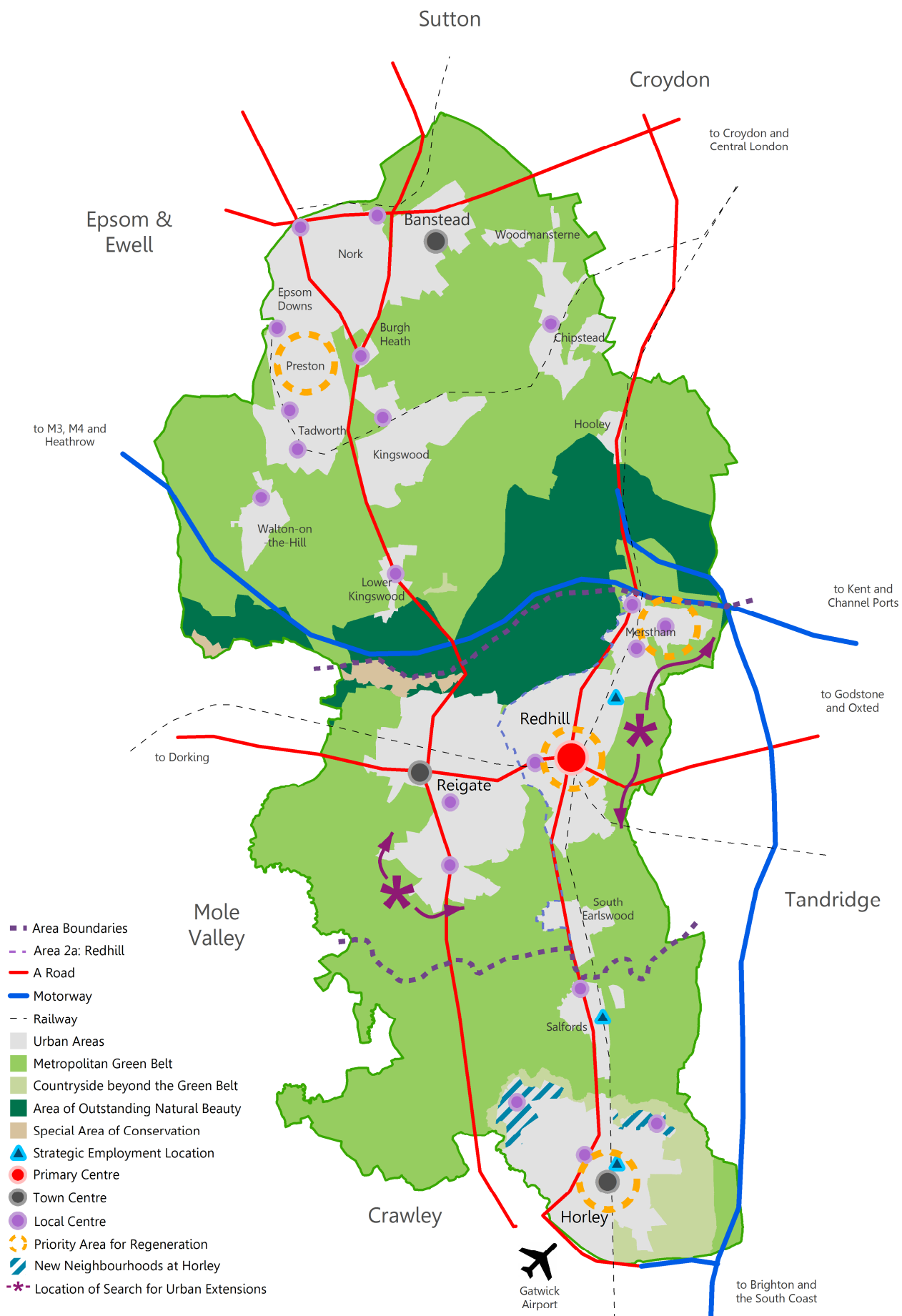




Housing Delivery Monitor

Including Five Year Land Supply
Position at 31 March 2019



Housing Delivery Monitor

Position at End March 2019

Contents

Introduction.....	1
Future Policy Developments.....	1
Relevant Core Strategy Policies and Indicators	1
Geographical Information	1
Key Messages	2
UK Trends	2
Borough Key Messages.....	2
Housing Market.....	3
Average House Prices	3
Price Breakdown by Dwelling Type	3
Affordability	4
Transaction Volumes.....	5
Summary of Housing Delivery	6
Delivery Trends (Including C2 Old Person's Homes)	7
Overall Plan Period Completion Rates (2012-2019).....	7
Large Site Completion Rates.....	8
Small Site Completion Rates.....	8
Completion Characteristics (Excluding C2 Old Person's Homes)	9
Sources of Supply – Previous Land Use	9
Sources of Supply – Designation	9
Housing Density	10
Dwelling Size & Type.....	11
Car Parking Standards	12
Affordable Housing	12
New Permission Characteristics (Excluding C2 Old Person's Homes).....	14
Number of New Permissions	14
Source of New Permissions – Previous Land Use	14
Source of New Permissions – Designation.....	15
Housing Density	15
Dwelling Type & Size.....	15
Car Parking Standards	16
Housing Supply & Delivery Position	17
Five Year Land Supply Position.....	17
Sources of Deliverable Land Supply.....	19
Summary of Five Year Land Supply Position	22

Appendix.....	23
Regular Monitors:	63
Population and Demographic Information	63

Please Note:

The information contained within this monitor details housing completions and outstanding permissions within Reigate & Banstead during the period 1 April 2018 to 31 March 2019. The housing trajectory and five year land supply is compiled using monitoring data at 31 March 2019 and information obtained from the May 2018 update of the Housing Economic Land Availability Assessment¹.

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

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

¹ Available at: [http://www.reigate-banstead.gov.uk/info/20381/emerging_planning_policy/761/dmp - evidence](http://www.reigate-banstead.gov.uk/info/20381/emerging_planning_policy/761/dmp_-_evidence)

Introduction

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

- Provide data and analysis on the national and local housing market
- Monitor and analyse the characteristics of housing supply including density, location, type of housing and car parking provision against the relevant policies
- Provide the base data for the evaluation of Local Plan and Core Strategy policies
- Set out the borough's 5 year deliverable land supply position

Future Policy Developments

The Borough Local Plan 2005, including its saved policies, is in the process of being replaced by new local planning documents. The Core Strategy was formally adopted in July 2014 and details how much growth will take place until 2027 together with setting out the overarching strategic approach for delivering new homes and development in the Borough. The emerging Development Management Plan will contain detailed policies and allocate sites for development across the Borough.

Relevant Core Strategy Policies and Indicators

Policy	Monitoring Indicator
CS10	% of new residential dwellings built on previously developed land. Target – at least 50%.
CS13	At least 6,900 additional dwellings between 2012 and 2027.
CS14	Type and size of unit completed compared to SHMA recommendations. Appropriate mix of dwellings in line with housing need, site size & characteristic.
CS15	A minimum of 1,500 gross new units of affordable housing between 2012 and 2027. 30% of affordable housing secured on permissions for developments of 15+ net additional units. Financial contribution equivalent to % of affordable housing for developments of 1-9 and 10-14 units.
CS17	% of residential dwellings built within 15 minutes of a public transport stop. Target – at least 80%.

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

The Housing Monitoring Report measures the Boroughs performance against the indicators set out in the policies above. Information on housing permissions, completions and projections are included within this monitor to provide an insight on how the Borough is performing against the policies outlined in the Core Strategy and DMP. Reports on CS15 & 17 can be found in the Annual Monitoring Report.

Geographical Information

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

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

Key Messages

UK Trends

The Ministry of Housing, Communities & Local Government published the results of its first ever Housing Delivery test in February 2019. The test compares the number of new homes provided by each local authority against their assessed need. Just over 100 local authorities were reported to be failing the 95% pass rate. The figures will be used to incentivise councils to drive up housing delivery, with a 'presumption in favour of sustainable development' being the ultimate sanction for poor performance. A total of 58 councils could face this penalty by 2020 unless their performance increases. (Inside Housing)

The supply of new build dwellings in England continues at a steady pace with a 1% increase reported in the year to December 2018, totalling 165,090 units. The number of dwellings commencing construction during the same period has remained unchanged at 165,160 (House building; new build dwellings, England: December Quarter 2018).

The UK housing market activity remains subdued with the number of agreed sales and new enquiries continuing to decline amidst uncertain political backdrop. The Royal Institute of Chartered Surveyors' (RICS) residential market survey for March 2019 reports that a significant factor contributing to the slow market is the lack of fresh sales listings, which have been continuously dropping. Halifax House Price Index adds that the need to build up a deposit before getting a mortgage is still a challenge for many looking to buy a property. Despite the annual average house price in the UK increasing by 2.6% to £233,181, these challenges combined with uncertainty around Brexit mean that we can continue to expect subdued price growth for the time being. (Halifax House Price Index March 2019).

Borough Key Messages

- **House Prices:** Land Registry reports that within 2018/19 the average house price transaction within Reigate & Banstead saw a 5.6% increase (from £485,417 to £513,836). Detached, semi-detached and terraced dwellings all saw an increase (5.8%, 3.0% and 0.9% respectively), whilst flats declined in value by 2.3%.
- **Affordability:** The affordability ratio has shown a minor improvement from 11.51 to 10.79 in Reigate & Banstead, meaning the average (median) house price in the borough now represents 10.79 times of the average (median) gross annual residence-based income.
- **Sales:** There has been a 3.2% decrease in the number of transactions within the last twelve months in the borough (2,387 to 2,311).
- **Housing targets:** Core Strategy Policy CS13 plans for 6,900 new homes to be delivered between 2012 and 2027, this equates to an annual average of 460 additional dwellings. At least 5,800 of these additional dwellings will come from the existing urban area, whilst the remainder will be from sustainable broad locations set out in Core Strategy Policy CS8.
- **Completions:** Within the last twelve months 509 net additional dwellings were completed (including C2 old person's homes), this is a decrease from 597 within 2017/18 but remains above the Council's annual target of 460 dwellings per annum.
- **Previously Developed Land (PDL):** Within the last twelve months 39% of completed properties were built on previously developed land, this is below the 50% target set out in Core Strategy Policy CS10.
- **New Permissions:** Within the past twelve months 117 sites were granted planning permission, equating to 587 net dwellings.

Housing Market

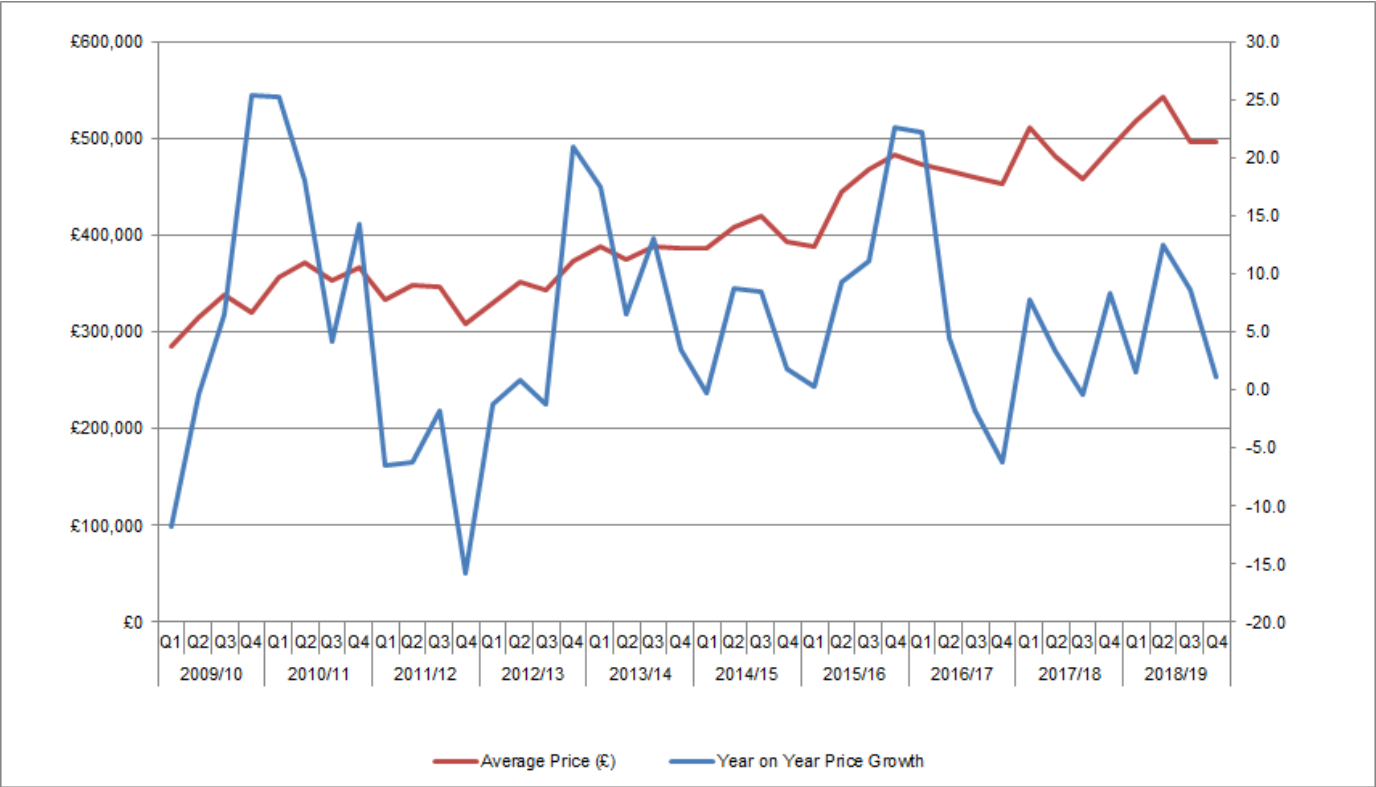
Average House Prices

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

Within the last twelve months, the Land Registry reports that the average annual house price within the borough has increased compared to 2017/18 from £485,417 to £513,836, indicating a 5.6% rise. In this monitoring period, house values peaked in the second quarter, declining slowly throughout the year. In comparison, the average house price in the UK, according to Halifax House Price Index, stands at £233,181, representing 2.6% increase on the previous year.

Figure 1 shows that house prices in the borough have been rising steadily since 2009, currently representing 63.1% increase in average house prices over the last 10 years.

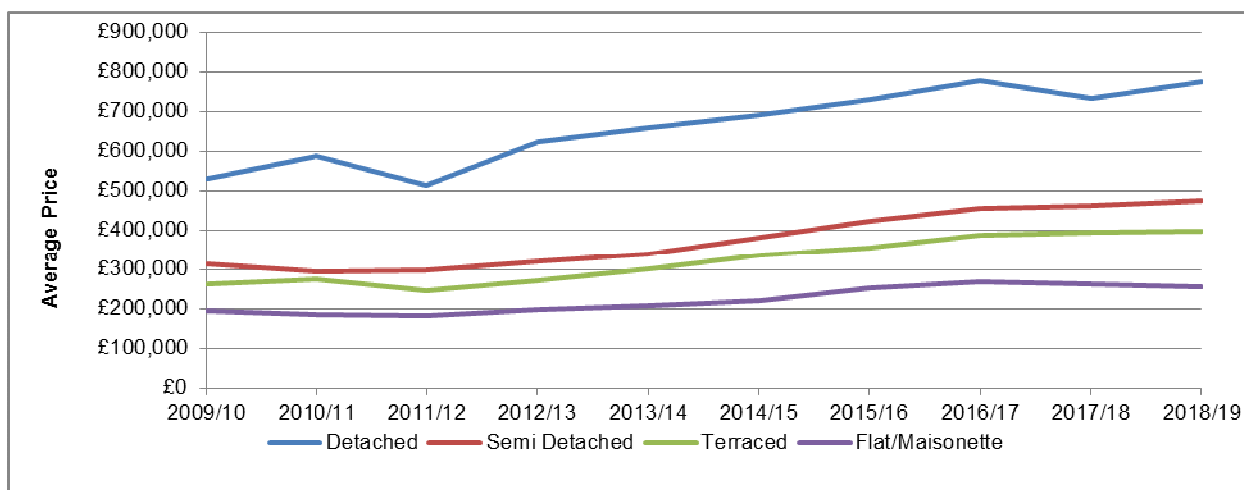
Figure 1 Average House Price 2009-2019 (Land Registry Data)



Price Breakdown by Dwelling Type

Figure 2 shows a 5.8% increase in the average house price for detached houses, bringing it back to the levels recorded in 2016/17, standing at £776,648. Semi-detached and terraced houses have also experienced slight increase in prices (3.0% to £475,564 and 0.9% to £398,796 respectively), whilst average prices for flats continue to decline for second year in a row, representing an annual drop of 2.3% to £256,474.

Figure 2 Dwelling Type Price Trend 2009 – 2019 (Land Registry Data)

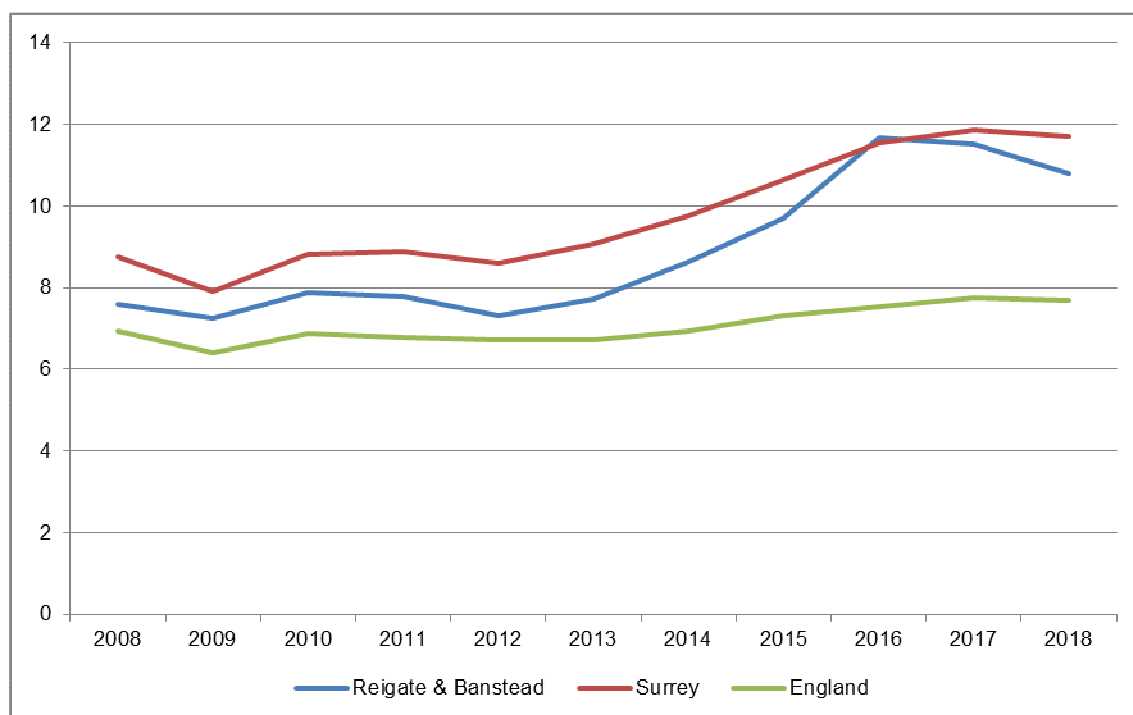


Affordability

Housing affordability is recognised as one of the most significant challenges facing the housing market and one that has intensified over the past couple of decades. Based on the data collected by the Office for National Statistics (ONS), the last twelve months saw an improvement in the affordability ratio (11.51 to 10.79), meaning the average (median) house price in the borough now represents 10.79 times of the average (median) gross annual residence-based income.

Figure 3 shows that since 2008 the affordability ratio for Reigate & Banstead has increased from around 7.61 to the current 10.79. Despite the overall climb, it appears that the situation within the borough has been slowly improving over the last couple of years. Similar trends have been seen across Surrey as well as England. Whilst the affordability ratio in the borough is considerable higher than the England average (7.70), it remains below the levels recorded across Surrey as a whole (11.71).

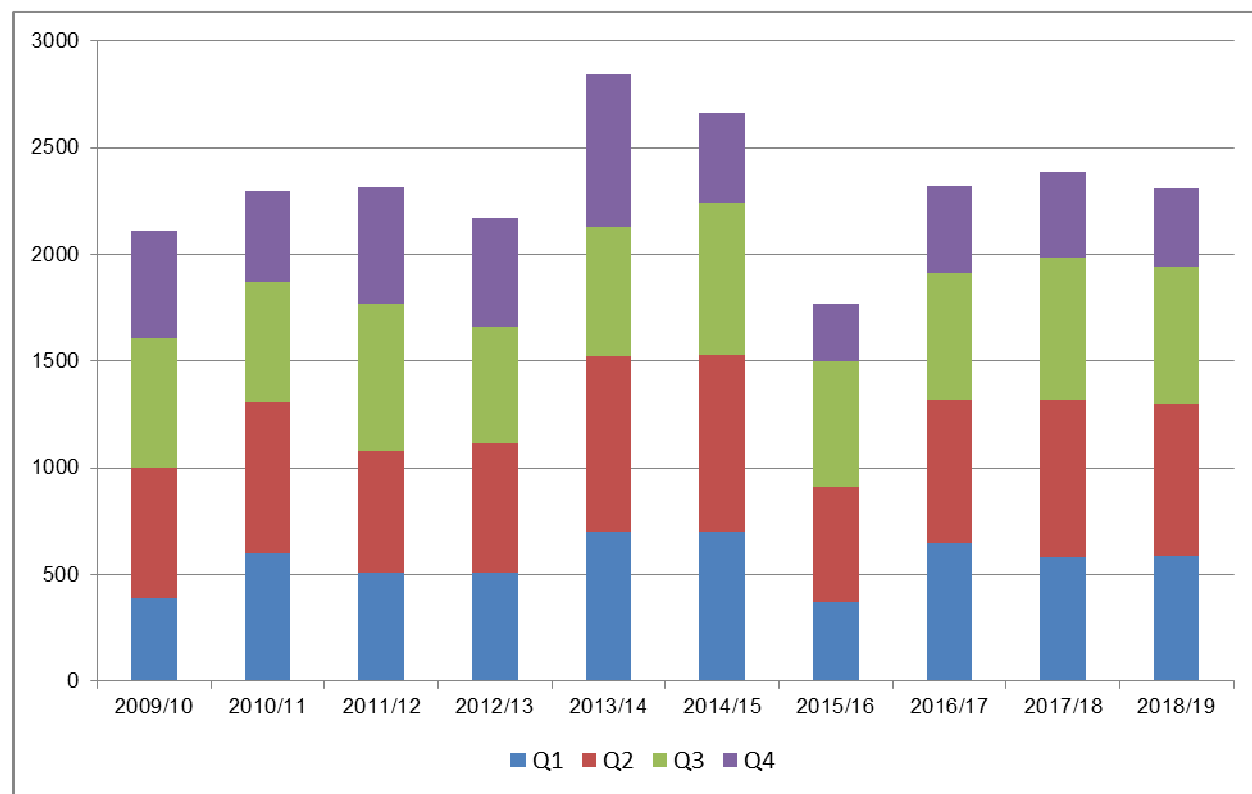
Figure 3 Affordability Ratio Comparison 2008 – 2018 (ONS data)



Transaction Volumes

Similarly to the national trend, the housing market within the borough remains subdued. Figure 4 shows that there has been a 3.2% decrease in the number of transactions in the last twelve months (2,387 to 2,311).

Figure 4 Quarterly Sales Volume Trend 2009 – 2019 (Land Registry Data)



Summary of Housing Delivery

Figure 5 Summary of Housing Completions

1 April 2018 to 31 March 2019		Area 1 - Banstead		Area 2a - Redhill		Area 2b - Reigate		Area 3 - Horley		Total
		Small Sites	Large Sites	Small Sites	Large Sites	Small Sites	Large Sites	Small Sites	Large Sites	
Completions	New Build	65	18	38	0	26	0	19	288	435
	Change of Use	3	0	11	0	15	11	17	14	71
	Conversions	1	37	16	0	2	0	0	0	56
	C2 Old Person's Homes*	0	0	0	0	0	0	0	0	0
	Total Completions	69	55	65	0	43	11	36	283	562
Losses	Demolitions	17	0	3	0	7	0	6	0	33
	Changes of Use	1	0	2	0	0	0	0	0	3
	No. of Units Before Conversion	2	0	3	0	1	0	0	0	6
	C2 Old Person's Homes*	0	0	0	0	0	0	0	11	11
	Total Losses	20	0	8	0	8	0	6	11	53
Total Net Gain		49	55	57	0	35	11	30	272	509

1 April 2012 to 31 March 2019 (Plan Period)		Area 1 - Banstead		Area 2a - Redhill		Area 2b - Reigate		Area 3 - Horley		Total
		Small Sites	Large Sites	Small Sites	Large Sites	Small Sites	Large Sites	Small Sites	Large Sites	
Completions	New Build	456	429	128	351	193	141	118	1,370	3,186
	Change of Use	32	8	104	64	71	76	66	112	533
	Conversions	12	37	50	10	22	0	14	0	145
	C2 Old Person's Homes*	1	47	8	0	0	47	7	32	142
	Total Completions	501	521	290	425	286	264	205	1,514	4,006
Losses	Demolitions	100	35	15	71	34	3	17	15	290
	Changes of Use	2	0	5	0	8	0	1	0	16
	No. of Units Before Conversion	6	0	11	2	6	0	3	0	28
	C2 Old Person's Homes*	0	0	0	0	0	14	0	11	25
	Total Losses	108	35	31	73	48	17	21	26	359
Total Net Gain		393	486	259	351	238	247	184	1,488	3,647

*In line with NPPG Paragraph 043 Reference ID: 3-043-20180913, the number of care home bedrooms converted into a C3 equivalent, using the current census data on the average number of adults living in a household

Delivery Trends (Including C2 Old Person's Homes)

Overall Plan Period Completion Rates (2012-2019)

Net completions for 2018/19, including C2 old person's homes, stand at 509; this is a 14.7% decrease in the number delivered in the previous financial year (597) but exceeds the plan period average of 521 and the Core Strategy annual target of 460. Completions have remained at an elevated level for another year.

Figure 6 Net Completion Trend 2012-2019

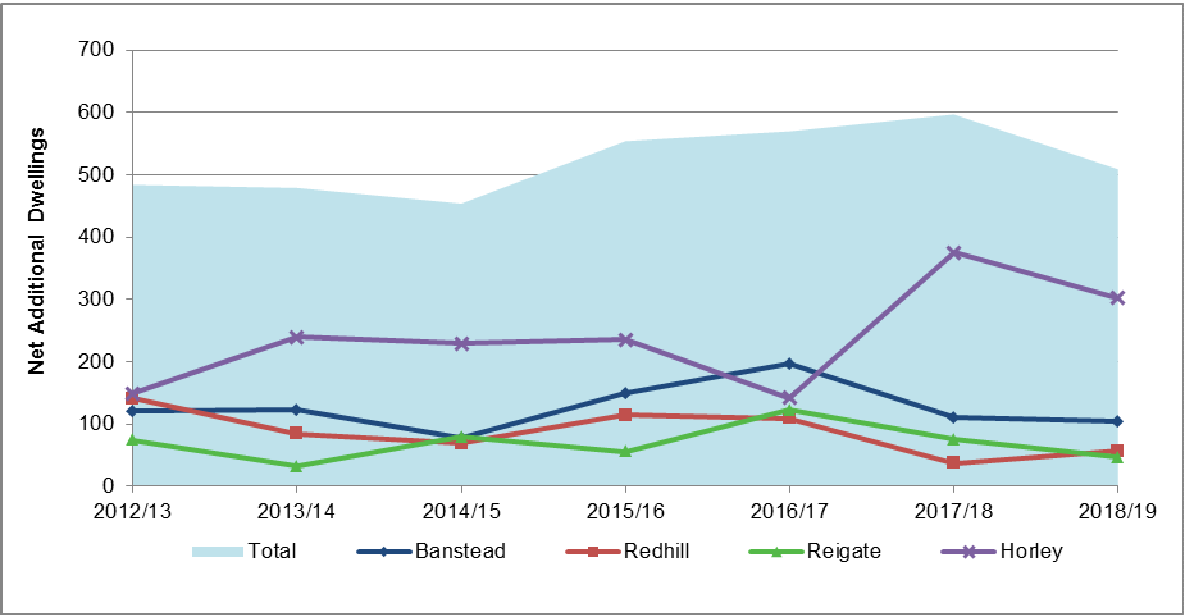
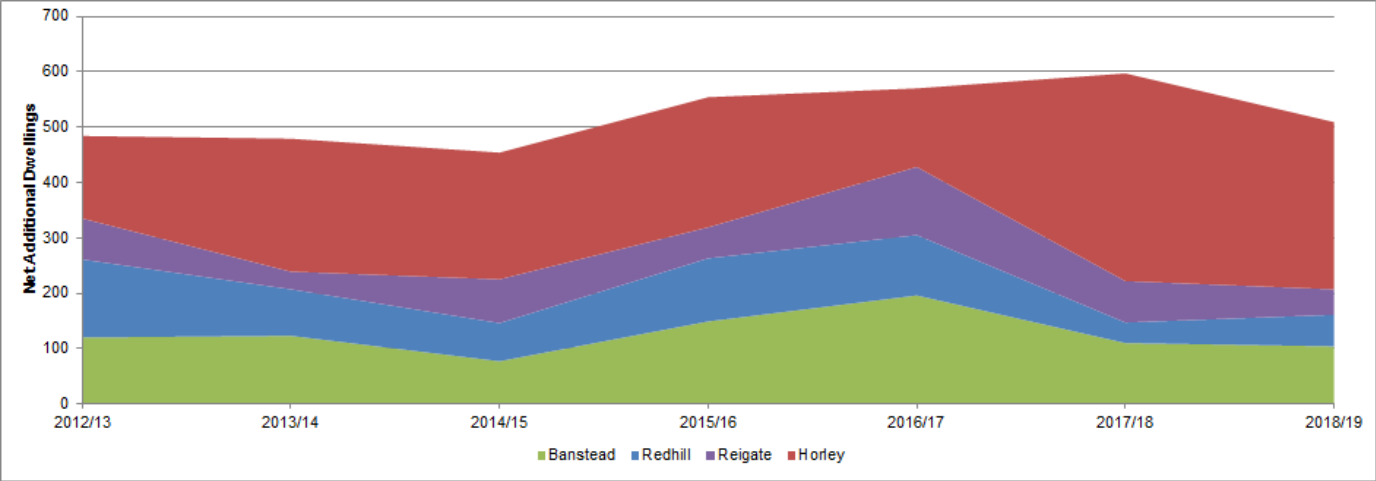


Figure 7 shows the spatial distribution of net additional dwellings since 2012; it shows that the majority of net additional dwellings have been completed within Horley (Area 3).

Within the last twelve months, levels of completions within the borough's four areas have converged Banstead - 20.4%, Redhill - 11.2%, Reigate – 9.0% and Horley – 59.3%. The high level of completions within Horley is largely due to the progress at the Horley North West Sector, a trend which is expected to continue over the coming years.

Figure 7 Area Contribution to Total Net Completions 2012 – 2019

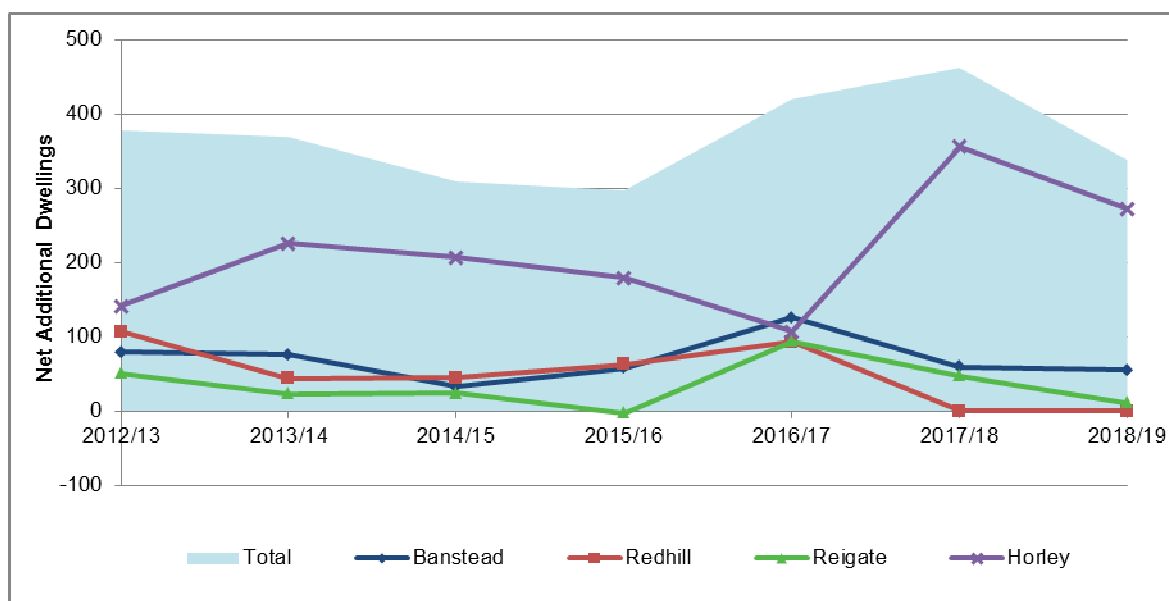


Large Site Completion Rates

Large site dwelling completions represented 66.4% of all completions in 2018/19 – a slight decrease on the previous year from 75.0%.

As per previous year, Horley provided the highest proportion of completions from sites of 10 dwellings or more (80.5%), mainly due to the progress on the Horley North West Sector site. Banstead accounted for 16.3% with the completion of sites on Merland Rise Recreation Ground and Frith Park as well as the first completions from the site of the former De Burgh School. The remaining 3.2% of completed dwellings came from Reigate, whilst there were no recorded completions from large sites in Redhill.

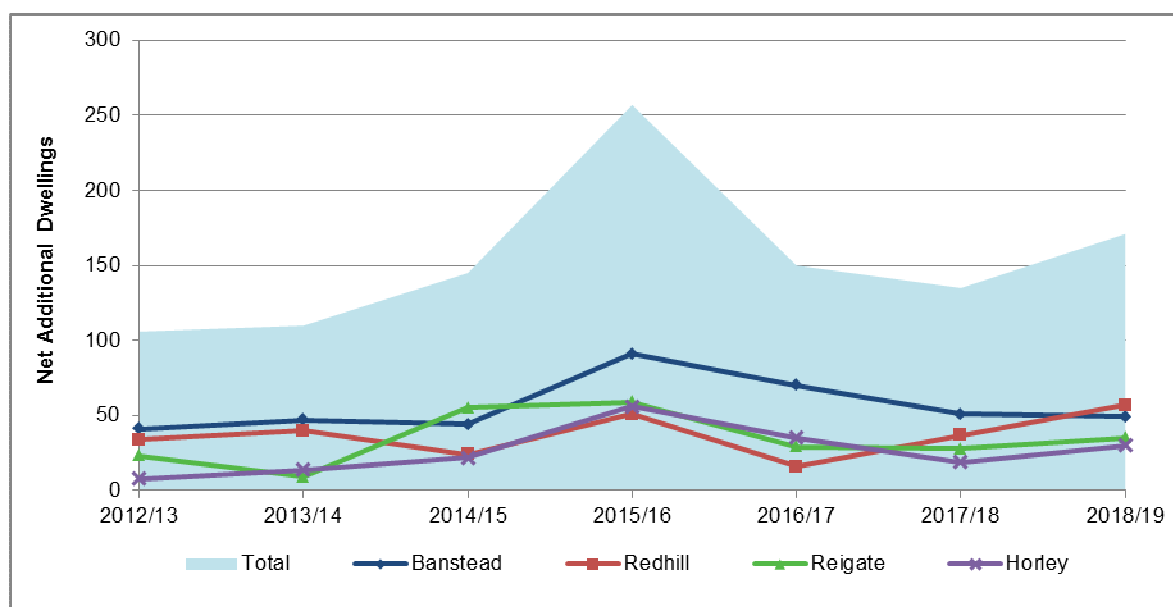
Figure 8 Large Site Net Completion Trend 2012 – 2019



Small Site Completion Rates

Figure 9 shows that within last year, there has been a slight increase in the number of dwellings completed on sites with less than 10 units from 135 to 171, representing 33.6% of all completions within this monitoring period, compared to 22.6% the previous year.

Figure 9 Small Site Net Completion Trend 2012 – 2019



Completion Characteristics (Excluding C2 Old Person's Homes)

Sources of Supply – Previous Land Use

The Core Strategy Policy CS10 prioritises the use of previously developed land (PDL) in order to promote the efficient and sustainable use of land. 39.0% of dwellings completed within the last twelve months were built on PDL, which is below the Core Strategy monitoring target of 50%.

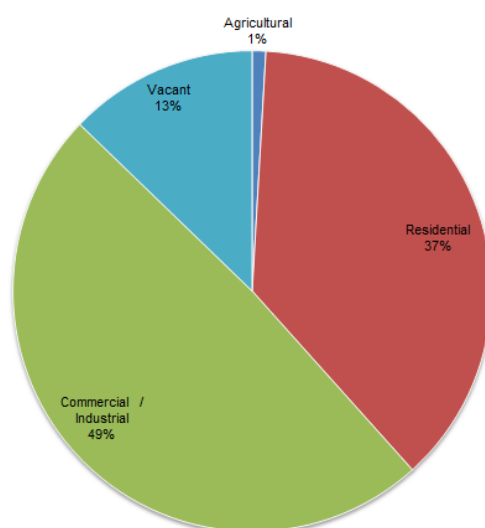
Within the last twelve months there has been a slight decrease in the percentage of dwellings built on PDL (43.9% - 39.0%). Majority of completions not on PDL comes from the Horley North West Sector, which was previously greenfield land. There have also been a number of backgarden schemes which have been excluded from this calculation².

Figure 10 Previously Developed Land

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

Figure 11 shows that nearly half of the completions on PDL (49%) come from the redevelopment of commercial/industrial land and further 37% from the redevelopment of residential land.

Figure 11 Previous Land Use of Completed Dwellings

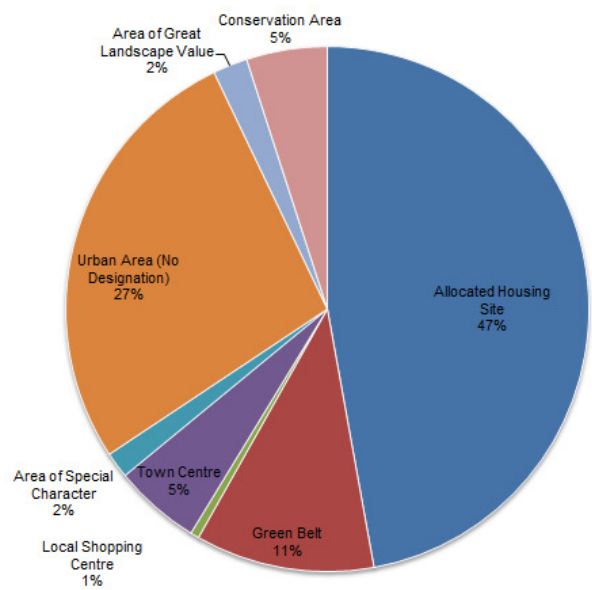


Sources of Supply – Designation

As per the previous year, nearly half of the dwellings completed within the last twelve months were on allocated housing sites, largely due to the rapid progress on the Horley North West Sector site. Urban sites without any specific designation represented 27% of all completions (down from 31%) and 11% came from developments within green belt, which can be mainly attributed to the redevelopment of the green belt brownfield sites at Frith Park and High Trees Nursing Home.

² The revised NPPF (2019) advises that PDL excludes land in built-up areas such as residential gardens

Figure 12 Designation of Completed Housing Sites



Housing Density

Housing density is affected by factors such as the location of the site, the character of the surrounding area and the size and shape of the site. Core Strategy Policy CS10 requires that developments should reflect the local character and levels of accessibility.

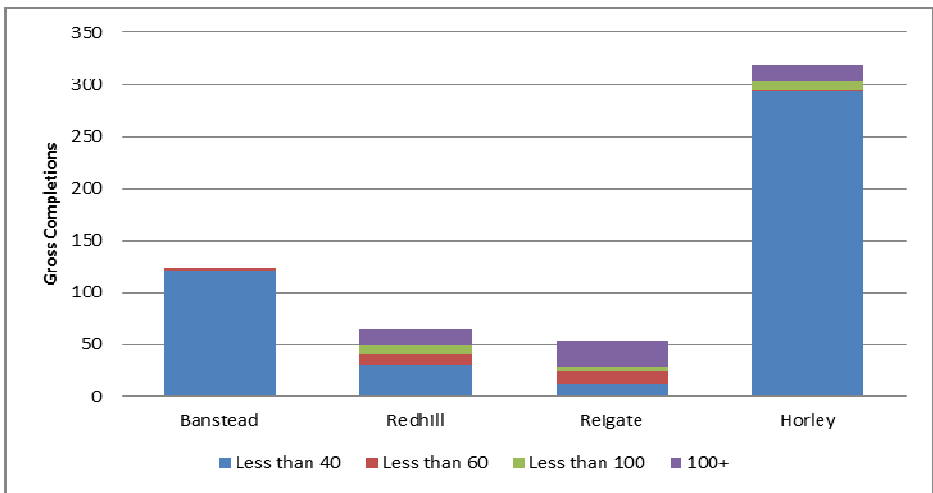
Within this monitoring period, more than three quarters of the dwellings came from sites with a density of less than 40dph (dwellings per hectare), whilst high density housing with more than 100dph represented 10% of total completions.

Figure 13 Density of Completions

	Less than 40dph	40 60dph	60 100dph	More than 100dph
Number of Units	458	27	21	56
Percentage (%)	81.5%	4.8%	3.7%	10.0%

The dwelling per hectare values (dph) of completions varies by borough area. All areas have the greatest proportion of completions on sites with a density of less than 40dph except for Reigate where more dwellings were completed in developments with 100+dph density.

Figure 14 Density of Completions by Borough Area



Dwelling Size & Type

As per previous year, houses have dominated in terms of the type of dwellings completed with 62%, compared to 38% of completed flats.

Figure 15 Breakdown by Dwelling Type (2012-2019)

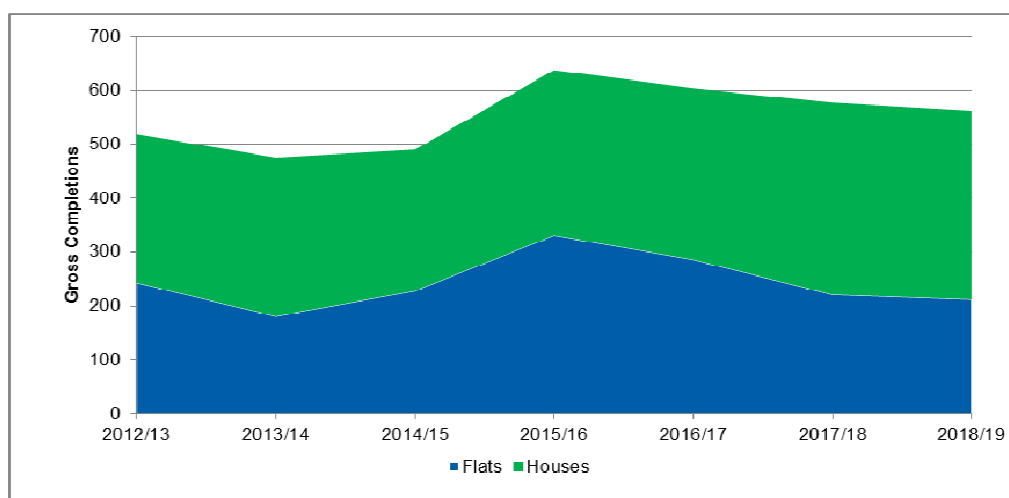


Figure 16 shows that Redhill and Reigate recorded fairly even split, with flats marginally taking the lead, whilst Banstead and Horley had greater proportion of house completions.

Figure 16 Proportion of Houses & Flats by Borough Area

	Flats	Houses
Area 1 – Banstead	21 (16.9%)	103 (83.1%)
Area 2a – Redhill	34 (52.3%)	31 (47.7%)
Area 2b - Reigate	28 (51.9%)	26 (48.1%)
Area 3 - Horley	129 (40.4%)	190 (59.6%)

Figure 17 compares the mix of completions to SHMA 2012 Housing Market Recommendations; it shows that completions again under delivered in terms of larger 3 and 4+ dwellings and over delivered on smaller 1 and 2 bedroomed properties, however there has been an improvement on previous year.

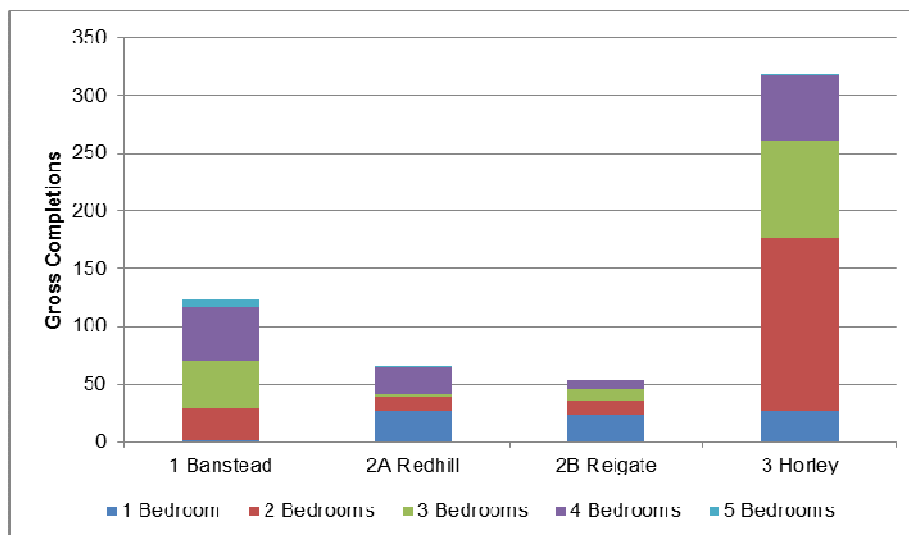
Within the last twelve months 50% of completions were 1 and 2 bedroom dwellings (compared to 55% last year) and 50% of completions were 3 and 4+ bedroom dwellings (45% last year).

Figure 17 Completions by Size Compared to SHMA Recommendations

	Completions 2017/18	SHMA 2012 Market Housing Recommendation
1 bedroom	13.7%	40%
2 bedrooms	36.3%	
3 bedrooms	24.7%	60%
4+ bedrooms	25.3%	

Figure 18 shows variation in the completed dwelling size across the four areas. Specifically, it shows that there are a greater number of completed 1 and 2 bedroomed properties in Redhill, Reigate and Horley and a greater number of 3 and 4+ bedroomed properties in Banstead.

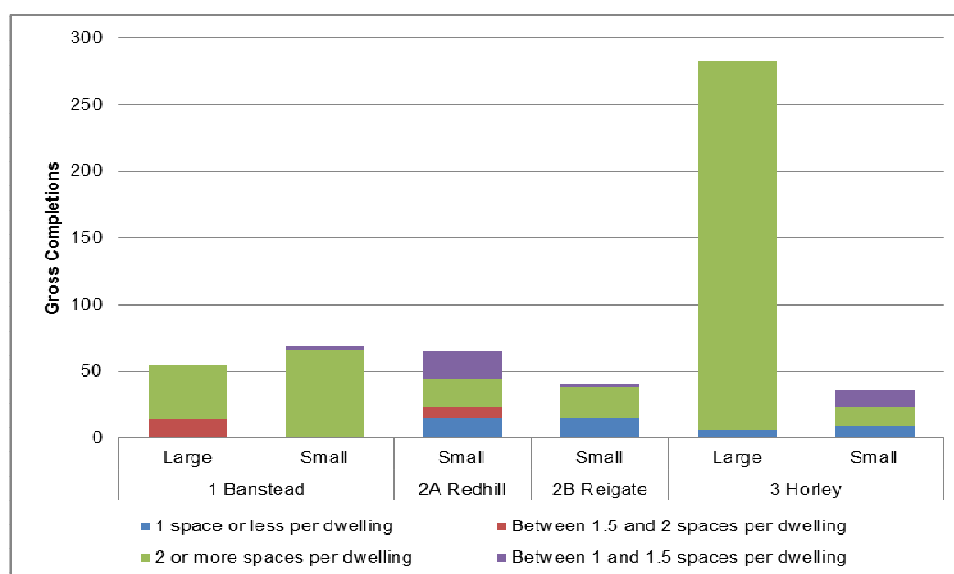
Figure 18 Completed Dwelling Size by Borough Area



Car Parking Standards

Parking space provision varies depending upon the location and level of accessibility of the site. Within this monitoring period, the average number of parking spaces per completed dwelling is 2.24, representing an increase on the previous year (1.82 in 2017/18). This is largely due to completions on the Horley North West Sector that averaged more than 2 spaces per dwelling.

Figure 19 Average Parking Spaces on Completed Dwellings by Site Size



Affordable Housing

Within this monitoring period 68 affordable units have been completed – 12.1% of all gross completions. This is below the Core Strategy Monitoring target of 100 dwellings per annum and is a decrease from a previous year (99 units – 18.7% of gross completions).

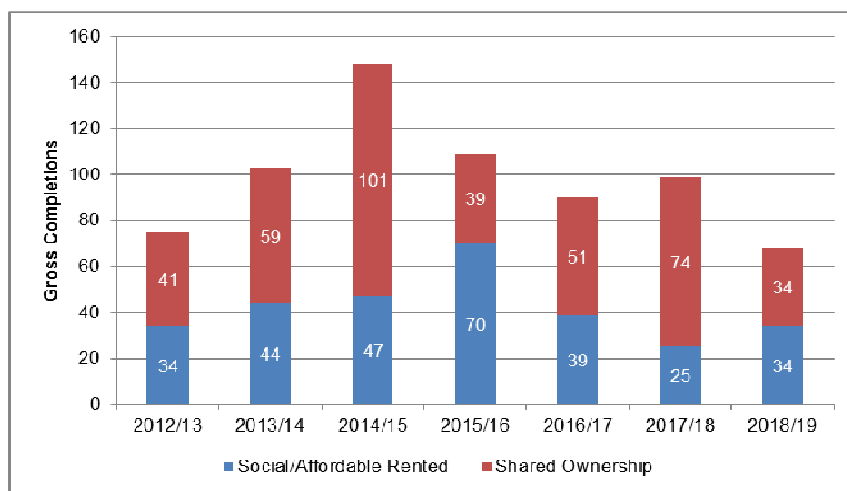
Despite the overall drop in affordable housing completions, the amount of social/ affordable rented properties has increased (25 to 34), following two years of continuous completions decline.

Figure 20 Affordable Housing Completions Summary

	Gross Completions
Total Units Completed 2018/19	562
Affordable Completions	68
Affordable (%)	12.1%
Affordable Rented	34
Affordable Rented (%)	6.0%

Figure 21 shows that since 2012/13, 692 affordable units have been completed (293 social/affordable rented and 399 shared ownership). After the initial increase between 2012 and 2015, the affordable housing completions have been steadily decreasing, with the exception of small spike in numbers last year. Despite this decline, the overall annual average comes just under the 100 units per year core strategy monitoring target at 98.9 units per year.

Figure 21 Affordable Housing Completions Trend



New Permission Characteristics (Excluding C2 Old Person's Homes)

Number of New Permissions

Within the last twelve months 117 sites had planning permissions approved; these have the potential to deliver 587 net dwellings.

Once again the majority of net dwellings permitted were on large sites (64.9%); this is consistent with the previous monitoring period. Redhill saw the largest proportion of newly permitted net dwellings (42.9%) with Reigate and Banstead following with 21.8% and 20.6% respectively.

Figure 22 Number of New Units Permitted

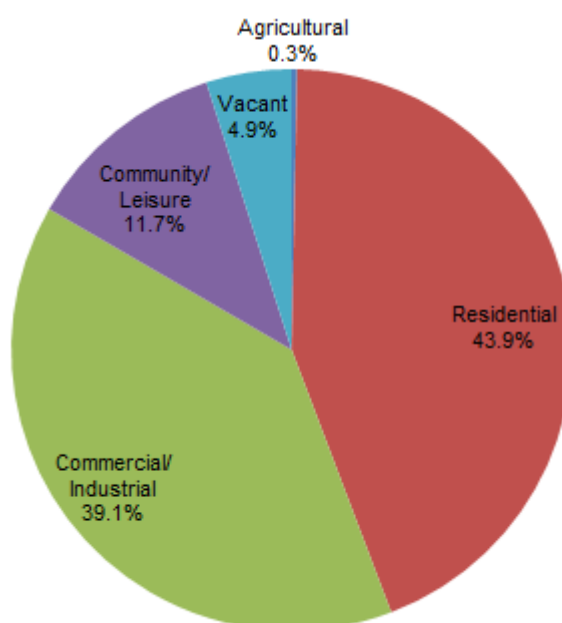
		Area 1 Banstead	Area 2a Redhill	Area 2b Reigate	Area 3 Horley	TOTAL
Large (10+ units)	Gross	84	220	72	32	408
	Net	75	210	64	32	381
Small (1-9 units)	Gross	60	50	72	59	241
	Net	46	42	64	54	206
All Sites	Gross	144	270	144	91	649
	Net	121	252	128	86	587

Source of New Permissions – Previous Land Use

83.0% of gross dwellings permitted within 2018/19 were on sites that were either, commercial/industrial (39.1%) or residential (43.9%).

More than a half of the units coming from commercial/industrial sites (163 units/ 64.1%) can be attributed to office to residential or industrial to residential permitted development rights.

Figure 23 Previous Land Use of New Permissions

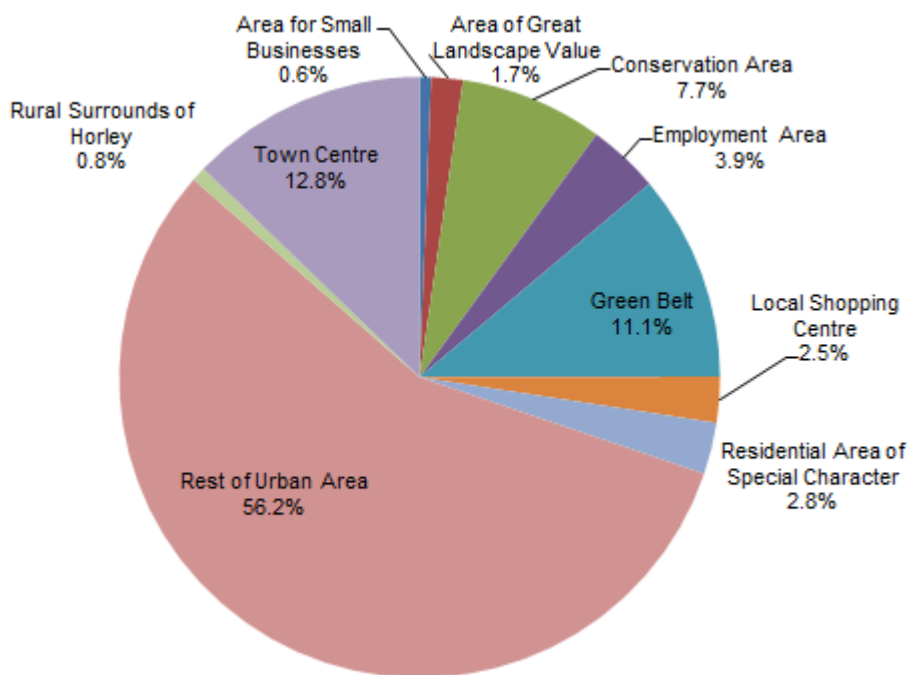


Source of New Permissions – Designation

Majority of the gross new dwellings permitted in this monitoring period (56.2%) came from the undesignated urban area. This compares to 57% of the dwellings permitted in the last monitoring period.

Town centres have seen an increased development activity (12.8% of new permitted dwellings, compared to 7.0% last year). All new permissions have come from Horley and Redhill town centre sites, including, among others, 32 units from the Cromwell Road redevelopment site and 22 units from The Gables in Horley.

Figure 24 Designation of New Permissions



Housing Density

Permitted housing density is affected by factors such as the location of the site, the character of the surrounding area and the size and shape of the site. Nearly half of the dwellings (gross) permitted within the last twelve months were on sites with a density of more than 100dph. A further 25.6% were permitted on sites with a density of less than 40dph.

Figure 25 Density of New Permissions (dwellings per hectare)

	Less than 40dph	40 60dph	60 100dph	More than 100dph
Number of Units	166	105	74	304
Percentage (%)	25.6%	16.2%	11.4%	46.8%

Dwelling Type & Size

Nearly three quarters of the dwellings permitted (gross) within the last twelve months were for 1 or 2 bedroomed properties.

This high percentage is in part due to several high capacity flat redevelopments, including Furness House offices in Redhill with 71 units and former Redhill Youth Association with 50 units.

Figure 26 Size & Type of Newly Permitted Dwellings

	Flats	Houses	Total
1 bedroom	270	10	280
2 bedrooms	153	49	202
3 bedrooms	10	75	85
4+ bedrooms	0	82	82
Total	433	216	649

Figure 27 shows that there is a variation in type of dwelling permitted by borough area, in particular it shows a notably greater proportion of flats permitted in Redhill. Flats also dominate in Banstead and Reigate whilst Horley shows an equal split between houses and flats permitted within this monitoring period.

Figure 27 Proportion of Newly Permitted Houses and Flats by Borough Area

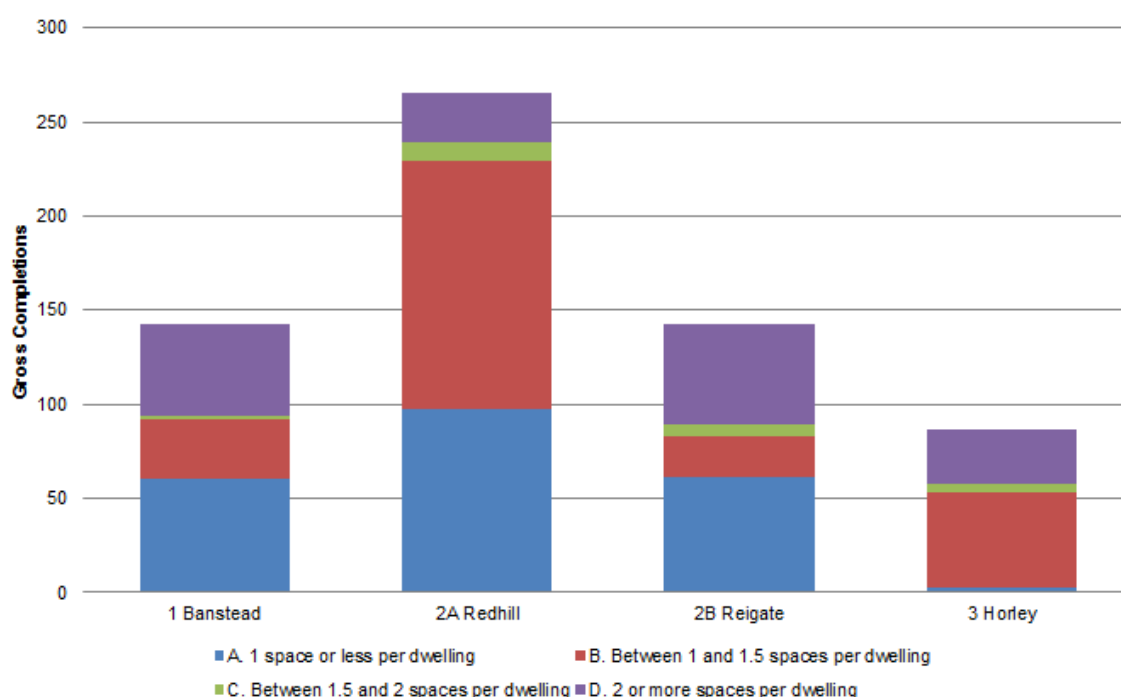
	Flats	Houses
Area 1 – Banstead	86	58
Area 2a – Redhill	219	51
Area 2b - Reigate	83	61
Area 3 - Horley	45	46

Car Parking Standards

The level of parking provision per permitted dwelling varies across the borough depending upon factors such as location, levels of access to amenities and accessibility to public transport. Within the last twelve months the average number of parking spaces for new permissions was 2.09, a slight increase from 1.96 recorded previously.

Figure 28 shows that Redhill and Reigate have the greatest number of developments permitted with one space or less, this is due to a large number of flat developments permitted with minimal parking provision.

Figure 28 Parking Spaces on Newly Permitted Dwellings by Area



Housing Supply & Delivery Position

Five Year Land Supply Position

Paragraph 73 of the revised National Planning Policy Framework (NPPF) requires local planning authorities to identify and update annually a supply of specific deliverable³ sites. These should be sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. If an authority cannot demonstrate a five year land supply (plus any relevant buffer) the presumption in favour of sustainable development will apply as set out in footnote 7 of the NPPF, to enable the development of alternative sites to meet the policy requirement.

Reigate & Banstead Borough Council adopted its Core Strategy in July 2014; Policy CS13 includes a requirement to deliver at least 6,900 dwellings between 1st April 2012 and 31st March 2027. This equates to an annual average provision of 460 units per annum.

In line with national policy, the Council considers that the five year requirement, with no account for past delivery or the NPPF buffer is 2,300 (460 x 5) dwellings.

Plan Period Performance

The National Planning Practice Guidance (NPPG)⁴ states that for the purposes of calculating 5 year land supply, housing completions include new build dwellings, conversions, changes of use and demolitions and redevelopments and that completions should be net figures, so should offset any demolitions.

Further the NPPG⁵ states that local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement and therefore these completions have also been included in the 5 year land supply calculation.

Taking the above guidance into account, figure 29 summarises progress made against the Core Strategy housing requirement; it shows that since 1st April 2012, 3,647 net dwellings were completed within the borough (equating to an annual average completion of 521 units) leaving an outstanding requirement 3,253 dwellings over the plan period.

³ The NPPF states that "to be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- a) Sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
- b) Where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years".

⁴ Paragraph 040 Reference ID: 3-040-20180913

⁵ Paragraph 043 Reference ID: 3-043-20180913 (revised on 13th September 2018)

Figure 29 Performance against Core Strategy – 2012 to 2027

	C3 Residential Completions					C2 Old Person's Homes Completions ⁶			Total Net Completions	Position against target (460)
	Market housing	Affordable housing	Total gross completions	Demolitions	Net	Gain	Loss	Net		
2012/13	444	75	519	36	483	1	0	1	484	5.2%
2013/14	372	103	475	36	439	40	0	40	479	4.1%
2014/15	342	148	490	36	454	0	0	0	454	-1.3%
2015/16	528	109	637	76	561	7	14	-7	554	20.4%
2016/17	514	90	604	81	523	47	0	47	570	23.9%
2017/18	478	99	577	27	550	47	0	47	597	29.8%
2018/19	494	68	562	42	520	0	11	-11	509	10.7%
Plan period housing requirement	Target net completions to date	Actual Net completions to date	Average completions per year	Cumulative oversupply		Plan requirement completed		Plan requirement residual		
6,900	3,220	3,647	521	427		52.9%		3,253		

Oversupply

The NPPG⁷ advises that where areas deliver more completions than required, the additional supply can be used to offset any shortfalls against requirements from previous years.

The above table shows that since the beginning of the Core Strategy plan period, the Council has delivered 427 units above the Core Strategy housing requirement of 460 dwellings per annum.

Buffer

Paragraph 73 of the revised NPPF advises that to ensure that there is a realistic prospect of achieving the planned level of housing supply, the supply of deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

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

The Council has applied a 5% buffer to its five year land supply – the Council's 2018 Housing Delivery Test returned a positive score of 119% and the Council is not seeking to demonstrate its five year land supply through an annual position statement.

Summary of 5 year requirement

The overall five year requirement is 2,300 units with an additional 5% buffer of 115 units minus the oversupply of 427 units which has occurred to date in the plan period. This equates to a total 5 year requirement of 1,988 units, equivalent to an annual requirement of 398. These figures will be used to determine whether a five year supply can be demonstrated.

⁶ In line with NPPG Paragraph 043 Reference ID: 3-043-20180913, the number of care home bedrooms converted into a C3 equivalent, using the current census data on the average number of adults living in households

⁷ NPPG Paragraph 045 Reference ID: 3-045-20180913

Sources of Deliverable Land Supply

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

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

Sites with Planning Permission

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

In addition, the revised NPPF states that for major developments, sites with detailed planning permission should be considered deliverable unless there is clear evidence that homes will not be delivered within five years. For sites with outline permission for major development, the revised NPPF says that these should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years. The NPPG⁸ advises that clear evidence may include: any progress being made towards the submission of an application; any progress with site assessment work; and any relevant information about site viability, ownership constraints or infrastructure provision.

In order to assess whether there is a realistic prospect that sites will deliver units within the next five years and therefore be included within the five year land supply trajectory, the Council wrote to all landowners/developers with planning permission to ascertain whether they are likely to implement the development, what the rate of development would be and how many units are likely to be completed within the next five years. In addition, the Council has drawn upon evidence submitted by developers/ landowners during the Development Management Plan Main Modifications Consultation, examination and Regulation 19 consultation. As a result of this exercise 209 units have been excluded from the five year land supply trajectory (for more information on the delivery assumptions in relation to each site see appendix D).

As of 1st April 2019 there are 2,569 outstanding net additional dwellings on sites with planning permission. Appendixes B & C provide a summary of all outstanding C3 dwellings by the borough area and Appendix D provides a summary of the justification for the inclusion of individual sites. In addition, Appendix E provides details of additional units included within the 5 year land supply, resulting from a conversion of C2 old person's homes into a C3 equivalent, using the current census data.

Specific Sites without Planning Permission

Through the HELAA and plan-making process, the Council has identified a number of specific sites without planning permission which are deliverable within the five year supply – some are identified as site allocations within the Council's emerging Development Management Plan which as of 31st March was under Main Modifications Consultation with a view to adopt in July 2019. The deliverability of these sites has been assessed by the Council in line with the revised NPPF. Information is provided within Appendix F.

The deliverable capacity on specific sites without planning permission that will come forward in the five years to 31st March 2024, taking into consideration any phasing plans, is 160 net additional units.

⁸ Paragraph 036 Reference ID: 3-036-20180913

Windfall Allowance

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

The Core Strategy Inspector recognised that windfalls and small sites make a significant contribution to housing supply in the borough⁹. As part of the 2012 SHLAA an assessment of a robust windfall allowance was undertaken. Taking account of sites and broad locations specifically identified through the SHLAA process, the SHLAA calculated a figure of 50 per annum (detailed analysis can be found in Appendix 5 of the 2012 SHLAA). As such, a total windfall allowance of 250 additional dwellings within the five year supply was considered by the Core Strategy Inspector to be conservative and in line with provisions in the NPPF.

In particular, in determining this windfall allowance, the Council took a conservative approach and all forms of residential intensification, not simply development on garden land, were excluded from the allowance. As a result, and as recognised by the Core Strategy Inspector, the 50 per annum allowance is likely to under-estimate the true level of windfalls which will come forward in the borough and likely to be significantly exceeded in practice.

The analysis in the 2012 SHLAA (and later the 2014 SHLAA) also excluded any additional allowance for the impact of office to residential permitted development rights which had only just been introduced. The Core Strategy Inspector recognised that information available to him suggested that a significant addition to the first five years of windfall supply was likely as a result of the temporary extension to the office to residential permitted development regime. These permitted development rights have now been made permanent, and there is therefore more certainty that they will continue to add to housing supply over the long-term. It is therefore considered appropriate to now make an additional windfall allowance for these types of conversion.

As can be seen from figure 30 below, since the introduction of office to residential permitted development rights in May 2013, a total of 1,083 dwellings have been permitted through this route. This number includes 443 dwellings on sites that had a subsequent substitute permission issued. Conversely, in the three years prior to the rights, 131 dwellings have been permitted through office to residential conversions/ redevelopment.

Taking into account the average year on year fall (7.5% - excluding 2017/18 where the numbers rose significantly), it can be assumed that 565 units will be permitted within the next 5 years (113 units per annum average)

Discounting the substituted permissions, 51.1% of the units permitted under the rights are either under construction or have been completed. Assuming that the number of approvals and the current implementation rate continues, it is anticipated that at least additional 289 dwellings will be delivered from office to residential developments over the next 5 years (58 per annum). Given this evidence, the Council feels the currently assumed additional allowance of 125 dwellings (25 per annum), included as part of the windfall allowance within the five year supply, can be justified.

⁹ Paragraph 36 Core Strategy Inspector Report

Figure 30: Windfall dwellings permitted during plan period

	Office to Residential PDR	Other Windfall Applications	Total
2012/13	0	402	402
2013/14	240	1,000	1,240
2014/15	166	405	571
2015/16	125	572	697
2016/17	95	415	510
2017/18	315	507	822
2018/19	142	500	642
Total	1,083	3,801	4,884

The NPPG¹⁰ requires local authorities to include permissions granted for windfall development by year and how these compare with the windfall allowance. As can be seen from the above table, a total of 4,884 windfall dwellings have been permitted over the plan period, equating to an annual figure of 698. This figure represents all windfall permissions during the plan period. Since their approval, a number of sites had a substitute permission issued. Taking these into account, the actual number of dwellings coming forward from windfall sites over the plan period was 3,954 (565 per year). During the same period, a total of 2,586 windfall dwellings were completed, resulting of an annual delivery of 369. Given the current rate of windfall development delivery, the existing annual windfall allowance of 75 dwellings can be justified.

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

¹⁰ Paragraph 048 Reference ID 3-048-20180913

Summary of Five Year Land Supply Position

Figure 30 below sets out the current deliverable land supply in Reigate & Banstead and identifies a total capacity of **3,104 net additional dwellings** over the next five years. This represents a **7.80 years supply** against the Core Strategy requirement and NPPF 5% buffer.

Figure 30 Summary of Five Year Land Supply

Source		
1)	Sites with planning permission	2,569
2)	Sites without planning permission	160
3)	Specific Deliverable Sites (1+2)	2,729
4)	Windfall allowance	375
5)	Total Five Year Supply (3+4)	3,104
6)	Core Strategy Annualised Housing Requirement	460
7)	5% Buffer	23
8)	Annualise plan period over/under supply	-85.4
9)	Total annual requirement (6+7+8)	397.6
10)	Equivalent years supply (5 ÷ 9)	7.80

Appendix

Table A: Sites with Planning Permission Excluded from 5 Year Land Supply

Application Reference	Site Address	Ward	Total Net Capacity
14/00967/OUT	Acacia House, Reigate Hill, Reigate	Reigate Hill	13
17/02707/PAP	Union Solutions, The Old Stable, 8A Beaufort Road, Reigate	Reigate Central	1
17/01467/PAP	Grosvenor House, 65 - 71 London Road, Redhill	Redhill West	100
17/01404/PAP	Castlefield House, 3 - 5 Castlefield Road, Reigate	Reigate Central	41
16/00043/F	2 Fonthill, 58 Reigate Road, Reigate	Reigate Central	29
17/00919/F	Development Site Rear Of Rivendell, Fairlawn Road, Banstead	Chipstead, Hooley & Woodmansterne	1
17/00276/F	Kimberley, 1A Castle Drive, Reigate	South Park & Woodhatch	4
15/02730/F	66 Crescent Way, Horley	Horley Central	3
15/00556/F	Redstone Hall, 10 Redstone Hill, Redhill	Redhill East	13
15/02725/F	8 Brighton Road, Hooley	Chipstead, Hooley & Woodmansterne	4
Total Undeliverable			209

Table B: Summary of Small Sites (Less than 10 Units) with Planning Permission in the Five Year Supply

Implementation Status	Borough Area	Gross Dwellings Permitted	Net Dwellings Permitted	Net Remaining @ 1 April 2019	Net Deliverable by 31 March 2024
Under Construction	Area 1 – Banstead	78	59	50	50
	Area 2a – Redhill	52	45	45	45
	Area 2b- Reigate	66	62	57	57
	Area 3 – Horley	41	39	35	35
Not Implemented	Area 1 – Banstead	90	67	67	67
	Area 2a – Redhill	44	34	34	34
	Area 2b- Reigate	89	69	69	69
	Area 3 – Horley	122	102	102	102
Total Net Deliverable on Small Sites (Less than 10 Units) with Planning Permission in the Five Year Supply					459

Table C: Summary of Large Sites (10 Units and Over) with Planning Permission in the Five Year Supply

Implementation Status	Borough Area	Gross Dwellings Permitted	Net Dwellings Permitted	Net Remaining @ 1 April 2019	Net Deliverable by 31 March 2024
Under Construction	Area 1 – Banstead	272	272	268	268
	Area 2a – Redhill	424	356	356	356
	Area 2b- Reigate	77	71	60	60
	Area 3 – Horley	1,575	1,575	1,055	965
Not Implemented	Area 1 – Banstead	69	60	60	60
	Area 2a – Redhill	268	267	267	267
	Area 2b- Reigate	50	44	44	44
	Area 3 – Horley	29	29	29	29
Total Net Deliverable on Large Sites (More than 10 Units) with Planning Permission in the Five Year Supply					2,049

Table D: Sites with Planning Permission in the Five Year Supply – Justification of Inclusion

Application Reference	Site Address	Status @ 1 April 2019	Gross Dwellings Permitted	Net Dwellings Permitted	Units completed @ 31 March 2019	Total net remaining @ 1 April 2019	Net Deliverable by 31 March 2024	Has delivery exceeded or not progressed as expected?	Developer	Evidence that there will be completions on site within 5 years
04/02120/OUT	Horley NW Sector, Meath Green Lane, Horley	Under Construction	1510	1510	520	990	900		Crest Nicholson; Taylor Wimpey; Charles Church; & Fabrica	Number of developers operating on site. Housing trajectory provided by housebuilder and is in line with what has been so far provided.
16/02949/F	Site Of Former De Burgh School, Chetwode Road, Tadworth	Under Construction	229	229	4	225	225		London Square	Developer has confirmed that the site will be brought forward in two phases: Phase 1 144 weeks and Phase 2 100 weeks. Number of units now under construction (NHBC commencements certificates (Nov 2017 - Mar 2019)). Four units now fully completed (NHBC completion certificates received Mar 2019). Landowner Questionnaire indicated anticipated completion Q1 2021.
16/01066/F	Marketfield Public Car Park, Marketfield Road, Redhill	Not Started	153	153	0	153	153		Council-led regeneration development	Work is due to commence late 2019. Upon commencement construction is anticipated to last 2 years. Understood that development will be completed within 5 years. Section 73 application (19/00235/S73) for variation of condition approved Mar 2019.
16/02680/F	Former Liquid And Envy, Station Road,	Under	133	133	0	133	133		Crest	Building work has commenced Apr 2018.

	Redhill	Construction							Nicholson	Number of conditions approved Dec 2017- Jun 2018. Non-material amendment approved Oct 2017. Demolition application submitted Nov 2017.
14/02562/F	RNIB Soundscape, Philanthropic Road, Redhill	Under Construction	102	102	0	102	102		Countryside Properties	Building Control Initial Notice accepted 28/03/2014. Number of units now under construction (NHBC commencements notices). Website search suggests that development is anticipated to be completed 2020.
18/01969/PAP	Furness House, 53 Brighton Road, Redhill	Not Started	71	71	0	71	71	Managing departure of tenants and finalising internal layouts with architect.	Ocea Life	Landowner Questionnaire indicated intention to commence construction Apr 2019 and complete by May 2020. Further application (18/02042/F) for external alterations associated with the change of use approved Dec 2018.
17/02876/F	Redhill Youth Association Hall, Marketfield Road, Redhill	Under Construction	50	50	0	50	50		Lodgecrest	Number of conditions discharged between Oct 2018 and Mar 2019. Building control commencement notice received Mar 2019.
13/02289/OUT	Portland Drive, Merstham	Under Construction	50	8	0	8	8		Raven Housing Trust	Additional application 18/00394/F for further two units approved in Feb 2018. Number of conditions discharged Jun 2018. Majority of units now under construction (NHBC commencements notices received Nov 2018 - March 2019). Raven has indicated that the development will be completed by the end of 2019.

14/00317/F	Saxley Court, 121-129 Victoria Road, Horley	Under Construction	43	43	0	43	43		Blewbury Homes	Building control initial notice accepted May 2015. Number of conditions approved Oct - Nov 2015. Further conditions approved Jun-Jul 2016. S73 application approved Mar 2015. Further S73 application approved Mar 2016. Further S73 application approved Jul 2016. TPO application approved Jan 2017. Demolition application submitted Mar 2017. Further condition approved May 2017. Further application 18/0244/F for additional dwelling approved Jan 2019.
15/01798/F	126 London Road, 2-10 Claremont Road & 1-11 Ranmore Close, Redhill	Under Construction	34	17	0	17	17		Raven Housing Trust	Landowner Questionnaire indicated the site is due to complete in Apr 2019.
17/00762/F	130-138 Great Tattenhams, Epsom Downs, Epsom	Not Started	34	29	0	29	29		Churchill Retirement Ltd.	No evidence identified which illustrates that this extant planning permission will not be implemented.
18/01158/F	16-46 Cromwell Road, Redhill	Under Construction	32	24	0	24	24		Council-led regeneration development	Number of conditions submitted Mar 2019 currently awaiting determination. Demolition complete. Landowner confirmed that construction is due to commence Oct 2019 and complete Jan 2021.
17/02196/F	32 - 42 Prices Lane, Reigate	Under Construction	31	25	0	25	25		Churchill Retirement Ltd.	Number of conditions discharged Sep 2018 - Jan 2019. Website searches suggest the site is now under construction.
17/00870/F	Cornerways, Smugglers, Mountfield & 266	Not Started	25	21	0	21	21		McCarthy & Stone	Number of conditions submitted Mar 2019 currently awaiting

	Chipstead Way, Outwood Lane, Chipstead									determination. New application (18/02583/F) for 28 units awaiting determination. Landowner Questionnaire indicated the intention to implement new permission if consented.
18/01156/F	Unit 1 Pitwood Park, Waterfield, Tadworth	Under Construction	25	25	0	25	25		Council-led development	Demolition application submitted Apr 2017. Number of conditions discharged Oct 2018 - Mar 2019. CIL commencement notice 29 Oct 2018. Landowner confirmed construction due to commence Oct 2019 and complete Jan 2021.
18/02228/PAP	The Gables, 17 Massetts Road, Horley	Under Construction	22	22	0	22	22		Maryrose Ltd.	Building control commencement notice for all units received Aug 2018.
18/00709/PAP	Patteson Court, Nutfield Road, Redhill	Not Started	20	20	0	20	20	Delayed by a requirement for bat survey and initial costs higher than expected.	Ocea Life	Planning application (18/00752/F) for proposed alterations to allow the permission to be implemented approved Jun 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. Landowner Questionnaire indicated intention to commence construction Jun 2019 and complete by summer 2020.
17/00693/F	96-100 Victoria Road, Horley	Not Started	19	19	0	19	19		Mountley Ltd.	No evidence identified which illustrates that this extant planning permission will not be implemented.
16/01777/F	Station Yard, Waterhouse Lane,	Under	18	18	0	18	18		Solum Construction	Number of conditions approved Jun -Aug 2017.

	Kingswood	Construction							and Lucas Design & Construction	Non-material amendment approved Sep 2017. S73 application (18/00826/S73) awaiting decision for variation of conditions. Enforcement 08/06/2018 for breach of working hours suggesting development has commenced. Solum Regeneration has partnered with Lucas Design to deliver the new units.
18/00699/F	Reigate Garden Centre, 143 Sandcross Lane, Reigate	Under Construction	17	17	0	17	17		Bewley Homes	The site is being developed by Bewley Homes, an experienced developer. Number of conditions discharged Nov 2018.
17/02405/PAP	Millennium House, 99 Bell Street, Reigate	Not Started	16	16	0	16	16		Brookworth Homes	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.
17/00847/PAP	77 - 83 Bell Street, Reigate	Under Construction	16	16	11	5	5		Manhurley Homes	Planning permission (18/00447/F) approved Apr 2018 for alterations to external doors and windows. These works are currently being undertaken. Further application (18/02390/F) to extend the roof and provide additional two units has been submitted and currently awaiting determination.
17/01676/F	Elgar Works, Nutfield Road, Merstham	Not Started	14	14	0	14	14		Earlswood Homes	Conditions approved Mar 2019. Further conditions submitted Jan 2019, currently awaiting decision.
17/00444/F	Former Shaftesbury House, 14 School Hill, Merstham	Under Construction	13	13	0	13	13		Sanctuary Affordable Housing Ltd.	Number of conditions discharged Oct 2018 - Jan 2019. Enforcement for breach of construction

										traffic management plan received Jan 2019 suggests construction has begun. CIL commencement notice received, confirming commencement date as 24 Jan 2019.
16/02884/PAP	Bourne House, 17 Lesbourne Road, Reigate	Under Construction	13	13	0	13	13		Sanctuary Affordable Housing Ltd.	Building control initial notice accepted Mar 2016. Subsequent planning permission (17/02313/F) for changes to elevations withdrawn by the applicant May 2018. Commencement 02/03/2016. Further application (18/01584/F) for changes to elevation approved Oct 2018.
17/01830/F	41 And 43 Doods Park Road, Reigate	Not Started	12	10	0	10	10		Nordic Estates	No evidence identified which illustrates that this extant planning permission will not be implemented.
18/00829/PAP	5A, 7a, 9a, 11a, 13A West Street, Reigate	Not Started	12	12	0	12	12		Mallerstan Ltd.	No evidence identified which illustrates that this extant planning permission will not be implemented.
17/01584/F	105 - 125 Ashurst Road, Tadworth	Not Started	10	10	0	10	10		Pye Properties	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 Jul 2017. Section 73 application (18/02165/S73) for variation of condition has been approved Jan 2019.
18/01857/F	The Abbot Public House, 14 Station	Not Started	10	9	0	9	9		Portdevon (Tadworth)	No evidence identified which illustrates that this

	Road, Redhill								LLP.	extant planning permission will not be implemented.
16/00428/F	4-10 Church Street, Reigate	Not Started	10	6	0	6	6		CoPlan Estates	Work is being undertaken on one of the retail units. Non-material amendment application (16/00428/NMAMD1) for amendments to conditions submitted Jan 2019, currently awaiting determination. Section 73 application (19/00125/S73) for variation of condition has been submitted Jan 2019, currently awaiting determination.
17/00539/F	Nutley Dean Business Park, Smalls Hill Road, Horley	Not Started	10	10	0	10	10		Beaumont Residential	Landowner Questionnaire indicated the intention to commence construction winter 19/20 and take approx. 9-12 months to complete. Replacement application (18/02680/F) for 14 units has been submitted Dec 2018, currently awaiting determination.
18/00375/F	The Limes Public House, 58 Albury Road, Merstham	Under Construction	10	9	0	9	9		Earlswood Homes	The site is being developed by Earlswood Homes, an experienced developer. Number of conditions approved Nov 2018 - Jan 2019. Additional application 18/01424/F approved Oct 2018, exchanging 2 units for a new public house; however developer is going ahead with the original application.
16/01013/F	Courtlands Farm, Park Road, Banstead	Not Started	9	9	0	9	9		Ha & Db Kitchen Ltd. / Daffin Associates	Number of conditions approved Apr-Sep 2018. Further pre-application discussions 2018.
18/02576/PAP	St Johns Court, 51 St	Not Started	9	9	0	9	9		Montreaux	Subsequent planning permission (19/00806/F)

	Johns Road, Redhill								Redhill Ltd.	awaiting determination for alterations to fenestration and façade of the building to facilitate the implementation of this prior approval.
17/01161/F	Prospect Housing Association, 5 Gloucester Road, Redhill	Under Construction	9	9	0	9	9		Active Prospects	S73 application (18/00987/S73) approved for the variation of conditions in Aug 2018. S73 application (18/02547/S73) approved for the variation of conditions in Mar 2019. S73 application (19/00182/S73) submitted for the variation of conditions in Jan 2019, currently awaiting determination. Number of conditions approved May - Jun 2018.
18/01576/F	Middleton House, 43 - 49 High Street, Horley	Not Started	9	9	0	9	9		Developer unknown	Landowner Questionnaire indicated construction planned to commence summer 2019, expecting to take 18 months to complete.
16/00612/F	Horley Place, 17 Bonehurst Road, Horley	Not Started	9	8	0	8	8		TPA Sunrays	Number of conditions approved Aug-Sep 2017. Further planning application (18/00494/F) for the demolition of the guest house and erection of 9 residential flats has been submitted and withdrawn. Further application (18/02622/F) for the demolition of the guest house and erection of 9 residential flats has been submitted in Dec 2018 and is currently awaiting determination.
16/02517/F	Former Kings Barn,	Under	9	8	0	8	8		Whiteoak	Number of conditions

	Waterhouse Lane, Kingswood	Construction							Developmen ts Ltd.	approved May 2017. Building Control notice submitted July 2017. S73 application approved Dec 2017. Commencement 28/07/2017. Enforcement for alleged development not being according to plan received Jun 2018. S73 application (18/02635/S73) submitted for variation of conditions in Dec 2018, currently awaiting determination.
17/02433/F	Barclays Bank Plc, 24 Station Approach, Tadworth	Under Construction	8	8	0	8	8		LPV Hampstead Ltd.	Premises have been vacant for a number of years. Condition approved Oct 2018 and several other conditions submitted in Jan 2019, currently awaiting determination. Enforcement for non- compliance with the construction management plan in Nov 2018 suggests site is now under construction.
17/01839/F	Kerriemuir And Wheatridge, Langshott, Horley	Not Started	8	6	0	6	6		Langshott Farms Ltd.	No evidence identified which illustrates that this extant planning permission will not be implemented.
17/03004/PAP	Building C, Wrays Farm, Horse Hill, Horley	Not Started	8	8	0	8	8		Langshott Farms Ltd.	No evidence identified which illustrates that this extant planning permission will not be implemented.
16/00976/F	118 Nork Way, Banstead	Under Construction	8	7	7	0	0		Hall Developmen ts	Building control initial notice accepted May 2017. Number of conditions approved Aug-Nov 2017. Demolition application submitted May 2017. S73 application approved Oct 2017. Further S73 application approved Dec 2017. Further S73

										application approved Mar 2018. Commenced 25/01/2018.
15/01543/F	Group House, 2A Albion Road, Reigate	Under Construction	8	8	0	8	8		Hystar Construction Ltd.	Application for the demolition of Group House submitted May 2017. Number of conditions approved Feb-Sep 2018. Further condition awaiting approval.
18/01818/F	The Croft Residential Home, Buckland Road, Reigate	Under Construction	8	8	0	8	8		Stanton Construction Ltd.	Landowner Questionnaire confirmed site is under construction, expecting to complete later in 2019. Building control commencement notice Feb 2019.
15/02914/F	Land to the North of Merrywood Park, Reigate	Under Construction	8	8	0	8	8		HGS Properties Ltd.	Number of conditions approved Jan-Mar 2017. S73 application approved Sep 2017. TPO application approved June 2018. S73 application (18/01877/S73) submitted Sep 2018, currently awaiting determination.
16/02374/F	Former Denoras Rest, Meath Green Lane, Horley	Under Construction	8	7	0	7	7		Meath Green Developments Ltd.	Landowner Questionnaire confirmed work has now commenced, expecting to finish by the end of 2019.
17/01057/F	19 Church Road And Rear Of 17-23 Church Road, Horley	Not Started	8	7	0	7	7		Earlwood Homes	The site is being developed by Earlwood Homes, an experienced developer. The guest house has closed. Section 73 application (18/00969/S73) for variation of conditions has been approved Jun 2018. Section 73 application (19/00018/S73) for variation of conditions has been approved Feb 2019.

17/01914/F	Hengest Farm, 21A Woodmansterne Lane, Woodmansterne	Under Construction	7	7	0	7	7		Heronsbrook Homes/ Wooldridge Group	The site is being developed by Heronsbrook Homes, an experienced developer. Section 73 application (17/01393/S73) for variation of conditions approved Aug 2017. Number of conditions approved Mar 2018 - Mar 2019. Enforcement for alleged breach of construction transport management plan in Jul 2018 suggests site is now under construction. Further application (18/01751/F) for construction of new entrance gate approved Oct 2018. Section 73 application (18/02327/S73) for variation of conditions approved Dec 2018.
17/02662/F	Fairlawn, The Glade, Kingswood	Not Started	7	6	0	6	6		Kingsglade Llp.	No evidence identified which illustrates that this extant planning permission will not be implemented.
15/02830/F	Brockmere, 43 Wray Park Road, Reigate	Not Started	7	0	0	0	0	Viability issues with current proposal.	Stackbourne Ltd.	Landowner Questionnaire confirmed a minor material amendment app. 19/00401/S73 has been approved in Feb 19 and the site is still planned to go ahead to be developed for housing.
18/00328/F	Abbey Citroen, Hatchlands Road, Redhill	Under Construction	7	7	0	7	7		Redhill Living (Regent) Ltd.	Landowner Questionnaire confirmed the site is under construction. Original buildings now demolished. Number of conditions approved Dec 2018 - Mar 2019 and several conditions await determination. Section 73 application (18/02199/S73) for variation of condition

										approved Jan 2019.
18/01134/F	Land To The Rear Of 19-29 Shelves Way, Tadworth	Not Started	6	6	0	6	6		Devine Homes	Section 73 application (19/00301/S73) for variation of condition submitted Feb 2019, currently awaiting determination.
17/02986/F	58 Carlton Road, Redhill	Not Started	6	5	0	5	5		Brookworth Homes	Landowner Questionnaire indicated the intention to commence construction summer 2019 and take 18 months to complete. Condition 9 approved Mar 2019. Further application (18/02653/F) for additional dwelling approved Mar 2019.
17/02732/F	Land To Rear Of 77-83 Bell Street, Reigate	Not Started	6	6	0	6	6		Manhurley Ltd.	No evidence identified which illustrates that this extant planning permission will not be implemented.
18/02196/F	104 & 106 Dovers Green Road, Reigate	Not Started	6	5	0	5	5		Earlwood Homes	The site is being developed by Earlwood Homes, an experienced developer. Their website suggests expected completion date as Feb 2020.
17/02905/F	Garage Block, Kingsley Grove, Reigate	Not Started	6	6	0	6	6		One Oak Developments Ltd.	Landowner Questionnaire indicated the intention to commence construction as soon as possible. Enforcement for alleged breach of planning condition served Aug 2018.
17/02019/F	Copperwood, 3 Russells Crescent, Horley	Not Started	6	5	0	5	5		Ideal Planning & Design	Section 73 application (17/02020/S73) for variation of condition one approved Oct 2017. Number of conditions approved Feb - Mar 2018.
18/00058/F	Don Ruffles, 138 Victoria Road, Horley	Not Started	6	6	0	6	6		Private individual.	No evidence identified which illustrates that this extant planning permission

										will not be implemented.
17/01351/F	31 Blackborough Road, Reigate	Under Construction	6	6	0	6	6		Cranfold Developments	Number of conditions approved Aug - Oct 2018. Section 73 application (18/02210/S73) for variation of conditions approved Dec 2018. Section 73 application (18/02692/S73) for variation of conditions approved Feb 2019. CIL commencements notice Sep 2018.
16/01161/F	Former Knights & Sons, 8-10 Bell Street, Reigate	Under Construction	6	6	5	1	1		St. Dominic's Properties Ltd.	New retail units have been completed. Number of conditions approved Apr - Jul 2017. Building control initial notice accepted Nov 2016. Further permission (18/00669/F) approved for air conditioning condenser unit May 2018.
16/01349/F	St Georges House, 6 Yattendon Road, Horley	Under Construction	6	6	0	6	6		Barclay Developments	Number of conditions approved Jan - Mar 2019. Building control commencement notice Mar 2019.
18/01646/F	131 London Road North, Merstham	Not Started	5	4	0	4	4		Private individual	No evidence identified which illustrates that this extant planning permission will not be implemented.
17/02097/F	Land To Rear, 9-17 Shelveys Way, Tadworth	Not Started	5	5	0	5	5		Devine Homes Plc.	Further planning permission (18/00082/F) for the construction of a pair of 3 bedroom semi-detached dwellings to replace single plot permitted allowed on appeal Dec 2018.
17/00661/F	Swaylands, 1 Ringley Avenue, Horley	Not Started	5	4	0	4	4	Delayed due to other projects.	Private individuals.	Landowner Questionnaire indicated the intention to commence before the application runs out and take approx. 12-18 months

										to complete.
17/01750/OUT	67 Vicarage Lane & Rear Of 1 & 3 Lee Street, Horley	Not Started	5	4	0	4	4		Brookworth Homes Ltd.	Reserved matter application 18/02158/RM1 approved Dec 2018.
17/02997/PAP	Building A, Wrays Farm, Horse Hill, Horley	Not Started	5	5	0	5	5		Hall Developments	No evidence identified which illustrates that this extant planning permission will not be implemented.
17/03002/PAP	Building B, Wrays Farm, Horse Hill, Horley	Not Started	5	5	0	5	5		Hall Developments	No evidence identified which illustrates that this extant planning permission will not be implemented.
17/02787/F	40 Fir Tree Road, Banstead	Under Construction	5	5	0	5	5		Nineteen Thirty-Two Ltd.	Number of conditions approved Jun 2018. CIL Commencement Notice 11/04/2018.
18/01887/F	The Railway Arms Public House, London Road North, Merstham	Under Construction	5	5	0	5	5		JD Developments (Surrey) Ltd.	CIL Commencement Notice Jan 2019. Condition approved Mar 2019. Another condition submitted Feb 2019 currently awaiting decision.
16/02928/F	49 Ladbroke Road, Redhill	Under Construction	5	4	0	4	4		Private individual	Landowner Questionnaire confirmed property is under construction. Condition approved Dec 2018. Section 73 application for variation of condition approved Oct 2017. CIL commencement notice Oct 2017.
18/01040/F	Lynwood House, 50 London Road, Redhill	Under Construction	5	5	0	5	5		Private individual	Number of conditions approved Dec 2018 - Feb 2019. CIL commencement notice Feb 2019.
16/02235/F	34 Limes Avenue, Horley	Under Construction	5	5	0	5	5		Denton Homes	Number of conditions approved Jul-Oct 2017. Demolition application received Aug 2017. Section 73 application for variation of condition (18/00448/S73) approved May 2018. CIL

										commencement notice Jun 2018.
13/02073/PJ	South Lodge Court, Ironsbottom, Sidlow	Under Construction	5	5	4	1	1		Intermobility Ltd.	Four units completed. The landowner is currently waiting for a departure of the last tenant before proceeding with the conversion of the final unit.
16/02331/F	22 Earlswood Road, Redhill	Not Started	4	3	0	3	3		Hooper Curry Hamilton Llp.	No evidence identified which illustrates that this extant planning permission will not be implemented.
16/02497/PAP	Bank Chambers, 2 Church Street, Reigate	Not Started	4	4	0	4	4		Oak Green Estates	No evidence identified which illustrates that this extant planning permission will not be implemented.
18/00038/F	Jessops Lodge, 50 Massetts Road, Horley	Not Started	4	3	0	3	3		Earlswood Homes	Non material amendment (18/00038/NMAMD1) submitted Mar 2019, currently awaiting determination. Section 73 application (19/00506/S73) for variation of condition submitted Mar 2019, currently awaiting determination.
17/01160/F	The British Red Cross Centre, White Lodge Hall, The Drive, Banstead	Under Construction	4	4	0	4	4		Silver Homes (Banstead) Ltd.	Number of conditions approved Sep 2018 - Jan 2019. Building control commencement notice for all units Jan - Feb 2019. Work on site is progressing.
18/01605/PAP	Grovehill House, Grovehill Road, Redhill	Under Construction	4	4	0	4	4		Private individual	Building control commencement notice Dec 2018.
18/01964/F	Rowans Hill, Coulsdon Lane, Chipstead, Coulsdon	Not Started	3	2	0	2	2		Private individual	No evidence identified which illustrates that this extant planning permission will not be implemented.
18/00181/F	Little Manor, Larch Close, Kingswood,	Not Started	3	2	0	2	2		Private individual	Non material amendment application for alterations to plot 2 submitted Oct 2018,

	Tadworth									currently awaiting determination. Section 73 application (18/02369/S73) for variation of condition approved Jan 2019.
17/00804/F	Land To Rear Of 92-96 Partridge Mead, Banstead	Not Started	3	3	0	3	3		Denton Homes Ltd.	CIL Commencement Notice indicates start date in Jul 2019.
18/02668/F	Choice News, 46 Station Road, Redhill	Not Started	3	3	0	3	3		Private individual	No evidence identified which illustrates that this extant planning permission will not be implemented.
18/00813/F	The Eagles Nest, 33 High Street, Redhill	Not Started	3	2	0	2	2		The Belfry Redhill	Condition approved Nov 2018.
17/00138/F	Brookworth House, 99 Bell Street, Reigate	Not Started	3	3	0	3	3		Millenium House Sussex Ltd.	Landowner Questionnaire indicates work is planned to start during 2020 and take 12 months to complete. Condition approved Oct 2018.
18/01786/F	Oakdene, Oakdene Road, Redhill	Not Started	3	2	0	2	2		Private individual	Several conditions approved Feb - Mar 2019. Further conditions submitted in Dec 2018 currently awaiting determination.
16/02498/PAP	Office Space At 3A-7A Bell Street, Reigate	Not Started	3	3	0	3	3		Oak Green Estates	No evidence identified which illustrates that this extant planning permission will not be implemented.
17/01639/F	Park View, 105 Bell Street, Reigate	Not Started	3	3	0	3	3		Montreaux Ltd.	Several conditions approved Jan - Mar 2019.
18/00640/F	Mount Pleasant, Coppice Lane, Reigate	Not Started	3	2	0	2	2		Montreaux Ltd.	The site is being developed by Montreaux Ltd., an experienced developer. There are number of planning permissions for this site. This application for demolition of 1 residential dwelling and erection of 3 houses works

											in conjunction with app. 17/00912/CU (detailed further down in this table) for the change of use from residential care home to residential dwelling. Other applications on this site include 16/00544/F for the demolition of the carehome and the erection of 4 dwellings & 17/01061/F for the demolition of the carehome and the erection of a replacement building comprising 6 flats and 1 dwelling. There is a further planning permission awaiting determination for the demolition of the carehome and the erection of a replacement building comprising 10 apartments and there is an appeal awaiting determination for the demolition of the carehome and the erection of a replacement building comprising 6 apartments and one dwelling.
18/00895/F	12 Stockton Road And Rear Of 14 Stockton Road And Part Of 20 Allingham Road, Reigate	Not Started	3	3	0	3	3			Earlswood Homes	The site is being developed by Earlswood Homes, an experienced developer. This application follows a previous application for the erection of 4 dwellings which was refused in Dec 2017 and dismissed at appeal in Mar 2019. Part of a wider site that Earlswood Homes are developing (planning permission 17/02444/F). Their website says that the properties will be available soon.
18/02254/PAP	1 Massetts Road, Horley	Not Started	3	3	0	3	3			Private individual	No evidence identified which illustrates that this extant planning permission

										will not be implemented.
18/01617/F	2 Parkhurst Road, Horley	Not Started	3	2	0	2	2		Private individual	Two conditions awaiting determination.
16/03006/F	73 - 77 Brighton Road, Horley	Not Started	3	2	0	2	2		Lyndendown Ltd.	No evidence identified which illustrates that this extant planning permission will not be implemented.
16/00807/PAP	Duxhurst Farm, Duxhurst Lane, Sidlow	Not Started	3	3	0	3	3		Beasley Developments Ltd.	Number of conditions discharged Nov-Dec 2017.
17/02949/F	West View Farm, St Georges Road, Salfords	Not Started	3	3	0	3	3		Beeches Homes Ltd.	The site is being developed by Beeches Homes Ltd., an experienced developer. Number of conditions awaiting determination.
17/00115/F	Crown House Mews, Chequers Lane, Walton On The Hill	Under Construction	3	3	0	3	3		Woodcote Estates Ltd.	The site is being developed by Woodcote Estates, an experienced developer. Landowner questionnaire confirmed that work is in progress and it is expected it will complete in 6 months. Two subsequent permissions granted for minor alterations to the building (planning permissions 17/01998/F and 18/01681/F). A number of conditions were discharged Aug-Sep 2018. Two non-material amendments approved Jun and Sep 2018. Section 73 application approved Dec 2018. Further section 73 application awaiting determination.
17/02783/F	41-47 High Street, Redhill	Under Construction	3	3	0	3	3		Lodgecrest Ltd.	This site is part of a larger development (14/01331/OUT). Landowner Questionnaire indicated site due to complete late spring 2019.

17/01403/F	42 Carlton Road, Redhill	Under Construction	3	2	0	2	2		Emmertons Developments Ltd.	The site is being developed by Emmertons Developments, an experienced developer. Their website says expected completion Autumn 2019. Section 73 application approved May 2018. Number of conditions discharged Jun-Aug 2018.
15/01162/F	Brandon Tool Hire, 18 West Road, Reigate	Under Construction	3	3	0	3	3		Just Extensions Ltd.	Number of conditions discharged Jul-Aug 2017.
15/02687/F	13 Court Hill, Chipstead	Not Started	2	1	0	1	1		Devine Homes Plc.	The site is being developed by Devine Homes, an experienced developer.
18/00036/F	Land To The R/O 4A Croydon Lane, Banstead	Not Started	2	2	0	2	2		Private individual	Landowner Questionnaire indicated that owners have been progressing to building regs stage towards the end of 2018. Number of conditions awaiting determination. Non-material amendment awaiting determination.
16/01576/F	Kings Walk House, Woodland Way, Kingswood, Tadworth	Not Started	2	1	0	1	1		Private individual	No evidence identified which illustrates that this extant planning permission will not be implemented.
18/01593/F	Red Chimneys, Warren Drive, Kingswood, Tadworth	Not Started	2	1	0	1	1		Private individual	No evidence identified which illustrates that this extant planning permission will not be implemented.
18/01607/F	The Vicarage, Woodland Way, Kingswood	Not Started	2	1	0	1	1		Infoteam International Services	No evidence identified which illustrates that this extant planning permission will not be implemented.
17/00405/F	Londis, 213 Fir Tree Road, Epsom Downs	Not Started	2	1	0	1	1	Delayed due to finances and looking for a right builder.	Private individual	Condition discharged Aug 2017. Landowner Questionnaire indicated expectation to commence Aug 2019 and take 12 months to complete.

16/02622/F	101 Colesmead Road, Redhill	Not Started	2	1	0	1	1		Private individual	No evidence identified which illustrates that this extant planning permission will not be implemented.
17/03013/F	36 -38 Station Road, Redhill	Not Started	2	2	0	2	2		Private individual	Landowner Questionnaire indicated owner's intentions to implement the permission.
17/02273/PAP	36-38 Station Road, Redhill	Not Started	2	2	0	2	2		Private individual	Landowner Questionnaire indicated owner's intentions to implement the permission.
18/00158/PAP	47A Station Road, Redhill	Not Started	2	2	0	2	2		Zenden Property Ltd.	The landowner has confirmed their intention to develop the residential units.
17/00673/F	The Old Oak Public House, 40 Somerset Road, Redhill	Not Started	2	2	0	2	2		Punch Taverns	No evidence identified which illustrates that this extant planning permission will not be implemented.
17/01898/F	1 Doods Park Road, Reigate	Not Started	2	1	0	1	1		Private individual	No evidence identified which illustrates that this extant planning permission will not be implemented.
16/01596/F	38 Hatchlands Road, Redhill	Not Started	2	1	0	1	1		Private individual	Condition discharged Feb 2019.
18/01777/F	Doves Decorating Supplies, 1D Charman Road, Redhill	Not Started	2	2	0	2	2		Dove Decorating Supplies	No evidence identified which illustrates that this extant planning permission will not be implemented.
17/01350/F	Flat Above, The Hatch Public House, 44 Hatchlands Road, Redhill	Not Started	2	1	0	1	1		Red Hatch Ltd.	No evidence identified which illustrates that this extant planning permission will not be implemented.
18/00570/F	The Meadows, Park Lane, Reigate	Not Started	2	1	0	1	1		Private individual	No evidence identified which illustrates that this extant planning permission will not be implemented.
17/01298/F	The Old Forge, 36B West Street, Reigate	Not Started	2	2	0	2	2		Lucas Design & Construction	The site is being developed by Lucas Design & Construction an experienced developer.

										Subsequent planning permission (18/01711/F) awaiting determination for the demolition of an existing office and erection of replacement building comprising 2x2 bed maisonettes.
17/00094/F	11 Holmesdale Road, Reigate	Not Started	2	1	0	1	1		Private individual	No evidence identified which illustrates that this extant planning permission will not be implemented.
17/02491/F	R/O 8 Pilgrims Way, Reigate	Not Started	2	2	0	2	2		Galaxy Ltd.	No evidence identified which illustrates that this extant planning permission will not be implemented.
17/02187/F	32 High Street, Horley	Not Started	2	2	0	2	2		Private individual	Number of conditions awaiting determination.
15/01558/F	Morrisons M Local, 38 - 40 High Street, Horley	Not Started	2	2	0	2	2		The Garcha Group	No evidence identified which illustrates that this extant planning permission will not be implemented.
17/01969/F	Rear Of Jessops Lodge, 50 Massetts Road, Horley	Not Started	2	2	0	2	2		Earlswood Homes	The site is being developed by Earlswood Homes an experienced developer. Non-material amendment awaiting determination.
18/00980/F	Jordans, 70 Smallfield Road, Horley	Not Started	2	1	0	1	1		TS Leisure & Property	Condition discharged Feb 2019. Further conditions awaiting determination.
17/01533/F	Land Parcel Rear Of Coltswood, The Close, Horley	Not Started	2	2	0	2	2		Private individual	No evidence identified which illustrates that this extant planning permission will not be implemented.
17/00146/F	6 Beechwood Villas Salfords	Not Started	2	1	0	1	1		Private individual	No evidence identified which illustrates that this extant planning permission will not be implemented.
15/02905/F	54A High Street, Banstead	Under Construction	2	1	0	1	1		Private individual	Landowner Questionnaire confirmed work has commenced in Dec 2018 and is expected to finish

										April-mid May 2019.
18/00213/F	Hedgeside, Walpole Avenue, Chipstead	Under Construction	2	2	0	2	2		Safran Developments Ltd.	Site is being developed by Safran Developments an experienced developer. A number of conditions awaiting determination. S.73 application awaiting determination.
14/00463/F	7 Buckles Way, Banstead	Under Construction	2	1	1	0	0		Private individual	Section 73 application approved Jul 2016.
16/02980/F	5 Colman Close Epsom	Under Construction	2	1	1	0	0		The Centaur Group & Sphere Homes Ltd.	The site is being developed by Centaur Group and Sphere Homes Ltd. Number of conditions discharged Nov - Dec 2017.
18/01537/F	2 The Green, Dorking Road, Walton On The Hill	Under Construction	2	1	0	1	1		Mastercraft Building Services	Number of conditions discharged Nov 2018. Further condition awaiting determination.
14/01180/F	63 Tadorne Road, Tadworth	Under Construction	2	1	0	1	1		Private individual	Building Control Initial Notice accepted Apr 2015.
18/01423/F	33 Hooley Lane, Redhill	Under Construction	2	2	0	2	2		Transform Housing & Support	The site is being developed by Transform Housing & Support. Landowner Questionnaire confirmed site to be under construction.
16/02742/F	129 Bletchingley Road, Merstham	Under Construction	2	2	0	2	2		Private individual	Building Control Initial Notice accepted May 2017.
17/01759/F	130A London Road, Redhill	Under Construction	2	1	0	1	1		Private individual	Development commenced Apr 2018 (CIL Commencement Notice).
18/02025/F	167 & 167A Frenches Road, Redhill	Under Construction	2	2	0	2	2		Gstar Property Services Ltd.	Landowner Questionnaire confirmed site to be under construction with intention to complete late spring 2019.
18/00449/F	24 Garlands Road, Redhill	Under Construction	2	1	0	1	1		Private individual	No evidence identified which illustrates that this extant planning permission

										will not be implemented.
17/01069/F	38 Ringwood Avenue, Redhill	Under Construction	2	1	0	1	1		Private individual	No evidence identified which illustrates that this extant planning permission will not be implemented.
17/02066/F	7 Wraylands Drive, Reigate	Under Construction	2	1	0	1	1		Woodcock Brothers (Wimbledon) Ltd.	Development commenced Apr 2018 (CIL Commencement Notice). Number of conditions discharged Jan - Mar 2018. Two non-material amendments approved Mar 2018 and Jun 2018.
17/00161/F	40 Blackborough Road, Reigate	Under Construction	2	1	0	1	1		1Gcc Ltd.	Development commenced Apr 2018 (CIL Commencement Notice). Landowner Questionnaire confirmed site is under construction, due to be completed May/Jun 2019. Number of conditions discharged Nov 2017 - Feb 2018.
16/02619/F	The Angel Public House, 1A Woodhatch Road, Reigate	Under Construction	2	2	0	2	2		Mountley	Development commenced in Apr 2017. Mountley are an experienced developer. Number of conditions awaiting determination.
16/00078/F	34 - 36 Lesbourne Road, Reigate	Under Construction	2	2	0	2	2		Private individual	Non-material amendment approved Mar 2017.
17/00573/PAP	Holmesdale House, 46 Croydon Road, Reigate	Under Construction	2	2	0	2	2		Atlanta Trust Ltd.	No evidence identified which illustrates that this extant planning permission will not be implemented.
13/01692/F	42 Allingham Road, Reigate	Under Construction	2	2	0	2	2		Private individual	Number of conditions discharged Jan 2017.
17/00156/F	163-171 Victoria Road, Horley	Under Construction	2	2	0	2	2		Private individual	No evidence identified which illustrates that this extant planning permission will not be implemented.
17/02710/PAP	First And Second Floor, 83 Victoria	Under Construction	2	2	0	2	2		Mountgrove Ltd.	No evidence identified which illustrates that this

	Road, Horley									extant planning permission will not be implemented.
16/02193/PAP	Part Second Floor, 100 Victoria Road, Horley	Under Construction	2	2	0	2	2		Mountley Ltd.	No evidence identified which illustrates that this extant planning permission will not be implemented.
18/00897/F	The Turret, 48 Massetts Road, Horley	Under Construction	2	2	0	2	2		Comac Developments Ltd.	Works commenced Feb 2019 (CIL Commencement Notice). Conservation Area Notice approved May 2018. Two conditions discharged Dec 2018 - Jan 2019. Further condition awaiting determination.
16/00192/F	51 Rothervale, Horley	Under Construction	2	2	0	2	2		Private individual	Landowner Questionnaire confirmed site to be under construction since Mar 2019 with intention to complete within two months.
15/00216/F	Building adjacent to Pumping Station, Horley Sewerage Works, Lee Street, Horley	Under Construction	2	2	0	2	2		Council-led development	Two conditions discharged Jun 2016. Demolition completed. Construction due to commence Nov 2019 and complete Feb 2020.
15/01777/F	30 Sandcross Lane Reigate	Not Started	1	1	0	1	1		Private individual	Section 73 application approved Oct 2017.
18/02612/F	1 Avenue Road, Banstead	Not Started	1	1	0	1	1		Private individual	No evidence identified which illustrates that this extant planning permission will not be implemented.
17/02849/F	1 Horsecroft, Banstead	Not Started	1	1	0	1	1		Private individual	No evidence identified which illustrates that this extant planning permission will not be implemented.
18/00966/F	73 Ferndale Road, Banstead	Not Started	1	1	0	1	1		Green Planning Studio	Number of conditions discharged Jan 2019.
17/00354/F	Land Parcel Adjacent To Sub Station, Fairlawn Road,	Not Started	1	1	0	1	1		Private individual	Number of conditions discharged Nov 2017 - Jun 2018.

	Banstead									
17/00688/F	19 Court Hill, Chipstead	Not Started	1	1	0	1	1		Wandle Plumbing+	Section 73 application awaiting determination.
16/02887/F	26 Chipstead Station Parade, Chipstead	Not Started	1	1	0	1	1		Private individual	Building control initial notice Jul 2017. Section 73 application approved Aug 2017 and a number of conditions discharged Jun 2017.
17/00513/F	60A Brighton Road, Hooley	Not Started	1	1	0	1	1		Private individual	No evidence identified which illustrates that this extant planning permission will not be implemented.
15/02279/F	Barn A, Work Unit, Woodplace Lane, Hooley	Not Started	1	1	0	1	1		Aventier Land Bank	No evidence identified which illustrates that this extant planning permission will not be implemented.
18/00626/F	Hong Kong, 56 - 58 Brighton Road, Hooley	Not Started	1	1	0	1	1		Aventier Land Bank	No evidence identified which illustrates that this extant planning permission will not be implemented.
17/01670/F	Land To Rear Of, 62 Brighton Road, Hooley	Not Started	1	1	0	1	1		Private individual	No evidence identified which illustrates that this extant planning permission will not be implemented.
18/00918/F	Place Farm, Park Road, Banstead	Not Started	1	1	0	1	1		South London Investment Company Ltd.	No evidence identified which illustrates that this extant planning permission will not be implemented.
17/00422/F	Bracken House, Waterhouse Lane, Kingswood	Not Started	1	1	0	1	1		Private individual	TPO application approved Jul 2018. Section 73 application approved Sep 2018. Further application (19/00613/F) for subdivision into 6 apartments is currently awaiting determination.
18/00508/F	Oakwood Hall, Eyhurst Park, Outwood Lane, Kingswood	Not Started	1	1	0	1	1		Private individual	TPO application awaiting determination.

18/01811/F	Woodcroft, Beech Drive, Kingswood	Not Started	1	1	0	1	1		Eyehurst Management Ltd.	This application follows a previous application (15/02395/F as amended by s.73 application 17/02499/s73) for the demolition of the existing dwelling and the construction of 2 dwellings. This application effectively divides the two units into 2 separate planning permissions. The existing unit has been demolished.
18/00661/F	7 Ruden Way, Epsom Downs	Not Started	1	1	0	1	1		Private individual	Number of conditions awaiting determination. Application for self-build CIL exemption submitted.
15/01795/F	Land To The Rear Of 54 Warren Road, Banstead	Not Started	1	1	0	1	1		Private individual	No evidence identified which illustrates that this extant planning permission will not be implemented.
16/01936/F	82 Hatch Gardens, Tadworth	Not Started	1	1	0	1	1	Delayed due to finances.	Private individual	Number of conditions discharged Nov - Dec 2017. Further condition discharged 2018. Landowner Questionnaire indicated the plan to commence Sep 2019 and take approx. 6 to 8 months to complete.
18/02515/F	3 Sherborne Close, Epsom Downs	Not Started	1	1	0	1	1		Rosewell Properties	Section 73 application approved June 2018. A number of conditions are awaiting determination.
18/00526/OUT	5 Norman Close, Epsom Downs	Not Started	1	1	0	1	1		Private individual	No evidence identified which illustrates that this extant planning permission will not be implemented.
18/00854/F	Land Adjoining 20 Epsom Lane South, Tadworth	Not Started	1	1	0	1	1		Private individual	No evidence identified which illustrates that this extant planning permission will not be implemented.
18/02349/F	Land Adjoining Little	Under	1	1	0	1	1		Woodcote	This is a subsequent

	Ambrook, Nursery Road, Walton On The Hill	Construction							Estates	planning permission to 17/0116/F. A number of conditions were discharged Mar – Apr 2018 and further condition discharged Mar 2019.
18/01696/F	Land Rear Of 56 Cross Road, Tadworth	Not Started	1	1	0	1	1		RSH Land	No evidence identified which illustrates that this extant planning permission will not be implemented.
18/00686/F	Pinfold Manor, Nursery Road, Walton On The Hill	Not Started	1	1	0	1	1		Private individual	No evidence identified which illustrates that this extant planning permission will not be implemented.
18/00428/F	Tower Court, 1 Tower Road, Tadworth	Not Started	1	1	0	1	1		Orange Key Ltd.	No evidence identified which illustrates that this extant planning permission will not be implemented.
17/02766/F	10 Brambletye Park Road, Redhill	Not Started	1	1	0	1	1		Private individual	No evidence identified which illustrates that this extant planning permission will not be implemented.
18/02664/F	16 Woodside Way, Salfords	Not Started	1	1	0	1	1		Private individual	No evidence identified which illustrates that this extant planning permission will not be implemented.
17/00273/OUT	Land Adj 8 Hollis Row, Common Road, Redhill	Not Started	1	1	0	1	1		Private individual	Reserved matters application refused Mar 2019. Subsequent reserved matters awaiting determination.
18/00544/F	Old School House, Rocky Lane, Reigate	Not Started	1	-1	0	-1	-1		Private individual	No evidence identified which illustrates that this extant planning permission will not be implemented.
16/00244/F	1A Kingfisher Drive, Redhill	Not Started	1	1	0	1	1		Private individual	Landowner Questionnaire indicated construction due to commence summer 2019.
18/00694/F	Land Adjacent To 1 Robin Gardens, Redhill	Not Started	1	1	0	1	1		Caberfeigh Ltd.	Non-material amendment awaiting determination.

17/01374/F	Land Between 2 Wilton Road & 3 Brook Road, Redhill	Under Construction	1	1	0	1	1		Caberfeigh Ltd.	Works started in Mar 2019. Enforcement report Mar 2019 alleged breach of planning condition. Condition discharge awaiting determination.
17/01150/F	Shanly Homes, Development Site At The Former Frenches Club, The Frenches, Redhill	Not Started	1	1	0	1	1		Shanly Homes Ltd.	The site is being developed by Shanly Homes an experienced developer. This is an additional dwelling to planning permission 13/00802/F which has been completed. Condition discharged Feb 2018.
17/02025/F	Land Adjacent To, 28 Green Lane, Redhill	Not Started	1	1	0	1	1		Private individual	Two conditions awaiting determination.
17/02409/F	13 Hornbeam Road, Reigate	Not Started	1	1	0	1	1		Private individual	No evidence identified which illustrates that this extant planning permission will not be implemented.
17/02559/F	2 Copse Road, Redhill	Not Started	1	1	0	1	1	Delayed due to lack of builders as well as finances/ mortgages for self- build.	Private individual	Non-material amendment and s.73 application awaiting determination. Landowner Questionnaire indicated plans to start summer 2019 and take 8-10 months to complete.
17/01924/F	27 Somerset Road, Redhill	Not Started	1	1	0	1	1		Private individual	Non-material amendment approved Feb 2019.
17/00096/F	56 Chart Lane, Reigate	Not Started	1	1	0	1	1		Hyde Housing Association	Hyde Housing Association are undertaking the proposed development. Website searches reveal that the unit is no longer being operated as a care home.
16/00182/F	9A Lesbourne Road, Reigate	Not Started	1	1	0	1	1		Private individual	No evidence identified which illustrates that this extant planning permission will not be implemented.
16/00228/F	Land Adjacent 2 Belmont Road,	Not Started	1	1	0	1	1		B R Nominee's	Number of conditions discharged May - Jun

	Reigate								Ltd. & Chalvington Ltd.	2018. Non-material amendment approved Jun 2018.
18/02562/OUT	Land At 18 Smoke Lane, Reigate	Not Started	1	1	0	1	1		Private individual	Landowner questionnaire indicated that works will not start for 12 months.
16/01314/F	29 Croydon Road, Reigate	Under Construction	1	1	0	1	1		Private individual	No evidence identified which illustrates that this extant planning permission will not be implemented.
18/01512/F	China House Restaurant, 7 Holmesdale Road, Reigate	Not Started	1	1	0	1	1		Private individual	Condition discharged Nov 2018.
16/01135/F	Land To Rear of 12 Brokes Crescent, Reigate	Not Started	1	1	0	1	1		Gatton Homes Ltd.	The site is being developed by Gatton Homes Ltd. A number of conditions were discharged Mar - May 2017.
15/02700/F	Land To The Rear Of 13 Brokes Crescent, Reigate	Not Started	1	1	0	1	1		Nutfield Homes Ltd.	The site is being developed by Nutfield Homes an experienced developer. A number of conditions were discharged Jan 2017.
17/00912/CU	Mount Pleasant, Coppice Lane, Reigate	Not Started	1	1	0	1	1		Montreaux Estates Ltd.	The site is being developed by Montreaux an experienced developer. There are number of planning permissions. This application for change of use from residential care to residential works in conjunction with app. 18/00640/F (detailed further up in this table) for the demolition of the care home and the erection of 3 dwellings. Other applications include 16/00544/F for the demolition of the carehome and the erection of 4 dwellings & 17/01061/F for the demolition of the

										carehome and the erection of a replacement building comprising 6 flats and 1 dwelling. There is a further planning permission awaiting determination for the demolition of the carehome and the erection of a replacement building comprising 10 apartments and there is an appeal awaiting determination for the demolition of the carehome and the erection of a replacement building comprising 6 apartments and one dwelling.
18/00359/F	Rear Of 15 Beech Road, Reigate	Not Started	1	1	0	1	1		Private individual	No evidence identified which illustrates that this extant planning permission will not be implemented.
17/00297/F	Rear Of 7 Beech Road, Reigate	Not Started	1	1	0	1	1		Nutfield Homes Ltd.	Site is being developed by Nutfield Homes who are an experienced developer. Number of conditions discharged Aug - Dec 2017.
18/00384/F	Shanti Croft, 39 Wray Lane, Reigate	Not Started	1	1	0	1	1		Private individual	The access road to the site has been created.
17/02602/F	100 Dovers Green Road, Reigate	Not Started	1	1	0	1	1		Private individual	No evidence identified which illustrates that this extant planning permission will not be implemented.
17/02753/F	41 Park Lane East, Reigate	Not Started	1	1	0	1	1		Private individual	No evidence identified which illustrates that this extant planning permission will not be implemented.
17/02444/F	Land Adjacent To, 14 Stockton Road, Reigate	Not Started	1	1	0	1	1		Earlswood Homes	Planning permission submitted by Earlswood Homes - an experienced developer. It is part of a larger development (planning permissions 18/00895/F).

										Earlswood Homes website says that the properties will be available soon.
17/02568/F	Land Adjacent To, 17 Stuart Crescent, Reigate	Not Started	1	1	0	1	1		Shakthy Property Ltd.	Number of conditions discharged Feb 2019.
18/01965/F	1 Yattendon Road, Horley	Not Started	1	1	0	1	1		T S Leisure & Property	Number of conditions discharged Feb - Mar 2019.
19/00076/P	30 Balcombe Road, Horley	Not Started	1	1	0	1	1		Luxury Restorations	No evidence identified which illustrates that this extant planning permission will not be implemented.
17/01629/F	36 Benhams Drive, Horley	Not Started	1	1	0	1	1		Private Individual	No evidence identified which illustrates that this extant planning permission will not be implemented.
16/02351/CU	Aintree House, 54 Bonehurst Road, Horley	Not Started	1	1	0	1	1		Private Individual	No evidence identified which illustrates that this extant planning permission will not be implemented.
18/02182/F	Edgewood, 28 Ringley Avenue, Horley	Not Started	1	1	0	1	1		Private Individual	No evidence identified which illustrates that this extant planning permission will not be implemented.
18/00351/F	Gatwick White House Hotel, 52 Church Road, Horley	Not Started	1	1	0	1	1		T S Leisure & Property	No evidence identified which illustrates that this extant planning permission will not be implemented.
18/00948/F	Land Adjacent To 22 Station Road, Horley	Not Started	1	1	0	1	1		Private Individual	This is due to go to auction May 2019.
18/01480/F	Haroldslea Poultry Farm, Haroldslea, Horley	Not Started	1	1	0	1	1		Private individual	No evidence identified which illustrates that this extant planning permission will not be implemented.
17/02247/F	22 Beaumonts, Salfords, Redhill	Not Started	1	1	0	1	1		Earlswood Homes	Two s.73 applications approved Aug 2018 and Mar 2019. Number of conditions discharged Aug – Sep 2018.
16/02722/F	Lomond Horse Hill,	Not Started	1	1	0	1	1		Private	Further planning permission (17/02545/F)

	Horley								individual	refused and dismissed at appeal for the conversion of commercial equestrian building into 8 flexible live work dwellings. Further permission 18/02319/F for the conversion of the building into 8 dwellings also refused, this is currently at appeal.
17/00469/F	Petridge Wood Farm House, Woodhatch Road, Redhill	Not Started	1	1	0	1	1		Private individual	No evidence identified which illustrates that this extant planning permission will not be implemented.
16/01379/F	Woodleigh, Horley Lodge Lane, Salfords, Redhill	Not Started	1	1	0	1	1		Private individual	No evidence identified which illustrates that this extant planning permission will not be implemented.
18/01825/F	Land To Rear Of 5 - 7 Meath Green Lane, Horley	Not Started	1	1	0	1	1		Private individual	The Council has received a notification of commencement for works on 1st April 2019.
17/00322/F	30 Grange Meadow, Banstead	Under Construction	1	1	0	1	1		Private individual	Works commenced Feb 2019 following the discharge of a number of conditions Mar - May 2018. Section 73 application currently awaiting determination.
17/00645/F	Ash Meadow, Bridge Way, Chipstead	Under Construction	1	1	0	1	1		Creed Homes Ltd.	Works commenced in Jul 2018 following the discharge of a number of conditions Mar - Apr 2018. Section 73 application approved May 2018.
18/01563/PAP	Barn A, The Barns, Woodplace Lane, Hooley	Under Construction	1	1	0	1	1		Private individual	No evidence identified which illustrates that this extant planning permission will not be implemented.
15/02099/PAP	Barn B, Work Unit, Woodplace Barns, Drive Road, Woodplace Lane,	Under Construction	1	1	0	1	1		Private individual	No evidence identified which illustrates that this extant planning permission will not be implemented.

	Hooley									
18/01322/F	Eastland, Woodmansterne Street, Woodmansterne	Under Construction	1	1	0	1	1		Private individual	Works commenced Nov 2018. Non-material amendment approved Jan 2019. Section 73 application awaiting determination.
14/02152/F	Land at Bungalow Lodge, Mogador, Lower Kingswood	Under Construction	1	1	0	1	1		Private individual	Number of conditions approved Mar - Apr 2018. Non-material amendment approved Apr 2016. Section 73 application approved Sep 2018.
17/02505/F	Land Parcel Rear Of Rookeleigh, Alcocks Lane, Kingswood	Under Construction	1	1	0	1	1		Private individual	Works commenced Aug 2018 following the discharge of a number of conditions Jun - Jul 2018.
17/02852/F	472 Reigate Road, Epsom Downs	Under Construction	1	1	0	1	1		Shanly Homes Ltd.	Works commenced Sep 2018 following the discharge of conditions in Jun and Jul 2018. This forms part of a larger development site (planning permissions 16/02111/F, 17/00921/F and 18/01365/F) which commenced in Sep 2017. The units are currently being marketed and a number of the units have been sold/ are reserved.
15/00496/F	Land Parcel between 172 and 176 Warren Road, Banstead	Under Construction	1	1	0	1	1		Private individual	Works commenced in May 2018 following the discharge of a number of conditions in Nov 2017. Landowner Questionnaire expected completion summer 2019.
18/01651/F	Land Rear Of 290 Fir Tree Road, Epsom Downs	Under Construction	1	1	0	1	1		Denton Homes	Developer Denton Homes are an experienced developer. This permission is for an additional unit to the adjoining development (planning permission

										14/01301/F) which was completed in Dec 2016. The unit is currently being marketed.
18/01365/F	Land To The Rear Of 19 Claremount Gardens, Epsom Downs	Under Construction	1	1	0	1	1		Shanly Homes	Works commenced Jan 2019. Developer Shanly Homes is an experienced developer. This forms part of a larger development site (planning permissions 16/02111/F, 17/00921/F and 17/02852/F) which commenced in Sep 2017. The units are currently being marketed and a number of the units have been sold/ are reserved.
16/01409/F	Vale Dry Cleaners Ltd, 207 Fir Tree Road, Epsom Downs	Under Construction	1	1	0	1	1		Vale Dry Cleaners Ltd.	Works commenced Aug 2017 following the discharge of a number of conditions in May 2017.
16/01248/F	160 Orchard Cottages, Quality Street, Mersham	Under Construction	1	1	0	1	1		Private individual	Works commenced May 2018.
18/01441/PAP	4A The Parade, Philanthropic Road, Redhill	Under Construction	1	1	0	1	1		Private individual	Landowner Questionnaire confirms site is under construction, due to complete spring/summer 2019.
18/02487/PAP	23B Lesbourne Road, Reigate	Under Construction	1	1	0	1	1		Private individual	No evidence identified which illustrates that this extant planning permission will not be implemented.
16/00314/F	Land Adjacent To The Angel Public House, 1A Woodhatch Road, Reigate	Under Construction	1	1	0	1	1		Omega Design & Build	Works commenced May 2017 following the discharge of a number of conditions in Apr 2017. Section 73 application approved Apr 2018.
17/02498/F	Land At 41 Blanford Road, Reigate	Under Construction	1	1	0	1	1		Hystar Construction Ltd.	Works commenced in Jan 2019 following the discharge of a number of conditions in Dec 2018. A

										number of conditions are awaiting determination. TPO application approved Dec 2017.
18/01029/F	Rear Of 34 And 36 Lesbourne Road, Reigate	Under Construction	1	1	0	1	1		Private individual	Works commenced Mar 2019. Landowner Questionnaire confirmed the site to be under construction and indicated expected completion as Jun 2019.
17/02985/F	Colley Lodge, 27 Beech Road, Reigate	Under Construction	1	1	0	1	1		Private individual	Works commenced May 2018 following the discharge of conditions Apr - May 2018. Landowner Questionnaire confirmed property is under construction. S.73 application approved Feb 2019.
16/00167/F	Land to R/O 37 Wray Lane, Reigate	Under Construction	1	1	0	1	1		Private individual	Works commenced Mar 2016. Landowner Questionnaire confirmed work is under construction. Number of conditions discharged Jun - Aug 2017. Further conditions discharged Aug 2018.
18/00320/PAP	Ground Floor, 83 Victoria Road, Horley	Under Construction	1	1	0	1	1		Mountplace Ltd.	No evidence identified which illustrates that this extant planning permission will not be implemented.
18/01411/F	Land To The Rear Of 52-56 Bonehurst Road, Horley	Under Construction	1	1	0	1	1		Private individual	Works commenced Mar 2019 following the discharge of a number of conditions in Feb 2019. Landowner Questionnaire confirmed the demolition of the adjoining property to enable access to the site is currently under way with the actual construction planned to start late 2019/early 2020 and take

										approx. 12 months.
18/02441/F	Saxley Court, 121 - 129 Victoria Road, Horley	Under Construction	1	1	0	1	1		Private individual	This permission is for an additional unit to the application 14/00317/F. Building control initial notice accepted May 2015. Number of conditions approved Oct - Nov 2015. Further conditions approved Jun - Jul 2016. Number of s.73 applications approved 2015-2016. TPO applications approved Jan 2017 and Jan 2019. Further condition approved May 2017. The units are currently being marketed and a number of the units have been reserved.
17/02724/CU	Moleside, 9 Reigate Road, Sidlow	Under Construction	1	1	0	1	1		Private individual	Works commenced in Aug 2018 following the discharge of a number of conditions Jun - Aug 2018.
17/01421/CU	Toad Hall Nursery, 19 Massetts Road, Horley	Not Started	0	-3	0	-3	-3		Carerom Ltd.	No evidence identified which illustrates that this extant planning permission will not be implemented.
18/00129/CU	The Beeches, 60 Massetts Road, Horley	Not Started	0	-1	0	-1	-1		Darwin Homes Ltd.	No evidence identified which illustrates that this extant planning permission will not be implemented.
18/00717/CU	29 Redstone Hill, Redhill	Not Started	0	-1	0	-1	-1		Private individual	No evidence identified which illustrates that this extant planning permission will not be implemented.
15/02792/OUT	6-10 Brighton Road, Banstead	Under Construction	0	-3	0	-3	-3		Lucas Design & Construction	Conditions approved in 2017. Website states new care home due to open May 2019.

Table E: Additional Units with Planning Permission in the Five Year Supply

(Resulting from a Conversion of C2 Old Person's Homes to a C3 Equivalent, using current census data)

Application Reference	Site Address	Implementation Status @ 1 April 2019	Gross Dwellings Permitted	Net Dwellings Permitted	Units completed @ 31 March 2019	Total net remaining @ 1 April 2019	Net Deliverable by 31 March 2024	Has delivery exceeded or not progressed as expected?	Evidence that there will be completions on site within 5 years
18/00717/CU	29 Redstone Hill, Redhill	Not Started	2	2	0	2	2		
18/01971/F	Lilliput Childrens Centre, Lilliput Nursery, West Avenue, Salfords	Not Started	41	41	0	41	41		Number of conditions submitted Mar 2019.
15/02661/F	Holmwood, 53 The Avenue, Tadworth	Under Construction	3	3	0	3	3		Initial building notice received Aug 2015. Condition approved Dec 2018.
17/00714/F	Merok Park Nursing Home, Park Road, Banstead	Under Construction	21	6	0	6	6		Number of conditions approved Sep 2018 – Feb 2019. Section 73 application 18/01589/S73 for variation of condition approved Nov 2018.
15/02792/OUT	6-10 Brighton Road, Banstead	Under Construction	43	43	0	43	43		See Table D for C3 losses
17/00559/CU	Downs Cottage Nursing Home, 183 Great Tattenhams, Epsom Downs	Not Started	0	-11	0	-11	-11		Several conditions approved Jun 2018 with number of additional conditions currently awaiting approval.
17/00912/CU	Mount Pleasant, Coppice Lane, Reigate	Not Started	0	-7	0	-7	-7		See Table D for C3 completions
17/02787/F	40 Fir Tree Road, Banstead	Under Construction	0	-4	0	-4	-4		See Table D for C3 completions
18/01818/F	The Croft Residential Home, Buckland Road, Reigate	Under Construction	0	-11	0	-11	-11		See Table D for C3 completions
Total Additional Net Deliverable Units Resulting from a Conversion of C2 Old Person's Homes with Planning Permission in the Five Year Supply									61

Table F: Sites without Planning Permission in the Five Year Supply

Site Address	Ward	Total Net Capacity	Net Deliverable in five year supply	Evidence that there will be completions on site within 5 years
High Street Car Park	Horley Central	40	40	The site is owned by Reigate & Banstead Borough Council. The site is allocated in the Council's emerging DMP. Viability work undertaken to inform the Council's emerging DMP indicated that redevelopment of the site would be viable.
Quarryside Business Park, Redhill	Redhill East	60	60	The site is being developed by Linden Homes. Planning permission 18/02276/F awaiting determination for 83 units. Viability work undertaken for the DMP suggested that development of the site would be viable.
Hockley Industrial Centre, Hooley Lane, Redhill, Surrey, RH1 6ET	Earlswood & Whitebushes	60	60	The site has planning permission (15/01008/OUT) for the partial demolition of the existing buildings and the erection of 50 units. A revised planning permission (18/00967/OUT) is awaiting determination for 60 units. The landowner confirmed intention to commence work on site in August 2019.. The landowner indicated if successful, the new application will be implemented with intention to demolish existing buildings this summer.
Total Net Deliverable on Sites without Planning Permission in the Five Year Supply				160

Monitoring Publications

Regular Monitors:

Commercial Development

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

Industrial Estates

Contains an analysis of occupational trends in the Borough's nine main Industrial Estates including a schedule of occupiers (Annual)

Local Centres

Provides information on retail provision in the Borough's eighteen local shopping centres (Annual)

Town centres

Provides information on the occupiers, together with vacancies and shop type of all premises within the Borough's four Town and Village Centres (Bi-annual)

Population and Demographic Information

These publications are available on the Council website:

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

Search for: "*monitors*":

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

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