced shortly Website search suggests that development is anticipated to be completed 2020
Saxley Court, Victoria Road, Horley	14/00317/F	43	0%	<ul style="list-style-type: none"> No other uses proposed 	<ul style="list-style-type: none"> Offices 	<ul style="list-style-type: none"> Bastien Jack Ltd. / Go Develop (Saxley) Ltd./ WF Design & Build 	Yes	04/08/2014	04/08/2017	No	No	<ul style="list-style-type: none"> Building control initial notice accepted May 2015 Number of conditions approved October- November 2015 Further conditions approved June-July 2016 S73 application approved March 2015 Further S73 application approved March 2016 Further S73 application approved July 2016 TPO application approved January 2017 Demolition application submitted March 2017 Further condition approved May 2017 Website searches suggest that development will be completed 2018/19
Consort House, Consort Way, Horley	14/02647/P	38	0%	<ul style="list-style-type: none"> No other uses proposed 	<ul style="list-style-type: none"> Offices 	<ul style="list-style-type: none"> Mountley Estates 	Yes	19/11/2013	19/11/2016	No	No	<ul style="list-style-type: none"> Majority of units have been completed – 3 remaining
Frith Park, Sturts Lane, Walton on the Hill	14/01494/F	33	0%	<ul style="list-style-type: none"> Employment uses (B1-B8) 	<ul style="list-style-type: none"> Farm with farm buildings 	<ul style="list-style-type: none"> Reside Developments 	Yes	24/03/2016	24/03/2019	No	No	<ul style="list-style-type: none"> The site is being delivered by a single housebuilder in two phases. The first phase has been sold. Building control initial notice accepted January 2017 Number of conditions approved June-November 2016 Demolition application submitted April 2016 Further conditions approved January-May 2017 Non-material amendment approved November 2016 Non-material amendment approved March 2017 S73 application approved August 2016 Further S73 application approved May 2017 Units started to be delivered April 2018 (21 units completed so far) Further condition submitted April 2018 awaiting determination
32 Prices Lane, Reigate	17/02196/F	25	0%	<ul style="list-style-type: none"> No other uses proposed 	<ul style="list-style-type: none"> Residential 	<ul style="list-style-type: none"> Churchill Retirement 	Yes	29/05/2018	29/05/2021	No	No	
Station Yard, Waterhouse	16/01777/F	18	0%	<ul style="list-style-type: none"> No other uses proposed 	<ul style="list-style-type: none"> Station carpark 	<ul style="list-style-type: none"> Solum Regeneration Lucas Design 	Yes	24/05/2017	24/05/2020	No	No	<ul style="list-style-type: none"> Number of conditions approved June-August 2017 Non-material amendment approved September 2017

Lane, Kingswood												<ul style="list-style-type: none"> • S73 application (18/00826/S73) awaiting decision for variation of conditions (due 19/07/2018) • Further S73 application submitted April 2018 awaiting determination • Enforcement 08/06/2018 for breach of working hours suggesting development has commenced.
1 Ranmore Close, Redhill	15/01798/F	17	100%	<ul style="list-style-type: none"> • No other uses proposed 	<ul style="list-style-type: none"> • Sheltered housing 	<ul style="list-style-type: none"> • Westridge Construction on behalf of Raven Housing Trust 	Yes	12/08/2016	12/08/2019	No	No	<ul style="list-style-type: none"> • Application for demolition submitted June 2017 • Number of conditions approved July-December 2017 • S73 application approved February 2018 • Further conditions approved February 2018 • CL Commencement 25/05/2017
77-83 Bell Street, Reigate	17/00847/P	16	0%	<ul style="list-style-type: none"> • No other uses proposed 	<ul style="list-style-type: none"> • Offices 	<ul style="list-style-type: none"> • Manhurley Ltd. 	Yes	22/05/2017	22/05/2020	No	No	<ul style="list-style-type: none"> • Planning permission (18/00447/F) approved April 2018 for alterations to external doors and windows. These works are currently being undertaken
26 Station Road, Redhill	14/00763/CU	14	0%	<ul style="list-style-type: none"> • No other uses proposed 	<ul style="list-style-type: none"> • Offices 	<ul style="list-style-type: none"> • London & Continental Securities Ltd. 	Yes	06/08/2014	06/08/2017	No	No	<ul style="list-style-type: none"> • Number of conditions approved September 2015 • Further condition approved August 2017 • Majority of units (13) have been completed.
Bourne House, Lesbourne Road, Reigate	16/02884/P	13	0%	<ul style="list-style-type: none"> • No other uses proposed 	<ul style="list-style-type: none"> • Offices 	<ul style="list-style-type: none"> • Nordic Estates 	Yes	25/01/2017	25/01/2017	No	No	<ul style="list-style-type: none"> • Building control initial notice accepted March 2016 • Subsequent planning permission (17/02313/F) for changes to elevations withdrawn by the applicant May 2018 • Commencement 02/03/2016
5 Claremount Gardens, Epsom Downs	16/02111/F	9	0%	<ul style="list-style-type: none"> • No other uses proposed 	<ul style="list-style-type: none"> • Residential 	<ul style="list-style-type: none"> • Shanly Homes Ltd. 	Yes	19/12/2016	19/12/2019	No	No	<ul style="list-style-type: none"> • Number of conditions approved April-July 2017 • Demolition application submitted February 2017 • S73 application approved September 2017 • Further S73 application approved May 2018 • Units started to deliver May 2018 • Show home open • Shanly Homes have indicated that they are anticipating completing the development Summer 2018 • Commenced 18/09/2017
Prospect Housing Association, Gloucester Road, Redhill	17/01161/F	9	0%	<ul style="list-style-type: none"> • Common room • Staff room • Support accommodation for young people and adults with learning difficulties 	<ul style="list-style-type: none"> • Support accommodation for young people and adults with learning difficulties 	<ul style="list-style-type: none"> • Prospect Housing Association • Active Prospects 	Yes	08/09/2017	08/09/2020	No	No	<ul style="list-style-type: none"> • S73 application (18/00987/S73) submitted for the variation of conditions (due to be determined 04/07/2018)
Former Kings Barn, Waterhouse Lane, Kingswood	16/02517/F	8	0%	<ul style="list-style-type: none"> • No other uses proposed 	<ul style="list-style-type: none"> • Residential 	<ul style="list-style-type: none"> • Whiteoaks Developments 	Yes	20/02/2017	20/02/2020	No	No	<ul style="list-style-type: none"> • Number of conditions approved May 2017 • Building Control notice submitted July 2017 • S73 application approved December 2017 • Commencement 28/07/2017
Former 88 Epsom Lane North, Epsom Downs	15/02780/F	8	0%	<ul style="list-style-type: none"> • No other uses proposed 	<ul style="list-style-type: none"> • Residential 	<ul style="list-style-type: none"> • Devine Homes 	Yes	20/01/2017	20/01/2020	No	No	<ul style="list-style-type: none"> • Condition approved May 2017 • Understood all units have been sold • Devine Homes have confirmed that all units will be completed Summer 2018 • 7 units have so far been completed 18/19
Garage Block, Merrywood Park, Reigate	15/02914/F	8	0%	<ul style="list-style-type: none"> • No other uses proposed 	<ul style="list-style-type: none"> • Residential 	<ul style="list-style-type: none"> • HGS Properties 	Yes	11/05/2016	11/05/2019	No	No	<ul style="list-style-type: none"> • Number of conditions approved January-March 2017 • S73 application approved September 2017 • TPO application approved June 2018
Rawlinson House, London Road, Redhill	14/02551/P	8	0%	<ul style="list-style-type: none"> • No other uses proposed 	<ul style="list-style-type: none"> • Offices 	<ul style="list-style-type: none"> • Private individual 	Yes	09/03/2015	09/03/2018	No	No	<ul style="list-style-type: none"> • Under construction – 2 units remaining
Exchange House, London Road North, Merstham	17/02549/F	7	0%	<ul style="list-style-type: none"> • No other uses proposed 	<ul style="list-style-type: none"> • Public House 	<ul style="list-style-type: none"> • Private individual 	Yes	26/01/2018	26/01/2021	No	No	<ul style="list-style-type: none"> • Number of conditions approved January-April 2018
Former 118 Nork Way, Banstead	16/00976/F	7	0%	<ul style="list-style-type: none"> • No other uses proposed 	<ul style="list-style-type: none"> • Residential 	<ul style="list-style-type: none"> • Shanly Homes Ltd. 	Yes	28/04/2017	28/04/2020	No	No	<ul style="list-style-type: none"> • Building control initial notice accepted May 2017 • Number of conditions approved August-November 2017 • Demolition application submitted May 2017 • S73 application approved October 2017 • Further S73 application approved December 2017 • Further S73 application approved March 2018 • Shanly Homes have indicated that the show home is likely to be opened Autumn 2018

												<ul style="list-style-type: none"> Commenced 25/01/2018
Knights Yard, Bell Street, Reigate	16/01161/F	7	0%	<ul style="list-style-type: none"> No other uses proposed 	<ul style="list-style-type: none"> Retail 	<ul style="list-style-type: none"> St Dominic's Properties Ltd. 	Yes	09/09/2016	09/09/2019	No	No	<ul style="list-style-type: none"> New retail units have been completed Number of conditions approved April-July 2017 Building control initial notice accepted November 2016 Further permission (18/00669/F) approved for air conditioning condenser unit May 2018
Garage Block, Kingsley Grove, Reigate	17/02905/F	6	0%	<ul style="list-style-type: none"> No other uses proposed 	<ul style="list-style-type: none"> Garages 	<ul style="list-style-type: none"> One Oak Development 	Yes	17/05/2018	17/05/2021	No	No	
Portland Drive, Merstham	13/02289/OUT	6	0%	<ul style="list-style-type: none"> No other uses proposed 	<ul style="list-style-type: none"> Residential Retail 	<ul style="list-style-type: none"> Raven Housing Trust 	Yes	21/03/2014	21/03/2019	No	No	<ul style="list-style-type: none"> Demolition of existing structures Planning permission (18/00394/F) approved for an extra 2 units July 2018 S73 application submitted February 2018 awaiting determination Raven have indicated that the development will be completed by the end of 2019
Maple Works, Maple Road, Redhill	16/02905/OUT	6	0%	<ul style="list-style-type: none"> No other uses proposed 	<ul style="list-style-type: none"> Warehouses 	<ul style="list-style-type: none"> Earlswood Homes 	Yes	16/03/2017	16/03/2020	No	No	<ul style="list-style-type: none"> Number of conditions approved May-July 2017 Reserved Matters application approved May 2017 Demolition application submitted October 2017 Show home opened May 2018
Former Stanton Lodge, Shelveys Way, Tadworth	15/02752/F	5	0%	<ul style="list-style-type: none"> No other uses proposed 	<ul style="list-style-type: none"> Residential 	<ul style="list-style-type: none"> Devine Homes 	Yes	14/11/2016	14/11/2019	No	No	<ul style="list-style-type: none"> Show home constructed The site has started to deliver units The developer has confirmed that development will be completed Summer 2018
Former 34 Limes Avenue, Horley	16/02235/F	5	0%	<ul style="list-style-type: none"> No other uses proposed 	<ul style="list-style-type: none"> Residential 	<ul style="list-style-type: none"> Denton Homes 	Yes	24/01/2017	24/01/2020	No	No	<ul style="list-style-type: none"> Number of conditions approved July-October 2017
South Lodge Court, Ironsbottom, Sidlow	13/02073/P	5	0%	<ul style="list-style-type: none"> No other uses proposed 	<ul style="list-style-type: none"> Former offices/ light industry 	<ul style="list-style-type: none"> Private individual 	Yes	24/01/2014	24/01/2017	No	No	<ul style="list-style-type: none"> 3 units completed 2016/17 Assumed remaining units to complete 2017/18
49 Ladbroke Road, Redhill	16/02928/F	4	0%	<ul style="list-style-type: none"> No other uses proposed 	<ul style="list-style-type: none"> Residential 	<ul style="list-style-type: none"> Fulcrum Designs 	Yes	22/06/2017	22/06/2020	No	No	<ul style="list-style-type: none"> Section 73 application (17/01918/S73) approved for variation to condition one (11/10/2017)
40 Fir Tree Road, Banstead	17/02787/F	5	0%	<ul style="list-style-type: none"> No other uses proposed 	<ul style="list-style-type: none"> Residential Institution 	<ul style="list-style-type: none"> Nineteen Thirty-Two Ltd. 	Yes	22/02/2018	22/02/2021	No	No	<ul style="list-style-type: none"> Number of conditions recently approved (June 2018) CIL Commencement Notice 11/04/2018
18 West Road, Reigate	15/01162/F	3	0%	<ul style="list-style-type: none"> No other uses proposed 	<ul style="list-style-type: none"> Commercial 	<ul style="list-style-type: none"> Just Extensions 	Yes	26/04/2016	26/04/2016	No	No	<ul style="list-style-type: none"> Number of conditions discharged in July 2017 Commencement 12/03/2018
92 Partridge Mead, Banstead	17/00804/F	3	0%	<ul style="list-style-type: none"> No other uses proposed 	<ul style="list-style-type: none"> Residential curtilage 	<ul style="list-style-type: none"> Denton Homes 	Yes	25/10/2017	25/10/2020	No	No	<ul style="list-style-type: none"> CIL Commencement Notice 19/03/2018
66 Crescent Way, Horley	15/02730/F	3	0%	<ul style="list-style-type: none"> No other uses proposed 	<ul style="list-style-type: none"> Residential curtilage 	<ul style="list-style-type: none"> Private individual 	Yes	21/04/2016	21/04/2019	No	No	<ul style="list-style-type: none"> Commenced 10/02/2014
41 High Street, Redhill	17/02783/F	3	0%	<ul style="list-style-type: none"> No other uses proposed 	<ul style="list-style-type: none"> Commercial 	<ul style="list-style-type: none"> Lodgecrest Limited 	Yes	30/01/2018	30/01/2021	No	No	<ul style="list-style-type: none"> Assumed commencement as rest of site being delivered/ delivered
Hedgeside, Walpole Avenue, Chipstead	18/00213/F	2	0%	<ul style="list-style-type: none"> No other uses proposed 	<ul style="list-style-type: none"> Residential curtilage 	<ul style="list-style-type: none"> Safran Developments 	Yes	20/04/2018	20/04/2021	No	No	<ul style="list-style-type: none"> Commencement 05/01/2018
42 Carlton Road, Redhill	17/01403/F	2	0%	<ul style="list-style-type: none"> No other uses proposed 	<ul style="list-style-type: none"> Residential 	<ul style="list-style-type: none"> Emmertons Developments 	Yes	05/10/2017	05/10/2020	No	No	<ul style="list-style-type: none"> S73 application approved May 2018 Number of conditions approved June 2018 A number of further conditions are awaiting determination
129 Bletchingley Road, Merstham	16/02742/F	2	0%	<ul style="list-style-type: none"> No other uses proposed 	<ul style="list-style-type: none"> Residential 	<ul style="list-style-type: none"> Private individual 	Yes	11/05/2017	11/05/2020	No	No	<ul style="list-style-type: none"> Commencement 11/05/2017
Holmesdale House, Croydon Lane, Reigate	17/00573/P	2	0%	<ul style="list-style-type: none"> No other uses proposed 	<ul style="list-style-type: none"> Offices 	<ul style="list-style-type: none"> Atlanta Trust Ltd. 	Yes	10/05/2017	10/05/2020	No	No	<ul style="list-style-type: none"> Commenced 01/05/2018
12-14 High Street, Horley	16/00096/P	2	0%	<ul style="list-style-type: none"> No other uses proposed 	<ul style="list-style-type: none"> Offices 	<ul style="list-style-type: none"> Private individual 	Yes	18/03/2016	18/03/2019	No	No	<ul style="list-style-type: none"> Subsequent planning permission (16/02907/F) approved to vary window style to the front elevation February 2017 Commenced 12/06/2018
The Gables, Massetts Road, Horley	17/01299/F	2	0%	<ul style="list-style-type: none"> No other uses proposed 	<ul style="list-style-type: none"> Garage 	<ul style="list-style-type: none"> Private individual 	Yes	31/08/2017	31/08/2020	No	No	<ul style="list-style-type: none"> Two demolition applications were received in November 2017. Non material amendment approved October 2017

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Beechbrook Court, Victoria Road, Horley	17/00156/F	2	0%	• No other uses proposed	• Residential curtilage	• Private individual	Yes	20/03/2017	20/03/2020	No	No	<ul style="list-style-type: none"> • Subsequent planning permission (17/00857/F) approved for the erection of a detached garage May 2017 • Commenced 18/01/2017
63 Tadorne Road, Tadworth	14/01180/F	1	0%	• No other uses proposed	• Residential	• Private Individual	Yes	05/08/2014	05/08/2017	No	No	<ul style="list-style-type: none"> • Commenced 13/04/2018
100 Outwood Lane	12/01399/OUT	1	0%	• No other uses proposed	• Residential curtilage	• Private individual	Yes	13/12/2013	13/12/2016	No	No	<ul style="list-style-type: none"> • Number of conditions approved January-June 2016 • Reserved Matters applications approved January and June 2016 • Commencement 29/09/2015
7 Harden Farm Close	12/01149/F	1	100%	• No other uses proposed	• Residential	• Habinteg Housing Association	Yes	10/08/2012	10/08/2015	No	No	<ul style="list-style-type: none"> • Number of conditions approved November 2013 and February 2014 • Commencement 17/07/2013
Rotherfield House, Fairlawn Road, Banstead	15/01723/F	1	0%	• No other uses proposed	• Commercial	• Private individual	Yes	16/01/2016	16/01/2019	No	No	<ul style="list-style-type: none"> • Commencement 18/03/2016
Wood Reeves Cottage, Brighton Road, Kingswood	13/00761/F	1	0%	• No other uses proposed	• Stable and barn	• Private individual	Yes	12/12/2013	12/12/2016	No	No	<ul style="list-style-type: none"> • Number of conditions approved March-May 2014 • Commencement 06/08/2014
Rookleigh, Alcocks Lane, Kingswood	13/00037/F	1	0%	• No other uses proposed	• Residential	• Churchill's Homes	Yes	06/03/2013	06/03/2016	No	No	<ul style="list-style-type: none"> • Subsequent planning permission (13/00544/F) for amendment to permission approved February 2011 • Number of conditions approved June 2016 • Commencement 18/05/2016
328 Fir Tree Road	16/00364/F	1	0%	• No other uses proposed	• Residential curtilage	• Whiteoak Developments	Yes	25/04/2013	25/04/2016	No	No	<ul style="list-style-type: none"> • Commencement 20/10/2016
Sunnydale, Yew Tree Bottom Road, Epsom Downs	14/01347/F	1	0%	• No other uses proposed	• Residential curtilage	• Shanly Homes Ltd.	Yes	08/10/2014	08/10/2017	No	No	<ul style="list-style-type: none"> • Condition approved 24/11/2014 • TPO application approved August 2015 • Commencement 11/11/2014
Hazel Lodge	15/02133/F	1	0%	• No other uses proposed	• Residential curtilage	• Private individual	Yes	15/01/2016	15/01/2019	No	No	<ul style="list-style-type: none"> • Commenced 10/08/2016
Uffcott, Wonford Close, Walton on the Hill	15/00408/F	1	0%	• No other uses proposed	• Residential curtilage	• Davlyn (Surrey) Ltd	Yes	28/04/2015	28/04/2018	No	No	<ul style="list-style-type: none"> • Number of conditions approved June-July 2015 • Commenced 25/06/2015
3 Epsom Lane South, Tadworth	13/00694/F	1	0%	• No other uses proposed	• Residential curtilage	• Private individual	Yes	24/06/2013	24/06/2016	No	No	<ul style="list-style-type: none"> • Building control initial notice accepted September 2013 • Number of conditions approved and refused in November 2013 • Commenced 13/09/2013
Chilmead, North Street, Redhill	12/01064/F	1	0%	• No other uses proposed	• Supported housing	• Raven Housing Trust	Yes	09/11/2012	09/11/2015	No	No	<ul style="list-style-type: none"> • Building control plans approved May 2013
Hutchins Farm, Horley Row, Horley	11/02019/F	1	0%	• No other uses proposed	• Barn	• Private individual	Yes	23/01/2012	23/01/2015	No	No	<ul style="list-style-type: none"> • This application relates to the barn conversion • Commenced 29/09/2015
Hutchins Farm, Horley Row, Horley	15/02038/OUT	1	0%	• No other uses proposed	• Urban Open Land	• Private individual	Yes	30/11/2015	30/11/2018	No	No	<ul style="list-style-type: none"> • This application relates to the area of Urban Open Land • Number of conditions approved February-March 2016 • Reserved matters approved September 2016 and February 2017 • Commenced 19/10/2016
Thornfield House, Axes Lane, Salfords, Redhill	13/02164/F	1	0%	• No other uses proposed	• Bed and Breakfast	• Private individual	Yes	27/01/2014	27/01/2017	No	No	<ul style="list-style-type: none"> • Condition approved May 2014 • A number of further conditions approved December 2017 • Commencement 24/04/2015
77 Monson Road, Redhill	15/00081/F	4	0%	• No other uses proposed	• Residential	• The Amos Foundation	Yes	03/05/2016	03/05/2019	No	No	<ul style="list-style-type: none"> • S73 application approved March 2018 • Number of conditions approved June 2018 • Commencement 01/03/2018
11 High Road, Chipstead	17/02802/F	1	0%	• Take-away	• Retail	• Private individual	Yes	26/03/2018	26/03/2021	No	No	<ul style="list-style-type: none"> • Commencement 30/01/2018
30 Brighton Road, Salfords	13/02193/F	4	0%	• No other uses proposed	• Commercial	• Lyndale Enterprises (UK) Ltd.	Yes	29/01/2014	29/01/2017	No	No	<ul style="list-style-type: none"> • Number of conditions approved July-November 2014

												<ul style="list-style-type: none"> • Further conditions approved February 2015 • Majority of units completed – 1 remaining
Oakdene, Oakdene Road, Redhill	16/01760/F	4	0%	• No other uses proposed	• Residential curtilage	• Private individual	Yes	30/11/2016	30/11/2019	No	No	<ul style="list-style-type: none"> • Further pre-application discussions 2018 • Website review suggests that this development has commenced.
305 Fir Tree Road, Epsom Downs	14/00524/F	4	0%	• No other uses proposed	• Residential curtilage	• Denton Homes	Yes	23/09/2014	23/09/2017	No	No	<ul style="list-style-type: none"> • Number of conditions approved January –April 2015 • Majority of units have been completed – 1 remaining
2 Hitherwood Close, Reigate	14/01615/F	3	0%	• No other uses proposed	• Residential	• Denton Homes	Yes	03/12/2014	03/12/2017	No	No	<ul style="list-style-type: none"> • Non material amendment approved June 2016 • S73 application approved December 2016 • Units have started to be completed June 2018 (1 delivered so far)
73 Bell Street, Reigate	13/00539/F	1	0%	• No other uses proposed	• Residential	• Buxton Homes South East Ltd.	Yes	29/05/2013	29/05/2016	No	No	<ul style="list-style-type: none"> • 1 of the units has been completed
Clocktower Bungalow, Brighton Road, Lower Kingswood	17/00229/F	1	0%	• No other uses proposed	• Residential	• Zestan Ltd.	Yes	24/04/2017	24/04/2020	No	No	<ul style="list-style-type: none"> • Number of conditions have been discharged on previous similar planning applications • Commencement 09/10/2014 (previous planning permission)
Buckles, Yew Tree Bottom Road, Epsom Downs	17/01706/F	1	0%	• No other uses proposed	• Residential curtilage	• Downs Construction Ltd.	Yes	20/11/2017	20/11/2020	No	No	<ul style="list-style-type: none"> • Condition approved December 2017. • Further conditions approved Feb-April 2018. • Commencement 04/12/2017
Land Parcel between 172-176 Warren Road, Banstead	15/00496/F	1	0%	• No other uses proposed	• Residential curtilage	• Private individual	Yes	10/11/2015	10/11/2018	No	No	<ul style="list-style-type: none"> • Number of conditions approved November 2017 • Commencement 02/05/2018
207 Fir Tree Road, Epsom Downs	16/01409/F	1	0%		• Shop curtilage	• Private individual	Yes	08/11/2016	08/11/2019	No	No	<ul style="list-style-type: none"> • Building control initial notice accepted March 2017 • Number of conditions approved May 2017 • Further planning permission (17/00853/CU) approved for the change of the existing retail use from A1 to D1 September 2017 • CIL – Commencement Notice – 08/08/2017
5 Colman Close, Epsom Downs	16/02980/F	1	0%	• No other uses proposed	• Residential	• Sphere Homes Ltd.	Yes	10/03/2017	10/03/2020	No	No	<ul style="list-style-type: none"> • Number of conditions approved December 2017 • Application for the demolition of the structure submitted August 2017 • Commencement 09/01/2018
Flag Cottage, The Avenue, Tadworth	17/01149/F	1	0%	• No other uses proposed	• Residential curtilage	• Woodgavil Ltd.	Yes	27/07/2017	27/07/2020	No	No	<ul style="list-style-type: none"> • Number of conditions approved November 2017 • S73 application submitted in March 2018 awaiting determination • CIL Commencement Notice 18/09/2018
Green Corner, Dorking Road, Walton on the Hill	16/01286/F	1	0%	• No other uses proposed	• Residential	• Oliver James Developments Ltd.	Yes	24/02/2017	24/02/2020	No	No	<ul style="list-style-type: none"> • Number of conditions approved December 2017 – February 2018 • CIL Commencement Notice 16/02/2018
The Old House, High Trees Road, Reigate	15/00271/F	1	0%	• No other uses proposed	• Residential curtilage	• Private individual	Yes	07/09/2015	07/09/2018	No	No	<ul style="list-style-type: none"> • S73 application approved December 2016 • Further S73 application approved June 2017 • Commenced 16/03/2017
160 Orchard Cottages	16/01248/F	1	0%	• No other uses proposed	• Residential	• Alpal Ltd.	Yes	20/12/2016	20/12/2019	No	No	<ul style="list-style-type: none"> • Building control initial notice approved March 2017 • CIL commencement notice – 16/03/2018
130A London Road, Redhill	17/01759/F	1	0%	• No other uses proposed	• Residential	• Private individual	Yes	17/11/2017	17/11/2020	No	No	<ul style="list-style-type: none"> • CIL Commencement Notice – 26/01/2018
3 Carlton Road, Redhill	15/02294/F	1	0%	• No other uses proposed	• Residential	• Midday Investments Ltd.	Yes	31/03/2016	31/03/2019	No	No	<ul style="list-style-type: none"> • Number of conditions approved February-April 2017 • S73 application approved February 2017 • Building control notice approved November 2016 • Commenced 20/03/2017
7 Wraylands Drive, Reigate	17/02066/F	1	0%	• No other uses proposed	• Residential	• Woodcock Brothers (Wimbledon Ltd.)	Yes	14/12/2017	14/12/2020	No	No	<ul style="list-style-type: none"> • Demolition application August 2017 • Number of conditions approved January - March 2018 • Non-material amendment approved March 2018 • Further non-material amendment approved June 2018 • CIL Commencement Notice – 18/04/2018
41 Blanford Road, Reigate	17/02498/F	1	0%	• No other uses proposed	• Residential curtilage	• Private individual	Yes	05/02/2018	05/02/2021	No	No	<ul style="list-style-type: none"> •

The Angel Public House, 1A Woodhatch Road, Reigate	16/00314/F	1	0%	• No other uses proposed	• Public house	• Omega Design & Build	Yes	21/11/2016	21/11/2019	No	No	• Number of conditions approved April 2017 • Commencement
2 Clarence Road, Redhill	16/00225/F	1	0%	• No other uses proposed	• Residential curtilage	• Katalina Clarence Meadvale Ltd.	Yes	31/03/2016	31/03/2019	No	No	• S73 application submitted but not determined June 2017 • Number of conditions approved August 2017 • Commencement 16/06/2017
40 Blackborough Road, Reigate	17/00161/F	1	0%	• No other uses proposed	• Residential	• 1 GCC Limited	Yes	25/04/2017	25/04/2020	No	No	• Number of conditions approved November 2017 – February 2018 • Commencement 21/05/2018
27 Beech Road, Reigate	17/02985/F	1	0%	• No other uses proposed	• Residential curtilage	• Private individual	Yes	20/03/2018	20/03/2021	No	No	• Number of conditions approved May 2018 • CIL Commencement Notice 14/05/2018
2 Ashdown Road, Reigate	17/01344/F	1	0%	• No other uses proposed	• Residential	• Stanton Construction	Yes	05/09/2017	05/09/2020	No	No	• Number of conditions approved January-February 2018 • Further condition awaiting determination • CIL Commencement Notice 12/02/2018
The Granary, Puddleduck Barn, Lake Lane, Horley	17/00487/F	1	0%	• No other uses proposed	• Residential	• Private individual	Yes	21/07/2017	21/07/2020	No	No	• Non-material amendment approved January 2018 • Commencement 16/04/2018
50 Parkhurst Road, Horley	16/02468/F	1	0%	• No other uses proposed	• Garages	• Blydan Homes Ltd.	Yes	04/05/2017	04/05/2020	No	No	• Number of conditions approved February-May 2018 • CIL Commencement Notice 08/01/2018
Conford, Parkhurst Road, Horley	17/01078/F	1	0%	• No other uses proposed	• Residential curtilage	• JVB Construction	Yes	26/06/2017	26/06/2020	No	No	• Number of conditions approved September-October 2017 • Commencement 20/11/2017
Songbirds, Ruxley Close, Kingswood	17/02505/F	1	0%	• No other uses proposed	• Residential curtilage	• Private individual	Yes	03/01/2018	03/01/2021	No	No	• Two conditions approved June 2018 • Further condition awaiting determination • CIL Commencement – 01/08/2018
472 Reigate Road, Epsom Downs	17/02852/F	1	0%	• No other uses proposed	• Residential/ Former Carehome Curtilage	• Shanly Homes	Yes	01/06/2018	01/06/2021	No	No	• Number of conditions approved June/ July 2018 • This is plot 11 of planning permission 16/02111/F which commenced 18/09/2017 and has started to deliver units • Shanly Homes anticipate completion Summer 2018
24 Garlands Road, Redhill	18/00449/F	1	0%	• No other uses proposed	• Residential	• Private individual	Yes	28/06/2018	28/06/2021	No	No	• Commenced 28/06/2018
Non-Implemented Permissions (As of 30th June 2018)												
Marketfield Way Car Park, Marketfield Way, Redhill	16/01066/F	153	0%	• Retail and restaurants	• Public surface carpark • Retail/ restaurants • Offices	• RBBC	No	20/01/2017	20/01/2017	No	No	• Land assembly is dependent on the Compulsory Purchase Order which has been sealed on 23 rd February 2018. • Work is due to commence Autumn 2018- Spring 2019 • Upon commencement construction is anticipated to last 2 years • Understood that development will be completed within 5 years • Understood that RBBC Property Services may submit a further planning application for approximately an additional 10 units.
Furness House, Brighton Road, Redhill	17/01825/P	72	0%	• No other uses proposed	• Office	• Montreaux Developments	Yes	28/09/2017	28/09/2020	No	No	• Ocea Life have been appointed to convert the offices into residential accommodation
Hockley Industrial Estate, Redhill	15/01008/OUT	50	30%	• No other uses proposed	• Industrial estate	• Nordhus Properties	Yes	08/05/2017	08/05/2020	No	No	• Further planning permission (18/00967/OUT) for 64 units has been submitted (02/05/2018) • Assumed start date as target date of subsequent planning permission approval • Understood existing businesses were served notice in July 2015
Redhill Youth Association Hall	17/02876/F	50	10%	• Community Facilities	• Community Hall	• Solumn	Yes	18/05/2018	18/05/2021	No	No	
The Gables, Massetts Road, Horley	17/00943/P	25	0%	• No other uses proposed	• Offices	• Mary Rose Ltd.	Yes	12/06/2017	12/06/2020	No	No	• Active Prospects have recently vacated the premises (May 2018)

Patteson Court, Nutfield Road, Redhill	18/00709/P	20	0%	• No other uses proposed	• Offices	• Patteson Court Development Ltd.	Yes	17/05/2018	17/05/2021	No	No	<ul style="list-style-type: none"> • Planning application (18/00752/F) for proposed alterations to allow the above permission to be implemented approved June 2018 • P&P Group Ltd. have made representations to the DMP for conversion of remainder of the site to residential • Understood that Ocea has been awarded the contract for conversion to residential
96-100 Victoria Road, Horley	17/00693/F	19	0%	• No other uses proposed		• Mountley Ltd.	Yes	06/02/2018	06/02/2021	No	No	
St Johns Court, St Johns Road, Redhill	17/02486/P	18	0%	• No other uses proposed	• Offices	• Health Investments Holdings Ltd.	Yes	12/12/2017	12/12/2020	No	No	<ul style="list-style-type: none"> • Further pre-application meeting with Council April 2018
Brookworth House, 99 Bell Street, Reigate	17/02405/P	16	0%	• No other uses proposed	• Offices	• Millennium House Sussex Ltd.	Yes	11/12/2017	11/12/2020	No	No	<ul style="list-style-type: none"> • There is a further planning permission (17/00138/F) for the extension to the roof to create an additional three apartments. Condition has been discharged.
5A-13A West Road, Reigate	18/00829/P	12	0%	• No other uses proposed	• Offices	• Pye Properties	Yes	01/06/2018	01/06/2021	No	No	
Castle House, Park Road, Banstead	15/00252/F	10	0%	• No other uses proposed	• Offices	• Amicus Partnership Ltd.	Yes	19/11/2015	19/11/2018	No	No	
105-125 Ashurst Road, Tadworth	17/01584/F	10	0%	• No other uses proposed	• Employment	• Private individual (Owner of Farm Fencing – current occupier)	Yes	30/11/2017	30/11/2020	No	No	<ul style="list-style-type: none"> • Farm Fencing is to relocate to the adjoining unit formerly occupied by Tadworth Tyres. • Planning permission (17/01243/F) granted for change of use of adjoining premises formerly occupied by Tadworth Tyres to allow Farm Fencing to operate from this unit approved July 2017.
41 Doods Park Road, Reigate	17/01830/F	10	0%	• No other uses proposed	• Residential	• Mallerstan Ltd.	Yes	12/06/2018	12/06/2021	No	No	
Courtlands Farm, Park Road, Banstead	16/01013/F	9	0%	• Retention of bunker	• Ammunition bunkers • Other various buildings forming the former Banstead Anti-Aircraft Ammunition Depot	• HA & DB Kitchin Ltd.	Yes	20/01/2017	20/01/2020	No	No	<ul style="list-style-type: none"> • Planning permission requires the retention, full retention and restoration of one of the bunkers • Number of conditions approved April-May 2018 • Further conditions awaiting approval • Further pre-application discussions 2018
The Limes, 58 Albury Road, Merstham	18/00375/F	9	0%	• No other uses proposed	• Public House and Residential Flat	• Earlswood Homes	Yes	18/05/2018	18/05/2021	No	No	
24 Station Approach, Tadworth	17/02433/F	8	0%	• No other uses proposed	• Bank	• Dalton Warner Davis LLP.	Yes	22/02/2018	22/02/2021	No	No	<ul style="list-style-type: none"> • Premises has been vacant for a number of years
Group House, Albion Road, Reigate	15/01543/F	8	0%	• No other uses proposed	• Offices/ industrial	• Sales Group Ltd.	Yes	02/03/2016	02/03/2019	No	No	<ul style="list-style-type: none"> • Application for the demolition of Group House submitted May 2017 • Number of conditions approved February-May 2018 • Further condition awaiting approval
Horley Place, Bonehurst Road, Horley	16/00612/F	8	0%	• No other uses proposed	• Guest house	• TPA Sunrays Ltd.	Yes	21/02/2017	21/02/2020	No	No	<ul style="list-style-type: none"> • Further planning application (18/00494/F) for the demolition of the guest house and erection of 9 residential flats has been submitted and withdrawn
Hengest Farm, Woodmansterne Lane, Woodmansterne	17/01914/F	7	0%	• No other uses proposed	• Agricultural buildings used for commercial uses	• Heronsbrook Homes	Yes	15/11/2017	15/11/2020	No	No	<ul style="list-style-type: none"> • Section 73 application (17/01393/S73) has been approved for the variation of condition 1. • Confirmed that the planning permission is in the process of being developed • Number of detail conditions have been approved
Raven Housing Trust Site, Arbutus Road, Redhill	16/00688/F	7	14%	• No other uses proposed	• Residential garages	• Raven Housing Trust • Westridge Construction Ltd.	Yes	27/10/2016	27/10/2019	No	No	<ul style="list-style-type: none"> • Section 73 application (17/01412/S73) for the amendment to conditions has been approved • All garages have been demolished • Completion is anticipated late-2018 • Understood that all units will be provided as affordable rent.
Former Denoras Rest, Meath	16/02374/F	7	0%	• No other uses proposed	• Residential	• Private individual	Yes	10/08/2016	20/01/2020	No	No	

Green Lane, Horley												
4A Church Street, Reigate	16/00428/F	6	0%	• Commercial units	• Commercial units	• Windsor Fairlawn Ltd.	Yes	10/08/2016	10/08/2019	No	No	• Work is being undertaken on one of the retail units
138 Victoria Road, Horley	18/00058/F	6	0%	• No other uses proposed	• Retail	• Don Ruffles (Company who own the premises and formally occupied the premises)	Yes	09/03/2018	09/03/2021	No	No	• Don Ruffles have vacated the premise
St Georges House, Yattendon Road, Horley	16/01349/F	6	0%	• No other uses proposed	• Offices • Workshops • Storage	• Barclay Developments	Yes	01/08/2017	01/08/2020	No	No	• Further pre-application discussions have been undertaken between the developer and RBBC
19 Church Road, Horley	17/02261/F	6	0%	• No other uses proposed	• Guest House	• Breeze Homes Ltd.	Yes	12/12/2017	21/12/2020	No	No	• The guest house has closed. • Section 73 application (18/00969/S73) has been submitted for the variation of condition (due for determination July 2018)
43 High Street, Horley	16/01758/F	6	0%	• No other uses proposed		• Private individual	Yes	24/01/2017	24/01/2020	No	No	• Follows from prior approval granted for conversion of offices to residential (15/00552/P)
Kerriemuir, Langshott, Horley	17/01839/F	6	0%	• No other uses proposed	• Residential	• Langshott Farms Ltd.	Yes	03/11/2017	03/11/2020	No	No	
Land R/O 9-17 Shelveys Way, Tadworth	17/02097/F	5	0%	• No other uses proposed	• Residential	• Devine Homes	Yes	21/12/2017	21/12/2020	No	No	• Further planning permission (18/00082/F) for the construction of a pair of 3 bedroom semi-detached dwellings to replace single plot permitted in this application has been refused (09/03/2018) • The adjoining planning permission by Devine Homes is currently under construction with completion anticipated Summer 2018 • This permission utilises the adjoining scheme's access – this will reduce lead in times • This permission has started to deliver units – 2 units have so far been completed 2018/19
31 Blackborough Road, Reigate	17/02942/F	5	0%	• No other uses proposed	• Commercial	• Private individuals	Yes	23/03/2018	23/03/2021	No	No	
Copperwood, Russells Crescent, Horley	17/02019/F	5	0%	• No other uses proposed	• Residential	• Private individual	Yes	18/10/2017	18/10/2020	No	No	• Section 73 application (17/02020/S73) for variation of condition one approved (18/10/2017)
8 Brighton Road, Hooley	15/02725/F	4	0%	• No other uses proposed	• Residential	• Private individual	Yes	24/03/2016	24/03/2019	No	No	• Further planning permission (17/02060/F) for the demolition of the existing building and erection of 21 flats refused in January 2018
White Lodge Hall, The Drive, Banstead	17/01160/F	4	0%	• No other uses proposed	• Community uses (Red cross Hall)	• Walbury Estates (Banstead) Limited	Yes	20/03/2018	20/03/2021	No	No	
22 Earlswood Road, Redhill	16/02331/F	3	0%	• No other uses proposed	• Residential	• Hooper Curry Hamilton LLP	Yes	22/12/2016	22/12/2019	No	No	• Number of net units amended to 3 to reflect the existing dwelling that will be lost as a result of the development.
Grovehill House, London Road North, Merstham	15/02354/P	4	0%	• No other uses proposed	• Offices	• Private individual	Yes	22/12/2015	22/12/2018	No	No	
R/O 47 Hornbeam Road, Reigate	15/02709/F	4	0%	• No other uses proposed	• Residential garage	• Sycamore Homes LLP	Yes	30/03/2016	30/03/2019	No	No	• Number of conditions approved January 2017 • S73 application approved February 2018 • Further condition and non-material amendment approved June 2018
Bank Chambers, Church Street, Reigate	16/02497/P	4	0%	• No other uses proposed	• Offices	• Oak Green Estates	Yes	13/12/2016	13/12/2019	No	No	
Imperial Buildings, Victoria Road, Horley	16/02621/F	4	0%	• No other uses proposed		• Mountley Developments	Yes	03/02/2017	03/02/2020	No	No	
Swaylands, Ringley Avenue, Horley	17/00661/F	4	0%	• No other uses proposed	• Residential	• Private individual	Yes	20/06/2017	20/06/2020	No	No	
Mayfield Court, Massetts Road, Horley	16/00870/F	4	0%	• No other uses proposed	• Residential curtilage	• St Richards Homes	Yes	14/10/2016	14/10/2019	No	No	• Number of conditions approved 2017 • TPO application approved May 2018 • TPO application approved June 2018

												• Further TPO application awaiting determination
Lydbrook, Vicarage Lane, Horley	17/01750/OUT	4	0%	• No other uses proposed	• Residential	• Brookworth Homes	Yes	22/06/2018	22/06/2021	No	No	
2-4 Cromwell Road, Redhill	16/02057/F	3	0%	• No other uses proposed	• Retail	• Lodgecrest Limited	Yes	30/11/2016	30/11/2019	No	No	• Part of planning permission for the redevelopment of Knowles House (14/01331/OUT). The residential units and retail units have been completed.
Park View, Bell Street, Reigate	17/01639/F	3	0%	• No other uses proposed	• Residential curtilage	• Montreaux Limited	Yes	01/06/2018	01/06/2021	No	No	
3A-7A Bell Street, Reigate	16/02498/P	3	0%	• No other uses proposed	• Offices	• Oak Green Estates Ltd.	Yes	13/12/2016	13/12/2019	No	No	
Brookworth House, 99 Bell Street, Reigate	17/00138/F	3	0%	• No other uses proposed		• Millennium House Sussex Limited	Yes	11/04/2017	11/04/2020	No	No	
The Old Registry, Reigate Hill, Reigate	15/01089/F	3	0%	• No other uses proposed	• 44 Reigate Hill curtilage	• Fileturn Holdings Ltd.	Yes	07/03/2016	07/03/2019	No	No	
West View Farm, St Georges Road, Salfords	17/02949/F	3	0%	• No other uses proposed	• Agricultural	• Leander Outwood Ltd.	Yes	22/02/2018	22/02/2021	No	No	• Certificate of lawfulness for the conversion of agricultural building to residential submitted but withdrawn March 2018
Duxhurst Farm, Duxhurst Lane, Sidlow	16/00807/P	3	0%	• No other uses proposed	• Agriculture	• Bakh Farms	Yes	03/06/2016	03/06/2019	No	No	• Two conditions approved September-October 2017
Jessops Lodge, Massetts Road, Horley	18/00038/F	3	0%	• No other uses proposed	• Coach house and residential dwelling	• The Property Consultancy Service	Yes	08/06/2018	08/06/2021	No	No	
Land Parcel R/O Coltswood, The Close, Horley	17/01533/F	2	0%	• No other uses proposed	• Residential curtilage	• Private individual	Yes	15/06/2018	15/06/2021	No	No	
The Moorlands, Croydon Lane, Banstead	18/00036/F	2	0%	• No other uses proposed	• Stable and storage barn	• Private individual	Yes	22/03/2018	22/03/2021	No	No	
Building adjacent to Pumping Station, Horley Sewerage Works, Lee Street, Horley	15/00216/F	2	100%	• No other uses proposed	• Pumping works building	• Reigate & Banstead Borough Council	Yes	06/05/2015	06/05/2018	No	No	• Two conditions discharged June 2016
Little Manor, Larch Close, Kingswood	18/00181/F	2	0%	• No other uses proposed	• Horsiculture	• Private individual	Yes	14/06/2018	14/06/2021	No	No	
Crown House Mews, Chequers Lane	17/01998/F	4	0%	• No other uses proposed	• Offices and community facility	• Woodcote Estates Ltd.	Yes	27/06/2018	27/06/2021	No	No	• The premise has been vacated. • Non material amendment approved June 2018
The Old Forge, Horley Road, Redhill	17/00044/F	2	0%	• No other uses proposed	• Commercial	• Private individual	Yes	05/04/2017	05/04/2020	No	No	• Gutterworks have vacated the premises
The Old Telephone Exchange, Station Road North, Merstham	17/01205/F	2	0%	• No other uses proposed		• Eco-Regeneration	Yes	14/07/2017	14/07/2020	No	No	
36-38 Station Road, Redhill	17/03013/F	2	0%	• No other uses proposed	• Offices	• Private individual	Yes	23/02/2018	23/02/2021	No	No	• This permission is in relation to the front of the property
36-38 Station Road, Redhill	17/02273/P	2	0%	• No other uses proposed	• Offices	• Private individual	Yes	17/11/2017	17/11/2020	No	No	• This permission is in relation to the rear of the property
39-41 Station Road, Redhill	14/01322/F	2	0%	• No other uses proposed		• DS Redhill limited	Yes	18/01/2016	18/01/2019	No	No	
47A Station Road, Redhill	18/00158/P	2	0%	• No other uses proposed		• Private individual	Yes	09/03/2018	09/03/2021	No	No	
The Oak Public House, Somerset Road, Redhill	17/00673/F	2	0%	• No other uses proposed	• Open land	• Punch Taverns	Yes	02/08/2017	02/08/2020	No	No	
The Angel Public House, Woodhatch Road, Reigate	16/02619/F	2	0%	• No other uses proposed	• Public House	• Mountgreen Ltd.	Yes	05/10/2017	05/10/2020	No	No	

34-36 Lesbourne Road, Reigate	16/00078/F	2	0%	• No other uses proposed		• Private individual	Yes	06/01/2017	06/01/2020	No	No	<ul style="list-style-type: none"> • Non material amendment approved March 2017 • CIL Commencement Notice July 2018
36B West Street, Reigate	17/01298/F	2	0%	• No other uses proposed	• Offices	• Lucas Design & Construction	Yes	16/04/2018	16/04/2021	No	No	
8 Pilgrims Way, Reigate	17/02491/F	2	0%	• No other uses proposed	• Land rear of 8 Pilgrims Way	• Galaxy Limited	Yes	23/03/2018	23/03/2021	No	No	
Mount Pleasant, Coppice Lane, Reigate	16/00544/F	2	0%	• No other uses proposed	• Carehome	• Montreaux Estates Ltd.	Yes	16/05/2016	16/05/2019	No	No	<ul style="list-style-type: none"> • Subsequent permission (16/02218/F) withdrawn for the demolition of the existing care home and 2 dwellings and erection of an apartment block of 8 flats withdrawn by applicant January 2017 • Subsequent permission (17/00912/CU) for change of use from residential care home to residential dwelling approved June 2017 • Subsequent permission (17/01061/F) for the demolition of the residential dwelling and erection of an apartment block comprising 6 flats refused November 2017. This is currently at appeal. • Subsequent permission (18/00172/F) for the demolition of the residential dwelling and erection of replacement building comprising 6 flats and 1 5-bed house refused April 2018 • Planning application submitted for the demolition of the existing residential dwelling and the erection of 3 family dwellings awaiting determination
38 High Street, Horley	15/01558/F	2	0%	• No other uses proposed		• The Garcha Group	Yes	09/01/2018	09/01/2021	No	No	
The Turret, Massetts Road, Horley	18/00897/F	2	0%	• No other uses proposed	• Residential curtilage	• Comac Developments Ltd.	Yes	29/06/2018	29/06/2021	No	No	<ul style="list-style-type: none"> • Number of conditions approved March-June 2018 for previous permission (17/01586/F) for similar scheme – 2 new dwellings.
Second Floor, 100 Victoria Road, Horley	16/02193/P	2	0%	• No other uses proposed		• Mountley Ltd.	Yes	11/11/2016	11/11/2021	No	No	
Jessops Lodge, Massetts Road, Horley	17/01969/F	2	0%	• No other uses proposed	• Residential curtilage	• Ideal Land & Homes (Earlswood Homes)	Yes	03/11/2017	03/11/2017	No	No	<ul style="list-style-type: none"> • S73 application approved February 2018
163G Victoria Road, Horley	16/00699/P	2	0%	• No other uses proposed	• Retail	• Private individual	Yes	03/06/2016	03/06/2019	No	No	
32 High Street, Horley	17/02187/F	2	0%	• No other uses proposed	• Storage shed	• Private individual	Yes	22/02/2018	22/02/2021	No	No	
73-77 Brighton Road, Horley	16/03006/F	2	0%	• Retail extension	• Retail unit curtilage	• Lyndendown Limited	Yes	28/07/2017	28/07/2020	No	No	
51 Rothervale, Horley	16/00192/F	2	0%	• No other uses proposed	• Residential	• Private individual	Yes	31/03/2016	31/03/2019	No	No	
33 High Street, Redhill	18/00813/F	2	0%	• Restaurant	• Public House & Residential	• The Belfry Redhill Unit Trust	Yes	11/06/2018	11/06/2021	No	No	
38 Ringwood Avenue, Redhill	17/01069/F	1	0%	• No other uses proposed	• Residential	• Private individual	Yes	19/06/2018	19/06/2021	No	No	
54A High Street, Banstead	15/02905/F	1	0%	• No other uses proposed	• Residential	• Private individual	Yes	22/02/2018	22/02/2021	No	No	<ul style="list-style-type: none"> • Subsequent planning permission (17/01688/F) approved September 2017 for the erection of an external staircase to provide access between 1st and 2nd floors in connection with this approval
50 Parkhurst Road, Horley	16/02467/F	1	0%	• No other uses proposed	• Residential	• Alphaset Digital Ltd.	Yes	03/01/2017	03/01/2020	No	No	<ul style="list-style-type: none"> • There are two planning applications relating to different parts of the site • The other planning permission (16/02468/F) is under construction
16 Bridgefield Close, Banstead	13/01141/OUT	1	0%	• No other uses proposed	• Residential curtilage	• Private individual	Yes	27/09/2013	27/09/2018	No	No	<ul style="list-style-type: none"> • Further planning permission (17/01175/F) refused for the erection of a bungalow
1 Horsecroft, Banstead	17/02849/F	1	0%	• No other uses proposed	• Residential	• Private individual	Yes	22/02/2018	22/02/2018	No	No	
30 Sandcross Lane, Reigate	15/01777/F	1	0%	• No other uses proposed	• Residential curtilage	• Private individual	Yes	11/10/2016	11/10/2019	No	No	<ul style="list-style-type: none"> • Number of dwellings amended to reflect permission • S73 application approved October 2017 • Planning permission (17/03029/PDE) approved for

												a single storey extension to the proposed development approved January 2018
2 Copse Road, Redhill	17/02559/F	1	0%	• No other uses proposed	• Residential curtilage	• Private individual	Yes	16/05/2018	16/05/2021	No	No	
Marksland, High Road	18/00761/F	1	0%	• No other uses proposed	• Agricultural	• Private individual	Yes	05/06/2018	05/06/2021	No	No	
Eastland, Woodmansterne Street	18/00684/F	1	0%	• No other uses proposed	• Residential curtilage	• Private individual	Yes	22/05/2018	22/05/2021	No	No	• Subsequent planning permission (18/00684/F) for similar development (1 attached dwelling) awaiting determination (due August 2018).
Place Farm, Park Road, Banstead	18/00918/F	1	0%	• No other uses proposed	• Agricultural Building	• Private individual	Yes	25/06/2018	25/06/2021	No	No	•
Greenhayes, Warren Drive	14/02699/F	1	0%	• No other uses proposed	• Residential	• Private Individual	Yes	22/07/2015	22/07/2018	No	No	
Land Parcel Adjacent to Sub Station, Fairlawn Road, Banstead	17/00354/F	1	0%	• No other uses proposed	• Stable	• Green Planning Studio	Yes	25/05/2017	25/05/2020	No	No	• Number of conditions discharged November 2017 – June 2018 • Further condition awaiting determination
30 Grange Meadow, Banstead	17/00322/F	1	0%	• No other uses proposed	• Residential curtilage	• Private individual	Yes	17/05/2017	17/05/2020	No	No	• Subsequent planning permission (17/02287/F) refused December 2017 for the erection of a bungalow • Number of conditions approved March-May 2018
13 Court Hill, Chipstead	15/02687/F	1	0%	• No other uses proposed	• Residential	• Devine Homes Plc	Yes	26/07/2016	26/07/2019	No	No	
Redstone, Court Hill, Chipstead	17/00688/F	1	0%	• No other uses proposed	• Residential	• Private individual	Yes	22/06/2017	22/06/2020	No	No	
26 Chipstead Station Parade, Chipstead	16/02887/F	1	0%	• No other uses proposed	• Office/ residential	• Wandle Mechanical Services	Yes	06/03/2017	06/03/2020	No	No	• Number of conditions approved May-June 2017 • S73 application approved August 2017
60A Brighton Road, Hooley	17/00513/F	1	0%	• No other uses proposed	• Residential curtilage	• Private individual	Yes	14/06/2017	14/06/2020	No	No	
Work Unit, Woodplace Lane, Hooley	15/02279/F	1	0%	• No other uses proposed	• Agricultural barn	• Private individual	Yes	25/04/2016	25/04/2019	No	No	• There are two barns within this site.
Work Unit, Woodplace Lane, Hooley	15/02099/P	1	0%	• No other uses proposed	• Agricultural barn	• Private individual	Yes	16/11/2015	16/11/2018	No	No	• There are two barns within this site.
56-58 Brighton Road, Hooley	18/00626/F	1	0%	• No other uses proposed	• Chinese take-away	• Private individual	Yes	05/06/2018	05/06/2021	No	No	
Uplands, Walpole Avenue, Chipstead	16/00075/F	1	0%	• No other uses proposed	• Residential curtilage	• Private individual	Yes	30/03/2016	30/03/2019	No	No	
Flat 62, Brighton Road, Hooley	17/01670/F	1	0%	• No other uses proposed	• Residential curtilage	• South London Investment Company Limited	Yes	29/09/2017	29/09/2020	No	No	
Woodcroft, Beech Drive, Kingswood	15/02395/F	1	0%	• No other uses proposed	• Residential	• Private individual	Yes	30/03/2016	30/03/2019	No	No	• Application for demolition submitted September 2017 • S73 application approved December 2017
Bracken House, Waterhouse Lane, Kingswood	17/00422/F	1	0%	• No other uses proposed	• Residential curtilage	• Private individual	Yes	19/04/2017	19/04/2020	No	No	• TPO application submitted and awaiting determination
Kings Walk House, Woodland Way, Kingswood	16/01576/F	1	0%	• No other uses proposed	• Residential	• Private individual	Yes	12/05/2017	12/05/2020	No	No	
Bungalow Lodge, Mogador, Lower Kingswood	14/02152/F	1	0%	• No other uses proposed	• Stables	• Private individual	Yes	26/05/2015	26/05/2018	No	No	• Non-material amendment approved April 2016 • Number of conditions approved March-April 2018 • Non-material amendment awaiting determination
Red Chimneys, Warren Drive, Kingswood	15/02379/F	1	0%	• No other uses proposed	• Residential	• Private individual	Yes	21/12/2015	21/12/2018	No	No	• This property is currently on the market.
17 Claremount Gardens, Epsom Downs	17/00921/F	1	0%	• No other uses proposed	• Residential curtilage	• Shanly Homes	Yes	16/06/2017	16/06/2020	No	No	• Number of conditions approved August-September 2017

213 Fir Tree Road, Epsom Downs	17/00405/F	1	0%	• No other uses proposed	• Retail and residential	• Private individual	Yes	16/06/2017	16/06/2020	No	No	• Condition approved August 2017
54 Warren Road, Banstead	15/01795/F	1	0%	• No other uses proposed	• Residential curtilage	• Private individual	Yes	03/02/2017	03/02/2020	No	No	
82 Hatch Gardens, Tadworth	16/01936/F	1	0%	• No other uses proposed	• Residential curtilage	• Private individual	Yes	18/11/2016	18/11/2019	No	No	• Number of conditions approved November-December 2017 and further condition approved April 2018 • Further condition submitted October 2017
3 Sherborne Close, Epsom Downs	16/02987/F	1	0%	• No other uses proposed	• Residential	• Rosewell Properties Ltd.	Yes	07/07/2017	07/07/2020	No	No	• S73 application approved June 2018
Starboard Light, Heath Drive, Walton on the Hill	16/01691/F	1	0%	• No other uses proposed	• Residential	• Private individual	Yes	24/11/2016	24/11/2019	No	No	• S73 application approved August 2017 • Number of conditions approved September-December 2017 • Further S73 application submitted May 2018 awaiting determination
Lewin House, Dorking Road, Walton on the Hill	15/01273/P	1	0%	• No other uses proposed	• Offices	• Private individual	Yes	24/07/2015	24/07/2018	No	No	
20 Epsom Lane South, Tadworth	18/00854/F	1	0%	• No other uses proposed	• Residential	• Private individual	Yes	09/07/2018	09/07/2021	No	No	• This was granted in July 2018 but is the same as 15/0223/F
2 The Green, Dorking Road, Walton on the Hill	17/02601/F	1	0%	• No other uses proposed	• Residential	• Mastercraft Building Services	Yes	28/12/2017	28/12/2020	No	No	
Land adjoining Little Ambrook, Nursery Road, Walton on the Hill	17/01116/F	1	0%	• No other uses proposed	• Residential curtilage	• Woodcote Estates	Yes	11/08/2017	11/08/2020	No	No	• Number of conditions approved March-April 2018 • Further conditions awaiting determination
5 Norman Close, Epsom Downs	18/00526/OUT	1	0%	• No other uses proposed	• Residential curtilage	• Private individual	Yes	03/05/2018	03/05/2021	No	No	
10 Brambletye Park Road, Redhill	17/02766/F	1	0%	• No other uses proposed	• Residential curtilage	• Private individual	Yes	02/03/2018	02/03/2021	No	No	
1 Jasmine Close, Redhill	16/02717/F	1	0%	• No other uses proposed	• Residential curtilage	• Virtue Property Group	Yes	24/03/2017	24/03/2020	No	No	• S73 application approved January 2018 • Further S73 application submitted June 2018 awaiting determination • Number of conditions approved May-June 2018
8 Hollis Road, Redhill	17/00273/OUT	1	0%	• No other uses proposed	• Residential curtilage	• Private individual	Yes	28/04/2017	28/04/2020	No	No	• Reserved matters application refused March 2018
47 Horley Road, Redhill	15/02137/F	1	0%	• No other uses proposed	• Residential	• Private individual	Yes	23/11/2015	23/11/2018	No	No	
Exchange House, London Road North, Merstham	17/01679/F	1	0%	• No other uses proposed	• Workshop	• Private individual	Yes	14/09/2017	14/09/2020	No	No	• Number of conditions approved January-May 2018
Old School House, Rocky Lane, Merstham	18/00544/F	-1	0%	• No other uses proposed	• Residential	• Private individual	Yes	26/06/2018	26/06/2021	No	No	
Former Frenches Club, The Frenches, Redhill	17/01150/F	1	0%	• No other uses proposed	• Social Club	• Shanly Homes Ltd.	Yes	13/11/2017	13/11/2020	No	No	• Additional dwelling to planning permission 13/00802/F which has been completed • Condition submitted December 2017 awaiting determination
1 Robin Gardens, Redhill	18/00694/F	1	0%	• No other uses proposed	• Residential curtilage	• Caberfeigh	Yes	15/06/2018	15/06/2021	No	No	
2 Wilton Road, Redhill	17/01374/F	1	0%	• No other uses proposed	• Residential curtilage	• Private individual	Yes	04/06/2018	04/06/2021	No	No	
1A Kingfisher Drive, Redhill	16/00244/F	1	0%	• No other uses proposed	• Residential	• Private individual	Yes	31/01/2017	31/01/2020	No	No	
101 Colesmead Road, Redhill	16/02622/F	1	0%	• No other uses proposed	• Residential	• Private individual	Yes	24/01/2017	24/01/2020	No	No	
28 Green Lane, Redhill	17/02025/F	1	0%	• No other uses proposed	• Residential curtilage	• Peter Ray Designs Ltd.	Yes	20/11/2017	20/11/2020	No	No	• Building control application submitted April 2016

Shanti Croft, 39 Wray Lane, Reigate	18/00384/F	1	0%	• No other uses proposed	• Residential curtilage	• Private individual	Yes	17/04/2018	17/04/2021	No	No	
13 Hornbeam Road, Reigate	17/02409/F	1	0%	• No other uses proposed	• Residential curtilage	• Private individual	Yes	11/12/2017	11/12/2020	No	No	
2 Belmont Road, Reigate	16/00228/F	1	0%	• No other uses proposed	• Residential curtilage	• B R Nominee's Ltd. & Chalvington Ltd.	Yes	08/11/2017	08/11/2020	No	No	<ul style="list-style-type: none"> • S73 application approved January 2018 • Number of conditions approved June 2018 • Non material amendment approved June 2018
9A Lesbourne Road, Reigate	16/00182/F	1	0%	• No other uses proposed	• Outbuilding	• Private individual	Yes	14/09/2016	14/09/2019	No	No	
27 Somerset Road, Redhill	17/01924/F	1	0%	• No other uses proposed	• Sheds/ workshops/ outbuildings	• Private individual	Yes	24/11/2017	24/11/2020	No	No	
2 Garibaldi Road, Redhill	15/01924/P	1	0%	• No other uses proposed	• Retail	• Private individual	Yes	13/10/2015	13/10/2018	No	No	
Land R/O 15 Beech Road, Reigate	18/00359/F	1	0%	• No other uses proposed	• Residential curtilage	• Private individual	Yes	11/05/2018	11/05/2021	No	No	
56 Chart Lane, Reigate	17/00096/F	1	0%	• No other uses proposed	• Residential institution	• Hyde Housing Association	Yes	14/03/2017	14/03/2020	No	No	
The Old Stable, 8A Beaufort Road, Reigate	17/02707/P	1	0%	• No other uses proposed	• Offices	• 1PM Sipp Administration Ltd.	Yes	29/12/2017	29/12/2020	No	No	
Flat above The Hatch Public House, Hatchlands Road, Redhill	17/01350/F	1	0%	• No other uses proposed	• Residential	• Red Hatch Ltd.	Yes	16/08/2017	16/08/2020	No	No	
1 Doods Park Road, Reigate	17/01898/F	1	0%	• No other uses proposed	• Residential	• Private individual	Yes	20/10/2017	20/10/2020	No	No	
38 Hatchlands Road, Redhill	16/01596/F	1	0%	• No other uses proposed	• Residential	• Private individual	Yes	17/11/2016	17/11/2019	No	No	• Work has commenced
Flat 38 Linden Court, Lesbourne Road, Reigate	17/01455/F	1	0%	• No other uses proposed	• Residential	• Private individual	Yes	01/09/2017	01/09/2020	No	No	
7 Beech Road, Reigate	17/00297/F	1	0%	• No other uses proposed	• Residential curtilage	• Nutfield Homes	Yes	17/05/2017	17/05/2020	No	No	
Little Hethersett, Wray Lane, Reigate	16/00167/F	1	0%	• No other uses proposed	• Residential curtilage	• Private individual	Yes	31/03/2016	31/03/2019	No	No	<ul style="list-style-type: none"> • Number of conditions approved May-August 2017 • TPO application approved March 2018 • Further conditions submitted June 2018 awaiting determination
12 Brokes Crescent, Reigate	16/01135/F	1	0%	• No other uses proposed	• Residential curtilage	• Gatton Homes Ltd.	Yes	25/10/2016	25/10/2019	No	No	• Number of conditions approved March-May 2017
13 Brokes Crescent, Reigate	15/02700/F	1	0%	• No other uses proposed	• Residential curtilage	• Nutfield Homes	Yes	20/10/2016	20/10/2019	No	No	• Number of conditions approved January 2017
11A Holmesdale Road, Reigate	17/00094/F	1	0%	• Change of use from retail to restaurant	• Retail and residential unit	• Private individual	Yes	16/05/2017	16/05/2020	No	No	
29 Croydon Road, Reigate	16/01314/F	1	0%	• No other uses proposed	• Basement/ store	• Private individual	Yes	30/08/2016	30/08/2019	No	No	
14 Stockton Road, Reigate	17/02444/F	1	0%	• No other uses proposed	• Residential curtilage	• Earlswood Homes	Yes	14/12/2017	14/12/2020	No	No	• Subsequent planning permission (18/00895/F) submitted for the construction of 3 dwellings
17 Stuart Crescent, Reigate	17/02568/F	1	0%	• No other uses proposed	• Residential curtilage	• Shakthy Property Limited	Yes	20/12/2017	20/12/2020	No	No	
1 Arden Close, Reigate	15/01144/F	1	0%	• No other uses proposed	• Residential curtilage	• Chatwin Construction Ltd.	Yes	31/03/2016	31/03/2019	No	No	
41 Park Lane East, Reigate	17/02753/F	1	0%	• No other uses proposed	• Residential curtilage	• Private individual	Yes	16/03/2018	16/03/2021	No	No	
100 Dovers Green Road, Reigate	17/02602/F	1	0%	• No other uses proposed	• Residential	• Private individual	Yes	09/03/2018	09/03/2021	No	No	
83 Victoria Road, Horley	18/00320/P	1	0%	• No other uses proposed	• Retail	• Mountplace Ltd.	Yes	26/03/2018	26/03/2021	No	No	
Gatwick White House Hotel, Horley	18/00351/F	1	0%	• No other uses proposed	• Hotel curtilage	• Private individual	Yes	17/04/2018	17/04/2021	No	No	

163F Victoria Road, Horley	16/00698/P	1	0%	• No other uses proposed	• Retail unit	• Private individual	Yes	27/05/2016	27/05/2019	No	No	
Aintree House, Bonehurst Road, Horley	16/02351/CU	1	0%	• No other uses proposed	• Guest House	• Private Individual	Yes	22/12/2016	22/12/2019	No	No	
163B Victoria Road, Horley	16/00700/P	1	0%	• No other uses proposed	• Retail unit	• Private individual	Yes	27/05/2016	27/05/2019	No	No	
163D Victoria Road, Horley	16/00697/P	1	0%	• No other uses proposed	• Retail unit	• Private individual	Yes	27/05/2016	27/05/2019	No	No	
36 Benhams Drive, Horley	17/01629/F	1	0%	• No other uses proposed	• Residential curtilage	• Private individual	Yes	09/10/2017	09/10/2020	No	No	
163C Victoria Road, Horley	16/00696/P	1	0%	• No other uses proposed	• Offices	• Private individual	Yes	27/05/2016	27/05/2019	No	No	
Coltwood, The Close, Horley	13/01981/F	1	0%	• No other uses proposed	• Building previously used for metal fabrication	• Private individual	Yes	11/06/2015	11/06/2018	No	No	• Condition submitted March 2018 awaiting determination
22 Beaumonts, Salfords	17/02247/F	1	0%	• No other uses proposed	• Residential curtilage	• Ideal Land & Homes (Earlwood Homes)	Yes	01/12/2017	01/12/2020	No	No	• S73 application submitted June 2018
Lomond, Horse Hill, Horley	16/02722/F	1	0%	• No other uses proposed	• Stables	• Private individual	Yes	15/03/2017	15/03/2020	No	No	• Subsequent application (17/02545/F) for conversion into 8 flexible live work dwellings is currently at appeal.
Moleside, Reigate Road, Sidlow	17/02724/CU	1	0%	• No other uses proposed	• Commercial building	• Private individual	Yes	24/01/2018	24/01/2021	No	No	• Number of conditions submitted May 2018 awaiting determination
40 Brighton Road, Salfords	15/00492/P	1	0%	• No other uses proposed	• Retail	• Private individual	Yes	23/04/2015	23/04/2018	No	No	
Woodleigh, Horley Lodge Lane, Salfords	16/01379/F	1	0%	• No other uses proposed	• Residential curtilage	• Private individual	Yes	29/11/2016	29/11/2019	No	No	
6 Beechwood Villas, Salfords	17/00146/F	1	0%	• No other uses proposed	• Residential	• Private individual	Yes	20/03/2017	20/03/2020	No	No	
Tower Court, 1 Tower Road, Tadworth	18/00428/F	1	0%	• No other uses proposed	• Residential	• Orange Key Limited	Yes	18/04/2018	18/04/2021	No	No	
Oakwood Hall	18/00508/F	1	0%	• Refurbishment of existing health facilities	• Health suite	• Eyehurst Management Limited	Yes	04/05/2018	04/05/2021	No	No	
7 Ruden Way, Epsom Downs	18/00661/F	1	0%	• No other uses	• Residential curtilage	• Private Individual	Yes	31/05/2018	31/05/2021	No	No	

Table 16 Sites proposed to be allocated for housing development

Site Ref	Site Name	Site Size (Ha)	No. Net Units Proposed	Proportion of Affordable Housing	Other Uses Proposed	Existing Use of Site	Promoter	Fully Assembled?	Pre-commencement conditions/ Infrastructure requirements to be put in place/ agreed before commencement	Trigger points or phasing issues that may affect the build rate achievable in different phases	Will the scale, configuration and delivery model for the site support more than one sales outlet	Other factors which may impact delivery rates/ lead-in times	Additional Information
BAN2	Horseshoe, Banstead	3.20	Unknown	30%	<ul style="list-style-type: none"> Comprehensive regeneration of The Horseshoe as an enhanced location for community/ public services A range of community and/or public services, potentially including healthcare, emergency services, library, youth and community facilities Complementary enabling development including: <ul style="list-style-type: none"> Residential Small scale secondary retail, leisure and other commercial Retention/ re-provision/ enhancement of public carparking and recycling facilities New or upgraded public open space and enhancements to green infrastructure 	<ul style="list-style-type: none"> Public services Carparking Housing 	<ul style="list-style-type: none"> Local authorities Infrastructure providers 	No	<ul style="list-style-type: none"> Design brief detailing proposals for the comprehensive redevelopment of the site Measures to address and attenuate surface water flooding risk Cycle route on the east side of A217 in Banstead Upgraded pedestrian and vehicle access and drop-off to serve the schools Cost of re-provision of library by developer Public open space and enhancements to green infrastructure Strengthening the green corridor along Bolters Lane 	Availability of premises may alter the availability of the different phases.	Possibly separate sales outlets for the different parts of the site.	<ul style="list-style-type: none"> No factors 	<ul style="list-style-type: none"> It has been assumed that the site will deliver 75 units
BAN3	Banstead Community Centre, Banstead	0.51	15	30%	<ul style="list-style-type: none"> Replacement and enhancement of existing community use 	<ul style="list-style-type: none"> Community centre 	<ul style="list-style-type: none"> Local authority 	Yes	<ul style="list-style-type: none"> Measures to address and attenuate surface water flooding risk 	No factors	No	<ul style="list-style-type: none"> No factors 	<ul style="list-style-type: none"> Understood that leases are due to expire in the short-medium term
RTC2	16-46 Cromwell Road, Redhill	0.08	24	30%	<ul style="list-style-type: none"> Retail/ leisure/ commercial: no net gain 	<ul style="list-style-type: none"> Retail Residential 	<ul style="list-style-type: none"> Local authority 	Yes	<ul style="list-style-type: none"> Measures to address and attenuate surface water flooding risk 	None	No	<ul style="list-style-type: none"> No factors 	<ul style="list-style-type: none"> Understood a planning permission is due to be submitted in the short-term Majority of premises are vacant
RTC6	Gloucester Road Carpark, Redhill	0.76	0-60	30%	<p>Site is allocated for either:</p> <ul style="list-style-type: none"> Residential or office: approx. 2,500sqm office space and 30 new homes; or Residential only: 60 new homes Offices only: approx. 4,000sqm Parking: retention or on-site re-provision of some town centre parking capacity 	<ul style="list-style-type: none"> Carpark 	<ul style="list-style-type: none"> Local authority 	Yes	<ul style="list-style-type: none"> Measures to address and attenuate surface water flooding risk Improvements to site access onto Gloucester Road Assessment of local demand for parking (including from town centre users) and off-street overnight parking for heavy goods vehicles 	None	No	<ul style="list-style-type: none"> No factors 	<ul style="list-style-type: none"> It has been assumed that 60 units will be delivered as it is considered that the site has capacity to deliver this number of residential units as well as office accommodation should that option be pursued.
RTC4	Colebrook, Redhill	1.47	110	30%	<ul style="list-style-type: none"> New community uses, potentially including adult social care 	<ul style="list-style-type: none"> Community services Garden centre 	<ul style="list-style-type: none"> Local authority 	Yes	<ul style="list-style-type: none"> Measures to manage and attenuate flood water in order to reduce overall flood risk and design to ensure safe access and egress in the event of flooding Widening of footway on A23 to create shared use foot/cycle track north of Redhill 	None	Possibly if part brought forward as older person accommodation	<ul style="list-style-type: none"> No factors 	<ul style="list-style-type: none"> Pre-application discussions held with RBBC officers Landowners have confirmed that the site will be available for development within

													the short term (0-5 years)
RTCS	Former Longmead Centre, Redhill	0.22	20	30%	<ul style="list-style-type: none"> No other uses proposed 	<ul style="list-style-type: none"> Vacant former adult education centre 	<ul style="list-style-type: none"> Local authority 	Yes	<ul style="list-style-type: none"> Measures to address and attenuate surface water flooding risk 	None	No	<ul style="list-style-type: none"> Conversion of listed building 	<ul style="list-style-type: none"> Landowners have confirmed that the site will be available for development within the short term (0-5 years)
RED1	Quarryside Business Park	1.30	60	30%	<ul style="list-style-type: none"> Potential for community uses (subject to demand) 	<ul style="list-style-type: none"> Industrial 	<ul style="list-style-type: none"> Family ownership 	Yes	<ul style="list-style-type: none"> Measures to address and attenuate surface water flooding risk Full contamination survey and land remediation measures 	None	No	<ul style="list-style-type: none"> No factors 	<ul style="list-style-type: none"> Landowners have been engaged in pre-application discussions with RBBC All tenants are on a rolling 12-month lease Landowners have confirmed that a planning permission could be made in 2018 and work could commence mid-2019
RED2	Bellway House, Merstham	0.20	30	30%	<ul style="list-style-type: none"> No other uses proposed 	<ul style="list-style-type: none"> Offices 	<ul style="list-style-type: none"> Bellway House (South London) Ltd. & SAL Pension Fund Ltd. 	Yes	<ul style="list-style-type: none"> Full contamination survey and land remediation measures Appropriate improvements to site access from Station Road North Noise reduction measures High quality shared use foot/cycle path along A23 through Merstham 	None	No	<ul style="list-style-type: none"> No factors 	<ul style="list-style-type: none"> Number of pre-application discussions with RBBC Prior approval has been "granted" for the conversion of the offices to residential Planning permission (17/02542/F) recently refused (17/05/2018) for the demolition of the existing buildings and the erection of 33 apartments for design reasons.
RED4	Church of Epiphany, Merstham	0.33	10	30%	<ul style="list-style-type: none"> No other uses proposed 	<ul style="list-style-type: none"> Former church 	<ul style="list-style-type: none"> Diocese of Southwark 	Yes	<ul style="list-style-type: none"> Appropriate improvements to site access onto Mansfield Drive 	None	No	<ul style="list-style-type: none"> No factors 	<ul style="list-style-type: none"> The site is currently under-offer
RED5	Merstham Library, Merstham	0.26	10	30%	<ul style="list-style-type: none"> Replacement of nearby community use (i.e. RED4) or other relevant community use 	<ul style="list-style-type: none"> Former library 	<ul style="list-style-type: none"> Local authority 	Yes	<ul style="list-style-type: none"> Measures to manage and attenuate flood water in order to reduce overall flood risk and design to ensure safe access and egress in the event of flooding 	None	No	<ul style="list-style-type: none"> No factors 	<ul style="list-style-type: none"> Landowners have confirmed that the site will be available for development within the short term (0-5 years)
RED6	Former Oakley Centre, Merstham	1.97	30	30%	<ul style="list-style-type: none"> No other uses proposed 	<ul style="list-style-type: none"> Former youth centre 	<ul style="list-style-type: none"> Local authority 	Yes	<ul style="list-style-type: none"> Improvements to site access onto Radstock Way Green infrastructure and open space retention/enhancements Noise reduction measures to ensure satisfactory residential amenity due to proximity to motorway Improvements to site access onto Radstock Way 	None	No	<ul style="list-style-type: none"> Conversion of listed building Development on existing open land would only be acceptable where clearly justified by viability and the need for funding to support regeneration in Merstham 	<ul style="list-style-type: none"> The landowners have confirmed that the site will be available for development within the short term (0-5 years) Planning permission (18/00312/F) has recently been refused (18/05/2018) due to design reasons.
RED8	Reading Arch Road/ Brighton Road North, Redhill	1.94	150	30%	<ul style="list-style-type: none"> 4,000sqm of new bulky goods retail provision 	<ul style="list-style-type: none"> Industrial Car sales Open storage land 	<ul style="list-style-type: none"> RBBC own the majority of the site, the remainder of the parcel has not been promoted for redevelopment 	No	<ul style="list-style-type: none"> Demonstration that the size of the units and type of goods sold will be complementary to the existing town centre offer Relocation strategy for existing business/ industrial occupiers Measures to manage and attenuate flood risk, including de-culverting of the Redhill Brook and improvements to the river corridor Measures to improve connectivity with the main shopping area, including public realm improvements Enhancements to the culvert 	None	No	<ul style="list-style-type: none"> No factors 	

									<ul style="list-style-type: none"> • Enhancement to Green Infrastructure Opportunities • Appropriate noise reduction measures • Full contamination survey and land remediation measures 				
REI2	Land adjacent to the Town Hall, Castlefield Road, Reigate	0.25	0-30	30%	<ul style="list-style-type: none"> • No other uses 	<ul style="list-style-type: none"> • Carpark 	<ul style="list-style-type: none"> • Local authority 	Yes	<ul style="list-style-type: none"> • Improvement to connectivity between the site and town centre • Public realm improvements • Safe vehicular access in and out of the site • Traffic management on Castlefield Road 	None	No	<ul style="list-style-type: none"> • No factors 	<ul style="list-style-type: none"> • For the purpose of the trajectory, it has been assumed that 30 new units will be delivered. • The DMP allocates the site for either 1,500sqm office accommodation or 30 dwellings.
HOR1	High Street Carpark, Horley	0.28	40	30%	<ul style="list-style-type: none"> • Up to 1,000sqm retail/ leisure 	<ul style="list-style-type: none"> • Carpark 	<ul style="list-style-type: none"> • Local authority 	Yes	<ul style="list-style-type: none"> • Improvements to existing subway adjacent to the site to provide a pedestrian and cycle link to Horley station • Noise reduction measures • Consideration of town centre parking needs 	None	No	<ul style="list-style-type: none"> • No factors 	
HOR3	Horley Police Station, Horley	0.15	20	30%	<ul style="list-style-type: none"> • No other uses 	<ul style="list-style-type: none"> • Police station 	<ul style="list-style-type: none"> • Police & Crime Commissioner for Surrey 	Yes	<ul style="list-style-type: none"> • No factors 	None	No	<ul style="list-style-type: none"> • No factors 	<ul style="list-style-type: none"> • The landowners have confirmed that development would likely be completed within 5 years.
HOR5	Horley Library, Victoria Road, Horley	0.29	35	30%	<ul style="list-style-type: none"> • Community: potential for community uses (e.g. healthcare) subject to demand • Parking: retained or replaced parking provision to serve neighbouring community uses 	<ul style="list-style-type: none"> • Library • Carpark 	<ul style="list-style-type: none"> • Local authority 	Yes	<ul style="list-style-type: none"> • Safeguarding of existing parking provision for adjoining community uses • Cycle friendly traffic measures along Victoria Road • Retention/ relocation of library • Measures to address and attenuate surface water flooding risk 	None	No	<ul style="list-style-type: none"> • No factors 	<ul style="list-style-type: none"> • Resolution to grant planning permission (18/00222/OUT) for 40 units
HOR8	Former Chequers Hotel, Bonehurst Road, Horley	1.10	45	30%	<ul style="list-style-type: none"> • No other uses 	<ul style="list-style-type: none"> • Former hotel 	<ul style="list-style-type: none"> • Not formally promoted for housing development 	Yes	<ul style="list-style-type: none"> • Access (particularly given the proximity to the Chequers roundabout) • Widened shared use cycle path along length of Horley Row • Suitable cycle facility along Oakwood Road/ Yattendon Road to connect to Horley town centre • Provision of toucans on all outstanding arms of Chequers roundabout • Measures to address and attenuate surface water flooding risk 	None	No	<ul style="list-style-type: none"> • Conversion of the listed building 	<ul style="list-style-type: none"> • Planning permission (18/01154/S73) submitted for extension to the hotel and airport parking. • The site is therefore not considered to be "available" for housing development and has not been included within the housing trajectory.
HOR10	59-61 Brighton Road, Horley	1.00	20	30%	<ul style="list-style-type: none"> • No other uses 	<ul style="list-style-type: none"> • Leisure facility 	<ul style="list-style-type: none"> • Family ownership 	Yes	<ul style="list-style-type: none"> • Access (particularly given proximity to A23) • Measures to address and attenuate surface water flooding risk 	None	No	<ul style="list-style-type: none"> • No factors 	<ul style="list-style-type: none"> • Landowner have confirmed that the lease is due to expire in March 2018 and that they anticipate disposal March-May 2018
SUEs													
ERM1	Land at Hillsbrow, Redhill	9.30	100	35%	<ul style="list-style-type: none"> • No other uses 	<ul style="list-style-type: none"> • Grassland/ woodland 	<ul style="list-style-type: none"> • Maxam Property (Hillsbrow) Ltd. • 2 Private Individuals 	Yes	<ul style="list-style-type: none"> • Biodiversity and green infrastructure enhancements • Links to the wider countryside • Measures to manage and reduce surface water run-off including a comprehensive system of SUDs • Full contamination survey and land remediation measures • Improvement and extension of pedestrian and cycle facilities, including new footways on Nutfield Road with safe crossing points to access the footpath adjacent to Redstone Park (FP102) 	<ul style="list-style-type: none"> • Provision of retirement accommodation in this phase may impact build out rate in this phase 	<ul style="list-style-type: none"> • Possibly retirement accommodation different sales outlet • Berkeley Strategic Land Limited have said that the site will be brought 	<ul style="list-style-type: none"> • No factors 	<ul style="list-style-type: none"> • Berkeley Strategic Land Limited have an option agreement to develop the site. • Berkeley have indicated that planning permission could be submitted within one year of the site being allocated for

									<ul style="list-style-type: none"> • Enhancement of the footpath adjacent to Redstone Hollow (FP530) • Reinforcement at Nutfield Road (750m length) • Local improvements to existing bus infrastructure/ pedestrian facilities on Nutfield Road • Comprehensive initiatives to support and encourage sustainable travel • Measures to manage the effects on nearby rural and residential roads, including Cormongers Lane/ Fullers Wood Lane, from rat-running and re-routing • Sage highway access onto Nutfield Road, taking a co-ordinated approach with any other allocated development sites in the vicinity • On-site public open space and play facilities • Potential expansion to existing allotment site • Berkeley have indicated that development of the site is not dependent upon other infrastructure works/ developments outside of their control. 	forward in a single phase.		housing development and that the site could deliver 150 homes over a three year period from the grant of planning permission (N.B. the site is proposed to be allocated for 100 units).	
ERM2/3	Land west of Copyhold Works and Former Copyhold Works, Redhill	17.20	210	35%	<ul style="list-style-type: none"> • Education/ community: serviced land set aside for a new two-form of entry primary school. If the applicant can demonstrate there is no need for this use at the point of planning application then the need for an alternative community facility must be tested • Open space: a new high quality public open space in the southern part of the site 	<ul style="list-style-type: none"> • Former Copyhold Works and paddock 	<ul style="list-style-type: none"> • Gallagher Estates (a strategic land promotion company) 	Yes	<ul style="list-style-type: none"> • Biodiversity and green infrastructure enhancements • Protection and enhancement of woodland • Appropriate buffer zone to the adjoining landfill and mitigation measures to safeguard residential amenity • Layout to incorporate a buffer zone and improvements to the Redhill Brook corridor • Measures to manage and reduce surface water run-off including a comprehensive system of SUDs • Full contamination survey and land remediation measures • Serviced site capable of accommodating two-form entry primary school and/ or complementary community uses • Improvement and extension of pedestrian and cycle facilities, including new footways on Nutfield Road and significant upgrades of the existing footpath east of Redstone Park (FP102 and CR21) • On-site natural and semi-natural greenspace • On-site allotment provision • North-south pedestrian and cycle links through the site • Local improvements to existing bus infrastructure/ passenger facilities on Nutfield Road • Reinforcement at Nutfield Road (750m length) • Comprehensive initiatives to support and encourage sustainable travel • Measures to manage the effects on nearby rural and residential roads, including Cormongers Lane/ Fullers Wood lane, from rat-running and re-routing • Safe highway access onto Nutfield Road, taking a co-ordinated approach any other allocated development sites in the vicinity • Public open space and play facilities 	<ul style="list-style-type: none"> • Provision of retirement accommodation in this phase may impact build out rate in this phase 	<ul style="list-style-type: none"> • Possibly retirement accommodation different sales outlet • Possibly given the scale of the site more than one developer 	<ul style="list-style-type: none"> • No factors 	<ul style="list-style-type: none"> • Gallagher Estates are strategic land promoters. The site will therefore need to be sold to a housebuilder. • Gallagher Estates anticipate a lead-in time of 3 years between achieving outline planning consent and first delivery • Gallagher Estates anticipate a further 2-3 year build-out rate of development

ERM4a	164 Bletchingley Road, Merstham	2.50	30	35%	<ul style="list-style-type: none"> No other uses 	<ul style="list-style-type: none"> Residential dwelling set in substantial plot Number of small scale redundant farm buildings 	<ul style="list-style-type: none"> Private Individual 	Yes	<ul style="list-style-type: none"> Biodiversity and green infrastructure enhancements Measures to manage and reduce surface water run-off including a comprehensive system of SUDs Improvement and extension of pedestrian and cycle facilities, including new footways on Bletchingley Road and significant upgrades of the existing bridleway through the site (BW119) (in conjunction with ERM4b) Reinforcement at Bletchingley Road (600m length) Local improvements to existing bus infrastructure/ passenger facilities on Bletchingley Road Upgrading of off-carriageway pedestrian/ cycle routes to nearby local centres and Merstham station Safe highway access onto Bletchingley Road, taking a co-ordinated approach with other sites in the vicinity Improvements to the junction of A23 London Road South and School Hill, Merstham Transport Assessment to include consideration of impacts on the junction of the A23/ School Hill. Feasibility study with respect to the impact of additional traffic on safety and efficiency of the junction of the A23/ School Hill. Open space and play facilities 	None	No	<ul style="list-style-type: none"> No factors 	
ERM4b	Land south of Bletchingley Road, Merstham	0.80	20	35%	<ul style="list-style-type: none"> No other uses 	<ul style="list-style-type: none"> Open space 	<ul style="list-style-type: none"> The School Government Publishing Company Ltd. 	Yes	<ul style="list-style-type: none"> Biodiversity and green infrastructure enhancements Measures to manage and reduce surface water run-off including a comprehensive system of SUDs Improvement and extension of pedestrian and cycle facilities, including new footways on Bletchingley Road and significant upgrades of the existing bridleway through the site (BW119) (in conjunction with ERM4a) Local improvements to existing bus infrastructure/ passenger facilities on Bletchingley Road Reinforcement at Bletchingley Road (600m length) Upgrading of off-carriageway pedestrian/ cycle routes to nearby local centres and Merstham station Safe highway access onto Bletchingley Road, taking a co-ordinated approach with other sites in the vicinity Improvements to the junction of A23 London Road South and School Hill, Merstham Transport Assessment to include consideration of impacts on the junction of the A23/ School Hill. Feasibility study with respect to the impact of additional traffic on safety and efficiency of the junction of the A23/ School Hill. Open space and play facilities 	None	No	<ul style="list-style-type: none"> No factors 	<ul style="list-style-type: none"> The landowners anticipate that a planning permission could be submitted within 3 months of the site being released for development; a decision within a further 3 months; generally an allowance for 6 months should be made for amendments to the scheme; 12-months lead-in time to first property being completed; and build-out rate of 18 months.

ERM5	Oakley Farm, Merstham	8.45	95	35%	<ul style="list-style-type: none"> • Small business space and/ or community space • Open space: new high quality public open space in the eastern part of the site 	<ul style="list-style-type: none"> • Open fields, small cluster of agricultural buildings 	<ul style="list-style-type: none"> • Private Individual 	Yes	<ul style="list-style-type: none"> • Biodiversity and green infrastructure enhancements • Appropriate buffer zone to the adjacent motorway and mitigation measures to protect future residents from noise pollution/ air quality issues • Measures to manage and reduce surface water run-off including a comprehensive system of SUDs • Public open space and play facilities • Improvement and extension of pedestrian and cycle facilities, including new footways on Bletchingley Road and significant upgrades of the existing footpath running through the site (FP198) • Reinforcement at Bletchingley Road (600m length) • Significant upgrade of existing footpath (FP168) • Local improvements to existing bus infrastructure/ passenger facilities on Bletchingley Road • Upgrading of off-carriageway pedestrian/ cycle routes to nearby local centres and Merstham station, including FP93 • Safe highway access onto Bletchingley Road, taking a co-ordinated approach with other sties in the vicinity • Improvements to the junction of A23 London Road South and School Hill, Merstham • Allotment provision • Transport Assessment to include consideration of impacts on the junction of the A23/ School Hill. • Feasibility study with respect to the impact of additional traffic on safety and efficiency of the junction of the A23/ School Hill. 	<ul style="list-style-type: none"> • Provision of small business space and/or community space may impact the build out rates of that phase 	No	<ul style="list-style-type: none"> • No factors 	<ul style="list-style-type: none"> • Taylor Wimpey has a controlling interest in the site
SSW2	Land at Sandcross Lane, Reigate	16.10	260	35%	<ul style="list-style-type: none"> • Commercial/ retail: small-scale local commercial facilities, including shops, to complement existing nearby facilities • Health: land set aside for a new health facility, close to existing community facilities • Open space: new high quality public open space in the western part of the site 	<ul style="list-style-type: none"> • Arable fields 	<ul style="list-style-type: none"> • Members of the Benson and Kerven families 	<ul style="list-style-type: none"> • Yes – controlled by two householders 	<ul style="list-style-type: none"> • Biodiversity and green infrastructure enhancements • A site specific flood risk assessment • Measures to manage and reduce surface water run-off including a comprehensive system of SUDs • Buffer zone to the existing ditch network within the site to safeguard ecology and water quality • A serviced site capable of accommodating a new health facility • Upgrading of off-carriageway cycle routes to the nearby local centre • Consideration given to whether there are opportunities to improve traffic management and access to Sandcross Primary School including off-road routes to the Primary School • Natural and semi-natural greenspace • Allotments • Off-road cycle route along Prices Lane • Local improvements to existing bus infrastructure/ passenger facilities in and around Sandcross lane and measures to maximise the accessibility of routes/ services to new and existing residents • Improvements to the local highway network, including the Dovers Green Road/ Sandcross Lane junction and Slipshatch Road/ Sandcross Lane junction • Measures to manage the effects on nearby rural and residential roads from rat-running and re-routing • Submission of a Transport Assessment to include consideration of impacts on the junction of Woodhatch Road/ A217 • Where necessary improvements and interventions with respect of additional traffic on safety, capacity and efficiency of junction of Woodhatch Road and A217 • Public open space 	<ul style="list-style-type: none"> • Provision of retirement accommodation may impact build out rate in that phase • Provision of commercial/ retail facilities may impact build out rates in that phase • Provision of public open space may impact build out rates in that phase 	<ul style="list-style-type: none"> • Indicated that the site will be brought forward in parallel by both developers via different sales outlets. 	<ul style="list-style-type: none"> • No factors 	<ul style="list-style-type: none"> • Thakeham Homes and Miller Homes both have option agreements for their parts of the site. • Thakeham Homes anticipate for their part of the site 12 months for the preparation of outline permission; 3-6 months for the determination of planning permission; 9-15 months for reserved matters; 3-6 months for pre-commencement conditions/ commencement on site; and 9-12 months for completion of first properties. • Thakeham Homes have indicated that their part of the site could be completed within 5 years. • Miller Homes have indicated for their part of the site 9-18 months for the submission and approval of outline planning permission; 6-9 months for reserved matters; 2-4 months for pre-commencement conditions; 3 months for commencement/

													enabling works/ site access; 6 months deliver first properties from commencement. <ul style="list-style-type: none"> Miller Homes have indicated that they anticipate a build-out rate of 4-6 units (including affordable housing) per month and that it is assumed that Miller and Thakeham will deliver approx. the same rate.
SSW6	Land west of Castle Drive, Reigate	0.50	10	35%	<ul style="list-style-type: none"> No other uses proposed 	<ul style="list-style-type: none"> Amenity land 	<ul style="list-style-type: none"> Private Individual 	Yes	<ul style="list-style-type: none"> Biodiversity and green infrastructure enhancements Measures to manage and reduce surface water run-off including a comprehensive system of SUDs Layout to ensure no development on land within Flood Zones 2 and 3 Improvement and extension of pedestrian and cycle facilities, including crossing points on Dovers Green Road Local improvements to existing bus infrastructure/ passenger facilities in and around Dovers Green Road Transport Assessment to consider the impacts of traffic on the junction of Woodhatch Road/ A217 Dovers Green Road/ Prices Road Where necessary improvements and interventions with respect of additional traffic on safety, capacity and efficiency of junction of Woodhatch Road and A217 Open space 	None	No	<ul style="list-style-type: none"> No factors 	
SSW7	Hartswood Nursery, Reigate	1.00	25	35%	<ul style="list-style-type: none"> No other uses proposed 	<ul style="list-style-type: none"> Former nursery 	<ul style="list-style-type: none"> Private Individual 	Yes	<ul style="list-style-type: none"> Biodiversity and green infrastructure enhancements Measures to manage and reduce surface water run-off including a comprehensive system of SUDs Contamination survey and land remediation measures Improvement and extension of pedestrian and cycle facilities, including crossing points on Dovers Green Road Transport Assessment to include consideration of impacts on the junction of Woodhatch Road/ A217 Dovers Green Road/ Prices Road Improvements to the local highway network, including the Dovers Green Road/ Sandcross Lane junction and Slipshatch Road/ Sandcross Lane junction Reinforcement at Dovers Green Road (720m length) Where necessary improvements and interventions with respect of additional traffic on safety, capacity and efficiency of junction of Woodhatch Road and A217 Open space and play facilities 	None	No	<ul style="list-style-type: none"> No factors 	
SSW9	Land at Dovers Farm, Reigate	6.10	100	35%	<ul style="list-style-type: none"> No other uses 	<ul style="list-style-type: none"> Fields 	<ul style="list-style-type: none"> Family members Dovers Green Developments & Emmerton Developments have promoted the site (family members are related to these firms) 	Yes	<ul style="list-style-type: none"> Biodiversity and green infrastructure enhancements Measures to manage and reduce surface water run-off including a comprehensive system of SUDs Buffer zone and improvements to main river corridor and ditch network Reinforcement at Dovers Green Road (720m length) Local improvements to existing bus infrastructure/ passenger facilities in and around Dovers Green Road Improvement and extension of pedestrian and cycle facilities on Dovers Green Road and Lonesome Lane and upgrading of the existing bridleway (BW61) through the site Safe highway access, including through improvements to the existing junction onto the 	None	No	<ul style="list-style-type: none"> No factors 	<ul style="list-style-type: none"> The landowners have indicated a timeframe of 6-12 months for pre-application design and consultation; 12+ months for application submission and determination; 6 months for pre-commencement condition and discharge The landowners have indicated that 50-60 private units could be completed per annum

									<p>A217</p> <ul style="list-style-type: none"> • Improvements to the local highway network, including the Dovers Green Road/ Sandcross Lane junction and Slipshatch Road/ Sandcross Lane junction • Measures to manage the effects on nearby rural and residential roads from rat-running and re-routing • Submission of a Transport Assessment to include consideration of impacts on the junction of Woodhatch Road/ A217 Dovers Green Road/ Prices Road • Where necessary improvements and interventions with respect of additional traffic on safety, capacity and efficiency of junction of Woodhatch Road and A217 • Open space and play facilities 				(4-5 sales per month)
NWH1	Land at Meath Green Lane, Horley	9.90	75	35%	<ul style="list-style-type: none"> • Open space: new public open space along the river corridor to link up the Riverside Green Chain 	<ul style="list-style-type: none"> • Residential dwellings with large curtilage • Small agricultural holding • Fields 	<ul style="list-style-type: none"> • Private individuals 	No	<ul style="list-style-type: none"> • Biodiversity and green infrastructure enhancements • Safeguard flood affected land as public open space • Improvements to Burstow Stream river corridor • Measures to manage and reduce surface water run-off including a comprehensive system of SUDs • Archaeological survey • New public open space along the river corridor as a continuation of the Riverside Green Chain • On-site play facilities • On-site allotment provision • Upgrading of pedestrian/ cycle routes, including FP410 which runs along the boundary of the site • Measures to ensure development has appropriate access to proposed North West Sector bus routes and links into pedestrian/ cycle routes to the planned neighbourhood centre • Reinforcement at Meath Green Lane of existing 3" cast iron main to 250mm ductile iron (already being delivered as part of NW scheme) • Vehicular access 	None	Indicated that the site will be delivered as a single phase.	<ul style="list-style-type: none"> • No factors 	<ul style="list-style-type: none"> • A number of the private individual's parcels are being promoted by a single agent. • Indicated that planning permission could be submitted within 6 months; further 9 months for obtaining planning permission and discharging conditions. • Indicated that development could commence on site within 1.5-3 years and completed within 3-4 years of the site being released for development.
NWH2	Land at Bonehurst Road, Horley	5.00	40	35%	<ul style="list-style-type: none"> • Open space: new public open space along the river corridor to link up the Riverside Green Chain 	<ul style="list-style-type: none"> • Open land used informally for access to the countryside and amenity 	<ul style="list-style-type: none"> • Three charities 	Yes	<ul style="list-style-type: none"> • Deliver biodiversity and green infrastructure enhancements • Flood affected land should be safeguarded as public open space • Enhancements to the river corridor • Additional flood storage to reduce downstream flood risk/ highway flooding • Measures to manage and reduce surface water run-off including a comprehensive system of SUDs • New public open space • Upgrading of pedestrian/ cycle routes, including FP409 which runs through the site • Safe highway access onto the A23 • Widened shared-use cycle path along A23 from Cross Oak Lane to Chequers roundabout • Additional flood storage measures to reduce downstream flood risk and manage highway flooding 	None	No	<ul style="list-style-type: none"> • No factors 	<ul style="list-style-type: none"> • Linden Homes have a controlling interest in the whole site. • Linden Homes have indicated that 95 homes could be delivered over an 18 month period (N.B. the site is only proposed to be allocated for 40 units).
SEH4	Land off The Close and Haroldslea Drive, Horley	2.40	40	35%	<ul style="list-style-type: none"> • No other uses 	<ul style="list-style-type: none"> • Equestrian centre and residential dwelling in a substantial plot 	<ul style="list-style-type: none"> • Number of private individuals 	No	<ul style="list-style-type: none"> • Biodiversity and green infrastructure enhancements • Measures to manage and reduce surface water run-off including a comprehensive system of SUDs and protection of the ditch network within the site. • Noise assessment and implementation of measures to protect future residential amenity • Upgrading of highway access via The Close, including appropriate improvements to the junction with Balcombe Road • Public open space provision • Improvement and extension of pedestrian footways on The Close and links to pedestrian/ cycle facilities to Horley town centre • Local improvements to existing bus infrastructure/ passenger facilities on Balcombe Road 	None	No	<ul style="list-style-type: none"> • No factors 	<ul style="list-style-type: none"> • The landowners of the riding school have indicated that their parcel is available immediately • Understood that there has been developer interest in acquiring the site.

Opportunity Sites												
BAN1	136-168 High Street, Banstead	0.44	40	30%	<ul style="list-style-type: none"> Retail/ community/ leisure: approx. 1,200sqm (scope for complementary community/ leisure uses; including retention or replacement of existing) 	<ul style="list-style-type: none"> Retail Community Civic Residential 	<ul style="list-style-type: none"> The site has not been formally promoted for development. 	No	<ul style="list-style-type: none"> No requirements 	None	<ul style="list-style-type: none"> Possibly separate sales outlets for the different parts of the site 	<ul style="list-style-type: none"> No factors
REI1	Library and Pool House, Bancroft Road,	0.22	25	30%	<ul style="list-style-type: none"> Retail/ commercial/ leisure/ community: up to 1,000sqm 	<ul style="list-style-type: none"> Retail Commercial Library Community 	<ul style="list-style-type: none"> Part of the site has been promoted for development. 	No	<ul style="list-style-type: none"> Measures to manage and attenuate flood water in order to reduce overall flood risk and design to ensure safe access and egress in the event of flooding Relocation strategy for existing occupiers or where appropriate accommodate existing businesses 	None	No	<ul style="list-style-type: none"> No factors SCC has confirmed that they wish to engage the Council in discussions regarding this site. SCC recommended medium to long-term delivery timeframe for their part of the site
REI3	Albert Road North Industrial Estate, Reigate	2.40	50	30%	<ul style="list-style-type: none"> Employment: at least 7,500sqm of employment space. New development must be within the B1 use (focussed on small business/ incubator space and comprising a mix of offices and small workshops) 	<ul style="list-style-type: none"> Industrial 	<ul style="list-style-type: none"> Part of the site has been promoted for development. 	No	<ul style="list-style-type: none"> Measures to address and attenuate surface water flooding risk Measures to avoid impact from new development on the Mole Gap to Reigate Escarpment SAC Noise reduction measures Relocation strategy for existing business/ industrial occupiers or accommodate existing businesses Full contamination survey and land remediation measures 	None	No	<ul style="list-style-type: none"> No factors
HOR6	50-66 Victoria Road North, Horley	0.25	25	30%	<ul style="list-style-type: none"> Retail (comparison)/ leisure: approx. 1,500sqm (750sqm net) 	<ul style="list-style-type: none"> Retail Commercial 	<ul style="list-style-type: none"> The site has not been formally promoted for development. 	No	<ul style="list-style-type: none"> Adequate access and servicing from Consort Way East 	None	No	<ul style="list-style-type: none"> No factors
HOR7	Telephone Exchange, Horley	0.30	30	30%	<ul style="list-style-type: none"> Community/ leisure: potential for community uses (e.g. healthcare) or leisure uses subject to demand 	<ul style="list-style-type: none"> Telephone exchange 	<ul style="list-style-type: none"> The site has not been formally promoted for development. 	No	<ul style="list-style-type: none"> Measures to address and attenuate surface water flooding risk Cycle friendly traffic measures along Victoria Road 	None	No	<ul style="list-style-type: none"> No factors
Other												
RED9	East Surrey Hospital	24.00			<ul style="list-style-type: none"> Hospital uses Medical related ancillary uses Key worker accommodation <p>No specific floorspace/ numbers allocated – the policy requires a masterplan detailing the type and nature of the medical uses, phasing, provision and delivery of public open space, public realm and accessibility considerations to be prepared as a Supplementary planning Document.</p>	<ul style="list-style-type: none"> Hospital 		No	<ul style="list-style-type: none"> Transport Assessment/ Transport Statement Traffic mitigation methods Comprehensive travel plan Improvements to pedestrian, cycle and public transport facilities and measures to improve accessibility of routes/ services Open space landscape buffer Heritage assessment of existing buildings and areas to identify features and other assets worthy of protection, conservation and enhancement Ecological survey 	None	No	<ul style="list-style-type: none"> No factors

Appendix 2: Trajectory without Sustainable Urban Extensions

			2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2022/24	2024/25	2025/26	2026/27	Total Number of Units		
Area 1: Banstead	Planning Permissions Large Sites	Completions	131	132	179	163	146	72	44									867		
		Under Construction	Fomer De Burgh School	16/02949/F						76	76	76							228	
			Merland Rise Recreation Ground	13/01729/OUT						6										6
			Former Kings Barn	16/02517/F						7	1									8
			118 Nork Way	16/00976/F							7									7
			40 Fir Tree Road	17/02787/F								5								5
			Station Yard, Waterhouse Lane	16/01777/F						7	11									18
			5 Claremount Gardens	16/02111/F						9										9
			88 Epsom Lane North	15/02780/F						1										1
			Frith Park	14/01494/F						12										12
			Not Started	Castle House, Park Road	15/00252/F								3	7						10
				Hengest Farm, 21A Woodmansterne Lane	17/01914/F								7							7
				Courtlands Farm, Park Road	16/01013/F						2	7								9
				24 Station Approach	17/02433/F							1	7							8
			105-125 Ashurst Road	17/01584/F								3	7						10	
		Completions		0	0	0	2	0	0	12									14	
	Planning Permissions Small Sites	Under Construction	Rotherfield House, Fairlawn Road	15/01723/F						1									1	
			100 Outwood Lane, Chipstead	12/01399/OUT						1										1
			Hedgeside, Walpole Avenue	18/00213/F								2								2
			Adina, Wonford Close	15/00408/F							1									1
			Buckles, Yew Tree Bottom Road	17/01706/F								1								1
			63 Tadorne Road	14/01180/F									1							1
			Sunnydale, Yew Tree Bottom Road	14/01347/F							1									1
305 Fir Tree Road			14/00524/F							1									1	
Green Corner, Dorking Road			16/01286/F									1							1	
Land Parcel 172-176 Warren Road			15/00496/F									1							1	
6 Kenneth Road			17/01299/F									1							1	
Flag Cottage, 35 The Avenue			17/01149/F										1						1	
5 Colman Close			16/02980/F							1									1	
3 Epsom Lane South			13/00694/F							1									1	
Stanton Lodge, Shelveys Way			15/02752/F							4									4	
Wood Reeves Cottage			13/00761/F							1									1	
Rookleigh, Alcocks Lane			13/00037/F							1									1	
7 Harden Farm Close			12/01149/F							1									1	
207 Fir Tree Road			16/01409/F									1							1	
Hazel Lodge, Ruden Way			15/02133/F							1									1	
92 Partridge Mead			17/00804/F									3							3	
9 Shelveys Way			17/02097/F							3									3	
Former Clocktower Bungalow			17/00229/F							1									1	
328 Fir Tree Road			16/00364/F							1									1	
11 High Road			17/02802/F									1							1	
Not Started			30 Grange Meadow	17/00322/F									1							1
			1 Horsecroft	17/02849/F									1							1
		54A High Street	15/02905/F									1							1	
		13 Court Hill	15/02687/F								1								1	
		Redstone, 19 Court Hill	17/00688/F									1							1	
		26 Chipstead Station Parade	16/02887/F								1								1	
		Work Unit, Woodplace Lane, Hooley	15/02279/F								1								1	
		Place Farm, Park Road	18/00918/F											1					1	
		Eastland, Woodmansterne Street	18/00684/F											1					1	
		Uplands, Walpole Avenue	16/00075/F								1								1	
		Flat 62, Brighton Road, Hooley	17/01670/F									1							1	
		The Moorlands, 4A Croydon Lane	18/00036/F									2							2	
		Marksland, High Road	18/00761/F											1					1	
		56-58 Brighton Road, Hooley	18/00626/F											1					1	
		60A Brighton Road, Hooley	17/00513/F										1						1	
		Work Unit, Woodplace Lane, Hooley	15/02099/P									1							1	
		Woodcroft, Beech Drive	15/02395/F									1							1	
		Bungalow Lodge, Mogador	14/02152/F									1							1	
		Bracken House, Waterhouse Lane	17/00422/F									1							1	
		20 Epsom Lane South, Tadworth	18/00854/F											1					1	
		Greenhayes, Warren Drive	14/02699/F											1					1	
		Kings Walk House, Woodland Way	16/01576/F										1						1	
		2 The Green, Dorking Road	17/02601/F										1						1	
		Songbirds, Ruxley Close	17/02505/F									1							1	
		Tower Court, 1 Tower Road	18/00428/F										1						1	
Little Manor, Larch Close		18/00181/F											2					2		
Oakwood Hall, Eyhurst park		18/00508/F										1						1		
7 Ruden Way	18/00661/F											1					1			
8 Brighton Road, Hooley	15/02725/F										4						4			
54 Warren Road	15/01795/F									1							1			
Red Chimneys, Warren Drive	15/02379/F											1					1			
472 Reigate Eoad	17/02852/F							1									1			
White Lodge Hall, The Drive	17/01160/F										4						4			
16 Bridgefield Close, Banstead	13/01141/OUT											1					1			
Crown House Mews, Chequers Lane	17/01998/F											2					2			
Lewin House, Dorking Road	15/01273/P											1					1			
82 Hatch Gardens	16/01936/F									1							1			
3 Sherborne Close	16/02987/F										1						1			
Starboard Light, Heath Drive	16/01691/F									1							1			
213 Fir Tree Road	17/00405/F										1						1			
Little Ambrook, Nursery Road	17/01116/F										1						1			
5 Norman Close	18/00526/OUT										1						1			
17 Claremount Gardens	17/00921/F										1						1			
Land Parcel Adjacent to Sub Station, Fairlawn Road	17/00354/F										1						1			
Town Centre Site Allocations	Horseshoe	BAN2												25	25	25		75		

		5A-13A West Street	18/00829/P								1	11						12		
		Garage Block, Kingsley Grove	17/02905/F								6							6		
		31 Blackborough Road	17/02942/F								5							5		
		Group House, 2A Albion Road	15/01543/F					1	7									8		
		32 Prices Lane	17/02196/F						10	15								25		
		4A Church Street, Reigate	16/00428/F						6									6		
		Brookworth House, Bell Street	17/02405/P								5	11						16		
	Planning Permissions	Completions		0	10	0	0	0	5	7								22		
	Small Sites	Under Construction	The Angel Public House, Woodhatch Road	16/00314/F							1							1		
			73 Bell Street	13/00539/F						1								1		
			Holmesdale House, Croydon Road	17/00573/P							2							2		
			2 Ashdown Road	17/01344/F							1							1		
			27 Beech Road	17/02985/F							1							1		
			The Old Oak Public House, Somerset Road	15/00271/F						1								1		
			Oakdene, Oakdene Road	16/01760/F								4						4		
			18 West Road	15/01162/F							3							3		
			2 Clarence Road	16/00225/F							1							1		
			40 Blackborough Road	17/00161/F							1							1		
			41 Blanford Road	17/02498/F								1						1		
		Not Started	56 Chart Lane	17/00096/F							1							1		
			The Old Oak Public House, Somerset Road	17/00673/F								2						2		
			2 Belmont Road	16/00228/F								1						1		
			9A Lesbourne Road	16/00182/F							1							1		
			Land R/O 47 Hornbeam Road	15/02709/F							4							4		
			27 Somerset Road	17/01924/F								1						1		
			2 Garibaldi Road	15/01924/P									1					1		
			38 Linden Court, Lesbourne Road	17/01455/F								1						1		
			Bank Chambers, 2 Church Street	16/02497/P							4							4		
			38 Hatchlands Road	16/01596/F							1							1		
			1 Doods Park Road	17/01898/F								1						1		
			34-36 Lesbourne Road	16/00078/F							2							2		
			Park View, Bell Street	17/01639/F									3					3		
			The Hatch Public House, Hatchlands Road	17/01350/F								1						1		
			36B West Street	17/01298/F								2						2		
			41 Park Lane East	17/02753/F								1						1		
			The Old Stable, 8A Beaufort Road	17/02707/P								1						1		
			Brookworth House, Bell Street	17/00138/F							3							3		
			2 Copse Road	17/02559/F									1					1		
			Mount Pleasant, Coppice Lane	16/00544/F									2					2		
			8 Pilgrims Way	17/02491/F								2						2		
			7 Beech Road	17/00297/F								1						1		
			Shanti Croft, 39 Wray Lane	18/00384/F								1						1		
			Land R/O 15 Beech Road	18/00359/F								1						1		
			The Old Registry, 44 Reigate Hill	15/01089/F							3							3		
			11A Holmesdale Road	17/00094/F							1							1		
			13 Hornbeam Road	17/02409/F								1						1		
			17 Stuart Crescent	17/02568/F							1							1		
			14 Stockton Road	17/02444/F								1						1		
			100 Dovers Green Road	17/02602/F								1						1		
			13 Brokes Crescent	15/02700/F							1							1		
			29 Croydon Road	16/01314/F							1							1		
			3A Bell Street	16/02498/P							3							3		
			12 Brokes Crescent	16/01135/F							1							1		
			Little Hethersett, 37 Wray Lane	16/00167/F							1							1		
			30 Sandcross Lane	15/01777/F							1							1		
			1 Arden Close	15/01144/F							1							1		
			The Angel Public House, Woodhatch Road	16/02619/F								2						2		
	Town Centre Site Allocations	Land adjacent to Town Hall, Reigate	REI2										15	15				30		
	HELAA Sites	Surrey Police Station													10	15		25		
		Garages Fir Tree Walk														12		12		
	Other sites granted planning permission since June 2018	Abbey Citroen, Hatchlands Road, Redhill	18/00328/F								7							7		
	Total Net Number of Dwellings Area 2b				54	44	81	95	138	50	32	89	83	44	15	0	0	10	27	762
Area 3: Horley	Planning Permissions	Completions		133	101	35	77	107	254	73								780		
	Larg e Sites	Under Construction	Consort House, Consort Way	14/02647/P							3							3		
			Saxley Court, Victoria Road	14/00317/F							43							43		
			Former 34 Limes Avenue	16/02235/F								5						5		
			Horley North West Sector	04/02120/OUT						120	180	180	180	180	180	172		1192		
		Not Started	The Gables, 17 Massetts Road, Horley	17/00943/P							10	15						25		
			Kerriemuir, Langshott	17/01839/F								6						6		
			Copperwood, 3 Russells Crescent	17/02019/F								5						5		
			Horley Place, 17 Bonehurst Road	16/00612/F							1	7						8		
			Former Denoras Rest, Meath Green Lane	16/02374/F							7							7		
			St Georges House, 6 Yattendon Road	16/01349/F							6							6		
			43 High Street	16/01758/F							6							6		
			19 Church Road	17/02261/F								6						6		
			138 Victoria Road	18/00058/F								6						6		
			96-100 Victoria Road	17/00693/F							8	11						19		
	Planning Permissions	Completions		86	77	116	178	105	94	4								660		
	Small Sites	Under Construction	12-14 High Street	16/00096/P							2							2		
			Conford, 70 Parkhurst Road	17/01078/F							1							1		

Appendix 3: 5 Year Land Supply Trajectory

				2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2022/24	2024/25	2025/26	2026/27	Total Number of Units			
Area 1: Banstead	Planning Permissions Large Sites	Completions		131	132	179	163	146	72	44									867			
		Under Construction	Fomer De Burgh School	16/02949/F							76	76	76							228		
			Merland Rise Recreation Ground	13/01729/OUT							6										6	
			Former Kings Barn	16/02517/F							7	1									8	
			118 Nork Way	16/00976/F								7									7	
			40 Fir Tree Road	17/02787/F									5								5	
			Station Yard, Waterhouse Lane	16/01777/F							7	11									18	
			5 Claremount Gardens	16/02111/F							9										9	
			88 Epsom Lane North	15/02780/F							1										1	
			Frith Park	14/01494/F							12										12	
			Not Started	Castle House, Park Road	15/00252/F									3	7						10	
				Hengest Farm, 21A Woodmansterne Lane	17/01914/F									7							7	
				Courtlands Farm, Park Road	16/01013/F						2	7									9	
				24 Station Approach	17/02433/F								1	7							8	
				105-125 Ashurst Road	17/01584/F								3	7							10	
			Completions		0	0	0	2	0	0	12										14	
		Area 1: Banstead	Planning Permissions Small Sites	Under Construction	Rotherfield House, Fairlawn Road	15/01723/F						1									1	
					100 Outwood Lane, Chipstead	12/01399/OUT							1									1
					Hedgeside, Walpole Avenue	18/00213/F								2								2
					Adina, Wonford Close	15/00408/F							1									1
	Buckles, Yew Tree Bottom Road			17/01706/F								1								1		
	63 Tadorne Road			14/01180/F								1								1		
	Sunnydale, Yew Tree Bottom Road			14/01347/F							1									1		
	305 Fir Tree Road			14/00524/F							1									1		
	Green Corner, Dorking Road			16/01286/F									1							1		
	Land Parcel 172-176 Warren Road			15/00496/F									1							1		
	6 Kenneth Road			17/01299/F									1							1		
	Flag Cottage, 35 The Avenue			17/01149/F										1						1		
	5 Colman Close			16/02980/F							1									1		
	3 Epsom Lane South			13/00694/F							1									1		
	Stanton Lodge, Shelveys Way			15/02752/F							4									4		
	Wood Reeves Cottage			13/00761/F							1									1		
	Rookeleigh, Alcocks Lane			13/00037/F							1									1		
	7 Harden Farm Close			12/01149/F							1									1		
	207 Fir Tree Road			16/01409/F								1								1		
	Hazel Lodge, Ruden Way			15/02133/F							1									1		
	92 Partridge Mead	17/00804/F									3							3				
	9 Shelveys Way	17/02097/F							3									3				
	Former Clocktower Bungalow	17/00229/F							1									1				
	328 Fir Tree Road	16/00364/F							1									1				
	11 High Road	17/02802/F								1								1				
	Not Started	30 Grange Meadow	17/00322/F									1							1			
		1 Horsecroft	17/02849/F									1							1			
		54A High Street	15/02905/F									1							1			
		13 Court Hill	15/02687/F								1								1			
		Redstone, 19 Court Hill	17/00688/F									1							1			
		26 Chipstead Station Parade	16/02887/F								1								1			
		Work Unit, Woodplace Lane, Hooley	15/02279/F								1								1			
		Place Farm, Park Road	18/00918/F										1						1			
		Eastland, Woodmansterne Street	18/00684/F										1						1			
		Uplands, Walpole Avenue	16/00075/F								1								1			
		Flat 62, Brighton Road, Hooley	17/01670/F									1							1			
		The Moorlands, 4A Croydon Lane	18/00036/F									2							2			
		Marksland, High Road	18/00761/F										1						1			
		56-58 Brighton Road, Hooley	18/00626/F										1						1			
		60A Brighton Road, Hooley	17/00513/F									1							1			
		Work Unit, Woodplace Lane, Hooley	15/02099/P								1								1			
		Woodcroft, Beech Drive	15/02395/F								1								1			
		Bungalow Lodge, Mogador	14/02152/F								1								1			
		Bracken House, Waterhouse Lane	17/00422/F								1								1			
		20 Epsom Lane South, Tadworth	18/00854/F										1						1			
		Greenhayes, Warren Drive	14/02699/F										1						1			
		Kings Walk House, Woodland Way	16/01576/F										1						1			
		2 The Green, Dorking Road	17/02601/F									1							1			
		Songbirds, Ruxley Close	17/02505/F								1								1			
		Tower Court, 1 Tower Road	18/00428/F									1							1			
		Little Manor, Larch Close	18/00181/F										2						2			
		Oakwood Hall, Eyhurst park	18/00508/F									1							1			
		7 Ruden Way	18/00661/F										1						1			
		8 Brighton Road, Hooley	15/02725/F									4							4			
		54 Warren Road	15/01795/F								1								1			
		Red Chimneys, Warren Drive	15/02379/F										1						1			
		472 Reigate Road	17/02852/F							1									1			
		White Lodge Hall, The Drive	17/01160/F									4							4			
		16 Bridgefield Close, Banstead	13/01141/OUT										1						1			
		Crown House Mews, Chequers Lane	17/01998/F										2						2			
		Lewin House, Dorking Road	15/01273/P										1						1			
		82 Hatch Gardens	16/01936/F								1								1			
		3 Sherborne Close	16/02987/F									1							1			
		Starboard Light, Heath Drive	16/01691/F								1								1			
		213 Fir Tree Road	17/00405/F									1							1			
		Little Ambrook, Nursery Road	17/01116/F									1							1			
		5 Norman Close	18/00526/OUT									1							1			
		17 Claremount Gardens	17/00921/F									1							1			
		Land Parcel Adjacent to Sub Station, Fairlawn Road	17/00354/F									1							1			
	Town Centre Site Allocations	Horseshoe	BAN2												25	25	25		75			
	Rest of the Urban Area Allocations	Banstead Community Centre, Park Road	BAN3													15			15			
	HELAA Sites/ Other	Laboratory Site, Pitwood Park, Tadworth										8	15						23			
		Wellesford Close, Banstead															15		15			

	Other Sites Granted Planning Permission Since June 201	L/A 20 Epsom Lane South, Tadworth	18/00854/F								1								1		
	Total Net Number of Dwellings Area 1			131	132	179	165	146	72	197	135	136	36	0	25	40	40	0	1434		
Area 2a: Redhill	Planning Permissions Large Sites	Completions		107	131	71	119	94	103	7									632		
		Under Construction	RNIB College, Philanthropic Road	14/02562/F								20	20	21							61
			Portland Drive	13/02289/OUT									6								6
			1 Ranmore Close	15/01798/F								6	11								17
			Former Liquid & Envy	16/02680/F									50	50	33						133
			5 Gloucester Road	17/01161/F									2	7							9
			Greystone Court, London Road North	17/02549/F									7								7
			Unit 1 Maple Works	16/02905/OUT								6									6
		Not Started	Hockley Industrial Estate	15/01008/OUT												25	25				50
			Redhill Youth Association	17/02876/F												25	25				50
			Patteson Court, Nutfield Road	18/00709/P									5	15							20
			Marketfield Public Carpark	16/01066/F										51	51	51					153
			The Limes Public House	18/00375/F									2	7							9
			St Johns Court, St Johns Road	17/02486/P									3	15							18
	Completions				7	0	6	10	0	0	9										32
	Planning Permissions Small Sites	Under Construction	49 Ladbroke Road	16/02928/F								4								4	
			24 Garlands Road	18/00449/F									1								1
			Rawlinson House, London Road	14/02551/P								2									2
			77 Monson Road	15/00081/F									4								4
			26 Station Road	14/00763/CU								1									1
			Chilmead, North Street	12/01064/F								1									1
			Former Carlton Road	17/01403/F										2							2
			160 Orchard Cottages	16/01248/F									1								1
			2 Hitherwood Close	14/01615/F								2									2
			Former 130A London Road	17/01759/F									1								1
			41 High Street	17/02783/F									3								3
			7 Wraylands Drive	17/02066/F								1									1
			3 Carlton Road	15/02294/F								1									1
			Greystone Court, London Road North	17/01679/F										1							1
		Not Started	The Old Forge, 24A Horley Road	17/00044/F									2								2
			22 Earlswood Road	16/02331/F									4								4
			47 Horley Road	15/02137/F											1						1
129 Bletchingley Road			16/02742/F								2									2	
1A Kingfisher Drive			16/00244/F									1								1	
33 High Street			18/00813/F											2						2	
101 Colesmead Road			16/02622/F									1								1	
2-4 Cromwell Road			16/02057/F								3									3	
36 Station Road			17/03013/F										2							2	
38 Ringwood Avenue			17/01069/F											1						1	
36 Station Road			17/02273/P										2							2	
47A Station Road			18/00158/P										2							2	
28 Green Lane			17/02025/F										1							1	
Former Frenches Club, The Frenches			17/01150/F								1									1	
Grovehill House, Grovehill Road			15/02354/P									4								4	
1 Robin Gardens, Redhill			18/00694/F											1						1	
2 Wilton Road	17/01374/F											1						1			
39-41 Station Road	14/01322/F									2								2			
Old School House, Rocky Lane	18/00544/F												-1					-1			
The Old Telephone Exchange, 13 Station Road North	17/01205/F											2						2			
8 Hollis Row, Redhill	17/00273/OUT									1								1			
10 Brambletye Park Road	17/02766/F										1							1			
1 Jasmine Close	16/02717/F										1							1			
Town Centre Site Allocations		16-46 Cromwell Road, Redhill	RTC2								12	12							24		
		Gloucester Road, Redhill	RTC6											25	25				50		
Rest of the Urban Area Allocations		Colebrook, Redhill	RTC4											55	55				110		
		Former Longmead Centre, Holland Road, Redhill	RTC5														20		20		
		Quarryside Business Park, Thornton Way, Redhill	RED1										30	30					60		
		Bellway House, Station Road, Merstham	RED2										15	15					30		
		Church of the Epiphany, Mansfield Road, Merstham	RED4									10							10		
		Merstham Library, Weldon Way, Merstham	RED5										10						10		
		Former Oakley Centre, Merstham	RED6								15	15							30		
		Reading Arch Road/ Brighton Road North, Redhill	RED8											40	40	40	30		150		
HELAA Sites		Gasholder, Hooley Lane, Redhill										10	15						25		
Other Sites Granted Planning Permission Since June 2018		Elgar Works, Merstham	17/01676/F								7	7							14		
		2-132 Portland Drive, Merstham	18/00394/F								2								2		
Sustainable Urban Extensions		Land at Hillsbrow	ERM1														30		30		
		Copyhold	ERM2/3																0		
		Oakley Farm	ERM5														30		30		
		164 Bletchingley Road	ERM4a																0		
		Land south of Bletchingley Road	ERM4b																0		
Total Net Number of Dwellings Area 2a				114	131	77	129	94	103	62	156	214	124	226	215	65	40	110	1860		
Area 2b: Reigate	Planning Permissions Large Sites	Completions		54	34	81	95	138	45	5									452		
		Under Construction	Bourne House, Lesbourne Road	16/02884/P								2	11							13	
			Raven Housing Trust, Arbutus Road	16/00688/F								7								7	
			Knights Yard	16/01161/F								7								7	
			Garage Block Merrywood Park	15/02914/F								1	7							8	
		Park House, Bell Street	17/00847/P									5	11						16		
		Not Started	41 Doods Park Road	17/01830/F									3	7						10	
	5A-13A West Street		18/00829/P										1	11					12		
	Garage Block, Kingsley Grove		17/02905/F										6						6		
	31 Blackborough Road		17/02942/F										5						5		
	Group House, 2A Albion Road		15/01543/F								1	7							8		
	32 Princes Lane		17/02196/F									10	15							25	
	4A Church Street, Reigate		16/00428/F									6								6	

