



Reigate & Banstead

Housing Trajectory

August 2019

Reigate & Banstead
BOROUGH COUNCIL
Banstead | Horley | Redhill | Reigate



1. Introduction

- 1.1. The revised National Planning Policy Framework (NPPF) advises that “local planning authorities should identify and update annually a supply of specific deliverable sites 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”¹.
- 1.2. The revised NPPF defines deliverable sites as sites which are “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”. It notes that in particular that “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)” and notes that “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”.
- 1.3. The Council details its five year land supply position in its annual Housing Delivery Monitor². The most recent monitor was finalised on 1st July 2019 and shows that as of 31st March 2019 the Council had a 7.80 year land supply position.
- 1.4. On 3rd July 2019 the Council approved a review of the Council’s Core Strategy. The Core Strategy was originally adopted on 3 July 2014 and the review was undertaken in accordance with Regulation 10A of the Town & Country Planning (Local Planning) (England) Regulations 2012 (as amended). As part of the review the Council looked comprehensively at each policy in turn and considered and assessed each of the policies taking account of a comprehensive range of evidence and information. The overall conclusion of the review was that there was no need to modify or update any of the policies of the Core Strategy at this time and that it continues to provide a

¹ Paragraph 73

² Available at:

http://www.reigate-banstead.gov.uk/info/20280/plan_monitoring/31/housing_delivery_monitors

robust, up-to-date and appropriate strategic policy framework for managing development in the borough³.

1.5. Core Strategy policy CS6 “Allocation of land for development” states that:

1. “Development sites will be allocated in the Development Management Policies Document, or through other DPDs, taking account of sustainability considerations including environmental and amenity value, localised constraints and opportunities, the need to secure appropriate infrastructure/ service provision, and the policies within this Core Strategy.
2. The Council will give priority to the allocation and delivery of land for development in sustainable locations in the urban area, that is:
 - a. The priority locations for growth and regeneration:
 - Redhill town centre
 - Horley town centre
 - Horley North East and North West sectors
 - Preston regeneration area
 - Merstham regeneration area
 - Other regeneration areas as identified by the Council and its partners
 - b. The built up areas of Redhill, Reigate, Horley and Banstead
 - c. Other sustainable sites in the existing urban area.
3. The Council will also allocate land beyond the current urban area for sustainable urban extensions, based on an assessment of the potential within the following broad areas of search (in order of priority):
 - a. Countryside beyond the Green Belt adjoining the urban area of Horley
 - b. East of Redhill and East of Merstham
 - c. South and South West of Reigate

Sites beyond the current urban area will be released for development in accordance with policy CS13 and detailed phasing policies within the DMP”.

1.6. Core Strategy policy CS13 further states that:

1. “The Council will plan for delivery of at least 6,900 homes between 2012 and 2027, equating to an annual average provision of 460 homes per year.
2. Housing will be delivered as follows:
 - a. At least 5,800 homes within existing urban areas, in particular the priority areas for growth and regeneration identified in policy CS6

³ More information is available at:
http://www.reigate-banstead.gov.uk/info/20380/current_planning_policy/24/core_strategy

- b. The remainder to be provided in sustainable urban extensions in the locations set out in policy CS6.
 3. The Council will identify and allocate in the DMP the necessary sites to deliver these homes in accordance with the policies in the Core Strategy.
 4. Sites for sustainable urban extensions within the broad areas of search set out in policy CS6 will be released when such action is necessary to maintain a five year supply of specific deliverable sites (based on the residual annual housing requirement). The phasing of sustainable urban extension sites will be set out in the DMP and will take account of strategic infrastructure requirements”.
- 1.7. The Council is in the process of preparing its Development Management Plan (DMP). The DMP provides the detailed policies to accompany the Core Strategy strategic policies. It underwent public examination late-October/early-November 2018 and main modifications consultation March/April 2019. The Council received the Inspector’s report July 2019 and it is expected to be recommended to Full Council for adoption in September 2019. In accordance with Core Strategy policies CS6 and CS13 the DMP includes a number of urban site allocations and sustainable urban extensions.
- 1.8. Also, in accordance with Core Strategy Policy CS6, DMP policy MLS1 sets out the phasing of the sustainable urban extension sites. It states that:
 1. *“The Council’s Housing Monitor will proactively consider the need for release of the allocated sustainable urban extension sites based on a forward-looking mechanism. In order to maintain a five-year housing supply it will forecast whether such supply can be maintained over the next year and subsequent year. Where the Housing Monitor predicts that a five-year housing supply would not be maintained over this period, allocated sustainable urban extension sites will be released for development as necessary.*
 2. *The Housing Monitor will be published annually, in June each year, setting out the position as of April that year. The Housing Monitor will:*
 - a) *Set out the 5YHLS position for that year and establish whether or not the Council can demonstrate a 5YHLS*
 - b) *Make an assessment of the likely 5YHLS position in April of the subsequent year, based on an up to date assessment of the Council’s housing trajectory.*
 3. *The Council will only grant planning permission for sites outside of the annual monitoring process if it can be clearly demonstrated, via up to date evidence, that there is a five year land supply shortfall.*

4. *Planning permission will not be granted for any proposals which would prejudice or compromise the long-term comprehensive development of an urban extension allocation. This excludes proposals for necessary works to support the efficient operation of the Patteson Court Landfill.*
5. *The Council will maintain an on-going dialogue with those involved in promoting and delivering allocated sustainable urban extension sites and will actively support and encourage Planning Performance Agreements and/or the preparation of joint Development Briefs (where appropriate) for the sites in order to facilitate their timely delivery upon release”.*

- 1.9. Given the likely adoption of the DMP in September, this housing trajectory paper has been produced in line with DMP Policy MLS1 to establish whether or not the Council can demonstrate a 5YHLS and to forecast whether such supply can be maintained over the next year and subsequent year. This paper shows that the Council can demonstrate a 5YHLS and that it can be maintained over the next year and subsequent year.
- 1.10. This housing trajectory paper has also been produced to project housing land supply and delivery (based on the most recent information) over the remainder of the Core Strategy plan period (i.e. to 2027). In doing so, it provides an indication that the Council expects to be able to maintain a 5YHLS (without the release of sustainable urban extensions) until 2024/25. By corollary, it indicates that in line with DMP policy MLS1 the sustainable urban extensions may – based on the current evidence – need to be released for development in 2023/24.
- 1.11. The trajectory will be updated annually and its findings will be used to inform the Council’s actions in relation to housing supply and delivery and will help to frame its engagement with those involved in promoting sustainable urban extensions (as per the terms of Policy MLS1 (5)).
- 1.12. The trajectory does not take into consideration the potential impact of the delivery of the sustainable urban extensions on future land supply position and, given the Core Strategy has been found to be up to date following review, assumes a housing requirement of 460 net units per annum for the remainder of the plan period and beyond. The base date for the housing trajectory is 31st March 2019.

2. Assumptions and Inputs

- 2.1. A detailed site-by-site housing trajectory has been produced to in order to ascertain – in line with DMP policy MLS1 – whether the Council can demonstrate a 5YHLS, to forecast whether such a supply can be maintained over the next year and subsequent year and to forward project (based on the most recent information) the likely timeframe for the release of the sustainable urban extensions. This is included within Annex 1.
- 2.2. The detailed site-by-site trajectory builds upon the summary of the Council's five year land supply position published in the 2018/19 Housing Delivery Monitor (dated June 2019). In order to produce this trajectory a number of assumptions have been made:
- Deliverability/ developability of sites
 - Windfall allowance
 - Housing for older people
 - Non-implementation
 - Previous over-supply
 - Housing requirement
 - Land supply buffer (referencing Housing Delivery Test)

These are discussed in detail below.

Deliverability/ developability of sites

- 2.3. The trajectory includes both sites which the Council considers are deliverable and developable.
- 2.4. The revised NPPF states that “to be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years”. It notes that “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”.

2.5. And the revised NPPF states that for sites “to be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged”.

Deliverable Sites

- 2.6. The revised NPPG⁴ advises that evidence to demonstrate deliverability may include:
- Current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions
 - Firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and built-out rates
 - Firm progress with site assessment work
 - Clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.
- 2.7. Within the deliverable land supply, the Council has included sites with planning permission (outline and full) and a number of specific sites without planning permission. In order to assess sites deliverability, during the preparation of the 2018/19 Housing Delivery Monitor, 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 we’ve drawn on evidence submitted by developers/landowners during the DMP main modifications

⁴ Paragraph 007 Reference ID: 68-007-20190722

consultation, examination and Regulation 19 publication and any other information we have regarding site viability, ownership constraints or infrastructure provision.

- 2.8. As a result of this exercise, 209 units with planning permission have been excluded from the assessment. These are detailed in the table below.

Table 1 Sites with planning permission excluded from the housing trajectory

Planning Permission Reference	Site Address	Net Capacity
14/00967/OUT	Acacia House, Reigate Hill, Reigate	13
17/02707/P	Union Solutions, The Old Stable, 8A Beaufort Road, Reigate	1
17/01467/P	Grosvenor House, 65-71 London Road, Redhill	100
17/01404/P	Castlefield House, 3-5 Castlefield Road, Reigate	41
16/00043/F	2 Fonthill, 58 Reigate Road, Reigate	29
17/00919/F	Development Site R/O Rivendell, Fairlawn Road, Banstead	1
17/00276/F	Kimberley, 1A Castle Drive, Reigate	4
15/02730/F	66 Crescent Way, Horley	3
15/00556/F	Redstone Hall, 10 Redstone Hill, Redhill	13
15/02725/F	8 Brighton Road, Hooley	4

- 2.9. A number of sites have also been included which do not have planning permission which we consider to be deliverable:

Table 2 Sites without planning permission included within the housing trajectory and forming part of the 5YHLS

Site Address	Net Capacity	Justification for including the site as deliverable
High Street Carpark, Horley	40	<ul style="list-style-type: none"> The site is owned by Reigate & Banstead Borough Council. The site is allocated in the Council's DMP. The Council's Housing and Property teams are currently in the process of designing a scheme for the site. Viability work undertaken to inform the Council's DMP indicated that the redevelopment of the site would be viable.
Quarryside Business Park, Redhill	60	<ul style="list-style-type: none"> The site has been developed/ promoted by Linden Homes, a national developer. The site is owned by a family who have promoted the site for a number of years. It is understood that the existing tenants are on a rolling 12-month lease and achieving vacant possession is not a constraint to development. It is noted that a number of the tenants have relocated and others are in the process of looking to relocate. Planning permission (18/02276/F) for the redevelopment of the site to provide 83 units is currently awaiting determination. Viability work undertaken for the DMP suggested that development of the site would be viable.
Hockley Industrial Centre, Hooley Lane, Redhill	60	<ul style="list-style-type: none"> The site has outline 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 has confirmed that if this permission is approved that they will commence work on site in 2019.

2.10. Full justification for the inclusion of deliverable sites is included within Annex 2.

Developable Sites

2.11. Within the developable land supply, the Council has included DMP site allocations and sites identified in the HELAA. The revised NPPG⁵ advises that evidence to demonstrate that there is a 'reasonable prospect' that sites will be delivered could include:

⁵ Paragraph 020 Reference ID: 68-020-20190722

- Written commitment or agreement that relevant funding is likely to come forward within the timescale indicated, such as an award of grant funding;
- Written evidence of agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;
- Likely build out rates based on sites with similar characteristics; and
- Current planning status, for example for a larger site with only outline permission where there is supporting evidence that the site is suitable and available and that development could be completed within years 6-10.

2.12. To inform the developability assessment, the Council has drawn on evidence submitted by developers/landowners during the DMP main modifications consultation, examination and Regulation 19 publication and any other information we have regarding site viability, ownership constraints or infrastructure provision. Full justification for the inclusion of developable sites is included within Annex 3.

2.13. The developable land supply also includes residual delivery from the Horley North West Sector, reflecting the long term phasing plan for this site which extends beyond the initial five years covered by the trajectory (planning permission reference 04/02120/OUT: Horley North West Sector). The Horley North West Sector is a major strategic site allocation in the 2005 Borough Local Plan and is currently in the process of being developed. The most recent information provided by the developer, and reality-checked by the Council taking into consideration past delivery rates, suggests the following rates of delivery:

Table 3 Expected delivery rates Horley North West Sector

2019/20	130
2020/21	195
2021/22	210
2022/23	195
2023/24	190
2024/25	70

Windfall allowance

2.14. The revised NPPF defines windfall sites as “sites not specifically identified in the development plan” and paragraph 73 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” and that “any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends”.

2.15. A windfall allowance of 75 units per annum has been included within the trajectory. This windfall allowance is significantly below historic trends in the borough. The DMP Inspector considered that this windfall allowance was “robust and justified” noting that:

“the historic windfall rates since 2012/13, with the inclusion of prior approvals for office to residential conversions, indicate that actual windfalls have been significantly above this figure. I therefore conclude that this allowance is robust and justified”⁶

Housing for older people

2.16. In line with the revised NPPG⁷, the Council has included housing for older people, including residential institutions in Use Class C2, within the trajectory.

2.17. The table below shows that since the beginning of the plan period housing for older people has made a considered contribution to the delivery of housing within the borough. This supply is incorporated into the total completions figures for the years 2012/13 to 2018/19.

⁶ Paragraph 135 Inspector’s Report on the Examination of the Reigate & Banstead Development Management Plan, available at:

http://www.reigate-banstead.gov.uk/download/downloads/id/5683/inspectors_report.pdf

⁷ NPPG Paragraph 035 Reference ID: 68-035-20190722

Table 4 Housing for older people: past delivery

Monitoring Period	Gross Units Permitted	Net Units Permitted
2012/13	1	1
2013/14	40	40
2014/15	0	0
2015/16	7	-7
2016/17	47	47
2017/18	47	47
2018/19	0	-11
Total	142	117

- 2.18. In addition, it is anticipated that the delivery of future older person accommodation could provide an additional 78 net units of housing provision over the plan period based on sites with existing planning permission.

Table 5 Housing for older people: anticipated delivery

Planning Permission Reference	Site Address	Status	Gross Units Permitted	Net Units Permitted
18/00717/CU	29 Redstone Hill, Redhill	Not Started	2	1
18/01971/F	Lilliput Children's Nursery, Salfords	Not Started	41	41
15/02661/F	Holmwood, 53 The Avenue, Tadworth	Under construction	3	3
17/00714/F	Merok Park Nursing Home, Banstead	Under construction	21	6
15/02792/OUT	6-10 Brighton Road, Banstead	Under construction	43	40
17/00559/CU	Downs Cottage Nursing Home, Epsom Downs	Not Started	0	-11
17/00912/CU	Mount Pleasant, Coppice Lane, Reigate	Not Started	7	0
17/02787/F	40 Fir Tree Road, Banstead	Under construction	5	1
18/01818/F	The Croft Residential Home, Buckland Road, Reigate	Under construction	8	-3
Total			130	78

- 2.19. Justification for the inclusion of these sites is provided within Annex 4.

Non-implementation rate

- 2.20. Instead of applying a non-implementation rate, the Council has removed sites with a history of non-implementation and sites which are unlikely to come forward for development based upon local knowledge and following ongoing discussions with landowners and developers.
- 2.21. This is the approach that the Council has historically undertaken and the DMP Inspector considered that this approach was justified and noted that there is no requirement in national policy to include a non-implementation rate⁸.
- 2.22. As set out above, the Council has excluded 10 sites with planning permission (209 net units). These are detailed within Table 1 of this report.

Previous over-supply

- 2.23. Since the beginning of the plan period the Council has delivered 427 units above the Core Strategy housing requirement of 460 units per annum.

Table 6 Net units delivered

Monitoring Period	Net Units Delivered	Housing Requirement	Surplus/ Deficit
2012/13	484	460	24
2013/14	479	460	19
2014/15	454	460	-6
2015/16	554	460	94
2016/17	570	460	110
2017/18	597	460	137
2018/19	509	460	49
Total	3,647	3,220	427

- 2.24. The Council has historically taken this oversupply into consideration in calculating future annual requirement over the plan period. This was discussed during the DMP examination and the Inspector concluded that the Council's approach to the supply and delivery of housing is justified, positively prepared, effective, deliverable and

⁸ Paragraph 136 Inspector's Report on the Examination of the Reigate & Banstead Development Management Plan

consistent with national policy and the Core Strategy⁹. This approach is also in line with the revised NPPG¹⁰.

Housing Requirement

- 2.25. Paragraph 73 of the revised NPPF states that “local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old”. Footnote 37 notes that this is “unless these strategic policies have been reviewed and found not to require updating”.
- 2.26. On 2nd July 2019, in accordance with Regulation 10A of the Town & Country Planning (Local Planning) (England) Regulations 2012 (as amended), the Council approved the review of the Reigate & Banstead Local Plan: Core Strategy. This was following a review which looked comprehensively at each policy in turn, and considered and assessed each of them taking account of a comprehensive range of evidence and information. The review concluded that there was no need to modify or update any of the policies of the Core Strategy at this time and that it continues to provide a robust, up-to-date and appropriate strategic policy framework for managing development in the borough.
- 2.27. Therefore, in line with Core Strategy policy CS13, the trajectory includes a housing requirement of 460 units per annum for the remainder of the plan period. It has been assumed that this requirement will continue beyond the plan period given that future requirements are unknown at this time.

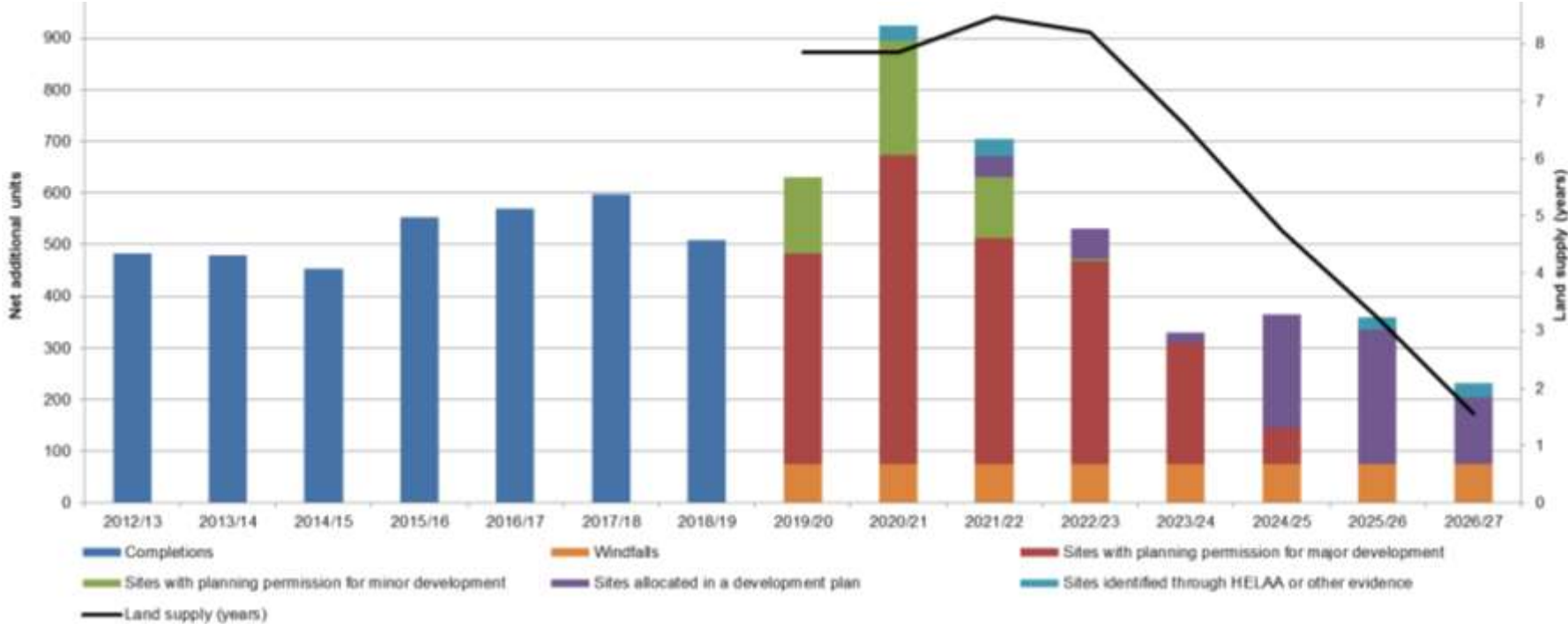
⁹ Paragraph 139 Inspector’s Report on the Examination of the Reigate & Banstead Development Management Plan

¹⁰ NPPG Paragraph 032 Reference ID: 68-032-20190722 advises that where areas deliver more completions than required, the additional supply can be used to offset any shortfalls against requirements from previous years.

Summary of housing trajectory

2.28. **Figure 1** below provides a summary of the housing trajectory for the remainder of the plan period without taking into consideration potential supply from the sustainable urban extensions.

Figure 1 Illustration of Housing Trajectory and projected five year land supply position



2.29. **Table 6** below shows the anticipated forecast 5YHLS position for the borough over the remainder of the plan period based on the most recent information.

2.30. It indicates that without the sustainable urban extensions, the Council will be able to demonstrate a 5YHLS until 2024/25, after which, the land supply position may – based on current evidence – fall below five years. In line with DMP policy MLS1, the current evidence therefore suggests that sustainable urban extensions may need to be released for development in 2023/24.

Table 7 Current and Forecast 5Year Land Supply Position

	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Planning Permissions	2,563	2,077	1,258	702	305	70	0	0
Windfalls	375	375	375	375	375	375	375	375
Town Centre Allocation	40	85	165	180	160	140	95	15
Allocations Rest of the Urban Area	80	255	435	510	470	470	295	115
Sites identified through the HELAA or other evidence	60	60	55	52	52	52	52	27
Sustainable Urban Extensions	0	0	0	0	0	0	0	0
Total Housing Supply	3,118	2,852	2,288	1,819	1,362	1,107	817	532
Annualised Housing Requirement	460	460	460	460	460	460	460	460
5% / 20% Buffer	23	23	23	23	23	23	23	92
Annualised Over/ Under Supply	-85	-120	-212	-261	-275	-249	-230	-210
Total Annual Requirement	398	363	271	222	208	234	253	342
Years of Housing Land Supply Position	7.84	7.85	8.46	8.18	6.55	4.73	3.23	1.56

2.31. **Table 8** reflects the anticipated delivery from urban extensions, based on the assessment above, sustainable urban extensions are released for development (i.e. granted planning permission) during 2023. In accordance with MLS1, there is no longer a specific phasing or ordering of the allocated sites and, in absence of a five year supply, all allocated sites would be released. The only site which would be subject to a restriction on its phasing timing is ERM2/3 (Copyhold), which – as acknowledged by the DMP Inspector who

concluded that it was “justified that operations of the [adjoining] landfill site are substantially complete before housing development takes place” on the site. The latest evidence indicates that this may not occur until 2028 (i.e. after the period covered by the trajectory). For this reason, no allowance is made for delivery from ERM2/3 in the housing trajectory. The assumed phasing of all other urban extension sites is as follows:

Table 8 Expected delivery rates for sustainable urban extensions sites

	<i>Plan period</i>				<i>Beyond plan period</i>		
	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
ERM1: Land at Hillsbrow	-	-	40	40	40	25	-
ERM2/3: Land west of Copyhold Works and former Copyhold Works, Redhill	N/A						
ERM4a: 164 Bletchingley Road, Merstham	-	-	10	20	-	-	-
ERM4b: Land south of Bletchingley Road, Merstham	-	-	10	20	-	-	-
ERM5: Oakley Farm, Merstham	-	-	45	45	40	-	-
SSW2: Land at Sandcross Lane, Reigate	-	-	30	70	70	70	50
SSW6: Land at Castle Drive, Reigate	-	-	10	-	-	-	-
SSW7: Hartswood Nursery, Reigate	-	-	10	15	-	-	-
SSW9: Land at Dovers Farm, Reigate	-	-	30	30	30	30	-

2.32. The anticipated housing delivery and forecast five year land supply position assuming delivery of the urban extension sites in accordance with the above is set out in **Table 9** overleaf. This demonstrates that, with the appropriate managed release of the allocated urban extensions, it is expected that a five year land supply would be maintained throughout the remainder of the Core Strategy plan period (i.e. to 2027).

Table 9 Current and Forecast 5Year Land Supply Position including delivery from sustainable urban extensions

	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Planning Permissions	2,563	2,077	1,258	702	305	70	0	0
Windfalls	375	375	375	375	375	375	375	375
Town Centre Allocation	40	85	165	180	160	140	95	15
Allocations Rest of the Urban Area	80	255	435	510	470	470	295	115
Sites identified through the HELAA or other evidence	60	60	55	52	52	52	52	27
Sustainable Urban Extensions	0	0	0	0	0	920	970	685
Total Housing Supply	3,118	2,852	2,288	1,819	1,362	2,027	1,787	1,217
Annualised Housing Requirement	460	460	460	460	460	460	460	460
5% / 20% Buffer	23	23	23	23	23	23	23	23
Annualised Over/ Under Supply	-85	-120	-212	-261	-275	-249	-230	-267
Total Annual Requirement	398	363	271	222	208	234	253	216
Years of Housing Land Supply Position	7.84	7.85	8.46	8.18	6.55	8.66	7.06	5.63

Annex 1: Detailed Trajectory excluding delivery from sustainable urban extensions

					12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	Total Number of Units			
Area 1: Banstead	Planning Permissions Large Sites (10+ units)	Under construction	Former De Burgh School	16/02949/F								45	45	45	45	45				225			
			Laboratory Site, Pitwood Park, Tadworth	18/01156/F												25						25	
			130-138 Great Tattenhams, Epsom Downs	17/00762/F											29								29
			6-10 Brighton Road, Banstead (C2 use - 80 beds, eq. 43 units)	15/02792/OUT										43									43
			Station Yard, Waterhouse Lane	16/01777/F												18							18
		Not Started	Courtlands Farm, Park Road	16/01013/F										2	7								9
			Downs Cottage Nursing Home, 183 Great Tattenhams, Epsom Downs (loss of C2 use - 21 beds, eq. 11 units)	17/00559/CU										-11									-11
			Cornerways, Smugglers, Mountfield & 266 Chipstead Way, Outwood Lane, Chipstead	18/02583/F											21								21
			105-125 Ashurst Road	17/01584/F										3	7								10
			Hedgeside, Walpole Avenue	18/00213/F										2									2
	Planning Permissions Small Sites (<10 units)	Under construction	Former Kings Barn	16/02517/F									8									8	
			6-10 Brighton Road, Banstead (loss of C3 use - 3 units)	15/02792/OUT										-3									-3
			Ash Meadow, Bridge Way, Chipstead	17/00645/F											1								1
			118 Nork Way	16/00976/F										7									7
			7 Buckles Way, Banstead	14/00463/F										1									1
			Barn A, The Barns, Woodplace Lane, Hooley	18/01563/P											1								1
			40 Fir Tree Road (C3 use - 5 units)	17/02787/F										5									5
			40 Fir Tree Road (loss of C2 use - 8 beds, eq. 4 units)	17/02787/F										-4									-4
			Hengest Farm, 21A Woodmansterne Lane	17/01914/F										7									7
			24 Station Approach	17/02433/F										8									8
		Not Started	63 Tadome Road	14/01180/F										1									1
			Merok Park Nursing Home, Park Road, Banstead (C2 use - 40 beds, net gain 11 beds, eq. 6 units)	17/00714/F											6								6
			Land Parcel 172-176 Warren Road	15/00496/F										1									1
			Eastland, Woodmansterne Street, Woodmansterne	18/01322/F											1								1
			Holmwood, 53 The Avenue, Tadworth (C2 use - 6 additional beds, eq. 3 units)	15/02661/F											3								3
			30 Grange Meadow	17/00322/F											1								1
			Work Unit, Woodplace Lane, Hooley	15/02099/P										1									1
			Land To The Rear Of 19 Claremount Gardens, Epsom Downs	18/01365/F										1									1
			Land Adjoining Little Ambrook, Nursery Road, Walton On The Hill	18/02349/F												1							1
			Bungalow Lodge, Mogador	14/02152/F										1									1
			Songbirds, Ruxley Close	17/02505/F										1									1
			Land Rear Of 290 Fir Tree Road, Epsom Downs	18/01651/F										1									1
472 Reigate Road			17/02852/F										1									1	
White Lodge Hall, The Drive			17/01160/F												4							4	
Crown House Mews, Chequers Lane	17/00115/F										3									3			
54A High Street	15/02905/F												1							1			
207 Fir Tree Road	16/01409/F										1									1			
92 Partridge Mead	17/00804/F												3							3			
9 Shelvers Way	17/02097/F												5							5			
1 Horsecroft	17/02849/F												1							1			
1 Avenue Road, Banstead	18/02612/F													1						1			
Land Rear Of 56 Cross Road, Tadworth	18/01696/F													1						1			
2 The Green, Dorking Road, Walton On The Hill	17/02601/F													1						1			
73 Ferndale Road, Banstead	18/00966/F													1						1			
Rowans Hill, Coulsdon Lane, Chipstead	18/01964/F													2						2			
13 Court Hill	15/02687/F												1							1			
Land To The Rear Of 19-29 Shelvers Way, Tadworth	18/01134/F													6						6			
Fairlawn, The Glade, Kingswood	17/02662/F													6						6			
Redstone, 19 Court Hill	17/00688/F												1							1			
Woodcroft, Beech Drive, Kingswood	18/01811/F												1							1			
26 Chipstead Station Parade	16/02887/F												1							1			
Red Chimneys, Warren Drive, Kingswood	18/01593/F													1						1			
The Vicarage, Woodland Way, Kingswood	18/01607/F													1						1			
Work Unit, Woodplace Lane, Hooley	15/02279/F												1							1			
Place Farm, Park Road	18/00918/F													1						1			
Pinfold Manor, Nursery Road, Walton On The Hill	18/00686/F													1						1			
3 Sherborne Close, Epsom Downs	18/02515/F													1						1			
Flat 62, Brighton Road, Hooley	17/01670/F												1							1			
The Moorlands, 4A Croydon Lane	18/00036/F												2							2			
56-58 Brighton Road, Hooley	18/00626/F													1						1			

			60A Brighton Road, Hooley	17/00513/F		1									1			
			Bracken House, Waterhouse Lane	17/00422/F		1									1			
			Kings Walk House, Woodland Way	16/01576/F		1									1			
			Tower Court, 1 Tower Road	18/00428/F		1									1			
			Little Manor, Larch Close	18/00181/F				2							2			
			Oakwood Hall, Eyhurst Park	18/00508/F		1									1			
			7 Ruden Way	18/00661/F				1							1			
			54 Warren Road	15/01795/F		1									1			
			82 Hatch Gardens	16/01936/F		1									1			
			213 Fir Tree Road	17/00405/F		1									1			
			5 Norman Close	18/00526/OUT		1									1			
			L/A 20 Epsom Lane South, Tadworth	18/00854/F		1									1			
			Land Parcel Adjacent to Sub Station, Fairlawn Road	17/00354/F		1									1			
	Town Centre Site Allocations		Horseshoe	BAN2									25	25	25	75		
	Rest of the Urban Area Allocations		Banstead Community Centre, Park Road	BAN3									15			15		
	Sites identified through the HELAA or other evidence		Wellesford Close, Banstead											15		15		
	Total Net Number of Units Area 1					125	156	115	45	45	40	40	25		591			
Area 2a: Redhill	Planning Permissions Large Sites (10+ units)	Under construction	RNIB College, Philanthropic Road	14/02562/F		30	31									61		
			1 Ranmore Close	15/01798/F		12	5										17	
			16-46 Cromwell Road, Redhill	18/01158/F						24								24
			Former Shaftesbury House, 14 School Hill, Merstham	17/00444/F					13									13
			Furness House, 53 Brighton Road, Redhill	18/01969/P					71									71
			Redhill Youth Association	17/02876/F					25	25								50
			Former Liquid & Envy	16/02680/F				63	70									133
		Not Started	Patteson Court, Nutfield Road	18/00709/P					20									20
			Lilliput Children's Nursery, Salfords (C2 use - 76 beds, eq. 41 units)	18/01971/F						41								41
			Elgar Works, Merstham	17/01676/F				14										14
			Markketfield Public Carpark	16/01066/F							153							153
			49 Ladbrooke Road	16/02928/F				4										4
			24 Garlands Road	18/00449/F					1									1
			The Railway Arms Public House, London Road North, Merstham	18/01887/F						5								5
	Lynwood House, 50 London Road, Redhill	18/01040/F						5								5		
	Planning Permissions Small Sites (<10 units)	Under construction	5 Gloucester Road	17/01161/F			2	7									9	
			The Limes Public House	18/00375/F			9										9	
			Portland Drive	13/02289/OUT			6											6
			4A The Parade, Philanthropic Road, Redhill	18/01441/P			1											1
			33 Hooley Lane, Redhill	18/01423/F						2								2
			167 & 167A Frenches Road, Redhill	18/02025/F						2								2
			Former Carlton Road	17/01403/F			2											2
			160 Orchard Cottages	16/01248/F			1											1
			2-132 Portland Drive, Merstham	18/00394/F			2											2
			129 Bletchingley Road	16/02742/F			2											2
			Former 130A London Road	17/01759/F			1											1
			2 Wilton Road	17/01374/F						1								1
			Grovehill House, Grovehill Road	18/01605/P						4								4
		41 High Street	17/02783/F			3											3	
		Not Started	7 Wraylands Drive	17/02066/F			1											1
			22 Earlswood Road	16/02331/F					4									4
			29 Redstone Hill, Redhill (loss of C3 - 1 unit)	18/00717/CU					-1									-1
			29 Redstone Hill, Redhill (C2 use - 4 beds, eq. 2 units)	18/00717/CU					2									2
			131 London Road North, Merstham	18/01646/F							4							4
			Choice News, 46 Station Road, Redhill	18/02668/F							3							3
			The Abbot Public House, 14 Station Road, Redhill	18/01857/F							9							9
			16 Woodside Way, Salfords	18/02664/F							1							1
			St Johns Court, St Johns Road	18/02576/P						9								9
			1A Kingfisher Drive	16/00244/F						1								1
			58 Carlton Road, Redhill	17/02986/F						5								5
			33 High Street	18/00813/F								2						2
Pettridge Wood Farm House, Woodhatch Road, Redhill			17/00469/F						1								1	
101 Colesmead Road	16/02622/F							1								1		
36 Station Road	17/03013/F						2								2			
38 Ringwood Avenue	17/01069/F								1						1			
36 Station Road	17/02273/P						2								2			
47A Station Road	18/00158/P						2								2			
28 Green Lane	17/02025/F						1								1			
Former Frenches Club, The Frenches	17/01150/F				1										1			
Doves Decorating Supplies, 1D Charman Road, Redhill	18/01777/F								2						2			
1 Robin Gardens, Redhill	18/00694/F								1						1			

		Lomond, Horse Hill	16/02722/F																1		
		Duxhurst Farm, Duxhurst Lane	16/00807/P								3									3	
		Woodleigh, Horley Lodge Lane	16/01379/F								1									1	
		6 Beechwood Villas	17/00146/F								1									1	
	Town Centre Site Allocations	High Street Carpark, Horley	HOR1														20	20		40	
		Horley Police Station	HOR3																20	20	
		Horley Library	HOR5															20	20	40	
	Rest of the Urban Area Allocations	59-61 Brighton Road, Horley	HOR10																	20	
	Sites identified through the HELAA or other evidence																				0
	Total Net Number of Units Area 3										212	260	289	219	210	90	40	20		1,340	
	Windfalls										75	75	75	75	75	75	75	75	75		600
	Completions			484	479	454	554	570	597	509											3,647
	Total Number of Units			484	479	454	554	570	597	509	631	924	701	532	330	365	360	232			7,722

Developments resulting in the net gain/ loss of older person accommodation

Annex 2: Justification for the inclusion of deliverable sites

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2019	Total net remaining @ 1 April 2019	Net Deliverable by 31 March 2024	Fully Assembled ?	Are There Any Trigger Points or Phasing Issues That May Affect Delivery?	Is There/ Will There Be More Than 1 Sales Outlet?	Firm Progress with Site Assessment Work	Site Viability Information	Ownership Constraints Identified?	Other Relevant Information
Site Of Former De Burgh School, Chetwode Road, Tadworth	Planning permission 16/02949/F under construction	229	4	225	225	Yes	Yes – the developers have confirmed that the site will be brought forward in two phases (phase 1 144 weeks and phase 2 100 weeks)	No	N/A – planning permission is under construction.	No viability information provided as part of the planning application and the development is policy compliant. In line revised NPPF & NPPG it has therefore been assumed that development is viable ¹¹ .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by London Square developers. 	<ul style="list-style-type: none"> Landowner questionnaire suggested completion Q1 2021.
Marketfield Public Car Park, Marketfield Road, Redhill	Planning permission 16/01066/F not started	153	0	153	153	Yes	No	No	Yes - the Council has recently completed the CPO for the development. Work is due to commence in late-2019. s.73 application for variation of condition was approved in March 2019. A further s.73 application is awaiting determination.	The development is not policy compliant. Viability appraisal submitted as part of the application which demonstrated that the developer profit would only be 14.8%. It was considered that a developer profit of 15.0% would be reasonable on this scheme. No affordable housing has therefore been sought.	<ul style="list-style-type: none"> No ownership constraints identified. The site is a Council-led regeneration development. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented. Landowner questionnaire indicated that work is due to commence late-2019 and that upon commencement construction is anticipated to last 2 years.
Former Liquid And Envy, Station Road, Redhill	Planning permission 16/02680/F under construction	133	0	133	133	Yes	No	No	N/A – planning permission is under construction.	The development is not policy compliant. A viability appraisal was submitted with the planning application which showed that the developer profit would be 13.3% which was considered to be below the level at which a willing developer would proceed. Through the planning application process the Council and its consultants reviewed a number of the inputs – and whilst agreement was not reached over a number of inputs – it was agreed that 10 mixed tenure affordable housing units would be achievable and viable. Taking into consideration the need for planning benefits of the scheme to outweigh the harm through the loss of the locally listed building, the applicant offered – and is developing - 15 shared ownership affordable housing units.	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Crest Nicholson. 	<ul style="list-style-type: none"> Building work commenced April 2018. Number of conditions approved December 2017- June 2018 Non-material amendment approved October 2017 Demolition application submitted November 2017.
RNIB Soundscape, Philanthropic Road, Redhill	Planning permission 14/02562/F under construction	61 in RBBC	0	61	61	Yes	No	No	N/A – planning permission is under construction.	The development is not strictly policy compliant however, viability information was provided as part of the application which showed that without enabling development, the redevelopment of the site would not be financially viable and no affordable housing has been sought due to the specialist nature of the RNIB units (which provide supported living). It was not considered that the provision of affordable housing would be viable.	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Countryside Properties. 	<ul style="list-style-type: none"> Building Control Initial Notice March 2014. Website search suggests that development is anticipated to be completed 2020.
Furness House, 53	Planning	71	0	71	71	Yes	No	No	The developer indicated that	The development is policy compliant.	<ul style="list-style-type: none"> No ownership 	<ul style="list-style-type: none"> No evidence identified which

¹¹ Revised NPPF Paragraph 50 and NPPG Paragraphs 006 Reference ID: 10-006-20190509 and 007 Reference ID: 10-007-20190509 state that where up-to-date policies set out the contributions expected from development and planning applications comply with them then planning applications should be assumed to be viable.

Brighton Road, Redhill	permission 18/01969/P not started								they are currently in the process of finalising internal layouts with the architect. Planning application (18/02042/F) for external alterations approved December 2018.	No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	constraints identified. • The site is being developed by Ocea Life.	illustrates that this extant planning permission will not be implemented. • Landowner questionnaire indicated intention to commence construction April 2019 and complete by May 2020. • It also indicated that the developers are currently in the process of managing the departure of the existing tenants and finalising internal layouts with the architect.
Redhill Youth Association Hall, Martketfield Road, Redhill	Planning permission 17/02876/F under construction	50	0	50	50	Yes	No	No	N/A – planning permission is under construction.	The development is not policy compliant. A viability appraisal was submitted which suggested that redevelopment of the site would generate a developer profit of 10.6% (with 5 units of affordable housing offered). This was scrutinised by the Council and its consultants and it was agreed that the development could provide 7 shared equity affordable homes and a new community facility. Whilst not policy compliant, it was considered that requiring a greater contribution would risk stalling the development.	• No ownership constraints identified. • The site is being developed by Lodgecrest.	• Number of conditions discharged between October 2018 and March 2019. • Building control commencement notice received March 2019.
Portland Drive, Merstham	Planning permission 13/02289/OUT under construction	8	0	8	8	Yes	No	No	N/A – planning permission is under construction.	No viability information provided. Whilst the development is not policy compliant – no affordable housing units provided – Raven Housing Trust are delivering this application as part of a package of planning applications to improve the retail and community facilities on the Merstham Estate. 40 units of affordable housing have for example been provided on the recent approval of Purbeck Close.	• No ownership constraints identified. • The site is being developed by Raven Housing Trust.	• Additional application 18/00394/F for further two units approved in February 2018. • Number of conditions discharged June 2018. • In the landowner questionnaire, Raven indicated that the development will be completed by the end-2019.
Portland Drive, Merstham	Planning permission 18/00394/F under construction	2	0	2	2	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	• No ownership constraints identified. • The site is being developed by Raven Housing Trust.	• This permission is for an additional 2 units to planning permission 13/02289/OUT. • In the landowner questionnaire, Raven indicated that the development will be completed by the end-2019.
Saxley Court, 121-129 Victoria Road, Horley	Planning permission 14/00317/F under construction	43	0	43	43	Yes	No	No	N/A – planning permission is under construction.	The development is not policy compliant. A viability appraisal was submitted and scrutinised by the Council which demonstrated that it was not viable to provide affordable housing. Following negotiations with the applicant (and given the potential fall back of conversion which would not have secured affordable housing) £290,000 contribution towards affordable housing and local infrastructure was secured.	• No ownership constraints identified. • The site is being developed by Blewbury Homes.	• Building control initial notice accepted May 2015. • Number of conditions approved October - November 2015; further conditions approved June-July 2016; further condition approved May 2017. • s.73 application approved March 2015; further s.73 application approved March 2016; and further s.73 application approved July 2016. • TPO application approved January 2017. • Demolition application submitted March 2017. • Further application 18/0244/F for additional dwelling approved January 2019.
126 London Road, 2-10 Claremont Road & 1-11	Planning permission 15/01798/F	17	0	17	17	Yes	No	No	N/A – planning permission is under construction.	No viability information was provided. The development is more than policy compliant - the site is being developed by Raven Housing	• No ownership constraints identified. • The site is being	• Landowner questionnaire indicated the site is due to complete in April 2019.

Ranmore Close, Redhill	under construction									Trust who is developing the site for affordable housing. In line revised NPPF & NPPG it has therefore been assumed that development is viable ¹² .	developed by Raven Housing Trust.	
130-138 Great Tattenhams, Epsom Downs, Epsom	Planning permission 17/00762/F not started	29	0	29	29	Yes	No	No	Number of pre-commencement conditions awaiting determination.	The development is not policy compliant. The application was accompanied by a viability appraisal which showed that the development would be unviable if fully policy compliant. This was scrutinised by the Council and £485,000 was secured as a contribution for off-site affordable housing provision.	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Churchill Retirement Ltd. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
16-46 Cromwell Road, Redhill	Planning permission 18/01158/F under construction	24	0	24	24	Yes	No	No	N/A – planning permission is under construction.	The development is not policy compliant. A viability appraisal was submitted which taking into account a standard market acceptable developer profit of 17.5% of gross development value would result in affordable housing being unviable. However the applicant (the Council) took a commercial Determination to accept a lower 10% profit level. An off-site affordable housing contribution of £420,000 was therefore secured.	<ul style="list-style-type: none"> No ownership constraints identified. The site is a Council-led regeneration development. 	<ul style="list-style-type: none"> Number of conditions submitted March 2019 currently awaiting determination. Landowner confirmed that construction is due to commence October 2019 and complete January 2021. Demolition complete.
32 - 42 Prices Lane, Reigate	Planning permission 17/02196/F under construction	25	0	25	25	Yes	No	No	N/A – planning permission is under construction.	The development is not policy compliant. A viability appraisal was submitted as part of the application which based on the applicants' assumptions and with all costs and developer profit taken into account, that the surplus available for affordable housing contributions was £136,492. This was scrutinised by the Council and a surplus of £240,000 towards affordable housing was identified. However, the Government subsequently announced that it would be introducing legislation to restrict the charging of ground rents on new residential development which would affect the viability of the development. It was therefore agreed that a contribution of £136,492 towards off-site affordable housing would be payable on commencement and that if the appropriate legislation to restrict ground rents had not been enforced by the time of the first occupation that a further sum of £103,508 would be payable within 30 days.	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Churchill Retirement Ltd. 	<ul style="list-style-type: none"> Number of conditions discharged Sep 2018 - January 2019. Website searches suggest the site is now under construction.
Cornerways, Smugglers, Mountfield & 266 Chipstead Way, Outwood Lane, Chipstead	Planning permission 18/02583/F not started	21	0	21	21	Yes	No	No	Number of pre-commencement conditions awaiting determination.	The development is not policy compliant. A viability appraisal was submitted with the application which indicated that the scheme was only able to support a £103,581 contribution towards affordable housing. This was scrutinised by the Council and a £71,000 contribution towards off-site affordable housing was secured.	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by McCarthy & Stone. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented. Number of conditions submitted March 2019 currently awaiting determination. New application (18/02583/F) for 28 units awaiting determination. Landowner confirmed intention to implement new permission if consented.
Laboratory Site, Pitwood Park, Tadworth	Planning permission 18/01156/F under construction	25	0	25	25	Yes	No	No	N/A – planning permission is under construction.	The site is being fundamentally predicated on meeting the Government's Starter Homes exception policy. National policy is clear that local planning authorities should not seek affordable housing from developments of Starter Homes. The Government's Starter Homes policy and NPPG allow for exception sites such as this to include a small proportion of Market home where it is necessary for the financial viability of the	<ul style="list-style-type: none"> No ownership constraints identified. The site is a Council-led regeneration development. 	<ul style="list-style-type: none"> Demolition application submitted April 2017. Number of conditions discharged October 2018 - March 2019. Development commenced October 2018. Landowner confirmed that development is expected to complete January 2021.

										site. The development proposed 8 Market homes. A viability appraisal was provided which demonstrated that with the provision of 8 Market homes, the scheme would still fall short of a 15% profit. However, the applicant (Council) was willing to absorb this shortfall. The applicant is considering options for making the proposed Market homes more financially accessible an affordable, including exploring opportunities for shared equity.		
The Gables, 17 Massetts Road, Horley	Planning permission 18/02228/P under construction	22	0	22	22	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Maryrose Ltd. 	<ul style="list-style-type: none"> Building control commencement notice for August 2018.
Patteson Court, Nutfield Road, Redhill	Planning permission 18/00709/P not started	20	0	20	20	Yes	No	No	Planning application (18/00752/F) for proposed alterations to allow the permission to be implemented approved June 2018. Understood that Ocea has been awarded the contract for conversion to residential.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹³ .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Ocea Life. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented. P&P Group Ltd. have made representations to the DMP for conversion of remainder of the site to residential. Landowner confirmed intention to commence construction June 2019 and complete by summer 2020.
96-100 Victoria Road, Horley	Planning permission 17/00693/F not started	19	0	19	19	Yes	No	No	Website searches suggest that a contractor has been appointed for this scheme.	The development is not policy compliant. A viability appraisal was submitted with the application which demonstrated that, once all costs and developer profit were taken account of, the scheme was unable to provide for affordable housing. This was scrutinised by the Council and following negotiation with the applicant an off-site contribution of £75,000 for affordable housing was secured.	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Mountley Ltd. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
Station Yard, Waterhouse Lane, Kingswood	Planning permission 16/01777/F under construction	18	0	18	18	Yes	No	No	N/A – planning permission is under construction.	The development is not policy compliant. A viability appraisal was submitted with the application which demonstrated that once all costs and developer profit were taken account of, the scheme was unable to provide on-site affordable housing (as per Core Strategy Policy CS15). This was scrutinised by the Council and following negotiation with the applicant, £72,500 was secured as a contribution towards off-site affordable housing.	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Solum Construction and Lucas Design & Construction. 	<ul style="list-style-type: none"> Number of conditions approved June -August 2017. Non-material amendment approved Sep 2017. s.73 application awaiting determination for variation of condition. Enforcement 08/06/2018 for breach of working hours.
Reigate Garden Centre, 143 Sandcross Lane, Reigate	Planning permission 18/00699/F under construction	17	0	17	17	Yes	No	No	N/A – planning permission is under construction.	The development is not policy compliant. The submitted application was accompanied by a viability appraisal which demonstrated that once all costs and developer profit were taken account of, the scheme was unable to provide any provision for affordable housing. This appraisal was scrutinised by the Council and following negotiation with the applicant, an off-site affordable housing contribution of £200,000 was secured.	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Bewley Homes, an experienced developer. 	<ul style="list-style-type: none"> Number of conditions discharged November 2018.
Millennium House, 99 Bell Street, Reigate	Planning permission 17/02405/P not started	16	0	16	16	Yes	No	No	There is a further planning permission (17/00138/F) for the extension to the roof to create an additional three apartments and a pre-commencement condition of this application has been	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Millennium Homes Sussex Ltd. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.

									discharged.			
77 - 83 Bell Street, Reigate	Planning permission 17/00847/P under construction	16	11	5	5	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Manhurley Homes. 	<ul style="list-style-type: none"> Planning permission (18/00447/F) approved April 2018 for alterations to external doors and windows. These works are currently being undertaken. Further application (18/02390/F) to extend the roof and provide additional two units has been submitted and currently awaiting determination.
Elgar Works, Nutfield Road, Merstham	Planning permission 17/01676/F not started	14	0	14	14	Yes	No	No	Number of pre-commencement conditions discharged/ awaiting determination.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Earlswood Homes. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
Former Shaftesbury House, 14 School Hill, Merstham	Planning permission 17/00444/F under construction	13	0	13	13	Yes	No	No	N/A – planning permission is under construction.	The development is not policy compliant. A viability appraisal was submitted during the course of the planning application which demonstrated that it would not be viable to provide policy compliant affordable housing. An offer of 4 on-site 2-bed shared ownership affordable dwellings was made and following scrutiny by the Council it was considered that this was a reasonable offer.	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Sanctuary Affordable Housing Ltd. 	<ul style="list-style-type: none"> The application follows the grant of planning permission in 2014 for a 34-bed care home. As part of this application, Sanctuary stated that the previous permission was no longer viable because of changes to funding regimes. Number of conditions discharged October 2018 - January 2019. Enforcement for breach of construction traffic management plan January 2019. CIL commencement notice received, confirming commencement date as 24 January 2019.
Bourne House, 17 Lesbourne Road, Reigate	Planning permission 16/02884/P under construction	13	0	13	13	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Nordic Estates. 	<ul style="list-style-type: none"> Building control initial notice accepted March 2016. Subsequent planning permission (17/02313/F) for changes to elevations withdrawn by the applicant May 2018. Further application (18/01584/F) for changes to elevation approved October 2018.
41 And 43 Doods Park Road, Reigate	Planning permission 17/01830/F not started	10	0	10	10	Yes	No	No		The development is not policy compliant. A viability appraisal was submitted with the application which demonstrated that once all costs and developer profit were taken account of it would not be viable to provide the required contributions. This was scrutinised by the Council and it was considered that the conclusions were sound.	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Mallerstan Ltd. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
5A, 7a, 9a, 11a, 13A West Street, Reigate	Planning permission 18/00829/P not started	12	0	12	12	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Pye Properties. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
105 - 125 Ashurst Road, Tadworth	Planning permission 17/01584/F not started	10	0	10	10	Yes	No	No	Farm Fencing (the existing occupier) 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	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Portdevon (Tadworth) LLP. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.

									Farm Fencing to operate from this unit July 2017. It is understood that a number of pre-commencement conditions are due to be submitted for discharge shortly. s.73 for variation of condition approved January 2019.			
The Abbot Public House, 14 Station Road, Redhill	Planning permission 18/01857/F not started	9	0	9	9	Yes	No	No	It is understood that a s.73 application is due to be submitted shortly.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by CoPlan Estates. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented. CoPlan is developing (with the Council) the adjacent Marketfield Way site.
4-10 Church Street, Reigate	Planning permission 16/00428/F not started	6	0	6	6	Yes	No	No	Work has commenced on one of the retail units. Non-material amendment application for amendments to conditions awaiting determination. s.73 application to vary condition submitted awaiting determination.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Colebream Estates Ltd. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
Nutley Dean Business Park, Smalls Hill Road, Horley	Planning permission 17/00539/F not started	10	0	10	10	Yes	No	No	Replacement application (18/02680/F) for 14 units submitted December 2018 and awaiting determination.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Beaumont Residential. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented. The landowner has indicated the intention to commence construction winter 19/20 and take approx. 9-12 months to complete.
The Limes Public House, 58 Albury Road, Merstham	Planning permission 18/00375/F under construction	9	0	9	9	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Earlswood Homes. 	<ul style="list-style-type: none"> Number of conditions approved November 2018-January 2019. Additional application 18/01424/F approved October 2018, exchanging 2 units for a new public house. The developer has however indicated that they are developing this scheme and not the revised scheme.
Courtlands Farm, Park Road, Banstead	Planning permission 16/01013/F not started	9	0	9	9	Yes	No	No	Number of pre-commencement conditions awaiting determination.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Ha & Db Kitchin Ltd. / Daffin Associates. 	<ul style="list-style-type: none"> There have been further pre-application discussions 2018. No evidence identified which illustrates that this extant planning permission will not be implemented.
St Johns Court, 51 St Johns Road, Redhill	Planning permission 18/02576/P not started	9	0	9	9	Yes	No	No	Planning permission (19/00806/F) awaiting determination for alterations to fenestration and façade of the building to facilitate the implementation of this prior approval.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Montreaux Redhill Ltd. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
Prospect Housing Association, 5 Gloucester Road, Redhill	Planning permission 17/01161/F under	9	0	9	9	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Active 	<ul style="list-style-type: none"> s.73 applications approved August 2018 and March 2019. Further s.73 application awaiting determination.

	construction									viable ¹² .	Prospects.	<ul style="list-style-type: none"> Number of conditions approved May - June 2018.
Middleton House, 43 - 49 High Street, Horley	Planning permission 18/01576/F not started	9	0	9	9	Yes	No	No	The landowner has confirmed that construction is expected to commence summer 2019.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented. Confirmed via the landowner questionnaire that construction is expected to commence summer 2019 and that it is expected to take 18 months to complete.
Horley Place, 17 Bonehurst Road, Horley	Planning permission 16/00612/F not started	8	0	8	8	Yes	No	No	Number of pre-commencement conditions discharged.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by TPA Sunrays. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented. Further application (18/02622/F) for the demolition of the guest house and erection of 9 residential flats has been submitted in December 2018 and is currently awaiting determination.
Former Kings Barn, Waterhouse Lane, Kingswood	Planning permission 16/02517/F under construction	8	0	8	8	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Whiteoak Developments Ltd. 	<ul style="list-style-type: none"> Building Control notice submitted July 2017. Number of conditions approved May 2017. s.73 application approved December 2017 and further s.73 application awaiting determination. Enforcement for alleged development not being according to plan received June 2018.
Barclays Bank Plc, 24 Station Approach, Tadworth	Planning permission 17/02433/F under construction	8	0	8	8	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by LPV Hampstead Ltd. 	<ul style="list-style-type: none"> The premises have been vacant for a number of years. Condition approved October 2018. Number of conditions awaiting determination. Enforcement for non-compliance with the construction management plan in November 2018.
Kerriemuir And Wheatridge, Langshott, Horley	Planning permission 17/01839/F not started	6	0	6	6	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Langshott Farms Ltd. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
Building C, Wrays Farm, Horse Hill, Horley	Planning permission 17/03004/P not started	8	0	8	8	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Hall Developments. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
118 Nork Way, Banstead	Planning permission 16/00976/F under construction	7	7	0	0	Yes	No	No	N/A – planning permission is under construction.	No viability information has been provided. The development is however policy compliant – a financial contribution of £72,206 has been sought which in line with Core Strategy Policy CS15 is broadly equivalent to the provision of 10% affordable housing.	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Shanly Homes. 	<ul style="list-style-type: none"> Development commenced January 2018. Number of conditions approved August-November 2017. Demolition application submitted May 2017. s.73 applications approved October 2017, December 2017 and March 2018.
Group House, 2A Albion Road, Reigate	Planning permission 15/01543/F under	8	0	8	8	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant - No viability information has been provided. An affordable housing contribution of £50,165 has however been sought.	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Hystar 	<ul style="list-style-type: none"> Application for the demolition of Group House submitted May 2017. Number of conditions approved

	construction										Construction Ltd.	February-Sep 2018. Further condition awaiting approval.
Land to the North of Merrywood Park, Reigate	Planning permission 15/02914/F under construction	8	0	8	8	Yes	No	No	N/A – planning permission is under construction.	No viability information has been provided. However, the development is policy compliant – in line with Core Strategy Policy CS15, an affordable housing contribution broadly equivalent to provision of 10% affordable housing has been sought (£53,878).	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by HGS Properties Ltd. 	<ul style="list-style-type: none"> Number of conditions approved January-March 2017. s.73 application approved September 2017 and further s.73 application awaiting determination. TPO application approved June 2018.
Former Denoras Rest, Meath Green Lane, Horley	Planning permission 16/02374/F under construction	7	0	7	7	Yes	No		N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Meath Green Developments Ltd 	<ul style="list-style-type: none"> The landowner confirmed via the Landowner Questionnaire that work has commenced and that development is expected to finish end-2019.
19 Church Road And Rear Of 17-23 Church Road, Horley	Planning permission 17/01057/F not started	7	0	7	7	Yes	No	No	It is understood that a number of applications to discharge conditions are due to be submitted shortly. s.73 applications approved June 2018 and February 2019.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Earlswood Homes. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented. The guest house has closed.
Hengest Farm, 21A Woodmansterne Lane, Woodmansterne	Planning permission 17/01914/F under construction	7	0	7	7	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Heronsbrook Homes. 	<ul style="list-style-type: none"> s.73 applications approved August 2017 and December 2018. Number of conditions approved March 2018-March 2019. Enforcement for alleged breach of construction transport management plan in July 2018. Further application (18/01751/F) for construction of new entrance gate approved October 2018.
Fairlawn, The Glade, Kingswood	Planning permission 17/02662/F not started	6	0	6	6	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Kingsglade Llp. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
Abbey Citroen, Hatchlands Road, Redhill	Planning permission 18/00328/F under construction	7	0	7	7	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Redhill Living (Regent) Ltd. 	<ul style="list-style-type: none"> Landowner questionnaire confirmed the site is under construction and that the original buildings have been demolished. Number of conditions approved December 2018-March 2019. Number of further conditions awaiting determination. s.73 application approved January 2019.
Land To The Rear Of 19-29 Shelves Way, Tadworth	Planning permission 18/01134/F not started	6	0	6	6	Yes	No	No	s.73 application submitted February 2019 and awaiting determination.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Devine Homes. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
58 Carlton Road, Redhill	Planning permission 17/02986/F not started	5	0	5	5	Yes	No	No	It is understood that a number of applications to discharge conditions are due to be submitted shortly.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Brookworth Homes. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented. The landowner indicated via the Landowner Questionnaire that they intend to commence summer 2019 and take 18 months to

												<ul style="list-style-type: none"> complete. Condition approved March 2019. Further application (18/02653/F) for additional dwelling approved March 2019.
Land To Rear Of 77- 83 Bell Street, Reigate	Planning permission 17/02732/F not started	6	0	6	6	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Manhurley Ltd. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
104 & 106 Dovers Green Road, Reigate	Planning permission 18/02196/F not started	5	0	5	5	Yes	No	No	It is understood that a number of applications to discharge conditions are due to be submitted shortly.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Earlswood Homes. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented. Website search suggests expected completion February 2020.
Garage Block, Kingsley Grove, Reigate	Planning permission 17/02905/F not started	6	0	6	6	Yes	No	No	It is understood that a s.73 application to vary one of the conditions is due to be submitted shortly.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by One Oak Developments Ltd. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented. The landowner indicated via the landowner questionnaire that they intend commence shortly. Enforcement for alleged breach of planning condition served August 2018.
Copperwood, 3 Russells Crescent, Horley	Planning permission 17/02019/F not started	5	0	5	5	Yes	No	No	Number of pre-commencement conditions discharged February-March 2018. s.73 application to vary condition approved October 2017.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Ideal Planning & Design. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
Don Ruffles, 138 Victoria Road, Horley	Planning permission 18/00058/F not started	6	0	6	6	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
31 Blackborough Road, Reigate	Planning permission 17/01351/F under construction	6	0	6	6	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Cranfold Developments. 	<ul style="list-style-type: none"> CIL commencements notice September 2018. Number of conditions approved August - October 2018. s.73 applications approved December 2018 and February 2019.
Former Knights & Sons, 8-10 Bell Street, Reigate	Planning permission 16/01161/F under construction	6	5	1	1	Yes	No	No	N/A – planning permission is under construction.	No viability information has been provided. However, the development is policy compliant. In line with Core Strategy policy CS15, a financial contribution broadly equivalent to 10% has been sought (£32,548).	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by St. Dominic's Properties Ltd. 	<ul style="list-style-type: none"> Building control initial notice accepted November 2016. The new retail units have been completed. Number of conditions approved April - July 2017. Further permission (18/00669/F) approved for air conditioning condenser unit May 2018.
St Georges House, 6 Yattendon Road, Horley	Planning permission 16/01349/F under construction	6	0	6	6	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Barclay Developments. 	<ul style="list-style-type: none"> Building control commencement notice March 2019. Number of conditions approved January - March 2019.

131 London Road North, Merstham	Planning permission 18/01646/F not started	4	0	4	4	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
Land To Rear, 9-17 Shelters Way, Tadworth	Planning permission 17/02097/F not started	5	0	5	5	Yes	No	No	Further planning permission (18/00082/F) for the construction of a pair of 3 bedroom semi-detached units to replace single plot permitted allowed on appeal December 2018.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Devine Homes Plc. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented. The applicant sought further pre-application advice in July 2018 and it is understood that they will be seeking further advice in the near future.
Swaylands, 1 Ringley Avenue, Horley	Planning permission 17/00661/F not started	4	0	4	4	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by private individuals. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented. As part of the landowner questionnaire, the landowner confirmed that they are intending to implement this permission and that when they do it will take approximately 12-18 months to complete.
67 Vicarage Lane & Rear Of 1 & 3 Lee Street, Horley	Planning permission 17/01750/OUT not started	4	0	4	4	Yes	No	No	Reserved matter application approved December 2018.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Brookworth Homes Ltd. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
Building A, Wrays Farm, Horse Hill, Horley	Planning permission 17/02997/P not started	5	0	5	5	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Hall Developments. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
Building B, Wrays Farm, Horse Hill, Horley	Planning permission 17/03002/P not started	5	0	5	5	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Hall Developments. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
The Railway Arms Public House, London Road North, Merstham	Planning permission 18/01887/F under construction	5	0	5	5	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by JD Developments (Surrey) Ltd. 	<ul style="list-style-type: none"> CIL Commencement Notice January 2019. Condition approved March 2019. Further condition awaiting determination.
49 Ladbroke Road, Redhill	Planning permission 16/02928/F under construction	4	0	4	4	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> The landowner confirmed via the landowner questionnaire that the property is under construction. CIL commencement notice October 2017. Condition approved December 2018. Section 73 application for variation of condition approved October 2017.
Lynwood House, 50 London Road, Redhill	Planning permission 18/01040/F	5	0	5	5	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has	<ul style="list-style-type: none"> No ownership constraints identified. The site is being 	<ul style="list-style-type: none"> Number of conditions approved December 2018 - February 2019.

	under construction									therefore been assumed that development is viable ¹² .	developed by a private individual.	<ul style="list-style-type: none"> CIL commencement notice February 2019.
34 Limes Avenue, Horley	Planning permission 16/02235/F under construction	5	0	5	5	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Denton Homes. 	<ul style="list-style-type: none"> Number of conditions approved July-October 2017. Demolition application received August 2017. S.73 application for variation of condition (approved May 2018). CIL commencement notice June 2018.
South Lodge Court, Ironsbottom, Sidlow	Planning permission 13/02073/P under construction	5	4	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Intermobility Ltd. 	<ul style="list-style-type: none"> The landowner has confirmed that they are currently waiting for a departure of the last tenant before proceeding with the conversion of the final unit.
22 Earlswood Road, Redhill	Planning permission 16/02331/F not started	3	0	3	3	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹³ .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Hooper Curry Hamilton Llp. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
Bank Chambers, 2 Church Street, Reigate	Planning permission 16/02497/P not started	4	0	4	4	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Oak Green Estates. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
Jessops Lodge, 50 Massetts Road, Horley	Planning permission 18/00038/F not started	3	0	3	3	Yes	No	No	s.73 application for variation of condition approved February 2018. Further s.73 application for variation of condition awaiting determination. Non-material amendment application awaiting determination.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Earlswood Homes. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
The British Red Cross Centre, White Lodge Hall, The Drive, Banstead	Planning permission 17/01160/F under construction	4	0	4	4	Yes	No	No	N/A – planning permission is under construction.	Viability information was provided which demonstrated that given the state of the building and the need for significant repairs, it was not viable to retain the building for community facilities. The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Silver Homes (Banstead) Ltd. 	<ul style="list-style-type: none"> Number of conditions approved Sep 2018 - January 2019. Building control commencement notice for all units January - February 2019.
Grovehill House, Grovehill Road, Redhill	Planning permission 18/01605/P under construction	4	0	4	4	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> The landowner previously confirmed that development was likely to take 12 months to complete.
Rowans Hill, Coulsdon Lane, Chipstead, Coulsdon	Planning permission 18/01964/F not started	2	0	2	2	Yes	No	No	The landowner confirmed via the landowner questionnaire that they expect to commence development in August 2019.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
Little Manor, Larch Close, Kingswood, Tadworth	Planning permission 18/00181/F not started	2	0	2	2	Yes	No	No	s.73 application for variation of condition approved January 2019. Non-material amendment application awaiting	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.

									determination.			
Land To Rear Of 92-96 Partridge Mead, Banstead	Planning permission 17/00804/F not started	3	0	3	3	Yes	No	No	CIL Commencement Notice states that development will start in July 2019.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Denton Homes Ltd. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented. CIL Commencement Notice indicates start date in July 2019.
Choice News, 46 Station Road, Redhill	Planning permission 18/02668/F not started	3	0	3	3	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No landowner constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
The Eagles Nest, 33 High Street, Redhill	Planning permission 18/00813/F not started	2	0	2	2	Yes	No	No	Condition discharged November 2018.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by The Belfry Redhill. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented. The site forms part of the wider Belfry shopping centre. The unit has been recently vacated.
Brookworth House, 99 Bell Street, Reigate	Planning permission 17/00138/F not started	3	0	3	3	Yes	No	No	Pre-commencement condition approved October 2018. The landowner indicated via the landowner questionnaire that they are planning to start work during 2020 and take 12 months to complete the development.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Millenium House Sussex Ltd. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented. It is understood that a subsequent planning permission will be submitted shortly.
Oakdene, Oakdene Road, Redhill	Planning permission 18/01786/F not started	2	0	2	2	Yes	No	No	Number of pre-commencement conditions approved and a number of further pre-commencement conditions awaiting determination.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
Office Space At 3A-7A Bell Street, Reigate	Planning permission 16/02498/P not started	3	0	3	3	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹³ .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Oak Green Estates. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
Park View, 105 Bell Street, Reigate	Planning permission 17/01639/F not started	3	0	3	3	Yes	No	No	Number of pre-commencement conditions discharged January-March 2019.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Montreaux Ltd. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
12 Stockton Road And Rear Of 14 Stockton Road And Part Of 20 Allingham Road, Reigate	Planning permission 18/00895/F not started	3	0	3	3	Yes	No	No	It is understood that a number of pre-commencement conditions will be submitted shortly for discharge.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Earlswood Homes. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented. This is 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.
1 Massetts Road, Horley	Planning permission 18/02254/P not started	3	0	3	3	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> The site is being developed by a private individual. No ownership constraints have been identified. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
2 Parkhurst Road, Horley	Planning permission	2	0	2	2	Yes	No	No	Number of pre-commencement conditions	The development is policy compliant. No viability information has therefore been	<ul style="list-style-type: none"> No ownership constraints identified. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant

	18/01617/F not started								awaiting discharge.	provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> The site is being developed by a private individual. 	planning permission will not be implemented.
73 - 77 Brighton Road, Horley	Planning permission 16/03006/F not started	2	0	2	2	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹³ .	<ul style="list-style-type: none"> No ownership constraints have been identified. The site is being developed by Lyndendown Ltd. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
Duxhurst Farm, Duxhurst Lane, Sidlow	Planning permission 16/00807/P not started	3	0	3	3	Yes	No	No	Pre-commencement conditions discharged November-December 2017.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints have been identified. The site is being developed by Beasley Developments Ltd. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
West View Farm, St Georges Road, Salfords	Planning permission 17/02949/F not started	3	0	3	3	Yes	No	No	Number of pre-commencement conditions awaiting determination.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Beeches Homes Ltd. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
Crown House Mews, Chequers Lane, Walton On The Hill	Planning permission 17/00115/F under construction	3	0	3	3	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Woodcote Estates. 	<ul style="list-style-type: none"> The landowner confirmed via the landowner questionnaire that work is in progress and that it is expected to be completed within 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 August-Sep 2018. Two non-material amendments approved June and Sep 2018. S.73 application approved December 2018 and further s.73 application awaiting determination.
41-47 High Street, Redhill	Planning permission 17/02783/F under construction	3	0	3	3	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Lodgecrest Ltd. 	<ul style="list-style-type: none"> This site is part of a larger development (14/01331/OUT). Landowner Questionnaire indicated site due to complete late spring 2019. Condition discharged June 2018.
42 Carlton Road, Redhill	Planning permission 17/01403/F under construction	2	0	2	2	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Emmerton Developments. 	<ul style="list-style-type: none"> Emmertons Development's website suggests expected completion Autumn 2019. S.73 application to vary condition approved May 2018. Number of conditions discharged June-August 2018.
Brandon Tool Hire, 18 West Road, Reigate	Planning permission 15/01162/F under construction	3	0	3	3	Yes	No	No	N/A – planning permission is under construction.	No viability information has been provided. The development however is policy compliant – in line with Core Strategy Policy CS15, a financial contribution broadly equivalent to provision of 10% affordable housing has been sought (£17,451).	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Just Extensions Ltd. 	<ul style="list-style-type: none"> The site is being developed by Just Extensions Ltd. Number of conditions discharged July-August 2017.
13 Court Hill, Chipstead	Planning permission 15/02687/F not started	1	0	1	1	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Devine Homes Plc. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
Land To The R/O	Planning	2	0	2	2	Yes	No	No	Number of pre-	The development is policy compliant.	<ul style="list-style-type: none"> No ownership 	<ul style="list-style-type: none"> No evidence identified which

4A Croydon Lane, Banstead	permission 18/00036/F not started								commencement conditions awaiting determination. It is understood that a non-material amendment is due to be submitted shortly.	No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	constraints have been identified. <ul style="list-style-type: none">The site is being developed by a private individual.	illustrates that this extant planning permission will not be implemented. <ul style="list-style-type: none">The landowner has confirmed via the landowner questionnaire that they were working towards building regulations stage at the end of last year.
Kings Walk House, Woodland Way, Kingswood, Tadworth	Planning permission 16/01576/F not started	1	0	1	1	Yes	No	No	It is understood that a number of applications to discharge pre-commencement conditions are due to be submitted shortly.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none">No ownership constraints have been identified.The site is being developed by a private individual.	<ul style="list-style-type: none">No evidence identified which illustrates that this extant planning permission will not be implemented.
Red Chimneys, Warren Drive, Kingswood, Tadworth	Planning permission 18/01593/F not started	1	0	1	1	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none">No ownership constraints have been identified.The site is being developed by a private individual.	<ul style="list-style-type: none">No evidence identified which illustrates that this extant planning permission will not be implemented.
The Vicarage, Woodland Way, Kingswood	Planning permission 18/01607/F not started	1	0	1	1	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none">No ownership constraints have been identified.The site is being developed by Infoteam International Services.	<ul style="list-style-type: none">No evidence identified which illustrates that this extant planning permission will not be implemented.
Londis, 213 Fir Tree Road, Epsom Downs	Planning permission 17/00405/F not started	1	0	1	1	Yes	No	No	Pre-commencement condition discharged August 2017.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none">The site is being developed by a private individual.No ownership constraints have been identified.	<ul style="list-style-type: none">No evidence identified which illustrates that this extant planning permission will not be implemented.Landowner confirmed that the development has been delayed due to finances and looking for the right builder. As part of the landowner questionnaire the landowner confirmed that they intend to commence development in August 2019 and take 12 months to complete.
101 Colesmead Road, Redhill	Planning permission 16/02622/F not started	1	0	1	1	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none">No ownership constraints have been identified.The site is being developed by a private individual.	<ul style="list-style-type: none">No evidence identified which illustrates that this extant planning permission will not be implemented.
36 -38 Station Road, Redhill	Planning permission 17/03013/F not started	2	0	2	2	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none">No ownership constraints have been identified.The site is being developed by a private individual.	<ul style="list-style-type: none">The landowner has confirmed that they are intending to implement this permission.
36-38 Station Road, Redhill	Planning permission 17/02273/P not started	2	0	2	2	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none">No ownership constraints have been identified.The site is being developed by a private individual.	<ul style="list-style-type: none">The landowner has confirmed that they are intending to implement this permission.
47A Station Road, Redhill	Planning permission 18/00158/P not started	2	0	2	2	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none">No ownership constraints identified.The site is being developed by Zenden Property Ltd.	<ul style="list-style-type: none">No evidence identified which illustrates that this extant planning permission will not be implemented.A subsequent planning permission (18/01667/F) for the

												erection of a loft floor, raise the ridge height and roof pitch and provide a further two flats was refused in October 2018.
The Old Oak Public House, 40 Somerset Road, Redhill	Planning permission 17/00673/F not started	2	0	2	2	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints have been identified. The site is being developed by Punch Taverns. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
1 Doods Park Road, Reigate	Planning permission 17/01898/F not started	1	0	1	1	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints have been identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
38 Hatchlands Road, Redhill	Planning permission 16/01596/F not started	1	0	1	1	Yes	No	No	Pre-commencement condition approved February 2019.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
Doves Decorating Supplies, 1D Charman Road, Redhill	Planning permission 18/01777/F not started	2	0	2	2	Yes	No	No	Doves Decorating have relocated.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Dove Decorating Supplies. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
Flat Above, The Hatch Public House, 44 Hatchlands Road, Redhill	Planning permission 17/01350/F not started	1	0	1	1	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Red Hatch Ltd. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
The Meadows, Park Lane, Reigate	Planning permission 18/00570/F not started	1	0	1	1	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹³ .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
The Old Forge, 36B West Street, Reigate	Planning permission 17/01298/F not started	2	0	2	2	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Lucas Design & Construction. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
11 Holmesdale Road, Reigate	Planning permission 17/00094/F not started	1	0	1	1	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
R/O 8 Pilgrims Way, Reigate	Planning permission 17/02491/F not started	2	0	2	2	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Galaxy Ltd. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
32 High Street, Horley	Planning permission 17/02187/F not started	2	0	2	2	Yes	No	No	Number of conditions (including pre-commencement conditions) awaiting determination.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
Morrisons M Local, 38 - 40 High Street, Horley	Planning permission 15/01558/F not started	2	0	2	2	Yes	No	No		No viability information has been provided. The development is however policy compliant. In line with Core Strategy Policy CS15, a financial contribution broadly equivalent to 10% of affordable housing has been provided (£9,875).	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by The Garcha Group. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
Rear Of Jessops Lodge, 50 Massetts	Planning permission	2	0	2	2	Yes	No	No	s.73 application to vary condition approved February	The development is policy compliant. No viability information has therefore been	<ul style="list-style-type: none"> No ownership constraints identified. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant

Road, Horley	17/01969/F not started								2018.	provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> The site is being developed by Earlswood Homes. 	planning permission will not be implemented.
Jordans, 70 Smallfield Road, Horley	Planning permission 18/00980/F not started	1	0	1	1	Yes	No	No	Condition approved February 2019. Further applications to discharge conditions awaiting determination.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by TS Leisure & Property. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented. Application for listed building consent approved September 2018. Enforcement enquiry October 2018.
Land Parcel Rear Of Coltswood, The Close, Horley	Planning permission 17/01533/F not started	2	0	2	2	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
6 Beechwood Villas Salfords	Planning permission 17/00146/F not started	1	0	1	1	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
54A High Street, Banstead	Planning permission 15/02905/F under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> The landowner has confirmed that work is expected to be completed April/mid-May 2019.
Hedgeside, Walpole Avenue, Chipstead	Planning permission 18/00213/F under construction	2	0	2	2	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. Site is being developed by Safran Developments. 	<ul style="list-style-type: none"> A number of conditions awaiting determination. S.73 application awaiting determination. It is understood that a number of applications to discharge conditions will be submitted shortly.
7 Buckles Way, Banstead	Planning permission 14/00463/F under construction	1	1	0	0	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> s.73 application approved July 2016. Further s.73 application for variation of a number of conditions awaiting determination. Number of enforcement enquiries October 2018.
63 Tadorne Road, Tadworth	Planning permission 14/01180/F under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> Building Control Initial Notice accepted April 2015.
33 Hooley Lane, Redhill	Planning permission 18/01423/F under construction	2	0	2	2	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Transform Housing & Support. 	<ul style="list-style-type: none"> The landowner confirmed via the landowner questionnaire that the site is under construction.
129 Bletchingley Road, Merstham	Planning permission 16/02742/F under construction	2	0	2	2	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> Building Control Initial Notice accepted May 2017.
130A London Road, Redhill	Planning permission 17/01759/F under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> Development commenced April 2018 (CIL Commencement Notice).
167 & 167A	Planning	2	0	2	2	Yes	No	No	N/A – planning permission is	The development is policy compliant.	<ul style="list-style-type: none"> No ownership 	<ul style="list-style-type: none"> Landowner confirmed via

Frenches Road, Redhill	permission 18/02025/F under construction								under construction.	No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	constraints identified. • The site is being developed by Gstar Property Services Ltd.	landowner questionnaire that the site is under construction and that it is likely to be completed late-spring 2019.
24 Garlands Road, Redhill	Planning permission 18/00449/F under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	• No ownership constraints identified. • The site is being developed by a private individual.	• No evidence that the permission under construction will not be completed.
38 Ringwood Avenue, Redhill	Planning permission 17/01069/F under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	• No ownership constraints identified. • The site is being developed by a private individual.	• No evidence that the permission under construction will not be completed.
7 Wraylands Drive, Reigate	Planning permission 17/02066/F under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	• No ownership constraints identified. • The site is being developed by Woodcock Brothers (Wimbledon) Ltd.	• Development commenced April 2018 (CIL Commencement Notice). • Number of conditions discharged October-December 2017 and January - March 2018. • Non-material amendments approved March 2018 and June 2018.
40 Blackborough Road, Reigate	Planning permission 17/00161/F under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	• No ownership constraints identified. • The site is being developed by 1Gcc Ltd.	• Development commenced April 2018 (CIL Commencement Notice). • The landowner has confirmed that the development is due to be completed May/June 2019. • Number of conditions discharged November 2017 - February 2018. • Enforcement enquiry March 2019. • It is understood that an application for a non-material amendment is due to be submitted shortly.
The Angel Public House, 1A Woodhatch Road, Reigate	Planning permission 16/02619/F under construction	2	0	2	2	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	• No ownership constraints identified. • The site is being developed by Mountley Ltd.	• Number of conditions awaiting determination.
34 - 36 Lesbourne Road, Reigate	Planning permission 16/00078/F under construction	2	0	2	2	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	• No ownership constraints identified. • The site is being developed by a private individual.	• Non-material amendment approved March 2017.
Holmesdale House, 46 Croydon Road, Reigate	Planning permission 17/00573/P under construction	2	0	2	2	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	• No ownership constraints identified. • The site is being developed by Atlanta Trust Ltd.	• No evidence that the permission under construction will not be completed.
42 Allingham Road, Reigate	Planning permission 13/01692/F under construction	2	0	2	2	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	• No ownership constraints identified. • The site is being developed by a private individual.	• Number of conditions discharged January 2017. • Enforcement enquiry March 2017.
163-171 Victoria Road, Horley	Planning permission 17/00156/F under construction	2	0	2	2	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	• No ownership constraints identified. • The site is being developed by a private individual.	• No evidence that the permission under construction will not be completed.

First And Second Floor, 83 Victoria Road, Horley	Planning permission 17/02710/P under construction	2	0	2	2	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Mountgrove Ltd. 	<ul style="list-style-type: none"> No evidence that the permission under construction will not be completed.
Part Second Floor, 100 Victoria Road, Horley	Planning permission 16/02193/P under construction	2	0	2	2	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Mountley Ltd. 	<ul style="list-style-type: none"> No evidence that the permission under construction will not be completed.
The Turret, 48 Massetts Road, Horley	Planning permission 18/00897/F under construction	2	0	2	2	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Comac Developments Ltd. 	<ul style="list-style-type: none"> Works commenced February 2019 (CIL Commencement Notice). Conservation Area Notice approved May 2018. Two conditions discharged December 2018 - January 2019. Further condition awaiting determination.
51 Rothervale, Horley	Planning permission 16/00192/F under construction	2	0	2	2	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> The landowner has confirmed that they intend to complete the development within two months.
Building adjacent to Pumping Station, Horley Sewerage Works, Lee Street, Horley	Planning permission 15/00216/F under construction	2	0	2	2	Yes	No	No	N/A – planning permission is under construction.	No viability information provided. The development is more than policy compliant – both units are being developed as affordable housing. Given this, there is no need for the development to provide Horley Infrastructure Contributions.	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by the Council. 	<ul style="list-style-type: none"> Two conditions discharged June 2016. Demolition completed. The Council have confirmed that work is due to be completed February 2020.
30 Sandcross Lane Reigate	Planning permission 15/01777/F not started	1	0	1	1	Yes	No	No	s.73 application to vary condition approved October 2017. Application for non-material amendment awaiting determination.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
1 Avenue Road, Banstead	Planning permission 18/02612/F not started	1	0	1	1	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
1 Horsecroft, Banstead	Planning permission 17/02849/F not started	1	0	1	1	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
73 Ferndale Road, Banstead	Planning permission 18/00966/F not started	1	0	1	1	Yes	No	No	Number of pre-commencement conditions approved December 2018 and January 2019.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by private individuals. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
Land Parcel Adjacent To Sub Station, Fairlawn Road, Banstead	Planning permission 17/00354/F not started	1	0	1	1	Yes	No	No	Number of conditions (including pre-commencement conditions) discharged November 2017- June 2018.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Green Planning Studio Ltd. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
19 Court Hill, Chipstead	Planning permission 17/00688/F not started	1	0	1	1	Yes	No	No	Understood that a s.73 application for variation of a number of conditions is due to be submitted shortly.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by private individuals. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
26 Chipstead Station Parade,	Planning permission	1	0	1	1	Yes	No	No	s.73 application approved August 2017.	The development is policy compliant. No viability information has therefore been	<ul style="list-style-type: none"> No ownership constraints identified. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant

Chipstead	16/02887/F not started								Number of conditions (including pre-commencement) discharged June 2017. Building control initial inspection plans approved July 2017.	provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> The site is being developed by Wandle Plumbing+. 	planning permission will not be implemented.
60A Brighton Road, Hooley	Planning permission 17/00513/F not started	1	0	1	1	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented. It is understood that development is to commence shortly.
Barn A, Work Unit, Woodplace Lane, Hooley	Planning permission 15/02279/F not started	1	0	1	1	Yes	No	No		No viability information has been provided. However, in line with Core Strategy policy CS15 a financial contribution of broadly the equivalent of 10% of affordable housing has been secured. In line with the revised NPPG, it has therefore been assumed that development is viable ¹³ .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
Hong Kong, 56 - 58 Brighton Road, Hooley	Planning permission 18/00626/F not started	1	0	1	1	Yes	No	No	The unit is currently vacant.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
Land To Rear Of, 62 Brighton Road, Hooley	Planning permission 17/01670/F not started	1	0	1	1	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Southern London Investment Company Ltd. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
Place Farm, Park Road, Banstead	Planning permission 18/00918/F not started	1	0	1	1	Yes	No	No	Listed building consent granted June 2018.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
Bracken House, Waterhouse Lane, Kingswood	Planning permission 17/00422/F not started	1	0	1	1	Yes	No	No	s.73 application to vary conditions approved September 2018. It is understood that a number of applications are due to be submitted shortly to discharge a number of pre-commencement conditions.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented. TPO application approved July 2018.
Oakwood Hall, Eyhurst Park, Outwood Lane, Kingswood	Planning permission 18/00508/F not started	1	0	1	1	Yes	No	No	TPO application awaiting determination.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Eyhurst Management Ltd. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
Woodcroft, Beech Drive, Kingswood	Planning permission 18/01811/F not started	1	0	1	1	Yes	No	No	The residential unit has been demolished.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented. This application follows a previous application (15/02395/F as amended by s.73 application 17/02499/s73) for the demolition of the existing dwelling and the construction of 2 units. This application effectively divides

													the two units into 2 separate planning permissions.
7 Ruden Way, Epsom Downs	Planning permission 18/00661/F not started	1	0	1	1	Yes	No	No	It is understood that a number of applications to discharge conditions (including pre-commencement conditions) will be submitted shortly.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented. Application for self-build CIL exemption submitted. 	
Land To The Rear Of 54 Warren Road, Banstead	Planning permission 15/01795/F not started	1	0	1	1	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented. 	
82 Hatch Gardens, Tadworth	Planning permission 16/01936/F not started	1	0	1	1	Yes	No	No	Number of conditions (including pre-commencement conditions) discharged November-December 2017.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> The landowner has confirmed that they intend to commence development in September 2019 and that upon commencement it will take 6-8 months for completion. 	
3 Sherborne Close, Epsom Downs	Planning permission 18/02515/F not started	1	0	1	1	Yes	No	No	s.73 application to vary condition approved June 2018. It is understood that a number of applications are due to be submitted to discharge a number of conditions (including pre-commencement conditions) shortly.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Rosewell Properties. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented. 	
5 Norman Close, Epsom Downs	Planning permission 18/00526/OUT not started	1	0	1	1	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented. 	
Land Adjoining 20 Epsom Lane South, Tadworth	Planning permission 18/00854/F not started	1	0	1	1	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented. 	
Land Adjoining Little Ambrook, Nursery Road, Walton On The Hill	Planning permission 18/02349/F under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> This is a subsequent planning permission to 17/01116/F. A number of conditions were discharged March – April 2018 and further condition discharged March 2019. It is understood that a s.73 application to vary condition is due to be submitted shortly. 	
Land Rear Of 56 Cross Road, Tadworth	Planning permission 18/01696/F not started	1	0	1	1	Yes	No	No	It is understood that a number of applications are due to be submitted to discharge conditions.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented. 	
Pinfold Manor, Nursery Road, Walton On The Hill	Planning permission 18/00686/F not started	1	0	1	1	Yes	No	No	It is understood that an application to discharge a pre-commencement condition is due to be submitted shortly.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Creed Homes Ltd. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented. 	
Tower Court, 1 Tower Road, Tadworth	Planning permission 18/00428/F not started	1	0	1	1	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented. 	

10 Brambletye Park Road, Redhill	Planning permission 17/02766/F not started	1	0	1	1	Yes	No	No	It is understood that an application to discharge a pre-commencement condition is due to be submitted shortly. Non-material amendment approved November 2018.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
16 Woodside Way, Salfords	Planning permission 18/02664/F not started	1	0	1	1	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
Land Adj 8 Hollis Row, Common Road, Redhill	Planning permission 17/00273/OUT not started	1	0	1	1	Yes	No	No	Reserved matters application approved March 2018 It is understood that a further reserved matters application is due to be submitted shortly.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
1A Kingfisher Drive, Redhill	Planning permission 16/00244/F not started	1	0	1	1	Yes	No	No	The landowner has confirmed that they intend to start construction summer 2019.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented
Land Adjacent To 1 Robin Gardens, Redhill	Planning permission 18/00694/F not started	1	0	1	1	Yes	No	No	Non-material amendment awaiting determination.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Caberfeigh Ltd. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented
Land Between 2 Wilton Road & 3 Brook Road, Redhill	Planning permission 17/01374/F under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Caberfeigh Ltd. 	<ul style="list-style-type: none"> Enforcement enquiry March 2019. Condition awaiting determination.
Shanly Homes, Development Site At The Former Frenches Club, The Frenches, Redhill	Planning permission 17/01150/F not started	1	0	1	1	Yes	No	No	Pre-commencement condition discharged February 2018. It is understood that a s.73 application to vary conditions will be submitted shortly.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Shanly Homes. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented. This is an additional dwelling to planning permission 13/00802/F which has been completed.
Land Adjacent To, 28 Green Lane, Redhill	Planning permission 17/02025/F not started	1	0	1	1	Yes	No	No	It is understood applications to discharge pre-commencement conditions will be submitted shortly.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
13 Hornbeam Road, Reigate	Planning permission 17/02409/F not started	1	0	1	1	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
2 Copse Road, Redhill	Planning permission 17/02559/F not started	1	0	1	1	Yes	No	No	s.73 application to vary condition and non-material amendment application awaiting determination.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> The landowner has confirmed that they are planning to commence development summer 2019 and that it will take 8-10 months to complete.
27 Somerset Road, Redhill	Planning permission 17/01924/F not started	1	0	1	1	Yes	No	No	Non-material amendment approved February 2019.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.

56 Chart Lane, Reigate	Planning permission 17/00096/F not started	1	0	1	1	Yes	No	No	The unit is no longer being used as a care home.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a Hyde Housing Association. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
9A Lesbourne Road, Reigate	Planning permission 16/00182/F not started	1	0	1	1	Yes	No	No		No viability information was provided. The development is policy compliant. In accordance with Core Strategy policy CS15, a contribution broadly equivalent to 10% affordable housing has been sought (£78,652).	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
Land Adjacent 2 Belmont Road, Reigate	Planning permission 16/00228/F not started	1	0	1	1	Yes	No	No	Non-material amendment approved June 2018. Number of conditions (including pre-commencement conditions) approved May-June 2018. s.73 application to vary condition approved January 2018.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by B R Nominee's Ltd. & Chalvington Ltd. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
Land At 18 Smoke Lane, Reigate	Planning permission 18/02562/OUT not started	1	0	1	1	Yes	No	No	The landowner has confirmed that they intend to implement the planning permission.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> The landowner has confirmed that they intend to implement this permission but not for 12 months.
29 Croydon Road, Reigate	Planning permission 16/01314/F under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence that this permission which is under construction will not be completed.
China House Restaurant, 7 Holmesdale Road, Reigate	Planning permission 18/01512/F not started	1	0	1	1	Yes	No	No	Condition discharged November 2018.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
Land To Rear of 12 Brokes Crescent, Reigate	Planning permission 16/01135/F not started	1	0	1	1	Yes	No	No	Number of conditions (including pre-commencement conditions) discharged March - May 2017.	No viability information provided. The development is policy compliant. In line with Core Strategy Policy CS15, a financial contribution broadly equivalent to provision of 10% affordable housing has been sought (£24,210). In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Gatton Homes Ltd. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
Land To The Rear Of 13 Brokes Crescent, Reigate	Planning permission 15/02700/F not started	1	0	1	1	Yes	No	No	Number of conditions discharged January 2017.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹³ .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Nutfield Homes. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
Rear Of 15 Beech Road, Reigate	Planning permission 18/00359/F not started	1	0	1	1	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
Rear Of 7 Beech Road, Reigate	Planning permission 17/00297/F not started	1	0	1	1	Yes	No	No	Number of conditions (including pre-commencement) discharged August - December 2017.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. Site is being developed by Nutfield Homes. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented. Application to vary s.106 approved November 2018.
Shanti Croft, 39 Wray Lane, Reigate	Planning permission 18/00384/F not started	1	0	1	1	Yes	No	No	The access road to the site has been created.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.

										viable ¹² .	individual.	
100 Dovers Green Road, Reigate	Planning permission 17/02602/F not started	1	0	1	1	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Tramar Properties Ltd. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
41 Park Lane East, Reigate	Planning permission 17/02753/F not started	1	0	1	1	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
Land Adjacent To, 14 Stockton Road, Reigate	Planning permission 17/02444/F not started	1	0	1	1	Yes	No	No	It is understood that a number of applications to discharge pre-commencement conditions are due to be submitted shortly.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> The site is being developed by Earlswood Homes. No ownership constraints identified. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented. Earlswood Homes' website says that the properties will be available soon.
Land Adjacent To, 17 Stuart Crescent, Reigate	Planning permission 17/02568/F not started	1	0	1	1	Yes	No	No	Pre-commencement conditions discharged February 2019.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> The site is being developed by Shakthy Property Ltd. No ownership constraints identified. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
1 Yattendon Road, Horley	Planning permission 18/01965/F not started	1	0	1	1	Yes	No	No	Number of conditions discharged February-March 2019.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by T S Leisure & Property. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
30 Balcombe Road, Horley	Planning permission 19/00076/P not started	1	0	1	1	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Luxury Restorations. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
36 Benhams Drive, Horley	Planning permission 17/01629/F not started	1	0	1	1	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
Aintree House, 54 Bonehurst Road, Horley	Planning permission 16/02351/CU not started	1	0	1	1	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
Edgewood, 28 Ringley Avenue, Horley	Planning permission 18/02182/F not started	1	0	1	1	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
Gatwick White House Hotel, 52 Church Road, Horley	Planning permission 18/00351/F not started	1	0	1	1	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by T S Leisure & Property. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
Land Adjacent To 22 Station Road, Horley	Planning permission 18/00948/F not started	1	0	1	1	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
Haroldslea Poultry Farm, Haroldslea, Horley	Planning permission 18/01480/F not started	1	0	1	1	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.

22 Beaumonts, Salfords, Redhill	Planning permission 17/02247/F not started	1	0	1	1	Yes	No	No	s.73 application to vary condition approved March 2019. Number of pre-commencement conditions discharged August-September 2018.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Earlswood Homes. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
Lomond Horse Hill, Horley	Planning permission 16/02722/F not started	1	0	1	1	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented. Further planning permission (17/02545/F) refused and dismissed at appeal for the conversion of commercial equestrian building into 8 flexible live work units. Further permission 18/02319/F for the conversion of the building into 8 units also refused, this is currently at appeal.
Petridge Wood Farm House, Woodhatch Road, Redhill	Planning permission 17/00469/F not started	1	0	1	1	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
Woodleigh, Horley Lodge Lane, Salfords, Redhill	Planning permission 16/01379/F not started	1	0	1	1	Yes	No	No		No viability information has been provided. The development however is policy compliant. In line with Core Strategy policy CS15, a financial contribution broadly equivalent to 10% affordable housing has been secured. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
Land To Rear Of 5 - 7 Meath Green Lane, Horley	Planning permission 18/01825/F not started	1	0	1	1	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> The Council has received a notification of commencement for works on 1st April 2019.
30 Grange Meadow, Banstead	Planning permission 17/00322/F under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> Works commenced February 2019 following the discharge of a number of conditions March - May 2018. S.73 application currently awaiting determination.
Ash Meadow, Bridge Way, Chipstead	Planning permission 17/00645/F under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Creed Homes Ltd. 	<ul style="list-style-type: none"> Works commenced in July 2018 following the discharge of a number of conditions March - April 2018. s.73 application approved May 2018.
Barn A, The Barns, Woodplace Lane, Hooley	Planning permission 18/01563/P under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this under construction planning permission will not be completed.
Barn B, Work Unit, Woodplace Barns, Drive Road, Woodplace Lane, Hooley	Planning permission 15/02099/P under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this under construction planning permission will not be completed.
Eastland,	Planning	1	0	1	1	Yes	No	No	N/A – planning permission is	The development is policy compliant.	<ul style="list-style-type: none"> No ownership 	<ul style="list-style-type: none"> Non-material amendment

Woodmansterne Street, Woodmansterne	permission 18/01322/F under construction									under construction.	No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	constraints identified. <ul style="list-style-type: none"> The site is being developed by a private individual. 	approved January 2019. <ul style="list-style-type: none"> s.73 application awaiting determination.
Land at Bungalow Lodge, Mogador, Lower Kingswood	Planning permission 14/02152/F under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The accompanying design statement stated that the continued use of the site for stabling had not been proved viable based on feedback undertaken as part of the marketing exercise. No viability information has been submitted regarding the proposed redevelopment. However, in line with Core Strategy Policy CS15 a financial contribution broadly equivalent to 10% affordable housing has been sought (£13,193). The development is therefore policy compliant. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> Number of conditions approved March - April 2018. Non-material amendment approved April 2016. s.73 application approved Sep 2018. 	
Land Parcel Rear Of Rookleigh, Alcocks Lane, Kingswood	Planning permission 17/02505/F under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> Works commenced August 2018 following the discharge of a number of conditions June - July 2018. 	
472 Reigate Road, Epsom Downs	Planning permission 17/02852/F under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Shanly Homes Ltd. 	<ul style="list-style-type: none"> Works commenced September 2018 following the discharge of conditions in June and July 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. 	
Land Parcel between 172 and 176 Warren Road, Banstead	Planning permission 15/00496/F under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	No viability information has been provided. However, in accordance with Core Strategy Policy CS15 a financial contribution broadly equivalent to 10% affordable housing has been sought (£22,673). The development is therefore policy compliant and in line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> Works commenced in May 2018 following the discharge of a number of conditions in November 2017. :Landowner has confirmed that they expect to complete development summer 2019. 	
Land Rear Of 290 Fir Tree Road, Epsom Downs	Planning permission 18/01651/F under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Denton Homes. 	<ul style="list-style-type: none"> This permission is for an additional unit to the adjoining development (planning permission 14/01301/F) which was completed in December 2016. The unit is currently being marketed. 	
Land To The Rear Of 19 Claremount Gardens, Epsom Downs	Planning permission 18/01365/F under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Shanly Homes. 	<ul style="list-style-type: none"> 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. 	
Vale Dry Cleaners Ltd, 207 Fir Tree Road, Epsom Downs	Planning permission 16/01409/F under	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is	<ul style="list-style-type: none"> No ownership constraints identified. The site is being 	<ul style="list-style-type: none"> Works commenced August 2017 following the discharge of a number of conditions in May 	

	construction									viable ¹² .	developed by Vale Dry Cleaners Ltd.	2017.
160 Orchard Cottages, Quality Street, Merstham	Planning permission 16/01248/F under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> The Council has not identified any constraints that would lead to under construction planning permission being completed.
4A The Parade, Philanthropic Road, Redhill	Planning permission 18/01441/P under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> The landowner has confirmed that development is due to be completed spring/summer 2019.
23B Lesbourne Road, Reigate	Planning permission 18/02487/P under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> The Council has not identified any constraints that would lead to under construction planning permission being completed.
Land Adjacent To The Angel Public House, 1A Woodhatch Road, Reigate	Planning permission 16/00314/F under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Mountley. 	<ul style="list-style-type: none"> Works commenced May 2017 following the discharge of a number of conditions in April 2017. s.73 application approved April 2018.
Land At 41 Blanford Road, Reigate	Planning permission 17/02498/F under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Hystar Construction Ltd. 	<ul style="list-style-type: none"> Works commenced in January 2019 following the discharge of a number of conditions in December 2018. A number of further conditions are awaiting determination. TPO application approved December 2017.
Rear Of 34 And 36 Lesbourne Road, Reigate	Planning permission 18/01029/F under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> The landowner has confirmed that they expect to June 2019.
Colley Lodge, 27 Beech Road, Reigate	Planning permission 17/02985/F under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> The landowner has confirmed that the site is under construction. Works commenced May 2018 following the discharge of conditions April - May 2018. s.73 application approved February 2019.
Land to R/O 37 Wray Lane, Reigate	Planning permission 16/00167/F under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> The landowner confirmed that the site is under construction. Works commenced March 2016. Number of conditions discharged June-August 2017. Further conditions discharged August 2018.
Ground Floor, 83 Victoria Road, Horley	Planning permission 18/00320/P under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Mountplace Ltd. 	<ul style="list-style-type: none"> No evidence identified that suggests that the planning permission will not be completed.
Land To The Rear Of 52-56 Bonehurst Road, Horley	Planning permission 18/01411/F under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> Works commenced March 2019 following the discharge of a number of conditions in February 2019. The landowner has confirmed that 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.
Saxley Court, 121 - 129 Victoria Road, Horley	Planning permission 18/02441/F under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Blewbury Homes. 	<ul style="list-style-type: none"> This permission is for an additional unit to the application 14/00317/F. The units are currently being marketed and a number of the units have been reserved.
Moleside, 9 Reigate Road, Sidlow	Planning permission 17/02724/CU under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by a private individual. 	<ul style="list-style-type: none"> Works commenced in August 2018 following the discharge of a number of conditions June - August 2018.
Toad Hall Nursery, 19 Massetts Road, Horley	Planning permission 17/01421/CU not started	-3	0	-3	-3	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Careroom Ltd. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.
The Beeches, 60 Massetts Road, Horley	Planning permission 18/00129/CU not started	-1	0	-1	-1	Yes	No	No		The development is policy compliant. No viability information has therefore been provided. In line with the revised NPPG, it has therefore been assumed that development is viable ¹² .	<ul style="list-style-type: none"> No ownership constraints identified. The site is being developed by Darwin Homes Ltd. 	<ul style="list-style-type: none"> No evidence identified which illustrates that this extant planning permission will not be implemented.

Annex 3: Justification for Developable sites

Site ref	Site name	Planning status	No. net units proposed	Promoter	Fully assembled?	Ownership constraints identified?	Site viability information	Trigger points of phasing issues that may affect the build rate achievable in different phases	Other relevant information
BAN2	Horseshoe, Banstead	Site allocated in emerging DMP	75	<ul style="list-style-type: none"> Local authorities (RBBC & SCC) Infrastructure providers (NHS Estates) 	No but the site is likely to be redeveloped in phases (the DMP site allocation subdivides the Horseshoe into a number of different parts).	<ul style="list-style-type: none"> No ownership constraints have been identified. The site is in multiple ownership but has been promoted for redevelopment. The different landowners are working with the Council to redevelop the site. 	<ul style="list-style-type: none"> No site-specific viability assessment was undertaken to inform the DMP. The site however is being promoted to redevelop/improve the existing community facilities. 	<ul style="list-style-type: none"> Availability of premises may alter the availability of the different phases. 	<ul style="list-style-type: none"> No factors are considered likely to impact upon delivery rates/ lead-in times. The scale, configuration and delivery model for the site potentially supports more than one sales outlet – possibly separate sales outlets for the different parts of the site. The developers have been awarded CIL funding towards redevelopment.
BAN3	Banstead Community Centre, Banstead	Site allocated in emerging DMP	15	<ul style="list-style-type: none"> Local authority (RBBC) 	Yes	<ul style="list-style-type: none"> No – the site is owned by RBBC who has promoted the site for redevelopment. 	<ul style="list-style-type: none"> Viability work undertaken for the DMP suggested that development of the site would be viable. 	<ul style="list-style-type: none"> No factors identified. 	<ul style="list-style-type: none"> No factors are considered likely to impact upon delivery rates/ lead-in times. It is understood that leases are due to expire in the short-medium term. The scale, configuration and delivery model for the site is unlikely to support more than one sales outlet.
RTC6	Gloucester Road Carpark, Redhill	Site allocated in emerging DMP	50	<ul style="list-style-type: none"> Local authority (RBBC) 	Yes	<ul style="list-style-type: none"> No – the site is owned by RBBC who has promoted the site for redevelopment. 	<ul style="list-style-type: none"> Viability work undertaken for the DMP suggested that redevelopment of the site may be unviable. However, the site is already owned by the Council and it is within a regeneration area. The Council have promoted the site for redevelopment. 	<ul style="list-style-type: none"> No factors identified. 	<ul style="list-style-type: none"> No factors are considered likely to impact upon delivery rates/ lead-in times. The scale, configuration and delivery model for the site is unlikely to support more than one sales outlet.
RTC4	Colebrook, Redhill	Site allocated in emerging DMP	110	<ul style="list-style-type: none"> Local authority (SCC) 	Yes	<ul style="list-style-type: none"> No – the site is owned by SCC who have promoted the site for redevelopment. 	<ul style="list-style-type: none"> Viability work undertaken for the DMP suggested that development of the site would be viable. 	<ul style="list-style-type: none"> No factors identified. 	<ul style="list-style-type: none"> No factors are considered likely to impact upon delivery rates/ lead-in times. The scale, configuration and delivery model for the site is unlikely to support more than one sales outlet. Pre-application advice has been sought for the potential redevelopment of the site. As part of the DMP examination, SCC suggested that the site could be brought forward for redevelopment within the next 5 years.
RTC5	Former Longmead Centre, Redhill	Site allocated in emerging DMP	20	<ul style="list-style-type: none"> Local authority (SCC) 	Yes	<ul style="list-style-type: none"> No – the site is owned by SCC who has promoted the site for redevelopment. 	<ul style="list-style-type: none"> Viability work undertaken for the DMP suggested that development of the site would be viable. 	<ul style="list-style-type: none"> No factors identified. 	<ul style="list-style-type: none"> Conversion of listed building may impact upon lead-in time/ delivery rates. The scale, configuration and delivery model for the site is unlikely to support more than one sales outlet. It is understood that SCC are looking to submit a prior approval application for the demolition of the existing building in June 2019.
RED1	Quarryside Business Park, Redhill	Site allocated in emerging DMP	60	<ul style="list-style-type: none"> Family ownership/ Linden Homes 	Yes	<ul style="list-style-type: none"> No the site is owned by a family who have promoted the site for redevelopment. Linden Homes have submitted a planning application for the redevelopment of the site. 	<ul style="list-style-type: none"> Viability work undertaken for the DMP suggested that development of the site would be viable. 	<ul style="list-style-type: none"> No factors identified. 	<ul style="list-style-type: none"> Pre-application advice has been sought for the redevelopment of the site and planning permission (18/02276/F) is awaiting determination for the demolition of the existing buildings and the erection of 83 units. No factors are considered likely to impact upon delivery rates/ lead-in times. The existing businesses are in the process of relocating.
RED2	Bellway House, Merstham	Site allocated in emerging DMP	30	<ul style="list-style-type: none"> Bellway House (South London) Ltd. & SAL Pension Fund Ltd. 	Yes	<ul style="list-style-type: none"> No ownership constraints identified. The site has been promoted for redevelopment and there have been a number of planning permissions submitted for redevelopment. 	<ul style="list-style-type: none"> Viability work undertaken for the DMP suggested that development of the site would be viable. 	<ul style="list-style-type: none"> No factors identified. 	<ul style="list-style-type: none"> Number of pre-application discussions with RBBC. Prior approval has been “granted” for the conversion of the offices to residential (17/01771/P). Planning permission (17/02542/F) was recently refused for the demolition of the existing buildings and the erection of 33 apartments for design reasons. This is currently at appeal. The scale, configuration and delivery model for the site is unlikely to support more than one sales outlet. No factors are considered likely to impact upon delivery rates/ lead-in times.
RED4	Church of Epiphany, Merstham	Site allocated in emerging DMP	10	<ul style="list-style-type: none"> Diocese of Southwark 	Yes	<ul style="list-style-type: none"> No ownership constraints identified. The site has been promoted for redevelopment by the Diocese of Southwark. 	<ul style="list-style-type: none"> Viability work undertaken for the DMP suggested that development of the site would be viable. 	<ul style="list-style-type: none"> No factors identified. 	<ul style="list-style-type: none"> During the DMP examination, the landowner confirmed that the site was under offer. The scale, configuration and delivery model for the site is unlikely to support more than one sales outlet. Then church is no longer operational. No factors are considered likely to impact upon delivery rates/ lead-in times.
RED5	Merstham	Site allocated	10	<ul style="list-style-type: none"> Local 	Yes	<ul style="list-style-type: none"> No – the site is owned by SCC 	<ul style="list-style-type: none"> Viability work undertaken for the DMP 	<ul style="list-style-type: none"> No factors identified. 	<ul style="list-style-type: none"> The scale, configuration and delivery model for the site is unlikely to support

	Library, Merstham	in emerging DMP		authority (SCC)		who has promoted the site for redevelopment.	suggested that development of the site would be viable.		<ul style="list-style-type: none"> more than one sales outlet. As part of the DMP examination, SCC suggested that the site could be brought forward for redevelopment within the next 5 years. No factors are considered likely to impact upon delivery rates/ lead-in times. The library has relocated to 'The Hub'.
RED6	Former Oakley Centre, Merstham	Site allocated in emerging DMP	30	<ul style="list-style-type: none"> Local authority (SCC) 	Yes	<ul style="list-style-type: none"> No – the site is owned by SCC who has promoted the site for redevelopment. 	<ul style="list-style-type: none"> Viability work undertaken for the DMP suggested that development of the site would be viable. 	<ul style="list-style-type: none"> No factors identified. 	<ul style="list-style-type: none"> Conversion of listed building may impact upon lead-in times/ delivery rates. The landowners have confirmed that the site will be made available for development within the short term (0-5 years). Planning permission (18/00312/F) was recently refused for the demolition of the modern extension; conversion of the existing listed building to provide 8 flats; conversion of the existing outbuilding into two houses; and residential development of surrounding land to provide 12 houses as it was considered that the siting of a number of the units (15 to 22) would result in an unacceptable encroachment into the open grounds of the Grade II listed Oakley Court which would not be outweighed by the public benefits of the scheme. This is currently at appeal. The scale, configuration and delivery model for the site is unlikely to support more than one sales outlet.
RED8	Reading Arch Road/ Brighton Road North, Redhill	Site allocated in emerging DMP	150	<ul style="list-style-type: none"> Local authority (RBBC) 	No	<ul style="list-style-type: none"> No – the majority of the site is owned by RBBC who have promoted the site for redevelopment. It is understood that the Council are currently in the process of investigating opportunities to acquire/ redevelop the remainder of the site. 	<ul style="list-style-type: none"> Viability work undertaken for the DMP suggested that development of the site would be viable. 	<ul style="list-style-type: none"> No factors identified. 	<ul style="list-style-type: none"> No factors are considered likely to impact upon delivery rates/ lead-in times. RBBC own the majority of the site, the remainder of the parcel has not been promoted for redevelopment but it is understood that the Council are investigating opportunities to acquire/ redevelop the remainder of the site.
REI2	Land adjacent to the Town Hall, Castlefield Road, Reigate	Site allocated in emerging DMP	30	<ul style="list-style-type: none"> Local authority (RBBC) 	Yes	<ul style="list-style-type: none"> No – the site is owned by RBBC who has promoted the site for redevelopment. 	<ul style="list-style-type: none"> Viability work undertaken to inform the Council's emerging DMP indicated that redevelopment of the site would be viable. 	<ul style="list-style-type: none"> No factors identified. 	<ul style="list-style-type: none"> The scale, configuration and delivery model for the site is unlikely to support more than one sales outlet. No factors are considered likely to impact upon delivery rates/ lead-in times.
HOR3	Horley Police Station, Horley	Site allocated in emerging DMP	20	<ul style="list-style-type: none"> Police & Crime Commissioner for Surrey 	Yes	<ul style="list-style-type: none"> No – the Police & Crime Commissioner for Surrey has promoted the site for redevelopment. 	<ul style="list-style-type: none"> Viability work undertaken for the DMP suggested that development of the site would be viable. 	<ul style="list-style-type: none"> No factors identified. 	<ul style="list-style-type: none"> Pre-application advice has recently been sought for the redevelopment of this site. The scale, configuration and delivery model for the site is unlikely to support more than one sales outlet. No factors are considered likely to impact upon delivery rates/ lead-in times. As part of the DMP examination, the landowners confirmed that the site could be made available for redevelopment within 5 years.
HOR5	Horley Library, Horley	Site allocated in emerging DMP	40	<ul style="list-style-type: none"> Local authority (SCC) 	Yes	<ul style="list-style-type: none"> No – the site is owned by SCC who has promoted the site for redevelopment. 	<ul style="list-style-type: none"> No site-specific viability assessment was undertaken to inform the DMP. There is however a resolution to grant planning permission for redevelopment – this planning permission is policy compliant and therefore in line with the revised NPPF/NPPG it has been assumed to be viable¹³. 	<ul style="list-style-type: none"> No factors identified. 	<ul style="list-style-type: none"> Pre-application advice has been sought for the redevelopment of the site. There is a resolution to grant outline planning permission (18/00222/OUT) for the demolition of the existing building and redevelopment of the site for a maximum of 40 units. The scale, configuration and delivery model for the site is unlikely to support more than one sales outlet. No factors are considered likely to impact upon delivery rates/ lead-in times. The library has relocated to the new Russells Square development. As part of the DMP examination, the landowners confirmed that the site could be made available for redevelopment within 5 years.
HOR10	59-61 Brighton Road, Horley	Site allocated in emerging DMP	20	<ul style="list-style-type: none"> Family ownership 	Yes	<ul style="list-style-type: none"> No ownership constraints identified – the site is owned by a single family who have promoted the site for redevelopment. 	<ul style="list-style-type: none"> Viability work undertaken for the DMP suggested that development of the site would be viable. 	<ul style="list-style-type: none"> No factors identified. 	<ul style="list-style-type: none"> The scale, configuration and delivery model for the site is unlikely to support more than one sales outlet. No factors are considered likely to impact upon delivery rates/ lead-in times. It is understood that the existing leases expired in March 2018. The unit is still occupied, it has not been possible to ascertain the current lease terms. Through the DMP examination, the landowners confirmed that the site could be made available for development within 1-2 years.

Annex 4: Justification for Older Persons Accommodation

Planning Permission Ref	Site Address	Planning Status	Gross Dwellings Permitted	Net Dwellings Permitted	Units Completed @ 31 March 2019	Total Net Remaining @ 1 April 2019	Net Deliverable by 31 March 2024	Fully Assembled ?	Are There Any Trigger Points or Phasing Issues That May Affect Delivery?	Is There/ Will There Be More Than 1 Sales Outlet?	Firm Progress With Site Assessment Work	Site Viability Information	Ownership Constraints Identified	Other Relevant Information
18/00717/CU	29 Redstone Hill, Redhill	Not Started	2	1	0	1	1	Yes	No	No	It is understood that an application to discharge the pre-commencement condition will be submitted shortly.	No viability information has been provided as part of this application. The development is however policy compliant. In line with the revised NPPG, it has therefore been assumed that the development is viable ¹² .	No ownership constraints identified – the site is being developed by a private individual.	No evidence that this extant planning permission will not be implemented.
18/01971/F	Lilliput Children's Centre, Lilliput Nursery, West Avenue, Salfords	Not Started	41	41	0	41	41	Yes	No	No	A number of conditions (including pre-commencement conditions) are awaiting determination.	No viability information has been provided as part of this application. The development is however policy compliant. In line with the revised NPPG, it has therefore been assumed that the development is viable ¹² .	No ownership constraints identified – the site is being developed by Affordable Housing and Healthcare Group.	No evidence that this extant planning permission will not be implemented.
15/02661/F	Holmwood, 53 The Avenue, Tadworth	Under Construction	3	3	0	3	3	Yes	No	No	N/A – the site is under construction.	No viability information has been provided as part of this application. The development is however policy compliant. In line with the revised NPPG, it has therefore been assumed that the development is viable ¹² .	No ownership constraints identified – the site is being developed by Care Expertise Ltd.	Initial building notice received Aug 2015. Pre-commencement condition approved December 2018.
17/00714/F	Merok Park Nursing Home, Park Road, Banstead	Under Construction	21	6	0	6	6	Yes	No	No	N/A – the site is under construction.	Viability information has been provided as part of this application. This suggested that the proposed redevelopment would be viable.	No ownership constraints identified – the site is being developed by Fairlie Healthcare Ltd.	Number of conditions approved September 2018- February 2019. s.73 application for variation of condition approved November 2018. It is understood that applications to discharge further conditions will be submitted shortly. It is also understood that an application for a non-material amendment will be submitted shortly.
15/02792/OUT	6-10 Brighton Road, Banstead	Under Construction	43	40	0	40	40	Yes	No	No	N/A – the site is under construction.	No viability information has been provided as part of this application. The development is however policy compliant. In line with the revised NPPG, it has therefore been assumed that the development is viable ¹² .	No ownership constraints identified – the site is being redeveloped by Lucas Design & Construction.	Reserved matters application discharged August 2017. Number of conditions (including pre-commencement conditions) discharged May 2017 – March 2019. Enforcement queries August 2017, October

															2017 and March 2019. Two s.73 applications for variation of conditions approved January 2019. Website states that the new care home is due to open in May 2019.
17/00559/CU	Downs Cottage Nursing Home, 183 Great Tattenhams, Epsom Downs	Not Started	0	-11	0	-11	-11	Yes	No	No	Condition approved June 2018. Applications to discharge further conditions awaiting determination.	No viability information has been provided as part of this application. The development is however policy compliant. In line with the revised NPPG, it has therefore been assumed that the development is viable ¹² .	No ownership constraints identified – the site is being developed by Epsom Pars Ltd.	No evidence that this extant planning permission will not be implemented.	
17/00912/CU 17/01061/F	Mount Pleasant, Coppice Lane, Reigate	Not Started	7	0	0	0	0	Yes	No	No	No site assessment work has currently been undertaken.	No viability information has been provided as part of this application. The development is however policy compliant. In line with the revised NPPG, it has therefore been assumed that the development is viable ¹² .	No ownership constraints identified – the site is being developed by Montreaux Ltd.	No evidence that this extant planning permission will not be implemented. There are number of planning permissions for this site but it is understood that these planning permissions are intended to be implemented.	
17/02787/F	40 Fir Tree Road, Banstead	Under Construction	5	1	0	1	1	Yes	No	No	N/A – the site is under construction.	No viability information has been provided as part of this application. The development is however policy compliant. In line with the revised NPPG, it has therefore been assumed that the development is viable ¹² .	No ownership constraints identified – the site is being developed by Nineteen Thirty-Two Ltd.	Number of conditions discharged April-June 2018. Further conditions awaiting discharge. Enforcement query March 2019.	
18/01818/F	The Croft Residential Home, Buckland Road, Reigate	Under Construction	8	-3	0	-3	-3	Yes	No	No	N/A – the site is under construction.	No viability information has been provided as part of this application. The development is however policy compliant. In line with the revised NPPG, it has therefore been assumed that the development is viable ¹² .	No ownership constraints identified – the site is being developed by Heddmana Ltd.	Conservation Area Notice approved August 2018. It is understood that an application to discharge a condition (condition 4) is due to be submitted shortly.	

