



Housing Delivery Monitor

Including 5 Year Housing Land Supply

Position at 31 March 2023

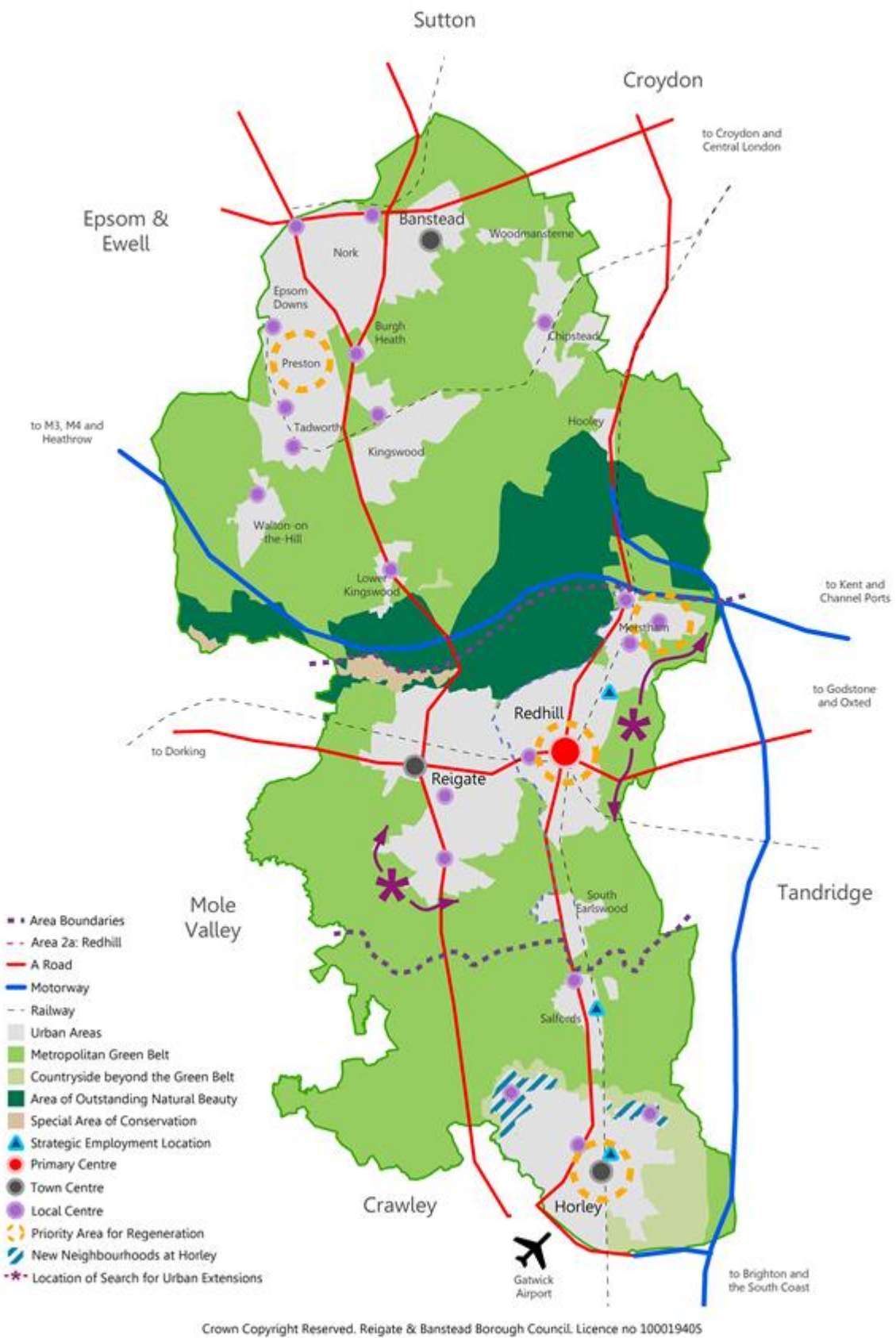


Figure 1: Reigate & Banstead Core Strategy borough map

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Please Note:

The information contained within this monitor details housing completions and outstanding permissions within Reigate & Banstead during the period 1 April 2022 to 31 March 2023. The housing trajectory and five year land supply is compiled using monitoring data at 31 March 2023 and information obtained from landowner/developer surveys and the May 2018 update of the Housing Economic Land Availability Assessment.

Whilst every care has been taken to ensure that the information in this monitor is accurate, the Council accepts no responsibility for any errors or omissions. We would be grateful if our attention was drawn to

any inaccuracies so that they might be corrected. Similarly, any suggestions that would make the information more useful would be gratefully received.

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

1. Introduction

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

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

The Department for Levelling Up, Housing and Communities (DLUHC) [House building: new build dwellings statistics for December 2022](#) reports a 10% increase in the supply of new build dwellings in England (December 2022 compared to December 2021) and 8% decrease in the number of dwellings commencing construction during the same period.

[The Halifax House Price Index](#) reports that in May 2023, the annual average house price in the UK was 0.1% lower than that in May 2022 but 1.3% higher than that of the preceding quarter. It marks first annual decline in house prices since December 2012.

The Royal Institute of Chartered Surveyors' (RICS) [UK Residential Market Survey for March 2023](#) reports generally weak market backdrop, with indicators on demand, sales, new listings and house prices all remaining in negative territory. However, the twelve-month view on sales volumes has improved in the latest feedback, with respondents anticipating a more stable trend coming through further ahead.

1.1. Housing Delivery Test

The Department for Levelling Up, Housing and Communities (DLUHC) published the results of its 2021 Housing Delivery Test in January 2022. The test compares the number of net new homes provided by each local authority over the last three financial years against the number of homes required, as set out in the relevant strategic policies for the area. Where authorities deliver less than 95% of their assessed need they are required to produce an action plan to assess the causes of under-delivery and identify actions to increase delivery in future years; where housing delivery falls below 85% authorities are

required to apply a 20% buffer to the five year land supply requirement; and where delivery falls below 75% the presumption in favour of sustainable development applies (in line with Paragraph 11 and Footnote 7 of the National Planning Policy Framework , subject to transitional arrangements).

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

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

Due to the Government's consultation on the proposed changes to the NPPF, no Housing Delivery Test results have been published this year. Therefore the 2021 results remain the most up to date figures available.

1.2. Future Policy Developments

The Council has an up-to-date Local Plan:

The Core Strategy was formally adopted in July 2014 and was reviewed in accordance with Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) in July 2019. The Core Strategy details how much growth will take place across the borough between 2012 and 2027 and sets out the overarching strategic approach for delivering new development in the borough.

The Development Management Plan (DMP) was formally adopted in September 2019. It contains detailed policies relating to the management of employment and retail development and allocates sites for development across the borough.

1.3. Relevant Strategic Policies and Indicators

Table 1: Relevant Core Strategy and Development Management Plan (DMP) Policies

Policy	Monitoring Indicator
CS10	% of new residential dwellings built on previously developed land. Target – at least 50%
CS13	At least 6,900 additional dwellings between 2012 and 2027.
CS14/DES4	Type and size of units completed compared to the Council's most recent Strategic Housing Market Assessment (SHMA) or equivalent Housing Needs Assessment (HNA) recommendations. Appropriate mix of dwellings in line with housing need, site size & characteristics.
CS16	Maintain a five year land supply position of gypsy, traveller and travelling showpeople sites. Identify sufficient site allocations in the Council's DMP to meet the identified need for gypsies, travellers and travelling show people.
DES6	A minimum of 1,500 gross new units of affordable housing between 2012 and 2027. 35% of affordable housing on site for allocated greenfield urban extension sites. 30% of affordable housing on site for all other developments providing 11 or more homes.

Policy	Monitoring Indicator
MLS1	<p>Sets a proactive and forward looking approach to the management of land supply based on the Council's 'urban first' approach. Considering current or future shortfall in the five year land supply.</p> <p>Sets clear and robust mechanisms for the release of urban extensions sites.</p>

The Core Strategy and Development Management Plan are available on the Council's website <https://www.reigate-banstead.gov.uk/>.

The Housing Monitoring Report measures the borough's performance against the indicators set out in the policies above. Information on housing permissions, completions and projections are included within this monitor to provide an insight on how the borough is performing against the policies outlined in the Core Strategy and DMP.

1.4. Geographical Information

The monitor presents information on the basis of the borough's four main settlement areas (see Figure 2 below):

- Area 1: The North Downs (Banstead)
- Area 2a: Wealden Greensand Ridge (Redhill and Merstham)
- Area 2b: Wealden Greensand Ridge (Reigate)
- Area 3: Low Weald (Horley)

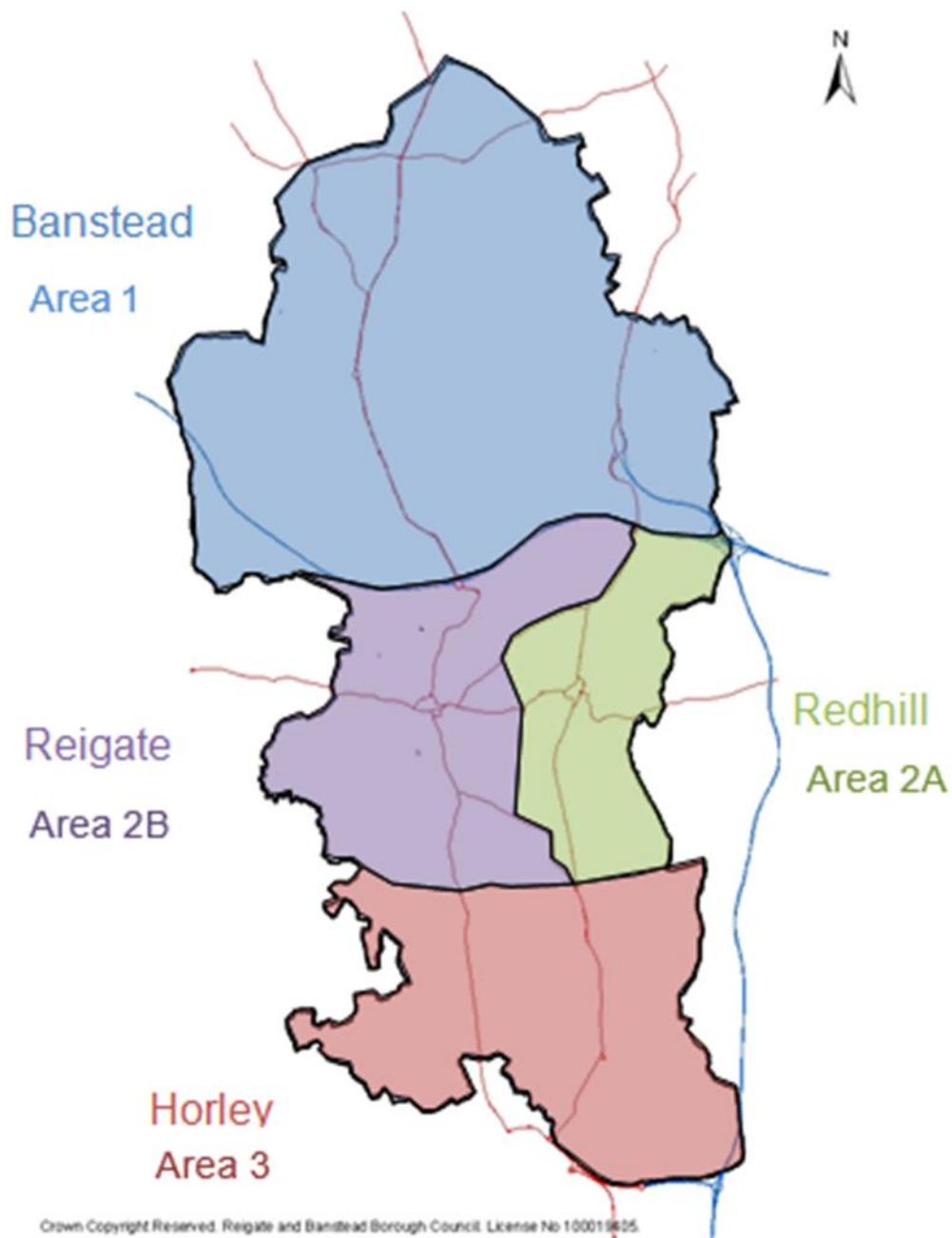


Figure 2: Reigate & Banstead Core Strategy Areas

2. Housing Market

2.1. Average Sale Values

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

Figure 3 shows that the average sale values in the borough have been rising steadily since 2012, there has been a 69.0% increase in average sale values (from £330,000 in Q1 2012/13 to £557,729 at Q4 2022/23).

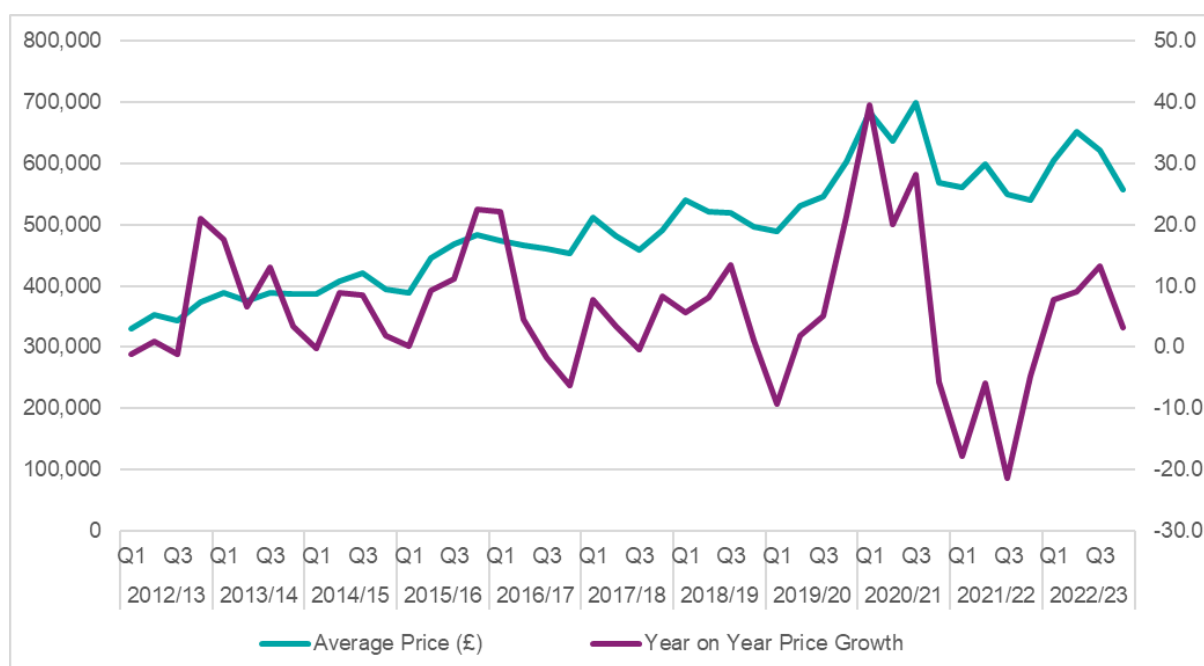


Figure 3: Average sale values 2012 - 2023 (Land Registry data)

The Land Registry reports in their Price Paid Data (information on all property sales in England and Wales that are sold for value and lodged with Land Registry for registration), that over the last twelve months, the average sale value of properties in the borough has decreased by 7.8% (from £605,108 in Q1 to £557,729 in Q4). When considered on a year-on-year basis, the average sale value in 2021/22 was £562,608, rising to £609,431 during the 2022/23 monitoring period, representing an 8.3% increase when compared with the previous year's average. When looking at the UK as a whole, the Land Registry recorded a 3.5% year-on-year increase in the average sale value of properties ([Land Registry UK House Price Index](#)).

It should be noted that sale values for each quarter are recorded by RBBC at the end of each quarter and reported on as a part of our Quarterly Key Performance Indicators. Due to a 2 to 8 week delay between completion and registration of sales with the Land Registry, the figures would have changed as more sales have been recorded since. The figures for financial year 2022/23 shown in this monitor represent the most up to date sale values available from [HM Land Registry](#).

2.2. Average Sale Value by Dwelling Type

Figure 4 details the average sale value of properties within the borough over the monitoring period by dwelling type. Terraced and detached houses experienced the highest increase. The average sale value of terraced houses increased by 12.0% to £478,894, whilst detached properties increased by 11.4% to £1,006,175. Semi-detached houses also recorded an increase by 7.3% to an average price of £575,684 and the price of flats and maisonettes have increased by 4.1% to an average value of £290,094.

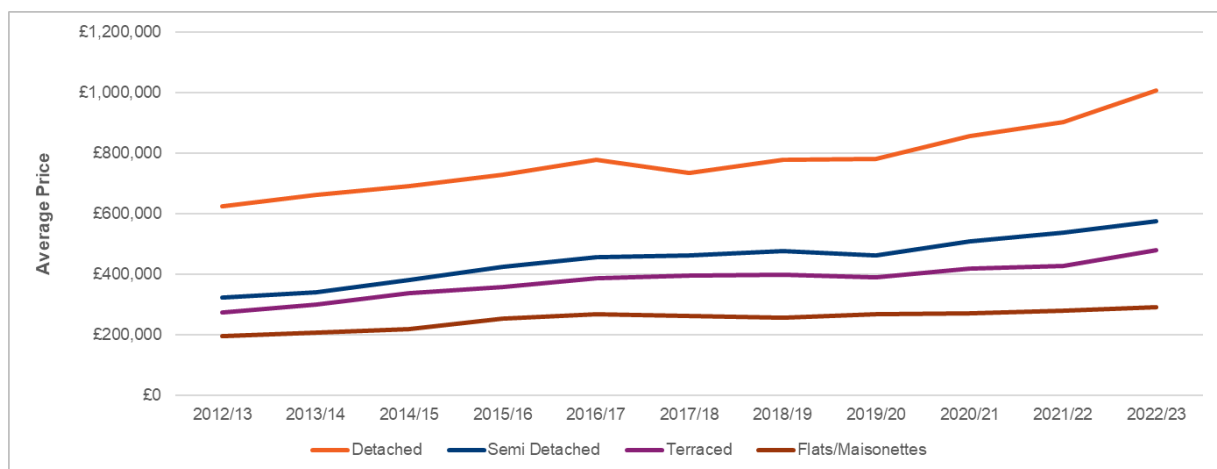


Figure 4: Dwelling sale value trend 2012 - 2023 (Land Registry Data)

2.3. Affordability

Housing affordability is recognised as one of the most significant challenges facing the housing market and one that has intensified over the past couple of decades. Based on the data collected by the Office for National Statistics (ONS), over the last twelve months, the affordability ratio increased from 13.57 last year to 14.38. This means that the

average (median) house price in the borough now represents 14.38 times of the average (median) gross annual workplace-based income.

Figure 5 shows that since 2012 the affordability ratio for Reigate & Banstead has risen from 8.06 to 14.38, making it harder for people to afford homes in the borough. Similar trends in the slight increase in affordability ratio have been seen across Surrey, whilst England as a whole recorded a slight drop. The affordability ratio in the borough is considerable higher than the England average (8.28), and for the first time in the last 10 years, it climbed slightly above the levels recorded across Surrey as a whole (13.86).

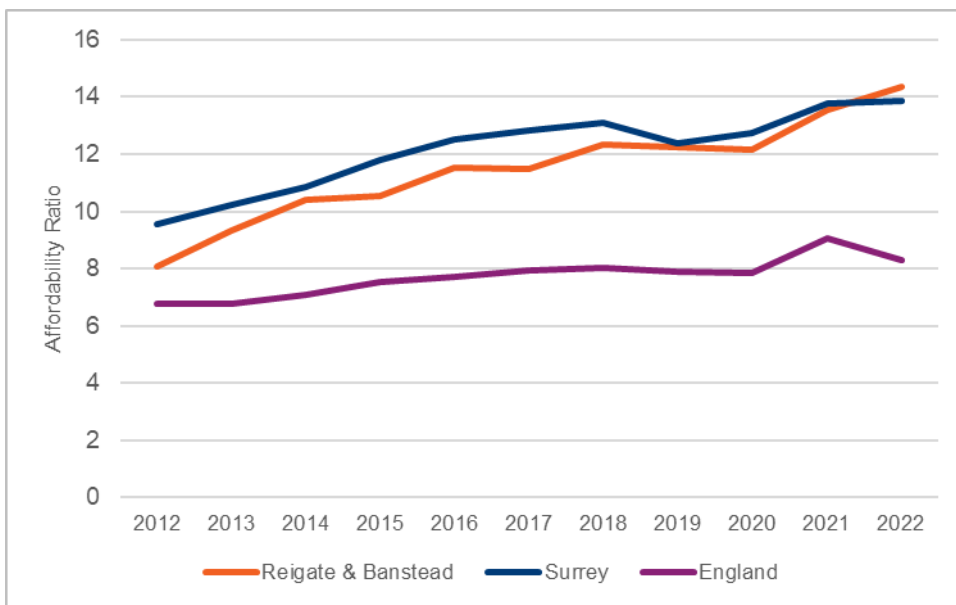


Figure 5: Affordability ratio comparison 2012 - 2022 (ONS data)

2.4. Transaction Volumes

Figure 6 shows that overall, there has been a 0.14% decrease in the number of transactions in this monitoring period compared with the last (2,166 to 2,163).

An unseasonal increase in transactions in the first quarter of 2021/22 coincided with the end of the national lockdown and easing of the COVID-19 restrictions, whilst this year, sales returned to the pre-Covid pattern with majority of sales conducted in quarters two and three.

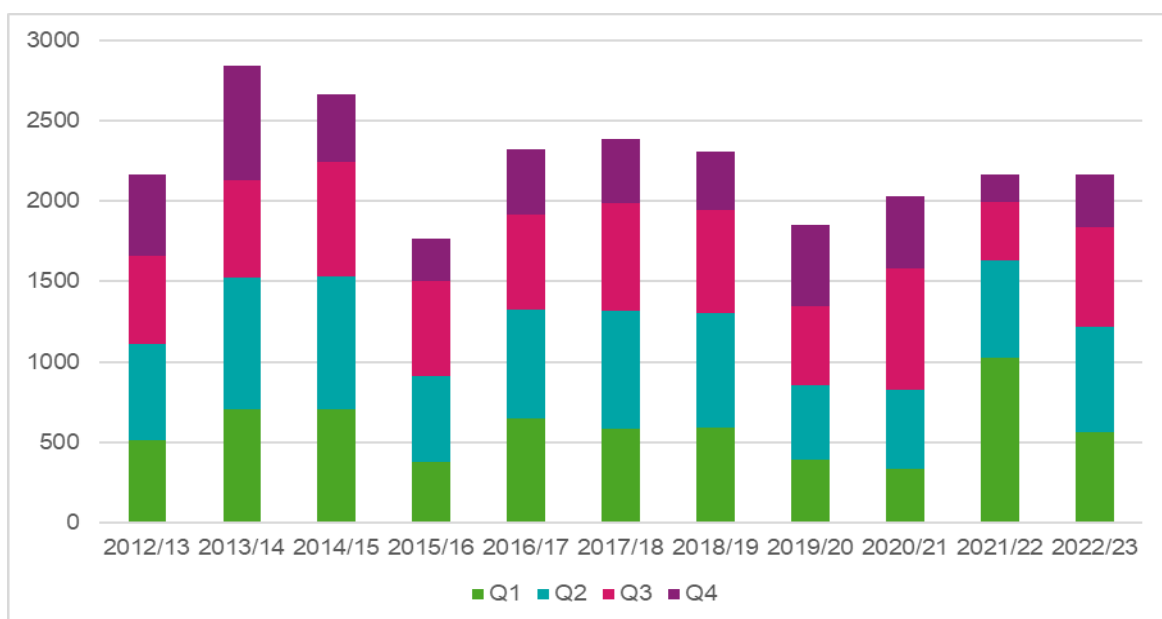


Figure 6: Quarterly sales volume trend 2012 - 2023 (Land Registry Data)

2.5. Existing Housing Stock

Of the existing dwellings in the borough, the greatest proportion of dwellings are in Band C, D and E (see table 2).

Table 2: Council tax band existing stock

Band	2022	2023
A	1,100 (1.7%)	1,172 (1.8%)
B	4,139 (6.5%)	4,200 (6.5%)
C	12,716 (20.1%)	12,894 (20.1%)
D	17,882 (28.2%)	18,118 (28.2%)
E	11,395 (18.0%)	11,581 (18.0%)
F	7,526 (11.9%)	7,624 (11.9%)
G	7,460 (11.8%)	7,501 (11.7%)
H	1,105 (1.7%)	1,122 (1.7%)
Total	63,323	64,212

At the end of this monitoring period (31st March 2023), there were 1,112 empty properties in the borough. Of those, 628 are defined as long term vacancies, having been empty for over 6 months.

3. Housing Delivery Trends (including C2 Older Persons' Care and Nursing Homes)

Table 3: Summary of Housing Delivery

1 April 2022 to 31 March 2023		Area 1 - Banstead		Area 2a - Redhill		Area 2b - Reigate		Area 3 - Horley		Total
		Small Sites	Large Sites	Small Sites	Large Sites	Small Sites	Large Sites	Small Sites	Large Sites	
Completions	New Build	48	96	10	96	32	0	15	220	517
	Change of Use	2	0	6	58	9	10	34	20	139
	Conversions	4	0	16	0	3	0	1	0	24
	C2 Older Person's Homes*	0	0	2	41	0	0	0	0	43
	Total Completions	54	96	34	195	44	10	50	240	723
Losses	Demolitions	21	9	3	0	9	0	2	0	44
	Changes of Use	3	0	3	0	1	0	1	0	8
	No. of Units Before Conversion	2	4	2	0	2	0	2	0	12
	C2 Older Person's Homes*	0	0	0	0	0	0	0	0	0
	Total Losses	26	13	8	0	12	0	5	0	64
Total Net Gain		28	83	26	195	32	10	45	240	659

1 April 2012 to 31 March 2023 (Plan Period)		Area 1 - Banstead		Area 2a - Redhill		Area 2b - Reigate		Area 3 - Horley		Total
		Small Sites	Large Sites	Small Sites	Large Sites	Small Sites	Large Sites	Small Sites	Large Sites	
Completions	New Build	613	797	178	812	333	189	188	2,151	5,261
	Change of Use	63	8	121	458	104	103	130	173	1,160
	Conversions	30	37	90	23	35	0	26	0	241
	C2 Older Person's Homes*	7	90	10	41	0	47	7	32	234
	Total Completions	713	932	399	1,334	472	339	351	2,356	6,896
Losses	Demolitions	137	44	27	138	59	9	23	15	452
	Changes of Use	13	0	9	1	10	0	2	0	35
	No. of Units Before Conversion	14	4	17	2	10	0	8	0	55
	C2 Older Person's Homes*	4	11	0	0	0	25	0	11	51
	Total Losses	168	59	53	141	79	34	33	26	593
Total Net Gain		545	873	346	1,193	393	305	318	2,330	6,303

*In line with revised national Planning Practice Guidance (PPG) Paragraph 035 Reference ID: 68-035-201907722, the number of care home bedrooms converted into a C3 equivalent, using the current census data on the average number of adults living in a household

3.1. Overall Plan Period Completions Rates (2012 – 2023)

As can be seen from table 3 above, net completions for 2022/23, including C2 elderly person’s care and nursing homes, stand at 659; this represents slight decrease on previous year (722), however it is significantly above the Core Strategy annual target of 460 (see figure 7 for details).

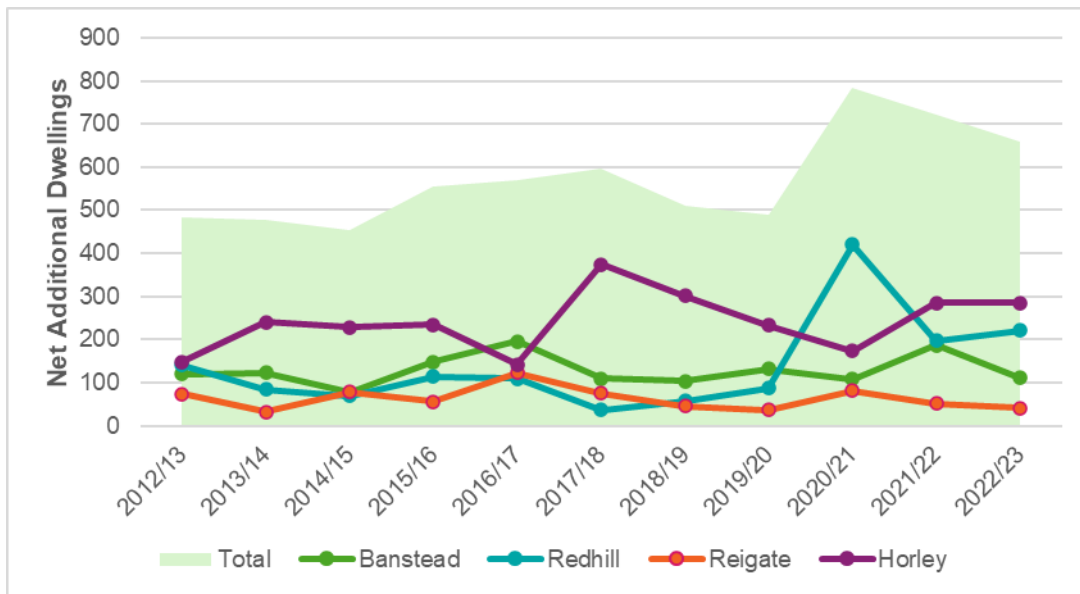


Figure 7: Net completion trend 2012 – 2023

Figure 8 below shows the spatial distribution of net additional dwellings since 2012; it shows that the majority of net additional dwellings (43.3%) have been completed within Horley (Area 3). This is largely due to completions on the Horley North West Sector (planning permission 04/02120/OUT for 1,510 units; 189 units completed last year). Redhill and Banstead followed close second and third with 33.5% and 16.8% respectively, whilst 6.4% of dwellings completed last year came from Reigate.

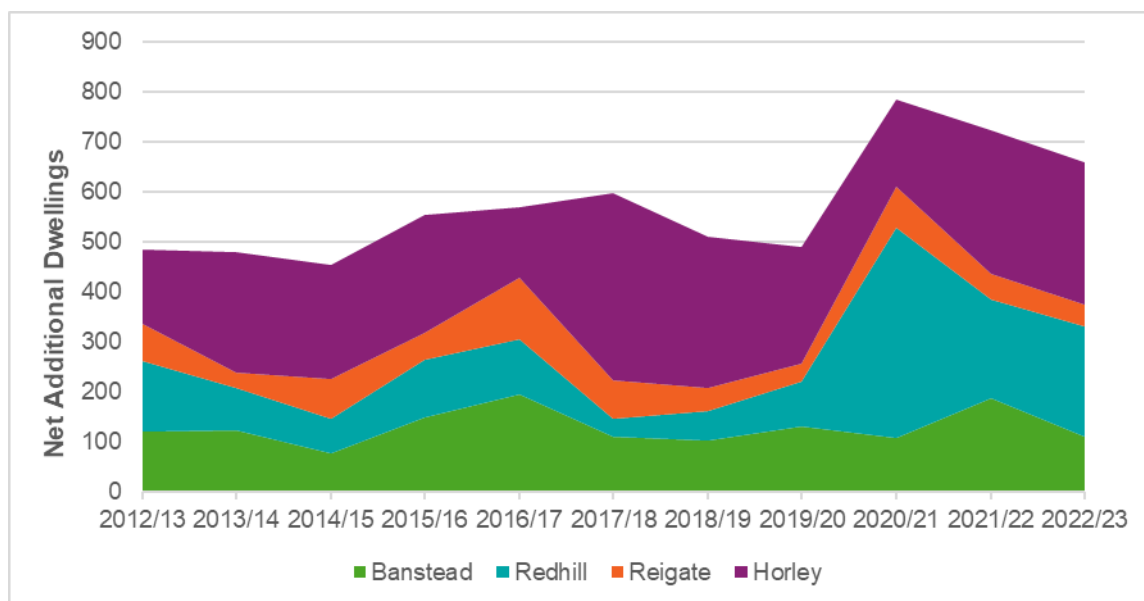


Figure 8: Area contribution to total net completions 2012 – 2023

3.2. Large Site Completion Rates

Large site (sites providing 10 or more units) dwelling completions represented 80.1% of all completions in 2022/23 – a small decrease on the previous year from 81.6%.

The majority of completions delivered on sites of 10 or more dwellings came from Horley (45.5%), following the trend from previous years (with the exception of 2020/21 when the majority of completions on large sites came from Redhill).

Redhill accounted for 36.9% of completions on large sites, predominantly due to completions on the site of the Oakley Outdoor Centre (planning permission 18/00312/F for 22 units), the site of the former Quarryside Business Park (planning permission 18/02276/F with 64 units completed last year) and the office to residential conversion of Aquila House (prior approval 20/02733/PAP for 45 units).

Further 15.7% of units delivered on large sites came from Banstead, largely due to the completions on the site of the former Priory School (planning permission 19/00472/F for 44 units).

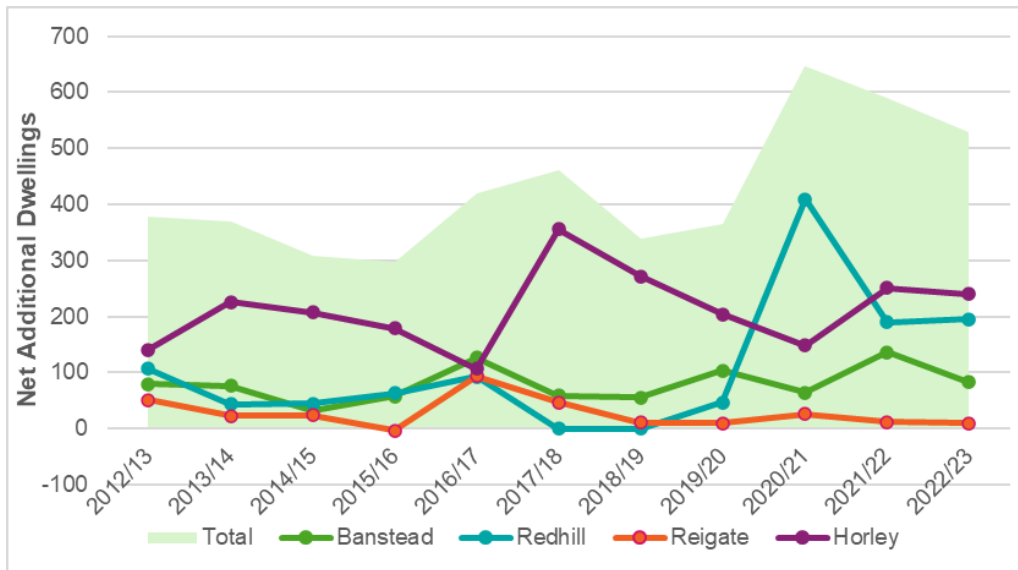


Figure 9: Large site net completion trend 2012 - 2023

3.3. Small Site Completions

Over the last year, there has been a slight increase in the proportion of dwellings completed on sites with less than 10 units; 19.9% of dwellings within this monitoring period, compared to 18.4% previously. Figure 10 shows that most completions on small sites came from the Horley area (34.4%), followed by Reigate (24.4%) and Banstead (21.4%). The smallest proportion of small sites completions came from Redhill, with 19.8%.

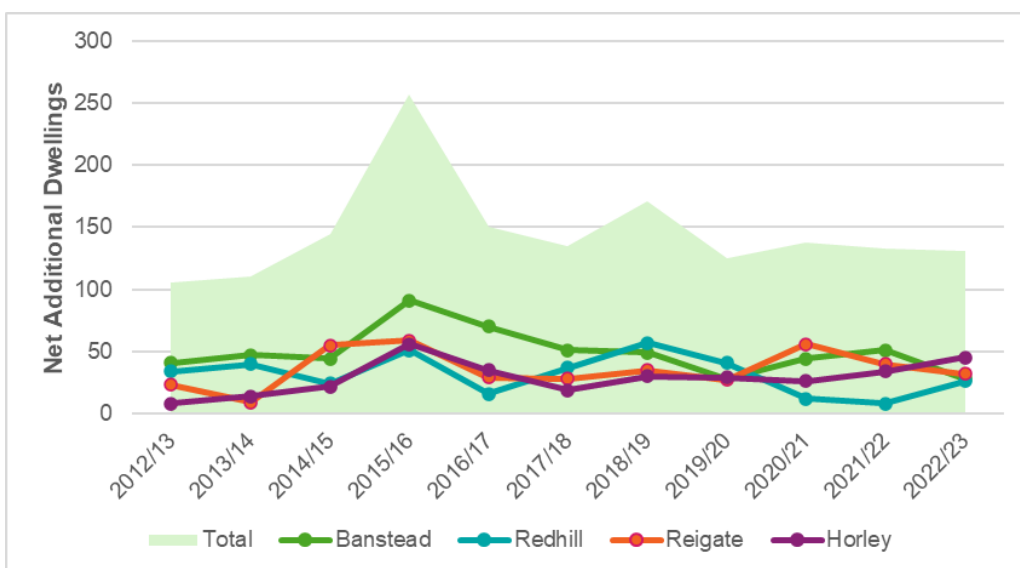


Figure 10: Small site net completion trend 2012 - 2023

4. Completion Characteristics (excluding C2 Older Persons' Care and Nursing Homes)

4.1. Sources of Supply – Previous Land Use

Core Strategy Policy CS10 prioritises the use of previously developed land (PDL) in order to promote the efficient and sustainable use of land. 68.1% of gross dwellings completed within the last twelve months were built on PDL, which is above the Core Strategy monitoring target of 50.0%.

Table 4 shows that within the last twelve months there has been a slight increase in the percentage of dwellings built on PDL (from 63.4% to 68.1%). The majority of completions not on PDL came from the Horley North West Sector which was previously greenfield land (planning permission 04/02120/OUT) (87.1% of completions not on PDL).

Table 4: Previously developed land

	Dwellings on PDL	% on PDL
2012/13	360	69.4%
2013/14	149	31.4%
2014/15	303	61.8%
2015/16	438	68.7%
2016/17	418	69.2%
2017/18	253	43.9%
2018/19	219	39.0%
2019/20	266	52.6%
2020/21	655	79.4%
2021/22	499	63.4%
2022/23	463	68.1%

Figure 11 shows that majority of completions on PDL (46.7%) came from the redevelopment of commercial/industrial land and further 26.3% from developments on residential land.

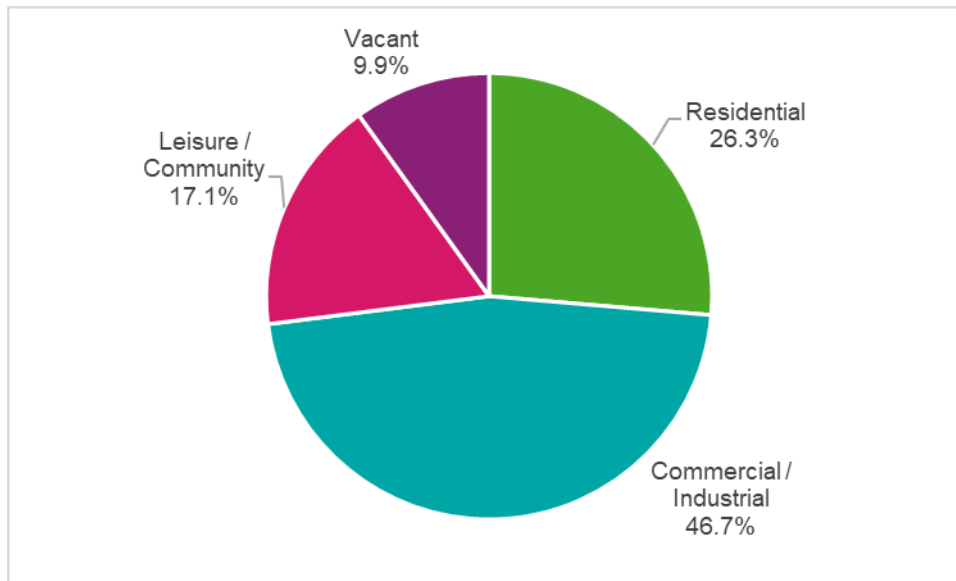


Figure 11: Previous land use of completed dwellings

4.2. Sources of Supply – Designation

As can be seen from figure 12, the majority of dwellings completed within the last twelve months came from allocated housing sites (309 dwellings), largely due to completions of units on the Horley North West Sector sites (189 units completed within this monitoring period) and the Former Quarryside business park site (completion of 64 units within this monitoring period). Further completions came from the site of the former De Burgh school (24 units), the Oakley Outdoor Centre (22 units) and the Epiphany House (10 units).

Sites located within the borough’s town centres delivered 121 dwellings and 177 dwellings were delivered on urban sites with no specific policy designation. The remaining 73 dwellings came from sites located within Rural Surrounds of Horley, Conservation areas, Green belt, Local shopping centres and Residential areas of special character.

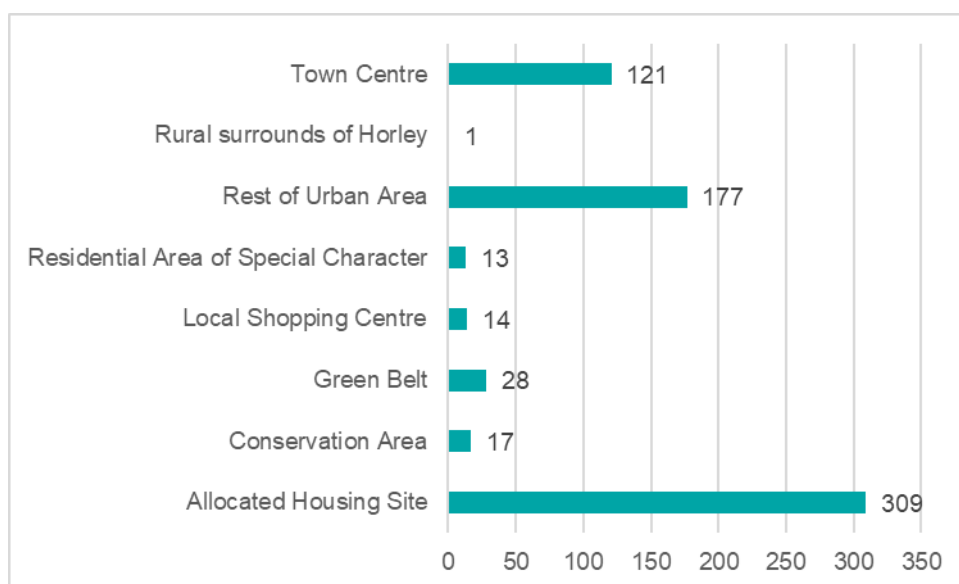


Figure 12: Designation of completed housing sites

Over a half (53.7%) of those dwellings completed within this monitoring period were in the priority locations for growth and regeneration in the borough (Redhill and Horley town centres, Preston, Merstham, Horley North East and Horley North West). This is a slight drop from the proportion delivered in the previous monitoring period (54.8%).

4.3% of the dwellings completed within this monitoring period were on unallocated sites outside the urban area, all of which came from brownfield sites.

4.3. Sources of Supply – Prior Approval

Over the past decade, there have been several key changes to permitted development rights that have impacted on housing delivery (including through Prior Approval procedure requirement). This started with the introduction of permitted development rights (then Part 3; Class “O”) in 2013 to permit the change of use of offices to houses or flats, and then in 2021, the introduction of Class MA, which allows buildings in Use Class E (commercial, business and storage) to change their use to a C3 residential, subject to conditions and the prior approval procedure. A further additional route to creating new flats was introduced in 2020. Part 20, Class A allows, subject to conditions, construction of up to two additional storeys of flats on top of a detached block of flats. In total, 753 dwellings have been completed in the borough via the prior approval route since 2013.

Table 5 below shows that during the 2022/23 monitoring period 98 dwellings granted via prior approval have been completed, representing 14.0% of the total net completions during 2022/23 monitoring period. The majority of the units granted via prior approval were completed in the Redhill area (46 units, 48.4%); 34.7% were in Horley (33 units) and 16.9% were in Reigate (16 units).

Table 5: Dwelling completed on sites granted via prior approval

Monitoring Period	Completed Dwellings
2013/14	1
2014/15	19
2015/16	132
2016/17	86
2017/18	41
2018/19	34
2019/20	20
2020/21	245
2021/22	77
2022/23	98
Total	753

4.4. Housing Density

Housing density is affected by factors such as the location of the site, the character of the surrounding area and the size and shape of the site.

Whilst the borough does not have a specific density policy which requires developments within specified areas to deliver dwellings at a specific density per hectare; Core Strategy Policy CS10 'Sustainable Development' requires that developments should reflect the local character and levels of accessibility. DMP Policies DES1 'Design of new development', DES2 'Residential garden land development' and DES3 'Residential Areas

of Special Character’ also seek to ensure that new development makes the best use of land whilst also being well designed and protecting and enhancing local character and distinctiveness.

Over a half of all completions (54.3%) came from low density sites (sites with density under 40dph – dwellings per hectare), which is only a slight increase from the previous year (50.3%). Similarly, completions on high density sites (sites with a density over 100dph) have remained consistent at 29.0% within both the previous and current monitoring periods.

Table 6: Density of completions

	<40dph	40 – 60dph	60 – 100dph	100+dph
Number of Units	369	5	109	197
Percentage	54.3%	0.7%	16.0%	29.0%

Figure 13 below shows that the dwelling per hectare values (dph) of completions vary by borough area. Horley and Banstead areas had the greatest proportion of dwellings coming from low density sites of less than 40 dph, whilst Redhill and Reigate offered a more even split between low and high density developments.

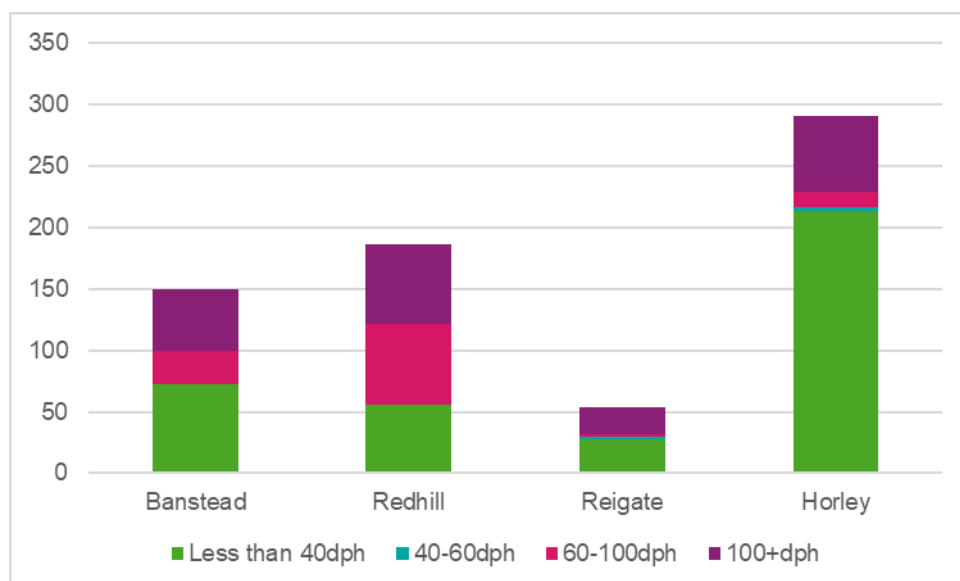


Figure 13: Density of completions by borough area

4.5. Dwelling Size and Type

The split between flats and houses completed within this monitoring period was relatively even, with houses representing 47.2% of completed dwellings, compared to 52.8% for flats. See figure 14 below for details.

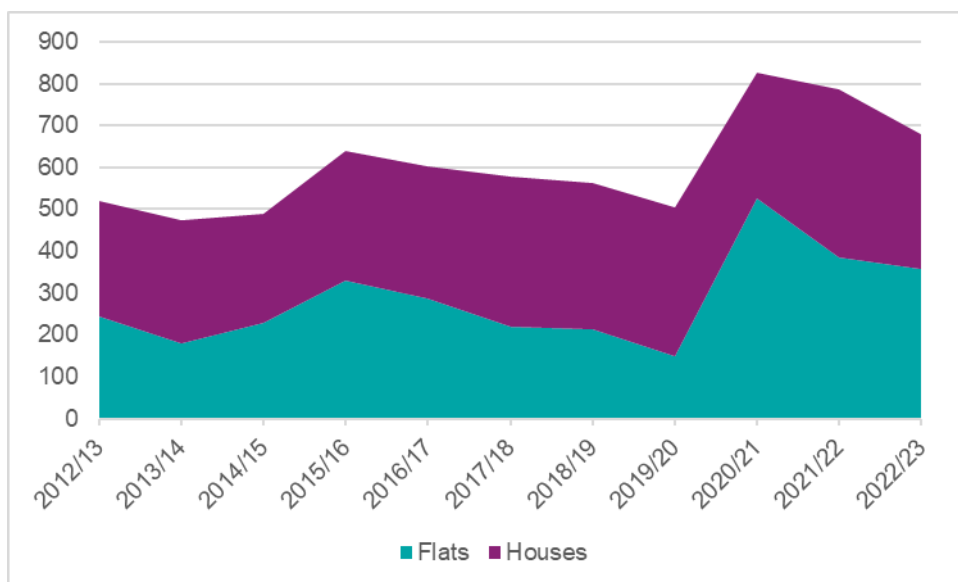


Figure 14: Breakdown by dwelling type (2012 - 2023)

Table 7 shows that Banstead, Redhill and Reigate recorded higher proportion of new flats, whilst new houses dominated the completions in Horley.

Table 7: Proportion of new flats & houses by borough area

	Flats	Houses
Area 1 - Banstead	92 (61.3%)	58 (38.7%)
Area 2a - Redhill	134 (72.0%)	52 (28.0%)
Area 2b - Reigate	33 (61.1%)	21 (38.9%)
Area 3 - Horley	100 (34.5%)	190 (65.5%)

Core Strategy Policy CS14 'Housing needs of the community' and DMP Policy DES4 'Housing mix' seek to ensure that a range of housing sizes is provided to encourage balanced communities and provide households with a greater range of choices to enable them to remain within the communities of which they are a part. Both policies require

housing sizes to reflect the Council’s most recent SHMA (or similar) and the characteristics of the site and DMP Policy DES4 additionally requires:

- Borough wide (excluding town and local centres):
 - On sites of up to 20 homes, at least 20% of market housing should be provided as smaller (one and two bedroom) homes.
 - On sites of 20 homes or more, at least 30% of market housing should be provided as smaller (one and two bedroom) homes and at least 30% of market housing must be larger (three+ bedroom homes)
- Within town and local centres:
 - On all schemes, at least half of all homes provided should be one and two bedroom homes.
 - On schemes of 20 or more homes, at least 10% of homes must have three or more bedrooms.

Until the adoption of the DMP in September 2019, the 2012 SHMA was used to guide housing sizes required on developments. In January 2020, the Council updated its 2012 SHMA. The 2019 Housing Needs Assessment (HNA) recommends the following mix of properties (see table 8). It does not however suggest that these prescriptive figures should necessarily be provided on each site but rather that they should be used to inform the mix required as part of new developments (as required by criterion 1(b) of DMP Policy DES4) and to inform the size requirements in the revised 2020 Affordable Housing Supplementary Planning Document (SPD).

Table 8: 2019 Housing needs assessment recommendations

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

Given that majority of the completed dwellings (364 out of the 680 dwellings) have been completed on sites granted since the publication of the 2019 Housing Needs Assessment, table 9 below compares the mix of market housing completions to the 2019 Housing Needs Assessment recommendations. The completed mix of affordable housing will be assessed separately later in this monitor.

Table 9 shows, that within the last twelve months, 62.5% of all completions were smaller 1 and 2 bedroom dwellings (compared to 30% HNA recommendations) and 37.5% of all completions were 3 and 4+ bedroom dwellings (compared to 70% HNA recommendations). This indicates over delivery of smaller units, however it is worth noting that a number of the smaller 1 & 2 bedroom units (25.9%) came from sites granted via prior approval, where the Council cannot enforce recommended housing mix.

Table 9: Market Housing completions by size compared to 2019 HNA recommendations

	Completions 2022/23	2019 HNA Market Housing Recommendation
1 bedroom	30.5%	5%
2 bedrooms	32.0%	25%
3 bedrooms	20.1%	40%
4+ bedrooms	17.4%	30%

Figure 15 shows the size of all completed dwellings across the borough's four areas. Specifically, it shows that within this monitoring period, smaller 1 & 2 bedroom homes have dominated in all four areas, with Redhill showing the greatest difference between the delivery of smaller and larger homes.

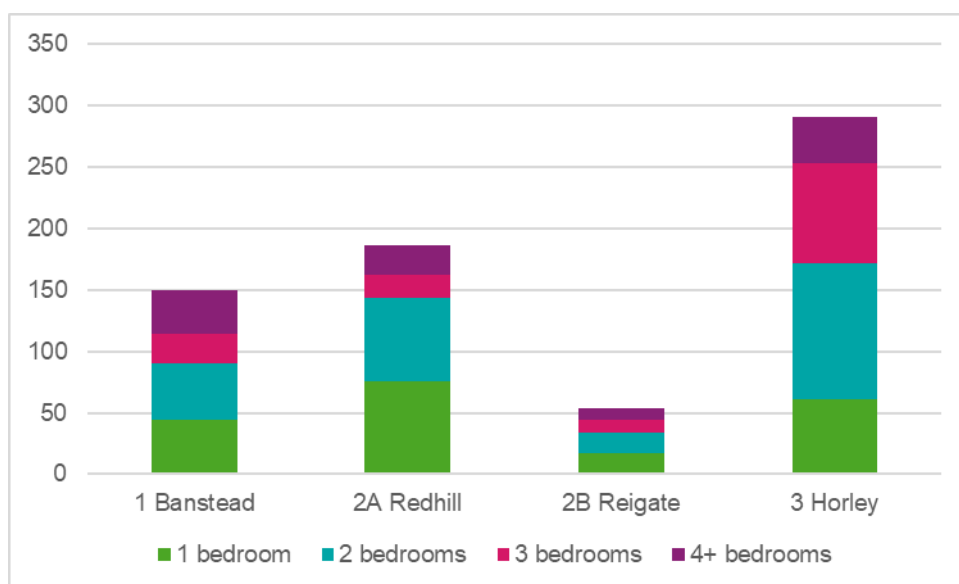


Figure 15: Completed dwelling size by borough area

4.6. Affordable Housing

As can be seen from table 10, within this monitoring period 93 gross affordable units have been completed (13.7% of all gross C3 completions). Although this is just below the Core Strategy annualised target of 100 gross additional affordable dwellings, it should be noted that the actual affordable housing target is for a delivery of 1,500 units between 2012-2027, rather than 100 units per annum. If split evenly, the expected target to date would be 1,100 units delivered since 2012. So far, 1,129 units of affordable housing have been delivered, which is above the overall target at this time.

No completed developments have resulted in a net loss of affordable housing.

Table 10: Affordable housing completions summary

Affordable Completions	Affordable Demolitions
93	0

DMP Policy DES6 'Affordable Housing' requires the tenure mix of affordable housing provided on each qualifying site to contribute (to the Council's satisfaction) towards meeting the latest assessment of affordable housing needs. The Council's most recent assessment of affordable housing needs is provided in the 2019 Housing Needs

Assessment and the Council’s 2020 Affordable Housing SPD. This identifies the need to provide 62% rented and 38% other affordable home ownership products.

As can be seen from figure 16 below, 53 units (57.0%) of social/ affordable rented housing and 40 units of shared ownership housing (43.0%) have been delivered during this monitoring period. This is broadly in line with the recommended affordable housing mix in the 2019 Housing Needs Assessment and the 2020 Affordable Housing SPD. In total, 1,129 gross units of affordable housing have been delivered since the start of the plan period in 2012/13 (517 units of social/ affordable rented properties and 612 units of shared ownership properties).

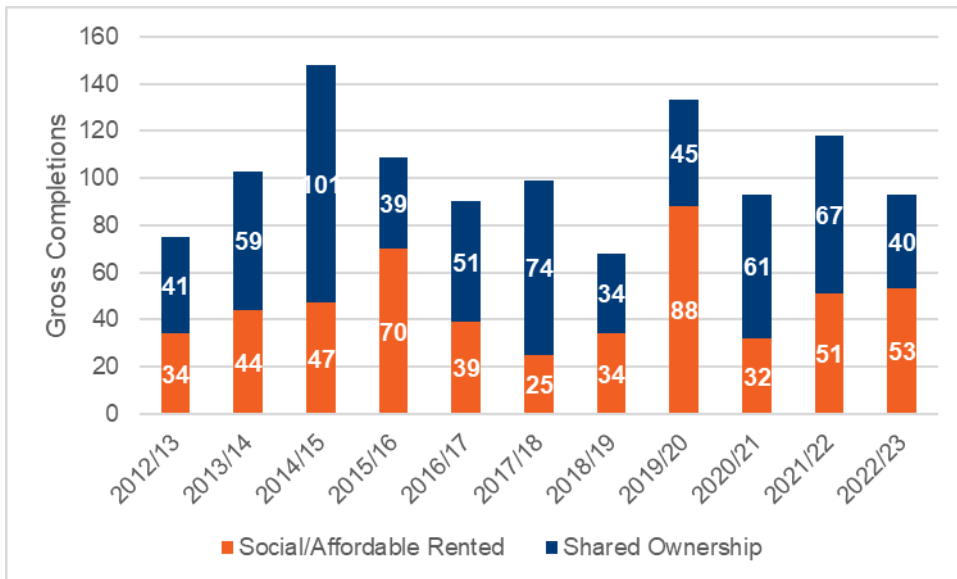


Figure 16: Affordable housing completions trend (gross units)

The recommended size mix of affordable housing has already been mentioned in section 4.5. and the recommendations as advised by the 2019 Housing Needs Assessment can be seen in table 8.

Table 11 below shows that within the last monitoring period, social/affordable rented properties delivered slightly more 1 & 2 bedroom properties, compared to the 2019 HNA recommendation. Social/ affordable rented 1 & 2 bedroom properties accounted for 79.2% of all social/ affordable rented homes (compared to 60% 2019 HNA recommendation). Shared ownership properties also delivered more 1 & 2 bedroom properties (75.0% compared to 65% 2019 HNA recommendation).

Table 11: Affordable housing completions - size and tenure mix 2022/23

Number of bedrooms	Social/ Affordable rent	Shared ownership
1 bedroom	26.4%	12.5%
2 bedrooms	52.8%	62.5%
3 bedrooms	11.3%	25.0%
4+ bedrooms	9.5%	0.0%

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

5.1. Number of New Permissions

Within the last twelve months, 103 planning permissions resulting in a gain or loss of residential dwellings were approved; these have the potential to deliver 346 net dwellings.

Excluding sites which were subsequently substituted (10 planning permissions, 52 net dwellings), 93 planning permissions (294 net dwellings) were granted in this monitoring period.

As can be seen from table 12, just over a half of net dwellings (54.1%) have been permitted on small sites within this monitoring period. Horley saw the largest proportion of newly permitted net dwellings (46.3%) with Banstead following with 22.5%. Within this monitoring period, Redhill and Reigate permissions each accounted for 15.6% of newly permitted net dwellings.

Table 12: Number of net new units permitted

Site size	Area 1 - Banstead	Area 2a - Redhill	Area 2b - Reigate	Area 3 - Horley	Total
Large (10+ units)	24 (52 gross)	0 (0 gross)	10 (10 gross)	101 (103 gross)	135 (165 gross)
Small (<10 units)	42 (54 gross)	46 (52 gross)	36 (40 gross)	35 (43 gross)	159 (189 gross)
All sites	66 (106 gross)	46 (52 gross)	46 (50 gross)	136 (146 gross)	294 (354 gross)

5.2. Sources of New Permissions – Previous Land Use

Of those not subsequently substituted, 92.0% of gross dwellings permitted within 2022/23 were on sites that were either commercial/ industrial (39.5%) or residential (52.5%) (see figure 17). 39 units can be attributed to office to residential, industrial to residential or retail to residential permitted development rights.

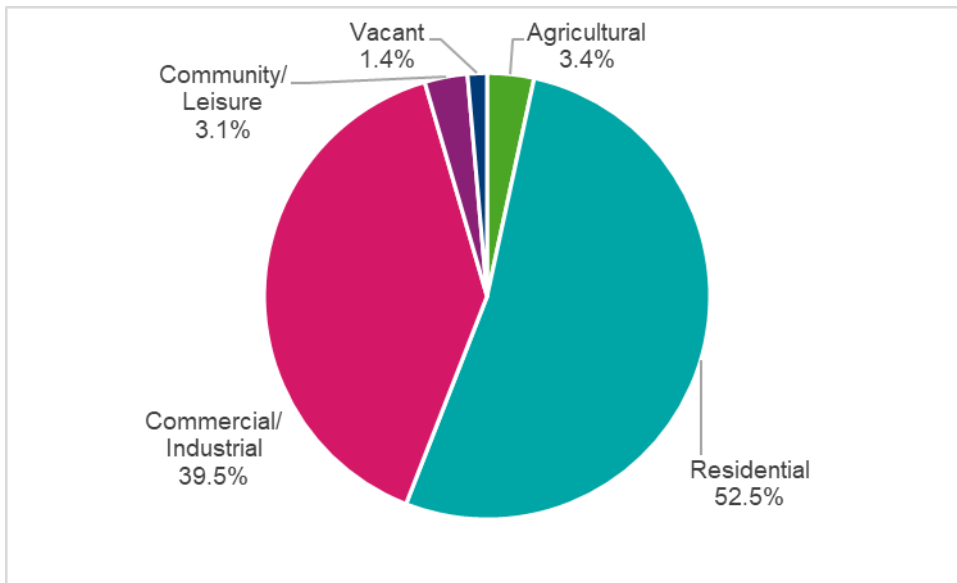


Figure 17: Previous land use of new permissions

5.3. Sources of New Permissions – Designation

Of those, not subsequently substituted, most of the gross new dwellings permitted in this monitoring period (317 dwellings; 90.0%) came from the undesignated urban area (see figure 18). This compares to 45.6% of the dwellings permitted in the last monitoring period. Developments within Green Belt accounted for further 7.1%.

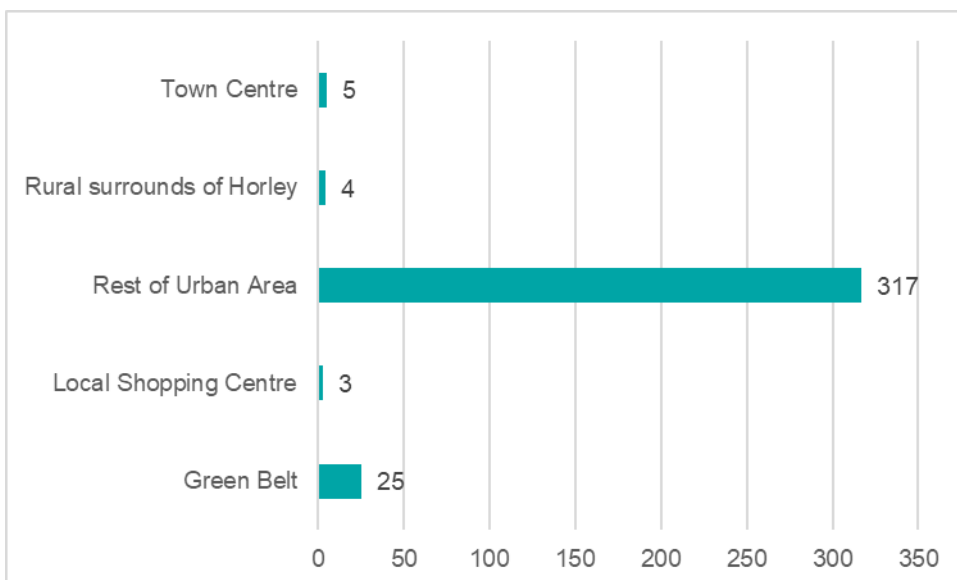


Figure 18: Policy designation of new permissions

5.4. Housing Density

Permitted housing density is affected by factors such as the location of the site, the character of the surrounding area and the size and shape of the site. Table 13 shows that the greatest proportion of the dwellings (gross) permitted within the last twelve months (excluding sites which have subsequently been substituted) were on low density sites with a density of less than 40 dwellings per hectare (dph) (44.1%). High density sites over 100dph represented 31.4% of new gross dwellings, followed by sites with 60 – 100dph (13.5%) and sites with 40 – 60dph (11.0%).

Table 13: Density of new permissions (dwellings per hectare)

	<40dph	40 – 60dph	60 – 100dph	100+dph
Number of Units	156	39	48	111
Percentage	44.1%	11.0%	13.5%	31.4%

5.5. Dwelling Type and Size

Two thirds (66.7%) of the permitted (gross) dwellings (excluding permissions subsequently substituted) within the last twelve months were for 1 or 2 bedroomed properties (34.5% 1 bedroom and 32.2% 2 bedroom). See table 14 for details.

Table 14: Size and type of newly permitted dwellings

	Flats	Houses	Total
1 bedroom	121	1	122
2 bedrooms	97	17	114
3 bedrooms	7	54	61
4+ bedrooms	0	57	57
Total	225	129	354

Table 15 shows that all areas experienced greater proportion of flats being permitted within this monitoring period. Redhill had the highest proportion (71.2%), closely followed closely by Horley (70.0%) and Reigate (60.0%). In Banstead, flats represented 52.8% of all permitted dwellings.

Table 15: Proportion of newly permitted houses and flats by borough area

	Flats	Houses
Area 1 - Banstead	56	50
Area 2a - Redhill	37	15
Area 2b - Reigate	30	20
Area 3 - Horley	102	44

5.6. Provision of Affordable Housing – New Permissions

DMP Policy DES6 states, that on all sites (other than greenfield urban extensions) providing 11 or more homes, 30% of the homes on the site should be affordable housing. Within regeneration sites, lower proportion of affordable housing may be accepted in order to achieve other regeneration aims, including improving the mix of local housing stock.

In exceptional circumstances, where it can be robustly justified, should the Council consider it would not be suitable or practical to provide affordable housing on site, it may accept affordable housing provided on an alternative site or as a payment in lieu.

Excluding prior approvals, where the Council cannot control the provision of affordable housing, and applications subsequently substituted, 4 schemes over 11 units were granted planning permission during this monitoring period. Of those, 3 schemes provided on site affordable housing in line with the DMP Policy DES6. One scheme did not offer any affordable housing provision, however S106 payment for affordable housing was made under extant permission for the same number of units (see table 16 for details).

Table 16: Affordable housing provision on newly permitted sites

Planning permission	Comments
21/00135/F for 23 units	The applicant is proposing 100% of the dwellings as affordable housing in the form of social rented tenure. To accord with DMP Policy DES6, only 30% need be provided and this number would be secured in a legal agreement. The remaining 70% would fall outside of a legal agreement thus allowing the above policy-compliant provision to enable the applicant, Raven Housing Trust, to apply for “Affordable Homes Programme” funding from Homes England. The development results in a net loss of affordable housing, however the existing units have not been secured by a legal agreement and are outdated and no longer fit for purpose, therefore the development is compliant with the DMP Policy DES6 (6) and the Council’s Affordable Housing SPD (para 5.57 & 5.58).
21/02724/F for 40 units	In accordance with the DMP Policy DES6, 12 of the 40 dwellings provided are to be affordable (30%).
22/02450/F for 29 units	This development did not offer any affordable housing provision, however S106 payment for affordable housing was made under extant permission for the same number of units.
21/02485/OUT for 34 units	In accordance with the DMP Policy DES6, 12 of the 34 dwellings provided are to be affordable (35%).

6. Self and Custom Housebuilding Register

The Self-Build and Custom Housebuilding Act 2015 requires local authorities to keep a register of individuals and/or associations interested in acquiring serviced plots of land within their administrative areas for the purpose of building houses to occupy as a main place of residence.

At 31 March 2023, there were 35 applicants on the Register.

In assessing self-build plot requirements 'Base periods' are used which run from 31st October to 30th October the following year apart from Base 1. The Council has three years from the end of the base period to grant permission for the equivalent number of plots as there are entries on the register for a particular base period. The latest base year used for this report is Base 7 which runs up to 30th October 2022.

Between 31 October 2021 and 30 October 2022 (the most recent whole base period prior to 31 March 2023), the Council approved 29 applications for self-build properties, fulfilling the government's requirement that equivalent permissions per base period are provided, within three years of the given base period ending. (There were 9 people on the Register in the 4th base period: 31 October 2018 to 30 October 2019, relevant to this assessment).

Table 17: Number of eligible applicants accepted to (and providing permission to remain on post-3 years for bases 1 – 5a) the Self and Custom housebuilding register at 31 March 2023

Base period	Number of eligible applicants
01 May 16 – 30 Oct 16 (Base 1)	6
31 Oct 16 – 30 Oct 17 (Base 2)	2
31 Oct 17 – 30 Oct 18 (Base 3)	1
31 Oct 18 – 30 Oct 19 (Base 4)	9
31 Oct 19 – 30 Oct 20 (Base 5)	8
31 Oct 20 – 31 Oct 21 (Base 6)	8
31 Oct 21 – 31 Oct 22 (Base 7)	1
Total number of individuals on the register (at 31 Mar 2023)	35

7. Housing Supply & Delivery Position

7.1. Five Year Housing Requirement

Paragraph 73 of the revised National Planning Policy Framework (NPPF) requires local planning authorities to identify and update annually a supply of specific deliverable sites (see the revised NPPF glossary for definition of deliverable). These should be sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old unless these strategic policies have been reviewed and found not to require updating. If an authority cannot demonstrate a five year land supply (plus any relevant buffer) the presumption in favour of sustainable development will apply as set out in Footnote 7 and Paragraph 11d of the revised NPPF.

Reigate & Banstead Borough Council has up-to-date strategic policies. Whilst the Core Strategy was adopted on 3rd July 2014 and is therefore more than 5 years old, on 2nd July 2019, in accordance with Regulation 10A of the Town & Country Planning (Local Planning) (England) Regulations 2012 (as amended), the Council approved the review of the Core Strategy. The review comprehensively assessed each policy in turn against a range of evidence and information and found that there was no need to update the Core Strategy.

Core Strategy Policy CS13 'Housing Delivery' includes a requirement to deliver at least 6,900 dwellings between 1st April 2012 and 31st March 2027. This equates to an annual average provision of 460 units per annum. The Council's five year requirement, with no account for past delivery or the NPPF buffer, is therefore 2,300 (460 x 5) dwellings.

Plan Period Performance

The 2019 updated national Planning Practice Guidance (PPG)(paragraph 029 Reference ID: 68-029-20190722) states that for the purposes of calculating five year land supply, housing completions should include new build dwellings, conversions, changes of use and demolitions and redevelopments and that completions should be net figures, so should offset any demolitions.

Furthermore, the updated PPG (Paragraph 035 Reference ID: 68-6035-20190722) advises that local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply against their housing requirement. The number of care home bedrooms should be converted into a C3 equivalent to represent the contribution the C2 accommodation makes on housing released in the housing market, using the current census data on the average number of adults living in households (1.87).

Taking the above guidance into account, tables 18 & 19 summarise progress made against the Core Strategy housing requirement. They show that since 1st April 2012, 6,303 net dwellings were completed within the borough (equating to an annual average completion of 573 units), leaving an outstanding requirement of 597 dwellings over the remaining plan period.

Table 18: Summary of housing delivery 2012 - 2023

Year	C3 Residential Completions					C2 Old Persons' Homes Completions*			Total Net Completions	Position Against Target (460)
	Market Housing	Affordable Housing	Total Gross Completions	Demolitions	Net	Gain	Loss	Net		
2012/13	444	75	519	36	483	1	0	1	484	5.2%
2013/14	372	103	475	36	439	40	0	40	479	4.1%
2014/15	342	148	490	36	454	0	0	0	454	-1.3%
2015/16	528	109	637	76	561	7	14	-7	554	20.4%
2016/17	514	90	604	81	523	47	0	47	570	23.9%
2017/18	478	99	577	27	550	47	0	47	597	29.8%
2018/19	494	68	562	42	520	0	11	-11	509	10.7%
2019/20	373	133	506	48	458	43	11	32	490	6.5%
2020/21	732	93	825	31	794	6	15	-9	785	70.7%
2021/22	669	118	787	65	722	0	0	0	722	57.0%
2022/23	587	93	680	64	616	43	0	43	659	43.3%

*Number of C2 bedrooms converted to C3 equivalent

Table 19: Performance against Core Strategy - 2012 - 2027

Plan Period Housing Requirement	Target Net Completions to Date	Actual Net Completions to Date	Average Completions per Year	Cumulative Oversupply	Plan Requirement Completed	Plan Requirement Residual
6,900	5,060	6,303	573	1,243	91.3%	597

Oversupply

The inclusion of a previous oversupply within the 5 year housing land supply calculation is a matter of planning judgement for the decision taker (as confirmed in the High Court decision from 18 October 2021 in respect of Land off Ashemead Drive, Gotherington in Tewkesbury Borough). Its inclusion is referred to in Core Strategy Policy CS13: Housing delivery, which at CS13 (4), refers to “based on the residual annual housing requirement.”

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

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

Furthermore, the 22nd December 2022 Consultation on Reforms to National Planning Policy makes it clear that Councils should be enabled to include historic oversupply in their 5-year housing land supply calculations and to demonstrate they are meeting the

community's overall housing requirements at the end of the plan period, as is the case here.

Table 19 above shows that since the beginning of the Core Strategy plan period, the Council has delivered 1,243 units above the Core Strategy requirement of 460 dwellings per annum. In those circumstances the Council considers that it is appropriate to take that significant oversupply into account in calculating 5YHLS.

Buffer

Paragraph 73 of the revised NPPF and Paragraph 022 of the PPG advise that to ensure that there is a realistic prospect of achieving the planned level of housing supply, a buffer (moved forward from later in the plan period) should be added to the requirement in the first five years (including any shortfall). The buffer is not cumulative and depending on circumstances should be:

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

The Council has applied a 5% buffer to its five year land supply – the Council's latest Housing Delivery Test returned a positive score of 151% and the Council is not seeking to demonstrate its five year land supply through an annual position statement.

Table 20: Summary of 5 Year Requirement

Source	No of dwellings
1. Five year housing land supply requirement (5 * 460)	2,300
2. 5% Buffer (5% of 2,300)	115
3. Previous oversupply	1,243
4. Overall Housing Requirement (1 + 2 – 3)	1,172

As shown in table 20 above, the overall five year requirement is therefore 1,172 units (annual requirement of 234 units).

7.2. Sources of Deliverable Land Supply

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

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

Sites with Planning Permission

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

In addition, the revised NPPF states that for major developments, sites with detailed planning permission should be considered deliverable unless there is clear evidence that homes will not be delivered within five years. For sites with outline permission for major development, the revised NPPF says that these should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years. The PPG (Paragraph 007 Reference ID: 68-007-20190722) advises that clear evidence may include: how much progress has been made towards the submission of an application; how much progress has been made with site assessment work; and any relevant information about site viability, ownership constraints or infrastructure provision.

In order to assess whether there is a realistic prospect that sites will deliver units within the next five years and therefore be included within the five year land supply trajectory, the Council:

- Wrote to all landowners/developers with planning permission to ascertain whether they are likely to implement the development, what the rate of development would be and how many units are likely to be completed within the next five years.

- Referred to the analysis of average lead-in times and build-out rates, undertaken in 2020 on permissions completed since the beginning of the plan period, to reality check these assumptions. Table 21 below summarises average build-out rates and lead-in times for sites completed since the beginning of the Core Strategy monitoring period (01/04/2012). The full analyses can be found in the Appendix 2 of the [2020 Housing Monitor](#).

Table 21: Overview of average lead-in times and build-out rates

Site Size	Lead-in time (days between permission granted and completion of 1 st unit)	Build-out rate (days between completion of 1 st unit and site completion)
Small sites (less than 10 units)	845	33
Large sites (10 or more units)	778	228
All sites	836	56

Historically, instead of applying a non-implementation rate, the Council has removed sites with a history of non-implementation and sites which are unlikely to come forward for development based upon local knowledge and following ongoing discussions with landowners and developers. The DMP Inspector considered this approach was justified and noted that there is no requirement in national policy to include a non-implementation rate (paragraph 136, Inspector’s Report on the Examination of the Reigate & Banstead Development Management Plan).

As a result of this exercise 73 units have been excluded from the five year land supply trajectory (see Appendix 1, Table 30 for details).

When assessing individual sites and their ability to deliver units within the next 5 years, Reigate & Banstead Council have taken a very conservative approach, combining the results of the landowner/developer survey and average lead-in times & build out rates.

Where the landowner/developer has indicated that the site may not come forward, the site has been removed from the analysis.

Taking all of the above into consideration, a total of 1,451 outstanding net additional dwellings on sites with planning permission have been included within the 5 year housing land supply.

Appendix 1, Tables 31 & 32 provide a summary of all outstanding C3 dwellings by the borough area and Table 33 provides a summary of additional units included within the 5 year land supply resulting from a conversion of C2 old person's homes into a C3 equivalent, using the census data (position at 01 April 2020). Although more recent census data has been released, the PPG guidance on converting C2 old person's homes into a C3 equivalent still links to the 2011 census results, therefore, for the purposes of this monitor, we have continued to use those. Tables 34 – 42 provide details of the justification for the inclusion of individual C3 and C2 sites.

Specific Sites without Planning Permission

Through the HELAA and plan-making process, the Council has identified specific sites without planning permission which were considered deliverable - most are identified as site allocations within the Council's adopted Development Management Plan. All sites allocated in the DMP are within priority locations for growth and regeneration. Having used the latest available information, the deliverability of these sites has been assessed by the Council in line with the revised NPPF. It was concluded that, at present, there is no firm evidence that housing completions will come forward on these sites within the next five years.

The deliverable capacity on specific sites without planning permission that will come forward in the five years to 31st March 2028, taking into consideration any phasing plans, is therefore 0 net additional units.

Windfall Allowance

The revised NPPF (paragraph 70) defines windfall sites as "sites not specifically identified in the development plan" and states that where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will

provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.

The Council has included a windfall allowance of 375 dwellings in the five-year land supply trajectory. During the DMP examination, the Inspector reviewed the Council’s [Housing Trajectory Position Statement of June 2018](#), including a windfall allowance of 375 dwellings within the 5 year land supply period (75 dwellings per year) and considered that this allowance was “robust and justified” (paragraph 135, DMP Inspector’s Report). Table 22 below shows that since the beginning of the plan period, permissions on windfall sites have significantly exceeded this allowance.

Table 22: Windfall dwellings permitted and completed during plan period

Financial Year	Net dwellings permitted (excluding permissions subsequently substituted or lapsed)	Net dwellings completed
2012/13	178	263
2013/14	438	270
2014/15	265	261
2015/16	269	225
2016/17	179	251
2017/18	222	270
2018/19	285	255
2019/20	462	249
2020/21	307	273
2021/22	391	282
2022/23	286	289
Total	3,282	2,888
Average total per annum	298	263

The PPG (Paragraph 048 Reference ID 3-048-20180913) advises that local authorities should include permissions granted for windfall development by year and show how this compares with the windfall allowance. As can be seen from table 23 above, a total of 3,282 windfall dwellings have been permitted over the plan period (excluding permissions that have been subsequently substituted or lapsed). This equates to an annual average of 298 dwellings, totalling 1,490 dwellings for the five year period.

During the same period, a total of 2,888 net dwellings have been completed on windfall sites, equating to an annual average of 263.

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

7.3. Summary of the Current Five Year Land Supply Position

Table 23 below sets out the current deliverable land supply in Reigate & Banstead and identifies a total capacity of **1,826 net additional dwellings** over the next five years. This represents a **7.80 years supply** against the Core Strategy requirement and NPPF 5% buffer.

Table 23: Summary of current Five Year Land Supply at April 2023

Source	
1. Sites with planning permission	1,451
2. Sites without planning permission	0
3. Specific Deliverable Sites (1 + 2)	1,451
4. Windfall allowance	375
5. Total Five Year Supply (3 + 4)	1,826
6. Core Strategy Annualised Housing Requirement	460
7. 5% Buffer	23
8. Annualised over/under supply	-249
9. Total annual requirement (6 + 7 + 8)	234
10. Equivalent years supply (5 / 9)	7.80

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

DMP Policy MLS1: 'Managing land supply' requires the Council's Housing Monitor to proactively consider the need for release of the allocated sustainable urban extension sites based on a forward-looking mechanism. It states that "in order to maintain a five year housing supply it [the Council's Housing Monitor] will forecast whether such supply can be maintained over the next year and subsequent year" and that "where the Housing Monitor predicts that a five year housing supply would not be maintained over this period, allocated sustainable urban extension sites will be released for development as necessary".

Table 24: Summary of predicted Five Year Land Supply at April 2024

Source	
1. Sites with planning permission	841
2. Sites without planning permission	0
3. Specific Deliverable Sites (1 + 2)	841
4. Windfall allowance	375
5. Total Five Year Supply (3 + 4)	1,216
6. Annualised Housing Requirement	460
7. 5% Buffer	23
8. Annualised over/under supply	-294
9. Total annual requirement (6 + 7 + 8)	189
10. Equivalent years supply (5 / 9)	6.43

Table 23 shows that as of April 2023, the Council can maintain a five year land supply and table 24 predicts that in April 2024, the Council will also be able to maintain a five year land supply position.

In accordance with DMP Policy MLS1, the allocated sustainable urban extensions are not required to be released for development at this time. The Council however remains committed to maintaining an on-going dialogue with those involved in promoting and delivering the allocated sustainable urban extension sites and will actively support and

encourage planning performance agreements and/or the preparation of joint development briefs (where appropriate) for the sites in order to facilitate their timely delivery upon release.

8. Five Year Supply of Deliverable Pitches and Plots for Travellers

8.1. Background

National planning policy for traveller sites is set out in “*Planning Policy for Traveller Sites*” (PPTS), August 2015, which should be read alongside the National Planning Policy Framework (NPPF). The PPTS (Annex 1 “Glossary”) defines a “travellers” for planning purposes as “gypsies and travellers” and “travelling showpeople”.

“Gypsies and travellers” are defined as “*Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.*”

“Travelling showpeople” means “*Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family’s or dependants’ more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above.*”

A 2022 Court of Appeal decision (referred to below) found the PPTS 2015 definition of “travellers” to be discriminatory on the basis of ethnic identity, and its implications are referred to below. The principal issue in this Court of Appeal case concerned the August 2015 Secretary of State’s amendment to the definition of ‘Gypsies and Travellers’, in “*Planning Policy for Traveller Sites*”, relating to the land-use needs of ethnic Gypsies and Travellers which excluded those who lead a permanently settled life.

For the purposes of planning policy, “pitch” means a pitch on a “gypsy and traveller” site and “plot” means a pitch on a “travelling showpeople” site (often called a “yard”).

The PPTS (Policy B, paragraph 9) requires Local Planning Authorities to set pitch targets for gypsies and travellers, and plot targets for travelling showpeople to address the likely permanent and transit site accommodation needs of travellers in their area.

The requirement to set targets in development plans for provision of pitches and plots is reflected in Reigate and Banstead's Core Strategy Policy CS16: "Gypsies, travellers and travelling showpeople", which sets out that "*The DMP will identify a local target for Gypsy, Traveller and Travelling Showpeople sites and make provision for a five year supply of specific deliverable sites and broad locations for growth for years six to ten.*" The Council adopted its Development Management Plan (DMP) on 26 September 2019.

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

Each year we therefore need to demonstrate whether we have a five-year supply of "deliverable" traveller pitches based on our locally set targets. This is important to help ensure that new traveller housing is planned and provided in suitable, sustainable locations. This statement sets out the Council's 5-year supply of pitches and plots against its adopted targets set out in the DMP.

PPTS (Policy H "Determining planning applications for traveller sites" paragraph 27) states that if a local planning authority cannot demonstrate an up-to-date 5 year supply of permanent sites, this should be a significant material consideration in any subsequent planning decision when considering applications for the grant of temporary planning permission, except where the proposal is on land designated as Green Belt; sites protected under the Birds and Habitats Directives and / or sites designated as Sites of Special Scientific Interest; Local Green Space, an Area of Outstanding Natural Beauty, or within a National Park (or the Broads). In such a situation, lack of a demonstrable 5-year supply would be a material consideration, but the weight to give this consideration would be a matter for the decision taker to determine (as noted in the House of Commons Briefing Paper Number 07005, "*Gypsies and travellers: planning provision*" (19 December 2019)).

Monitoring of supply against identified need will therefore inform the consideration of planning applications and appeals where lack of pitch or plot supply relative to locally identified needs, or lack of alternative pitches or plots is identified by the applicant as part of the justification, generally for unauthorised pitches on land designated as Green Belt.

8.2. Need

The Council's pitch and plot targets for the borough are set out in the Development Management Plan (DMP) 2019, Policy GTT1 Table 7 and seek to meet in full the needs to 2027 (the end of the current plan period. The pitch and plot needs are taken from [Reigate and Banstead Borough Gypsy and Traveller Accommodation Assessment \(GTAA\) 2017](#). The baseline date for the GTAA is March 2016, when the collection of most of the primary data (from the household interviews) was completed (reported at GTAA 2017, paragraph 2.5). The Council's 2017 GTAA reported the need for permanent traveller pitches and plots at the time of the GTAA surveys in spring 2016, and over the 15 years to 2031.

The 2017 GTAA identified a need for 32 additional pitches for gypsies and travellers, and 7 plots for traveling showpeople over the period 2016 – 2031.

As well as the PPTS-defined "gypsy and traveller" needs, the DMP pitch targets / 2017 GTAA pitch needs include those gypsy and traveller households interviewed in the survey who did not meet the PPTS planning definition of a traveller, or those households where this was unknown or uncertain, in recognition of the Council's wider equalities obligations duty to plan for culturally appropriate housing to ethnically defined Irish, Romany and Scottish travellers who may have permanently ceased travelling but who may want to live in a caravan. The Council's GTTA 2017 and working of DMP Policy GTT1(4) reflect this, and so remain relevant in light of the 2022 Court of Appeal decision which found the national planning policy definition of "traveller" to be discriminatory. *Smith v Secretary of State for Levelling Up, Housing & Communities & Anor [2022] EWCA Civ 1391*.

Table 25: Identified need for Gypsy and Traveller pitches for 2016 to 2031
Source – DMP Policy GTT1 Table 7 and R&B’s GTAA (July 2017) Figure 10

Years Timeframe	0 – 5 2016 - 21	6 – 10 2021 - 26	11 - 15 2026 - 2031	Total 2016 – 2031
Number of pitches needed	23	4	5	32
Annualised average pitch need	4.6	0.8	1	N/A

Therefore, the Gypsy and Traveller pitch need for 1 April 2023 to 31 March 2028 (years 8 -13) would be 3 years x 0.8 pitches + 2 years x 1 pitch = 4.4 pitches, with annualised average need of 0.88 pitches.

This year’s 5-year pitch / plot monitoring period (for 2023 – 2028 i.e. years 8 – 13 extends one year beyond the end of the current Local Development Management Plan period (ending 2027), and the assessed pitch and plot needs for year 13 reported in the DMP (paragraph 3.1.6) and R&B’s GTAA 2017 (Figure 10) from the Council’s local assessment of need.

Table 26: Identified need for Travelling Showpeople plots (2016 - 2027)
Source: GMP Policy GTT1 Table 7 and R&B's GTAA (July 2017) Figure 12

Years Timeframe	0 – 5 2016 - 21	6 – 10 2021 - 26	11 - 15 2026 - 2031	Total 2016 – 2031
Number of plots	3	2	2	7
Annualised average plot need	0.6	0.4	0.4	N/A

Therefore, the Travelling Showpeople plot need for 1 April 2023 to 31 March 2028 (years 8 – 13) would be 5 years x 0.4 plots = 2 plots, with annualised average need of 0.4 plots.

8.3. Supply

The DMP identifies and allocates land to contribute to meeting the locally-set targets for pitches and plots as required by PPTS. This five-year supply position statement sets out “*deliverable*” sites are contributing towards meeting these locally set targets for travellers pitches and travelling showpeople’s plots.

This year’s supply position for both traveller pitches and travelling showpeople’s plots have a baseline of 1 April 2023 and considers the supply of land for pitches and plots for five years from 1 April 2023 to 31 March 2028, as set out in Tables 28 and 29.

As set out in PPTS 2015 (paragraph 10 footnote 4), for a site to be considered “*deliverable*” it “*should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within five years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.*”

In accordance with the government' definition of "deliverable" sites, the "supply" side includes pitches and plots that have been granted full permanent planning permission (unless there is clear evidence that the permission will not be implemented within 5 years).

Pitches granted temporary permission (i.e. restricted by a planning condition to be for a temporary period) are not included in the supply of additional pitches towards the Local Plan target. This includes two additional temporary pitches approved at Kents Field, Rectory Lane, Woodmansterne, which were granted temporary planning permission for three years on appeal on 1 March 2018 (Ref: 16/03004/F/AP), when the land was still designated as Green Belt, and which expired in 2021.

A 0.43 hectare site "Land Kents Field, Rectory Lane" was inset from Green Belt designation on adoption of the DMP in September 2019 and was allocated by DMP Policy GTT1 site allocation G12 for approximately 4 pitches. As the land at Kents Field is now allocated in the DMP for "approximately 4 pitches", and is no longer designated as Green Belt, the site is considered to be "available" for approximately 4 pitches; it offers a suitable location for development, and is considered to be "achievable" as there is a realistic prospect that development will be delivered on the site within five years.

Table 27: Supply of Traveller pitches in R&B Borough 2016 - 2028

Years timeframe	0 – 5 1 April 2016 – 31 March 2021	6 – 10 1 April 2021 – 31 March 2026	11 – 15 1 April 2026 – 31 March 2028	Total 1 April 2016 – 31 March 2028
Number of pitches granted permanent planning permission	31	4 (to 31 March 2023)	4 Kents Field, Rectory Lane Policy GTT1 site allocation G12	Currently unknown but at least 35

Please note: this excludes two permanent pitches granted planning permission during the period April 2016 to March 2023, which are conditioned to be personal to two traveller families who were not part of the GTAA (July 2017) identified need, not living within the Borough at that time.

As detailed in Appendix 2, Table 43, and summarised in Table 27 above, since the GTAA and DMP pitch baseline of April 2016, 35 additional permanent pitches have been approved (excluding 2 pitches granted permanent personal consent to travellers not residing in the borough at the time the GTAA needs survey was conducted), adding to the Borough's supply of permanent traveller pitches. That compares to the DMP / GTAA identified pitch need over that 7 year period (i.e. 1 April 2016 to 31 March 2023), of 24.6 pitches. The supply of permanent approved pitches has in fact exceeded the full 15-year pitch requirement of 32.

National Planning Policy (PPG Paragraph: 045 Reference ID: 3-045-20180913) and case law regarding past oversupply of housing completions against planned requirements, directs that *“where areas deliver more completions than required, the additional supply can be used to offset any shortfalls against requirements from previous years.”* The inclusion of a previous oversupply within the 5 year housing (including pitch and plot) supply calculations is therefore a matter of planning judgement for the decision taker (as confirmed by the High Court decision 18 October 2021 in respect of Land off Ashemead Drive, Gotherington in Tewkesbury Borough).

Table 28: Calculation of Five Year Land Supply of deliverable land for Gypsy and Traveller pitches 1 April 2023 – 31 March 2028

		Total number of pitches	Annual average
A	Oversupply between 1 st April 2016 and 31 st March 2023	10.4	N/A
B	DMP site allocation Policy GTT1 G12 – 4 pitches at land at Kents Field	4	NA
C	Pitch Need for next 5 years (years 8 – 13) 1 st April 2023 – 31 st March 2028 (see table 25)	4.4	0.88
D	Number of years' pitch supply against need = (A + B) / C (10.4 + 4) / 0.88) (1st April 2023 – 31st March 2028)	16.36	N/A

Considering the supply of **35 approved permanent pitches against the local need pitch target for 2016-2023**, of 24.6, there was an **oversupply of 10.4** approved permanent pitches over this period. Given this “oversupply” of 10.4 approved permanent pitches against the local pitch target for years 2016 – 2023, and the allocation for “approximately” 4 pitches at Kents Field (site allocation GTT1 G12) against the need for 4.4 additional permanent pitches in the 5-year period 1 April 2023 to 31 March 2028, the Council has demonstrated a **16.36 year supply of deliverable permanent pitches**, as set out in Table 28 above.

There are no publicly owned and operated traveller sites in the Borough, and no transit sites. Privately-owned pitches and plots can generally be occupied by anyone meeting the conditions of the planning permission (usually occupation by a gypsy, traveller or travelling showperson household who meet the planning definition specified in the PPTS). As mentioned above, the DMP also plans for allocated pitches sufficient for travellers who

may not meet the “planning definition” but whose housing needs the Council must consider under its Public Sector Equality Duty. This ensures that the Council is meeting its full traveller housing needs under its Public Sector Equality Duty.

The Council cannot require new privately-owned pitches, either on private family sites or on larger sites, to be occupied by those specific households identified by the GTAA surveys as needing pitches in the borough over the plan period. An exception to this is where planning permission is conditioned for occupation by a specified person or family due to their particular personal circumstances.

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

Another personal permanent planning permission was granted in October 2022 for a pitch at Alnebury, Norwood Hill Road, Norwood Hill on Green Belt land. As this family’s need was not included in the 2017 GTAA, as they were not resident in the Borough at the time, the personal permission has not been counted in supply.

Four additional permanent **travelling showperson plots** have been granted planning permission since April 2016. In addition, the single plot **Site Allocation G9a “Land south of Fairacres, Axes Lane, Salfords”** is considered to be “deliverable” under the PPTS definition, in that it *is “available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within five years..”*

The DMP has allocated the land for development for 1 travelling Showperson’s plot on this site, and has inset the land from Green Belt, as it offers a suitable location for development, and we are aware that it is available for development. The development of this land for an additional plot is considered to be achievable with a realistic prospect that development will be delivered on the site within five years.

Table 29: Calculation of Five Year Land Supply of deliverable land for Travelling Showpeople plots (as of 1st April 2023)

		Total	Annual
A	Plots needed 1 st April 2016 – 31 st March 2023 (Years 0 – 7) 3 plots + 0.8 (i.e. 2 years x annual average plot requirement for this period of 0.4)	3.8	N / A
B	Plots granted permission 1 st April 2016 – 31 st March 2023	4	N/A
C	Oversupply of plots between 1 st April 2016 and 31 st March 2023 (B - A)	0.2	N/A
D	Deliverable supply for next 5 years 1 st April 2023 – 31 st March 2028 (DMP site allocation G9a – Land south of Fairacres, Axes Lane, Salfords)	1	N/A
E	Total supply including previous oversupply (C + D)	1.2	N/A
F	Plot Need for next 5 years 1 st April 2023 – 31 st March 2028 5 years x 0.4 plots	2	0.4
G	Number of years' supply against need (1.2 / 0.4) (1st April 2023 to 31st March 2028)	3	N/A

8.4. Conclusion

The Council has demonstrated a **16.36 year supply of deliverable land for traveller pitches** as of 1st April 2023, and a **3 year supply of deliverable land for travelling showpeople's plots** measured against the local targets. For details of permanent pitches and plots approved since 2016, as well as currently undetermined planning applications, see Appendix 2.

9. Summary of Key Findings

- **House Prices:** Land Registry reports that within the 2022/23 monitoring period, there was an 8.3% increase in the average house price within Reigate & Banstead (from £562,608 to £609,431).
- **Affordability:** The affordability ratio has increased from 13.57 last year to 14.38, meaning the average (median) house price in the borough now represents 14.38 times of the average (median) gross annual workplace-based income.
- **Sales:** There has been a 0.14% decrease in the number of transactions within the last twelve months in the borough (2,166 to 2,163).
- **Housing targets:** Core Strategy Policy CS13 plans for 6,900 new homes to be delivered between 2012 and 2027, this equates to an annual average of 460 additional dwellings. At least 5,800 of these additional dwellings were to come from the urban area as existed at the time the Core Strategy was adopted in 2014, with the remainder from sustainable urban extensions.
- **Completions:** Within the last twelve months 659 net additional dwellings were completed (including C2 older people's care and nursing homes), this is a small decrease from the 722 completed in 2021/22 but remains above the Council's annual target of 460 dwellings per annum. This includes 93 gross new units of affordable housing.
- **Previously Developed Land (PDL):** Within the last twelve months 68.1% of completed properties were built on previously developed land, this is above the 50% target set out in Core Strategy Policy CS10.
- **New Permissions:** Within the past twelve months 93 sites were granted planning permission, equating to 294 net dwellings.
- **Five Year Housing Land Supply:** The current, deliverable five year land supply as of 01 April 2023 is 1,826 net additional dwellings, equating to a 7.80 years supply against the Core Strategy requirement and NPPF 5% buffer. The predicted supply as of 01 April 2024 is 1,216 net additional dwellings, equating to a 6.43 years supply.
- **Five Year Supply of Deliverable Land for Gypsies, Travellers and Travelling Showpeople Accommodation:** As of 1st April 2023, the Council can demonstrate a 16.36 year supply of deliverable land for gypsy and traveller pitches. However, the

Council does not have a demonstrable 5-year supply of deliverable land for travelling showpeople's plots measured against the target.

Appendices

Appendix 1: Housing Land Supply Supplementary Tables

Table 30: Sites with planning permission excluded from Five Year Land Supply

Application Reference	Site Address	Total Net Capacity
18/01857/F	The Abbot Public House, 14 Station Road, Redhill, Surrey, RH1 1NZ	9
21/02485/OUT	Collingwood Batchellor, 46 - 48 Victoria Road, Horley, Surrey, RH6 7QE	34
20/00606/F	26 Chipstead Station Parade, Chipstead, Surrey, CR5 3TF	1
20/00209/F	Walton Lodge, Heath Drive, Walton On The Hill, Tadworth, Surrey, KT20 7QW	1
19/02567/F	Londis, 213 Fir Tree Road, Epsom Downs, Surrey, KT17 3LB	2
20/00953/PAP	The Sign Workshop, 25 Doods Road, Reigate, Surrey, RH2 0NT	2
18/02159/F	Land Parcel at Gower Road, Horley, Surrey	2
20/00581/PAP	Oakdene Chambers, 11 Oakdene Road, Redhill, Surrey, RH1 6BT	2
20/00572/F	1 Church Street, Reigate, Surrey, RH2 0AA	6
20/00720/F	27 Rushworth Road, Reigate, Surrey, RH2 0QF	1
20/00978/PAP	7 - 11 High Street, Reigate, Surrey, RH2 9AA	4
19/00613/F	Bracken House, Waterhouse Lane, Kingswood, Surrey, KT20 6LF	5
20/00887/F	78-80 Horley Road, Redhill, Surrey, RH1 5AB	2
23/00280/PAP	33 - 35 Station Road, Redhill, Surrey, RH1 1QH	2
Total Undeliverable		73

Table 31: Summary of small sites (less than 10 units) with planning permission in the Five Year Supply

Implementation status	Borough area	Net dwellings permitted	Net remaining @ 01 April 2023	Net deliverable by 31 March 2028
Under construction	Area 1 - Banstead	86	81	81
	Area 2a - Redhill	27	27	27
	Area 2b - Reigate	50	50	50
	Area 3 - Horley	35	35	35
Not implemented	Area 1 - Banstead	63	63	63
	Area 2a - Redhill	43	43	43
	Area 2b - Reigate	31	31	31
	Area 3 - Horley	58	58	58
Total net deliverable on small sites (less than 10 units) with planning permission in the Five Year Supply				388

Table 32: Summary of large sites (10 units and over) with planning permission in the Five Year Supply

Implementation status	Borough area	Net dwellings permitted	Net remaining @ 01 April 2023	Net deliverable by 31 March 2028
Under construction	Area 1 - Banstead	59	57	57
	Area 2a - Redhill	263	263	250
	Area 2b - Reigate	123	123	123
	Area 3 - Horley	1563	292	292
Not implemented	Area 1 - Banstead	41	41	41
	Area 2a - Redhill	91	91	91
	Area 2b - Reigate	18	18	18
	Area 3 - Horley	113	109	109
Total net deliverable on large sites (more than 10 units) with planning permission in the Five Year Supply				981

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

Implementation status	Borough area	Net permitted	Net remaining @ 01 April 2023	Net deliverable by 31 March 2028
Under construction	Area 1 - Banstead	-8	-8	-8
	Area 2a - Redhill	0	0	0
	Area 2b - Reigate	-20	-20	-20
	Area 3 - Horley	0	0	0
Not implemented	Area 1 - Banstead	150	150	80
	Area 2a - Redhill	-11	-11	-11
	Area 2b - Reigate	41	41	41
	Area 3 - Horley	0	0	0
Total net deliverable on C2 sites with planning permission in the Five Year Supply				82

The figures above resulting from a conversion of C2 older people's homes bedrooms into a C3 equivalent, using the current census data. Please note where schemes result in the loss or gain of a residential unit, this is taken into consideration in the C3 section (tables 31 & 32)

Table 34: Area 1 Banstead - Large sites with planning permission included in Five Year Supply

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2023	Total net remaining @ 1 April 2023	Net Deliverable by 31 March 2028	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
Chave Croft, Broad Walk, Epsom Downs, Surrey, KT18 5TT	Planning permission 21/00135/F Under construction	-5	0	-5	-5	Yes	No	No	N/A – planning permission is under construction.	The development results in a net loss of affordable housing, however the existing units have not been secured by a legal agreement and are outdated and no longer fit for purpose, therefore the development is compliant with the DMP Policy DES6 (6) and the Council's Affordable Housing SPD (para 5.57 & 5.58). The development results in a loss of retail space, however it was concluded that the provision of a replacement unit was unviable and therefore acceptable on this occasion.	No ownership constraints identified. The site is being developed by Raven Housing Trust.	Works commenced May 2022 (CIL Commencement Notice). Landowner indicated anticipated completion mid 2025.
Winscombe Nursing Home, Furze Hill, Kingswood, Surrey, KT20 6EP	Planning permission 17/02188/F Under construction	12	0	12	12	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Lee Evans Partnership.	Planning permission was allowed on appeal in December 2019. Development commenced October 2020 (CIL commencement notice). Non-material amendment applications approved April 2021 and November 2022. The loss of 16 units of C2 accommodation has been recorded in Table 42 below.
Alvis House, Park Road, Banstead, Surrey, SM7 3EF	Planning permission 21/03311/F Under construction	10	0	10	10	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Proceed Capital Ltd.	This permission follows on previous permission 16/01013/F for 9 units which commenced construction in September 2019 with majority of existing structures on site being demolished.
Station Yard, Waterhouse Lane, Kingswood, Surrey, KT20 6EN	Planning permission 16/01777/F Under construction	18	0	18	18	Yes	No	No	N/A – planning permission is under construction.	Under Core Strategy policy, the development should provide on-site affordable housing at a rate of 30% of the proposed dwellings. Both the policy and associated Affordable Housing SPD make allowance for negotiation where it can be demonstrated that provision of affordable housing would be unviable. In this case, an open book 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 on-site affordable housing. This appraisal was scrutinised and, through negotiation with the applicant, further value has been extracted from the scheme. As a result, whilst it is not possible to make provision on-site, there is a surplus of £72,500 which the applicant has agreed to provide as a financial contribution towards off-site provision of affordable housing.	No ownership constraints identified. The site is being developed by Solum Regeneration.	Units are on sale online with estimated completion date of September 2023.
Oak Tree Farm, 25 Croydon Lane, Banstead, Surrey, SM7 3BE	Planning permission 20/01799/F Under construction	10	0	10	10	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Riverdale developments.	No evidence identified to suggest that this planning permission will not be implemented. Work on site commenced March 2023 (CIL Commencement Notice). Data from our Street naming and numbering colleagues suggest site is anticipated completing in spring 2024.
Land Bounded By Chequers Lane And Hurst Drive, Walton On The Hill, Surrey	Planning permission 19/01488/F Under construction	14	2	12	12	Yes	No	No	N/A – planning permission is under construction.	The site provides an affordable housing contribution rather than on-site accommodation. The application was submitted prior to the adoption of the Development Management Plan (2019) with the policy change coming to force during the determination of the application. In this instance it was considered reasonable to accept the offer of contribution in line with the DMP Policy DES6.	No ownership constraints identified. The site is being developed by Vanderbilt Homes.	Works commenced September 2021 (CIL Commencement Notice). Number of conditions discharged May 2021 – January 2022. Apartments currently on sale online so completion is anticipated soon.
Discover The World, Arctic House, 8 Bolters Lane, Banstead, Surrey, SM7 2AR	Planning permission 22/01066/PAP & 22/01595/F Not started	22	0	22	22	Yes	No	No	Prior approval granted July 2022 and planning permission in November 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	This prior approval for 19 units follows on prior approval 21/00275/PAP for 16 units. Planning permission granted in November 2022 for additional 3 units. No evidence identified to suggest that this planning permission will not be implemented. Two conditions discharged March 2023.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2023	Total net remaining @ 1 April 2023	Net Deliverable by 31 March 2028	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
Culligan International UK Ltd, Prospect Wells House, Outwood Lane, Chipstead, Surrey, CR5 3NA	Planning permission 21/02160/F Not started	10	0	10	10	Yes	No	No	Planning permission granted March 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Prospect Wells House Limited.	No evidence identified to suggest that this planning permission will not be implemented. Some conditions discharged Jul – Nov 2022. Number of conditions currently awaiting determination.
8 Brighton Road, Hooley, Surrey, CR5 3EB	Planning permission 20/00829/F Not started	9	0	9	9	Yes	No	No	Planning permission granted on appeal November 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Prestige London Homes.	No evidence identified to suggest that this planning permission will not be implemented. One condition discharged November 2022. Several other conditions currently awaiting determination.

Table 35: Area 1 Banstead - Small sites with planning permission included in Five Year Supply

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2023	Total net remaining @ 1 April 2023	Net Deliverable by 31 March 2028	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
6A High Street, Banstead, Surrey, SM7 2LJ	Planning permission 21/02637/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by E D'amore & Co Limited.	Works commenced July 2022 (building control notice).
Bramerton, 10 & 10A Cunningham Road, Woodmansterne, Surrey, SM7 3HG	Planning permission 21/01016/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Works commenced November 2021 (CIL Commencement Notice). Details from our street naming and numbering colleagues indicate completion in 2023.
Land To The Rear Of Cherrytrees And Willoughby, Croydon Lane, Banstead, Surrey, SM7 3BJ	Planning permission 18/00713/OUT Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Works commenced August 2021 (Building control notice). Site is nearing completion.
Roseacre, Holly Hill Drive, Banstead, Surrey, SM7 2BD	Planning permission 22/00669/F Under construction	8	0	8	8	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Oakford Homes.	Development commenced February 2023. Developer indicated estimated completion July 2024. The loss of C2 accommodation has been recorded in Table 42.
20 Bouverie Road, Chipstead, Coulsdon, Surrey, CR5 3LX	Planning permission 19/01278/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	S73 application approved September 2020 and March 2022. Construction on site commenced September 2022 (CIL commencement notice). Landowner previously stated anticipated completion in 2023/24.
39 Woodmansterne Street, Woodmansterne, Surrey, SM7 3NQ	Planning permission 18/00240/F Under construction	2	1	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant - No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Non-material amendment approved November 2019. Number of conditions (including all pre-commencement condition) discharged November 2019 - July 2020. Site now partially completed with remaining units expected to complete imminently.
Cleave Prior Cottage, Bridge Way, Chipstead, Coulsdon, Surrey, CR5 3PX	Planning permission 19/01524/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Works commenced January 2022. Data from our Street naming and numbering colleagues suggest site is anticipated completing in 2023.
Downside, Hazel Way, Chipstead, Surrey, CR5 3PP	Planning permission 21/01133/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Polaris Passivhaus Developments Ltd.	Works commenced February 2021.

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Land To The Rear Of Uplands, Walpole Avenue, Chipstead, CR5 3PP	Planning permission 21/02840/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Work on site commenced August 2022 (CIL Commencement Notice).
Nicola Farm, 37 Woodmansterne Lane, Woodmansterne, Surrey, M7 3HA	Planning permission 19/00784/F Under construction	6	4	2	2	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is developed by Havensilver.	Works commenced June 2021 (CIL Commencement Notice). Data from our Street naming and numbering colleagues suggest site is anticipated completing early summer 2023.
Red Chimneys, Warren Drive, Kingswood, Tadworth, Surrey, KT20 6PZ	Planning permission 21/00391/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by a private individual.	Work on site commenced March 2023 (CIL Commencement Notice).
Sleeping Beauty, 8 Waterhouse Lane, Kingswood, Surrey, KT20 6EB	Planning permission 22/00556/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by a private individual.	Work on site commenced February 2023 (Building Control Notice).
Trees, 18 Bears Den, Kingswood, Surrey, KT20 6PL	Planning permission 20/01076/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by Lime Group.	Works commenced May 2022 (CIL Commencement Notice).
Whitecroft, Furze Grove, Kingswood, Tadworth, Surrey, KT20 6ES	Planning permission 21/02696/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is developed by a private individual.	Works commenced February 2022 (CIL Commencement Notice).
136 Brighton Road, Hooley, Surrey, CR5 3EF	Planning permission 21/00328/F Under construction	5	0	5	5	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Warwick Estates Ltd.	Works commenced October 2022. Data from our street naming and numbering colleagues indicate estimate completion spring 2024.
25 Brighton Road, Hooley, Surrey, CR5 3EJ	Planning permission 20/00487/F Under construction	2	0	2	2	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is developed by a private individual.	Works commenced September 2021 (CIL Commencement Notice). Data from our street naming and numbering colleagues indicate estimate completion in 2023.
24 Epsom Lane South, Tadworth, Surrey, KT20 5SX	Planning permission 20/01631/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by Safran Developments.	Works commenced November 2022 (CIL Commencement Notice).

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76 Shelveys Way, Tadworth, Surrey, KT20 5QF	Planning permission 19/02598/OUT Under construction	3	0	3	3	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by a private individual.	Reserved matters permission granted October 2022. Works commenced November 2022 (CIL Commencement Notice).
8 High Street, Tadworth, Surrey, KT20 5SD	Planning permission 22/01568/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by a private individual.	Works commenced February 2023 (Building Control Notice).
Chatelet, Wonford Close, Walton On The Hill, Tadworth, Surrey, KT20 7QX	Planning permission 22/00082/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Works commenced April 2022 (CIL Commencement Notice). Data from our street naming and numbering colleagues indicate that works on site are nearly complete.
Land at Bungalow Lodge, Mogador, Lower Kingswood, Surrey, KT20 7HP	Planning permission 14/02152/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The accompanying design statement stated that the continued use of the site for stabling had not been proved viable based on feedback undertaken as part of the marketing exercise. No viability information has been submitted regarding the proposed redevelopment. However, in line with Core Strategy Policy CS15 a financial contribution broadly equivalent to 10% affordable housing has been sought (£13,193). The development is therefore policy compliant. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Number of conditions (including the two pre-commencement conditions) approved March - April 2018. Non-material amendment approved April 2016. S73 application approved September 2018. The development is nearly complete.
Land Between, 58B And 60 Cross Road , Cross Road, Tadworth, KT20 5ST	Planning permission 22/02298/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this planning permission will not be implemented.
Market House, 12A Cross Road, Tadworth, KT20 5SR	Planning permission 19/00905/PAP Under construction	2	0	2	2	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. Site was sold to Chaim Gluck in January 2022.	No evidence identified which suggests that this planning permission will not be implemented.
Newton House Rear Of 16 - 18 Cross Road, Tadworth, Surrey, KT20 5SR	Planning permission 21/02041/PAP Under construction	2	0	2	2	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Higginson & Lambert.	No evidence identified which suggests that this planning permission will not be implemented.
Orchard Cottage Riding Stables, Babylon Lane, Lower Kingswood, Surrey, KT20 6XA	Planning permission 20/00356/F Under construction	4	0	4	4	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Millwood Designer Homes Ltd.	Section 73 application approved January 2023. Works commenced March 2023 (CIL Commencement Notice).
Rhubard And Bramble, 28 Station Approach, Tadworth, Surrey, KT20 5AH	Planning permission 20/00802/F Under construction	4	0	4	4	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by James UK Development Services.	Planning permission granted in July 2020. S73 application approved May 2021, increasing the total number of flats to 5 (4 net). Site survey indicates site is under construction. Developer confirmed site is near completion.

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38 Fir Tree Road, Banstead, Surrey, SM7 1NG	Planning permission 19/00314/F Under construction	4	0	4	4	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by a private individual.	Number of conditions discharged January – September 2021. Works on site commenced October 2022 (CIL Commencement Notice).
Cherryleen, The Glade, Kingswood, Surrey, KT20 6LL	Planning permission 18/01742/F Under construction	3	0	3	3	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is currently in a process of being sold.	Works on site commenced October 2022.
7 Ruden Way, Epsom Downs, Surrey, KT17 3LL	Planning permission 21/02085/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Works commenced March 2022 (CIL Commencement Notice). Data from our Street naming and numbering colleagues indicate likely completion in 2023.
Land Rear Of 127-139 Ruden Way, Epsom Downs, Surrey, KT17 3LW	Planning permission 19/01673/OUT Under construction	4	0	4	4	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Fleet Homes.	Works commenced November 2021. Units are now on sale online with estimated completion in spring 2023.
Land Rear Of 290 Fir Tree Road, Epsom Downs, Surrey, KT17 3NN	Planning permission 18/01651/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Denton Homes.	This permission is for an additional unit to the adjoining development (planning permission 14/01301/F) which was completed in December 2016. Works commenced September 2021 (CIL Commencement Notice). Data from our Street naming and numbering colleagues indicated estimated completion late spring 2023.
10 West Drive And Land To The Rear Of 9,11 And 12 West Drive, Burgh Heath, Tadworth, Surrey, KT20 5PA	Planning permission 20/02510/F Under construction	6	0	6	6	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Devine Homes Plc.	Non-material amendment application approved October 2021. Number of conditions discharged December 2021 – February 2022. S73 application approved February 2022. Works on site commenced January 2023. Developer indicated anticipated completion May 2024.
144 Merland Rise, Tadworth, Surrey, KT20 5JA	Planning permission 20/02378/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Works commenced May 2021 (CIL Commencement Notice). Development is nearly complete.
The Vicarage, Woodland Way, Kingswood, Tadworth, Surrey, KT20 6NW	Planning permission 20/00173/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by Paarl Homes Woodland Way Ltd.	Number of conditions discharged June 2021 – March 2022. Section 73 applications for variation of condition approved July 2021 and January 2022. Non-material amendment application approved April 2022. Data from our Street naming and numbering colleagues indicate anticipated completion in 2023.

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24 Epsom Lane North, Epsom Downs, Surrey, KT20 5EH	Planning permission 20/01611/F Under construction	4	0	4	4	Yes	No	No	N/A – planning permission is under construction.	The applicants have not provided any marketing evidence in accordance with the requirements of DMP Policy EMP4 but put forward the case that the restricted nature of the site in terms of its size and inability for large articulated lorries to manoeuvre in and out compromises the length of steels that can be accommodated/manufactured, and therefore this limits nature of the business that can be generated. They state that this affects the competitiveness and market within which the business can operate and thus the overall viability of the site for industrial operations of this nature.	No ownership constraints identified. The site is being developed by Journey Building Contractors Ltd.	Development on site commenced February 2021 (Building control notice). Completion is imminent. Units currently on sale online as 'coming soon'.
17 The Driftway, Banstead, Surrey, SM7 1LX	Planning permission 20/00694/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by a private individual.	No evidence identified which suggests that this planning permission will not be implemented.
5 Norman Close, Epsom Downs, Surrey, KT18 5RU	Planning permission 21/00547/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Works on site commenced February 2023. Data from our Street naming and numbering colleagues indicated anticipated completion in late 2023.
Land To The Rear Of 103 Shawley Way, Epsom Downs, Epsom, Surrey, KT18 5PG	Planning permission 21/01984/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints. The site is being developed by Edgehill Road Ltd.	Works on site commenced June 2022 (CIL Commencement Notice). Developer indicated anticipated completion late 2023.
34 Brighton Road, Banstead, Surrey, SM7 1BS	Planning permission 20/00315/F Under construction	4	0	4	4	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by Nuro Homes Ltd.	Number of conditions discharged April – September 2022. Google maps indicate site under construction. Data from our Street naming and numbering colleagues indicate site due to complete in 2023.
16 Holly Hill Drive, Banstead, Surrey, SM7 2BD	Planning permission 21/01908/F Not started	1	0	1	1	Yes	No	No	Planning permission granted November 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this planning permission will not be implemented.
170 High Street, Banstead, Surrey, SM7 2NZ	Planning permission 22/02614/F Not started	1	0	1	1	Yes	No	No	Planning permission granted March 2023.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this planning permission will not be implemented.
Angell Thompson & Partners, 12A High Street, Banstead, Surrey, SM7 2LJ	Planning permission 22/01563/PAP Not started	2	0	2	2	Yes	No	No	Prior approval granted August 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Conmac Estates Ltd.	The developer indicated anticipated commencement on site midsummer 2023 with completion expected by the end of the year.
Banstead Physio And Therapies, 133A High Street, Banstead, Surrey, SM7 2NS	Planning permission 21/01507/F Not started	3	0	3	3	Yes	No	No	Planning permission granted September 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by MD Private Limited.	The owner confirmed their intention to develop the site and indicated anticipated commencement in July/August 2023.

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34 Ballards Green, Burgh Heath, Tadworth, Surrey, KT20 6DA	Planning permission 21/03084/F Not started	1	0	1	1	Yes	No	No	Planning permission granted February 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this planning permission will not be implemented.
Annexe Known As The Barn, Boundary Farm, 33 Woodmansterne Lane, Woodmansterne, Surrey, SM7 3EY	Planning permission 21/00363/F Not started	1	0	1	1	Yes	No	No	Planning permission granted June 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Redwood Land Investments Ltd.	No evidence identified which suggests that this extant planning permission will not be implemented. Number of conditions approved July – August 2022.
Former Little Manor, Larch Close, Kingswood, Surrey	Planning permission 21/01260/F Not started	2	0	2	2	Yes	No	No	Planning permission granted August 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this unimplemented planning permission will not be implemented.
Josil, Waterhouse Lane, Kingswood, Surrey, KT20 6DT	Planning permission 22/00047/F Not started	1	0	1	1	Yes	No	No	Planning permission granted May 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Macar Bespoke (WHL) Ltd.	No evidence identified which suggests that this unimplemented planning permission will not be implemented. Section 73 application approved January 2023. Replacement permission for additional unit currently awaiting determination. Developer confirmed the intent to implement the replacement permission if granted, otherwise they will proceed with implementing the existing consent.
Kings Walk House, Woodland Way, Kingswood, Tadworth, Surrey, KT20 6NW	Planning permission 20/00429/F Not started	1	0	1	1	Yes	No	No	Planning permission granted April 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Existing consent due to expire in April, however a replacement planning application currently awaiting determination.
Longshaw Stables, Hazelwood Lane, Chipstead, Coulsdon, Surrey, CR5 3QU	Planning permission 22/01084/F Not started	1	0	1	1	Yes	No	No	Planning permission granted January 2023.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this unimplemented planning permission will not be implemented.
Phoenix House, Sandown Road, Coulsdon, Croydon, Surrey, CR5 3HR	Planning permission 20/01826/PAP & 20/01999/PAP Not started	7	0	7	7	Yes	No	No	Prior approvals granted September & November 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	The applications are for conversion of the ground and first floor from office to residential. No evidence identified which suggests that this extant planning permission will not be implemented. Applications for discharge of condition approved April 2022.
Wellington Court, Waterhouse Lane, Kingswood, Surrey, KT20 6HU	Planning permission 22/01689/F Not started	1	0	1	1	Yes	No	No	Planning permission granted September 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Whiteoak Developments Ltd.	No evidence identified which suggests that this unimplemented planning permission will not be implemented. Condition discharged January 2023.
131 London Road North, Merstham, Surrey, RH1 3AL	Planning permission 20/00254/F Not started	5	0	5	5	Yes	No	No	Planning permission granted in April 2020. This application follows previous application 18/01646/F.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by a private individual.	No evidence identified which suggests that this unimplemented planning permission will not be implemented. Conditions approved January 2023. Several other conditions currently awaiting determination.

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134 Brighton Road, Hooley, Surrey, CR5 3EF	Planning permission 19/01890/F Not started	4	0	4	4	Yes	No	No	Planning permission granted on appeal in December 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Peak Residential Ltd.	No evidence identified which suggests that this unimplemented planning permission will not be implemented. Number of conditions approved July 2021 – January 2022. Several other conditions are currently awaiting determination.
68 Brighton Road, Hooley, Surrey, CR5 3EE	Planning permission 22/02147/F Not started	1	0	1	1	Yes	No	No	Planning permission granted December 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by Junction 7 Residential Limited.	No evidence identified which suggests that this unimplemented planning permission will not be implemented. Condition discharged March 2023 with another condition currently awaiting determination.
Heysham, Church Lane, Hooley, Coulsdon, Surrey, CR5 3RD	Planning permission 21/02145/F Not started	3	0	3	3	Yes	No	No	Planning permission granted February 2023.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by Calm Homes Ltd.	No evidence identified which suggests that this unimplemented planning permission will not be implemented.
Land At Woodplace Farm, Woodplace Lane, Hooley, Surrey, CR5 1NE	Planning permission 20/01829/F Not started	1	0	1	1	Yes	No	No	Planning permission granted in December 2020. This application follows previous application 19/01599/F.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by a private individual.	No evidence identified which suggests that this unimplemented planning permission will not be implemented.
2-4 Station Approach, Tadworth, Surrey, KT20 5AE	Planning permission 22/02294/F Not started	5	0	5	5	Yes	No	No	Planning permission granted January 2023.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by Airborne Properties Ltd.	No evidence identified which suggests that this unimplemented planning permission will not be implemented.
36 Vernon Walk, Tadworth, Surrey, KT20 5QP	Planning permission 19/02315/F Not started	1	0	1	1	Yes	No	No	Planning permission granted in June 2020. Further application (22/00570/F) providing additional dwelling is currently awaiting determination.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by a private individual.	No evidence identified which suggests that this unimplemented planning permission will not be implemented.
48 Cross Road, Tadworth, Surrey, KT20 5ST	Planning permission 20/00701/F Not started	3	0	3	3	Yes	No	No	Planning permission granted on appeal September 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by Denton Homes.	Planning permission granted on appeal September 2021. Condition discharged November 2022 with several other conditions currently awaiting determination. Developer indicated intent to commence construction in 2023.
64 & Rear Of 62 Shelveys Way, Tadworth, Surrey, KT20 5QF	Planning permission 21/02108/F Not started	3	0	3	3	Yes	No	No	Planning permission granted on appeal March 2023.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by Devine Homes Plc.	No evidence identified which suggests that this extant planning permission will not be implemented. The developer indicated anticipated commencement on site in January 2024.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2023	Total net remaining @ 1 April 2023	Net Deliverable by 31 March 2028	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
Farm Corner, 15 The Avenue, Tadworth, Surrey, KT20 5AY	Planning permission 22/02709/F Not started	2	0	2	2	Yes	No	No	Planning permission granted March 2023.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented. Landowner indicated anticipated commencement on site in January 2024 with completion estimated late 2024/ early 2025.
296 Fir Tree Road, Epsom Downs, Surrey, KT17 3NN	Planning permission 21/02551/F Not started	1	0	1	1	Yes	No	No	Planning permission granted November 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by Denton Homes Ltd.	No evidence identified which suggests that this extant planning permission will not be implemented.
51 Tattenham Way, Burgh Heath, Surrey, KT20 5NE	Planning permission 22/02510/F Not started	1	0	1	1	Yes	No	No	Planning permission granted January 2023.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by a private individual.	Developer indicated further application for alternative proposal is likely to be submitted.
Crossways, Fir Tree Road, Banstead, Surrey, SM7 1NA	Planning permission 21/01146/F Not started	1	0	1	1	Yes	No	No	Planning permission granted August 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented.
16 Downs Wood And Rear Of 37, 39, 41, 43, 45 & 47 Yew Tree Bottom Road, Epsom Downs, Epsom, Surrey, KT18 5UH	Planning permission 20/01369/F Not started	7	0	7	7	Yes	No	No	Planning permission granted on appeal March 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Quarterhill Homes Ltd.	No evidence identified which suggests that this extant planning permission will not be implemented.
Highview House, Tattenham Crescent, Epsom Downs, Surrey, KT18 5QJ	Planning permissions 20/02633/PAP & 20/02646/PAP Not started	3	0	3	3	Yes	No	No	Prior approvals granted January 2021. Further permission (20/02728/F) for replacement door and windows granted February 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Rayment Matthews & Johnson Ltd.	Prior approvals are for a change of use from office to residential of a second and ground floor. No evidence identified which suggests that this extant planning permission will not be implemented.

Table 36: Area 2a Redhill - Large sites included in the Five Year Supply

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2023	Total net remaining @ 1 April 2023	Net Deliverable by 31 March 2028	Fully Assembled?	Are There Any Trigger Points or Phasing Issues That May Affect Delivery?	Is There/ Will There Be More Than 1 Sales Outlet?	Firm Progress with Site Assessment Work	Site Viability Information	Ownership Constraints Identified?	Other Relevant Information
Brook Road Garages, Brook Road, Redhill, Surrey, RH1 6DL	Planning permission 19/00210/OUT Under construction	57	0	57	57	Yes	No	No	N/A – planning permission is under construction.	The development is not policy compliant. As part of the previously determined application, an open book viability appraisal was submitted which was scrutinised by the Council and its consultants. It was agreed that the site could not provide policy compliant affordable housing. Instead it was agreed that the site could support a 20.8% level of affordable housing. The Council and the applicant agreed that in this case it was acceptable to pro-rata the contribution based on this proportion as the build area of the site has not been increased.	No ownership constraints identified. The site is being developed by Mulberry Homes.	The outline consent follows a detailed consent by the same applicant for 48 units (18/01133/F). Building control notification of building demolition Jul 2020. A number of conditions discharged between Aug 2020 – October 2022. Reserved matters application in relation to landscaping and appearance approved January 2021. S73 application approved October 2022. The existing buildings have been demolished and site has been cleared for development. Building has now been mostly erected.
Kingsfield Business Centre, Philanthropic Road, Redhill, Surrey, RH1 4DP	Planning permission 19/01605/F Under construction	29	0	29	29	Yes	No	No	N/A – planning permission is under construction.	The loss of employment space under DMP policy EMP4 was justified in this case. The applicant provided sufficient marketing and viability information to demonstrate that there is no reasonable prospect of the retention or redevelopment of the site for employment use.	No ownership constraints identified. The site is being developed by Cross Stone Securities Limited.	Works commenced October 2021 (CIL Commencement Notice). Data from our Street naming and numbering colleagues suggest anticipated completion in spring 2023.
Marketfield Public Car Park, Marketfield Road, Redhill Surrey RH1 1RH	Planning permission 16/01066/F Under construction	153	0	153	153	Yes	No	No	N/A – planning permission is under construction.	The development is not policy compliant. Viability appraisal submitted as part of the application which demonstrated that the developer profit would only be 14.8%. It was considered that a developer profit of 15.0% would be reasonable on this scheme. No affordable housing has therefore been sought.	No ownership constraints identified. The site is being developed by Reigate & Banstead Borough Council and CoPlan Estates.	Works commenced on site January 2020. Non-material amendment approved September 2018. S73 applications approved March and August 2019. Number of conditions discharged November 2019 – December 2022. Development is scheduled to open in 2023.
Redstone Hall, 10 Redstone Hill, Redhill, Surrey, RH1 4BP	Planning permission 15/00556/F Under construction	13	0	13	0	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by HPH Developments Ltd	A number of conditions were discharged May 2018 – November 2019. Agent previously indicated that development is currently on hold.
St Johns Court, 51 St Johns Road, Redhill, Surrey, RH1 6DS	Planning permission 21/02010/PAP Under construction	11	0	11	11	Yes	No	No	Prior approval granted September 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Montreaux Redhill.	Additional permission 21/02609/F for alterations to the fenestration, façade and roof granted December 2021. A condition discharged May 2022.
Hockley Industrial Centre, Hooley Lane, Redhill, Surrey, RH1 6ET	Planning permission 21/01458/F Not started	68	0	68	68	Yes	No	No	Planning permission granted February 2022.	An open book viability appraisal submitted with the previous application (18/00967/OUT) demonstrated that no more than 3 units of affordable housing could be achieved. One extra unit has been negotiated with this proposal and it was considered to be acceptable without the need for a revised open book viability appraisal.	No ownership constraints identified. The site is being developed by Nordhus Properties.	This application follows a previous application (18/00967/OUT) for 60 units. No evidence identified which suggests that this extant planning permission will not be implemented.
Abbey House, 25 Clarendon Road, Redhill, Surrey, RH1 1QZ	Planning permission 21/01159/PAP Not started	23	0	23	23	Yes	No	No	Prior approval granted June 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Diamond Corporation Limited.	No evidence identified which suggests that this extant planning permission will not be implemented.

Table 37: Area 2a Redhill - Small sites included in the Five Year Supply

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2023	Total net remaining @ 1 April 2023	Net Deliverable by 31 March 2028	Fully Assembled?	Are There Any Trigger Points or Phasing Issues That May Affect Delivery?	Is There/ Will There Be More Than 1 Sales Outlet?	Firm Progress with Site Assessment Work	Site Viability Information	Ownership Constraints Identified?	Other Relevant Information
10 Brambletye Park Road, Redhill, Surrey, RH1 6JD	Planning permission 21/01422/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Works on site commenced February 2022 (CIL commencement notice). The landowner indicated that the works are anticipated to complete by December 2023.
29 Woodlands Road, Redhill, Surrey, RH1 6EY	Planning permission 21/00413/F Under construction	2	0	2	2	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Beaufort Homes Ltd.	Works on site commenced November 2022 (CIL Commencement Notice). Data from our Street naming and numbering colleagues indicated anticipated completion late 2023.
Land Adj 8 Hollis Row, Common Road, Redhill, Surrey, RH1 6HH	Planning permission 17/00273/OUT Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Works commenced February 2020 (Enforcement case photos). Reserved matters applications approved December 2019. Several conditions discharged November 2021 – January 2022.
36 -38 Station Road, Redhill, Surrey, RH1 1PH	Planning permissions 17/03013/F & 17/02273/PAP Under construction	4	0	4	4	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by a private individual.	Works commenced on site October 2020 (Building Control notice). Planning permission 17/03013/F refers to the rear part of the building. Planning permission 17/02273/PAP is to the 1st floor front section of the building. Site visit indicates development is nearly complete.
Land Adjacent To, 28 Green Lane, Redhill, Surrey, RH1 2DF	Planning permission 17/02025/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by Peter Ray Designs Ltd.	Conditions discharged June 2019. Google maps indicate site is nearly completed.
2 Sylvan Way, Redhill, Surrey, RH1 4DE	Planning permission 20/00280/F Under construction	2	0	2	2	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site was being developed by Daniels Development Group.	Work on site commenced June 2021 (CIL Commencement Notice). S73 applications approved February 2022 and January 2023.
55 Ladbroke Road, Redhill, Surrey, RH1 1JU	Planning permissions 20/01104/F & 20/01105/F Under construction	6	0	6	6	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Works on site commenced September 2020 (CIL commencement notice).
Little Thorns, London Road, Redhill, Surrey, RH1 2JU	Planning permission 20/02824/F Under construction	2	0	2	2	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Beaufort Homes Ltd.	S73 application for variation of condition approved July 2021. Conditions discharged December 2021 – November 2022.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2023	Total net remaining @ 1 April 2023	Net Deliverable by 31 March 2028	Fully Assembled?	Are There Any Trigger Points or Phasing Issues That May Affect Delivery?	Is There/ Will There Be More Than 1 Sales Outlet?	Firm Progress with Site Assessment Work	Site Viability Information	Ownership Constraints Identified?	Other Relevant Information
19 Gatton Park Road, Redhill, Surrey, RH1 2DZ	Planning permission 21/01966/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Gatton Park Homes Ltd.	Number of conditions discharged February – June 2022.
Andrews Estate Agents, 24 Station Road, Redhill, Surrey, RH1 1PD	Planning permission 22/01930/F Under construction	7	0	7	7	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Severus Holdings.	Works on site commenced March 2023 (Building Control notice).
102 Brambletye Park Road, Redhill, Surrey, RH1 6EJ	Planning permission 21/02014/F Not started	1	0	1	1	Yes	No	No	Planning permission granted December 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Developer indicated the intention to submit application for a re-designed scheme with the intention to develop.
2 Tollgate Avenue, Redhill, Surrey, RH1 5HR	Planning permission 20/00950/F Not started	1	0	1	1	Yes	No	No	Planning permission granted July 2020. No pre-commencement conditions to discharge.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented.
24-26 St Johns Road, Redhill, Surrey, RH1 6HX	Planning permission 22/02517/F Not started	2	0	2	2	Yes	No	No	Planning permission granted January 2023.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by RNIB.	No evidence identified which suggests that this extant planning permission will not be implemented.
Bakery And Buffets, 83A Brighton Road, Redhill, Surrey, RH1 6PS	Planning permission 22/02809/PAP Not started	1	0	1	1	Yes	No	No	Prior approval granted February 2023.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Shivisi Ltd.	No evidence identified which suggests that this extant planning permission will not be implemented.
Hydro Glow, 83 Brighton Road, Redhill, Surrey, RH1 6PS	Planning permissions 22/01589/PAP & 22/02039/F Not started	2	0	2	2	Yes	No	No	Prior approval granted September 2022 and planning permission granted December 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Shivisi Ltd.	No evidence identified which suggests that this extant planning permission will not be implemented.
Land Adjacent To 122 Brambletye Park Road, Redhill, Surrey, RH1 6EJ	Planning permission 19/02592/F Not started	2	0	2	2	Yes	No	No	Planning permission granted September 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented. S73 application for variation of condition approved September 2022. Number of conditions discharged September 2022 – March 2023. Several other conditions currently awaiting determination.
Land To The Rear Of 15-17 Horley Road, Redhill, Surrey, RH1 5AL	Planning permission 22/01629/F Not started	2	0	2	2	Yes	No	No	Planning permission granted November 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual but currently in a process of being sold to a developer.	No evidence identified which suggests that this extant planning permission will not be implemented.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2023	Total net remaining @ 1 April 2023	Net Deliverable by 31 March 2028	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
131 Bletchingley Road, Merstham, Redhill, Surrey, RH1 3QG	Planning permission 21/02769/F Not started	2	0	2	2	Yes	No	No	Planning permission granted April 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Ms UK Property.	Number of conditions discharged February – March 2023. Several other conditions currently awaiting determination. Developer indicated anticipated commencement June 2023 with completion expected May 2024.
95 Taynton Drive, Merstham, Redhill, Surrey, RH1 3PS	Planning permission 22/01326/F Not started	1	0	1	1	Yes	No	No	Planning permission granted September 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented.
Affinity, 42 Nutfield Road, Merstham, Surrey, RH1 3EP	Planning permission 22/02261/PAP Not started	1	0	1	1	Yes	No	No	Prior approval granted November 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Woodcote Estates Ltd.	No evidence identified which suggests that this extant planning permission will not be implemented. Developer indicated they are working towards joint implementation along with the other applications approved at 42-48 Nutfield Road. Commencement is currently planned for Q3-Q4 2023. Completion is envisaged in 2024.
FAS, 48 Nutfield Road, Merstham, Surrey, RH1 3EP	Planning permission 21/03096/PAP Not started	1	0	1	1	Yes	No	No	Prior approval granted January 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Woodcote Estates Ltd.	No evidence identified which suggests that this extant planning permission will not be implemented. Planning permission for change of existing shop to optimise the unit for residential accommodation (22/01260/F) granted August 2022.
Garage Block Rear Of 25, Albury Road, Merstham, Surrey, RH1 3LP	Planning permission 21/02357/F Not started	2	0	2	2	Yes	No	No	Planning permission granted April 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Dha Planning.	No evidence identified which suggests that this extant planning permission will not be implemented.
Gilead House, Quality Street, Merstham, Surrey, RH1 3BB	Planning permission 22/00476/F Not started	9	0	9	9	Yes	No	No	Planning permission granted September 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Manchester Grove Ltd.	Planning permission for part demolition and conversion to 9 flats. Loss of 21 units of C2, equivalent of 11 units of C3 accommodation is recorded in table 42. Several conditions currently awaiting determination.
Ink Plus, 46 Nutfield Road, Merstham, Surrey, RH1 3EP	Planning permission 22/02009/PAP Not started	1	0	1	1	Yes	No	No	Prior approval granted October 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Woodcote Estates Ltd.	No evidence identified which suggests that this extant planning permission will not be implemented. Developer indicated they are working towards joint implementation along with the other applications approved at 42-48 Nutfield Road. Commencement is currently planned for Q3-Q4 2023. Completion is envisaged in 2024.
Land To The Rear Of 38-42 Nutfield Road, Merstham, Surrey, RH1 3EP	Planning permission 21/01597/F Not started	1	0	1	1	Yes	No	No	Planning permission granted September 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Woodcote Estates.	No evidence identified which suggests that this extant planning permission will not be implemented. Number of conditions discharged December 2021 – December 2022. Developer indicated they are working towards joint implementation along with the other applications approved at 42-48 Nutfield Road. Commencement is currently planned for Q3-Q4 2023. Completion is envisaged in 2024.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2023	Total net remaining @ 1 April 2023	Net Deliverable by 31 March 2028	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
Londis, 37 Nutfield Road, Merstham, Surrey, RH1 3EN	Planning permission 22/02681/F Not started	1	0	1	1	Yes	No	No	Planning permission granted February 2023.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented.
The Barn, Alderstead Manor, Alderstead Lane, Merstham, Surrey, RH1 3AF	Planning permission 21/03013/CU Not started	1	0	1	1	Yes	No	No	Planning permission granted May 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented.
Village Coffee Shop, 44 Nutfield Road, Merstham, Surrey, RH1 3EP	Planning permission 22/02260/PAP Not started	1	0	1	1	Yes	No	No	Prior approval granted November 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Woodcote Estates Ltd.	No evidence identified which suggests that this extant planning permission will not be implemented. Developer indicated they are working towards joint implementation along with the other applications approved at 42-48 Nutfield Road. Commencement is currently planned for Q3-Q4 2023. Completion is envisaged in 2024.
11 Linkfield Corner, Redhill, Surrey, RH1 1BD	Planning permission 20/02192/F Not started	2	0	2	2	Yes	No	No	Planning permission granted August 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Dfb Homes Ltd.	No evidence identified which suggests that this extant planning permission will not be implemented. Condition discharged December 2021.
3 Copley Close, Redhill, Surrey, RH1 2BE	Planning permission 22/01407/F Not started	1	0	1	1	Yes	No	No	Planning permission granted October 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented.
17 Powell Gardens, Redhill, Surrey, RH1 1TQ	Planning permission 22/00138/F Not started	2	0	2	2	Yes	No	No	Planning permission granted June 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented.
2 - 4 High Street, Redhill, Surrey, RH1 1RH	Planning permissions 21/03049/F & 22/00072/PAP Not started	3	0	3	3	Yes	No	No	Planning permissions granted February & March 2022	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented.
Tesco Express, 73 Canalside, Redhill, Surrey, RH1 2NH	Planning permission 22/02621/P Not started	3	0	3	3	Yes	No	No	Prior approval granted January 2023.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Aph Investments Limited.	No evidence identified which suggests that this extant planning permission will not be implemented.

Table 38: Area 2b Reigate - Large sites included in the Five Year Supply

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2023	Total net remaining @ 1 April 2023	Net Deliverable by 31 March 2028	Fully Assembled?	Are There Any Trigger Points or Phasing Issues That May Affect Delivery?	Is There/ Will There Be More Than 1 Sales Outlet?	Firm Progress with Site Assessment Work	Site Viability Information	Ownership Constraints Identified?	Other Relevant Information
41 And 43 Doods Park Road, Reigate, Surrey, RH2 0PU	Planning permission 17/01830/F Under construction	10	0	10	10	Yes	No	No	N/A – planning permission is under construction.	The development is not policy compliant. A viability appraisal was submitted with the application which demonstrated that once all costs and developer profit were taken account of it would not be viable to provide the required contributions. This was scrutinised by the Council and it was considered that the conclusions were sound.	No ownership constraints identified. The site is being developed by Adke Ltd.	Application for demolition of the buildings submitted October 2019. Several conditions discharged between November 2019 – September 2020. S73 application approved September 2020. Development commenced on site January 2021 (CIL commencement notice). Units are now on sale online. Final completion is expected imminently.
Fonthill, 58 Reigate Road, Reigate, Surrey, RH2 0QN	Planning permission 20/02081/F Under construction	28	0	28	28	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Beechcroft Developments Ltd.	No evidence identified which suggests that this unimplemented planning permission will not be implemented. Several conditions discharged January 2022 – March 2023. Replacement application 21/03270/F for increased number of units currently awaiting an appeal decision. Construction on site commenced August 2022 (Building control notice).
Vale House, Roebuck Close, Reigate, Surrey, RH2 7RU	Planning permission 21/02082/PAP Under construction	42	0	42	42	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Life Less Ordinary.	No evidence identified which suggests that this unimplemented planning permission will not be implemented. New apartments now on sale. Completion is expected imminently.
Roebuck House, Bancroft Road, Reigate, Surrey, RH2 7RP	Planning permission 21/02800/PAP Under construction	22	0	22	22	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Life Less Ordinary.	No evidence identified which suggests that this unimplemented planning permission will not be implemented. Site visit suggests development is under construction. Additional planning application 22/02391/F for additional 5 units currently awaiting determination.
Integration UK Ltd, Westcroft, 16 West Street, Reigate, Surrey, RH2 9BS	Planning permission 21/02679/PAP & 22/00040/CU Under construction	15	0	15	15	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Longcrest.	Landowner confirmed site is under construction. Anticipated completion October 2023.
Chalk Hills Bakery, 75 Bell Street, Reigate, Surrey, RH2 7AN	Planning permission 22/01045/F Under construction	10	0	10	10	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Trinity Square Developments.	Work on site commenced April 2022. Completion is expected imminently.
Shrewsbury Court Independent Hospital, Shrewsbury Road, Redhill, Surrey, RH1 6YY	Planning permission 20/01540/F Not started	4	0	4	4	Yes	No	No	Planning permission granted April 2021. S73 application amending a total number of C2 bedrooms to 78 granted October 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Whitepost Healthcare.	Planning permission is for 78 units of C2 accommodation. The existing use on site includes an 18-bed care home, therefore the scheme will provide a net gain of 60 bedrooms in C2 use (equivalent 32 units of C3 use). The C2 units are recorded in table 42. The scheme will also provide 4 units of C3 market housing. Number of conditions discharged August 2022 – March 2023.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2023	Total net remaining @ 1 April 2023	Net Deliverable by 31 March 2028	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
5A, 7a, 9a, 11a, 13A West Street, Reigate, Surrey, RH2 9BL	Planning permission 21/01323/PAP Not started	14	0	14	14	Yes	No	No	Prior approval granted June 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Pye Properties.	No evidence identified which suggests that this extant planning permission will not be implemented.

Table 39: Area 2b Reigate - Small sites included in the Five Year Supply

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2023	Total net remaining @ 1 April 2023	Net Deliverable by 31 March 2028	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
31 Grovehill Road, Redhill, Surrey, RH1 6PJ	Planning permission 19/01553/F Under construction	3	0	3	3	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented. Data from our Street naming and numbering colleagues suggest the development is close to completion.
Isbells Cottage, Cockshot Road, Reigate, Surrey, RH2 7HB	Planning permission 22/00640/F Under construction	2	0	2	2	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Furzefield Homes Let.	Works on site commenced October 2022 (CIL Commencement Notice). S73 application for variation of condition approved January 2023. Conditions discharged November 2022 – March 2023.
Land Adjacent 2 Belmont Road, Reigate, Surrey, RH2 7EE	Planning permission 16/00228/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by B. R. Nominee's Ltd.	Work on site commenced April 2021 (CIL Commencement Notice).
Land To The Rear Of, 16 Smoke Lane, Reigate, Surrey, RH2 7HJ	Planning permission 22/01467/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Moss Build Ltd.	Works on site commenced February 2023 (Building Control Notice). Conditions discharged January – March 2023.
Mirabelle Cottage, 2A Copse Road, Redhill, Surrey, RH1 6NW	Planning permission 21/01322/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Work on site commenced March 2022 (CIL Commencement Notice). Condition discharged July 2022.
1 & 3 Norbury Road And Associated Garages On East Side Of Norbury Road, Reigate, Surrey, RH2 9BY	Planning permission 22/00364/F Under construction	5	0	5	5	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Ledco (Norbury) Ltd.	Works on site commenced December 2022 (CIL Commencement Notice).
21 - 23 High Street, Reigate, Surrey, RH2 9AD	Planning permission 21/02120/CU Under construction	2	0	2	2	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Works on site commenced January 2023 (Building Control Notice).
Alvington House, 59 Wray Park Road, Reigate, Surrey, RH2 0EQ	Planning permission 21/01996/F Under construction	8	0	8	8	Yes	No	No	N/A – planning permission under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Alvington Prop Co Ltd.	Planning permission for part demolition and conversion of a care home into flats. Loss of 24 beds care home, equivalent of 13 units of C3 use is recorded in table 42. The work on site commenced March 2023 (CIL commencement notice).

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2023	Total net remaining @ 1 April 2023	Net Deliverable by 31 March 2028	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
Barn, Littleton Lane, Reigate, Surrey, RH2 8LB	Planning permission 22/01810/PAP Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Hystar Construction Limited.	Works on site commenced November 2022 (CIL Commencement Notice). Conditions partially discharged January – March 2023.
Land to R/O 37 Wray Lane, Reigate, Surrey, RH2 0HU	Planning permission 16/00167/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	The landowner confirmed that the site is under construction. Works on site commenced March 2016. Number of conditions discharged June-August 2017. Further conditions discharged August 2018.
Park House, 77 - 83 Bell Street, Reigate, Surrey, RH2 7AN	Planning permissions 18/02390/F & 17/02732/F Under construction	8	0	8	8	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Manhurley Ltd.	Planning permission 17/02732/F for redevelopment of car park to provide 6 flats. Conditions discharged February – June 2022. Certificate of lawfulness (22/02485/CLE) issued to evidence the lawful commencement in January 2023. Planning permission 18/02390/F for roof extension to provide 2 flats.
Mount Pleasant, Coppice Lane, Reigate, Surrey, RH2 9JF	Planning permission 20/02195/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Montreaux Ltd.	This is planning permission for demolition of existing building in C2 use and erection of C3 dwelling house. The loss of C2 accommodation is recorded in table 42 below. Work on site commenced June 2021 (CIL Commencement Notice).
Rear Of 4-10 Church Street, Reigate, Surrey, RH2 0AN	Planning permission 19/00715/F Under construction	6	0	6	6	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is developed by Colebream Estates Limited	Pre-commencement condition discharged March 2020. Works on site commenced January 2021 (CIL commencement notice).
The Meadows, Park Lane, Reigate, Surrey, RH2 8JX	Planning permission 20/01420/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by private individuals.	Works on site commenced April 2022 (CIL Commencement Notice). Data from our Street naming and numbering colleagues indicate anticipated completion spring 2023.
13 Hornbeam Road, Reigate, Surrey RH2 7NN	Planning permission 17/02409/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Number of conditions discharged September – October 2020. Work on site commenced November 2020.
41 Park Lane East, Reigate, Surrey, RH2 8HS	Planning permission 17/02753/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Conditions discharged February – March 2021. Work on site commenced March 2021 (CIL commencement notice). S73 for variation of condition approved October 2022.
Hair Lounge, 5 Slipshatch Road, Reigate, Surrey, RH2 8HA	Planning permission 19/00463/PAP Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Planning permission (19/02252/F) for the replacement of the existing shop window with a rendered frontage, door and window to accompany this change of use granted January 2020. Work on site commenced January 2022 (Building Control notification).

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2023	Total net remaining @ 1 April 2023	Net Deliverable by 31 March 2028	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
39 Stuart Road, Reigate, Surrey, RH2 8JP	Planning permission 19/01606/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by a private individual.	Google maps search indicate site is under construction.
Kimberley, 1A Castle Drive, Reigate, Surrey, RH2 8DQ	Planning permission 19/01348/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Number of conditions (including all pre-commencement conditions) discharged October – December 2019. Works on site commenced July 2022 (CIL Commencement Notice).
113 Bell Street, Reigate, Surrey, RH2 7JB	Planning permission 20/02108/F Not started	1	0	1	1	Yes	No	No	Planning permission granted November 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by private individuals.	No evidence identified which suggests that this extant planning permission will not be implemented. S73 application approved June 2022. Number of conditions discharged September 2022 – January 2023. Landowner indicated the work on site is anticipated to start in summer 2023.
9 Blanford Road, Reigate, Surrey, RH2 7DP	Planning permission 22/01229/F Not started	1	0	1	1	Yes	No	No	Full planning permission was granted in August 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by HW Planning Ltd.	No evidence identified which suggests that this extant planning permission will not be implemented. This permission follows on previously approved permission 19/01081/F.
The Old Tannery, Oakdene Road, Redhill, Surrey, RH1 6BT	Planning permissions 21/02729/PAP, 22/01662/PAP & 22/01825/F Not started	6	0	6	6	Yes	No	No	Prior approvals/ planning permission granted December 2021, September 2022 & October 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Maskell Investments.	No evidence identified which suggests that this extant planning permission will not be implemented. Several conditions discharged October 2022.
Premises Rear Of, 55 Hatchlands Road, Redhill, Surrey, RH1 6AU	Planning permission 22/00224/F Not started	1	0	1	1	Yes	No	No	Planning permission granted April 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented.
3 Chartway, Reigate, Surrey, RH2 0NZ	Planning permission 22/00489/F Not started	1	0	1	1	Yes	No	No	Planning permission granted October 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented.
6 Wray Park Road, Reigate, Surrey, RH2 0DD	Planning permission 21/00597/F Not started	1	0	1	1	Yes	No	No	Planning permission granted June 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by private individuals.	No evidence identified which suggests that this extant planning permission will not be implemented. Condition discharged October 2021.
69A And 71 Bell Street, Reigate, Surrey, RH2 7AN	Planning permission 21/02719/F Not started	1	0	1	1	Yes	No	No	Planning permission granted February 2022	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented.
Cranleigh Hotel, 41 West Street, Reigate, Surrey, RH2 9BL	Planning permission 19/01817/CU Not started	1	0	1	1	Yes	No	No	Planning permission granted November 2019.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	S73 application for variation of condition approved November 2020. Number of conditions discharged January – July 2022.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2023	Total net remaining @ 1 April 2023	Net Deliverable by 31 March 2028	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
Grange House, Fox Lane, Reigate, Surrey, RH2 9NQ	Planning permission 22/01250/F Not started	1	0	1	1	Yes	No	No	Planning permission granted November 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented.
Land Adjacent To 8 And 10 Underhill Park Road, Reigate, Surrey, RH2 9LX	Planning permission 21/02249/F Not started	1	0	1	1	Yes	No	No	Planning permission granted November 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Scandia-Hus Ltd.	Number of conditions discharged January – July 2022. Developer confirmed construction due to commence May 2023 with anticipated completion by the end of the year.
Land South Of 32 Pilgrims Way And Adjoining The Rear Of 15 Underhill Park Road, Reigate, Surrey, RH2 9LG	Planning permission 21/00797/F Not started	1	0	1	1	Yes	No	No	Planning permission granted May 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented.
Land To Rear Of 8 Pilgrims Way, Reigate, Surrey, RH2 9LG	Planning permission 20/02706/F Not started	2	0	2	2	Yes	No	No	Planning permission granted March 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Galaxy Ltd.	No evidence identified which suggests that this extant planning permission will not be implemented. A revised planning application for additional dwelling (20/00900/F) dismissed at appeal July 2022.
Land To The Rear Of 36 To 38 Reigate Road, Reigate, RH2 0QN	Planning permission 21/01046/F Not started	1	0	1	1	Yes	No	No	Planning permission granted June 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Earlswood Homes.	No evidence identified which suggests that this extant planning permission will not be implemented. Developer confirmed anticipated commencement on site summer 2023 with completion expected spring/summer 2024.
Littleton Manor, Littleton Lane, Reigate, Surrey, RH2 8LB	Planning permission 20/02596/PAP Not started	1	0	1	1	Yes	No	No	Prior approval granted on appeal October 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented.
The Old Registry, 44 Reigate Hill, Reigate, Surrey, RH2 9NG	Planning permission 21/02606/F Not started	3	0	3	3	Yes	No	No	Planning permission granted November 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Virtu Investments Ltd.	No evidence identified which suggests that this extant planning permission will not be implemented.
The Yew Tree Public House, 99 Reigate Hill, Reigate, Surrey, RH2 9PJ	Planning permission 21/00310/F Not started	1	0	1	1	Yes	No	No	Planning permission granted May 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by Raa4 Developments Ltd.	Number of conditions discharged August 2021 – December 2022. Several other conditions are currently awaiting determination.
3 Delamere Road, Reigate, Surrey, RH2 7RB	Planning permission 21/00242/F Not started	1	0	1	1	Yes	No	No	Planning permission granted August 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2023	Total net remaining @ 1 April 2023	Net Deliverable by 31 March 2028	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
50 Meadow Way, Reigate, Surrey, RH2 8DR	Planning permission 22/01894/F Not started	1	0	1	1	Yes	No	No	Planning permission granted November 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by Feature Homes Ltd.	No evidence identified which suggests that this extant planning permission will not be implemented.
65 Lonesome Lane, Reigate, Surrey, RH2 7QT	Planning permission 22/01421/F Not started	4	0	4	4	Yes	No	No	Planning permission granted November 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by Central Projects Ltd.	No evidence identified which suggests that this extant planning permission will not be implemented.
Cygnus Computer Systems, 9 - 11 Slipshatch Road, Reigate, Surrey, RH2 8HA	Planning permissions 22/02596/PAP & 23/00168/PAP Not started	2	0	2	2	Yes	No	No	Prior approvals granted January & March 2023	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented.
Land At Rear Of 48 Hornbeam Road, Reigate, Surrey, RH2 7NW	Planning permission 19/01357/F Not started	1	0	1	1	Yes	No	No	Planning permission was allowed at appeal in March 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified that suggests that this extant planning permission will not be implemented. Pre-commencement condition discharged September 2021.
1 And 2 Rosebank Cottages, Cockshot Hill, Reigate, Surrey, RH2 8BQ	Planning permission 20/01669/DED Not started	-2	0	-2	-2	Yes	No	No	N/A – loss of residential unit.	N/A – loss of residential unit.	No ownership constraints identified. The site is being developed by The Oakwood Group.	Permission for demolition granted September 2020.

Table 40: Area 3 Horley - Large sites included in the Five Year Supply

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2023	Total net remaining @ 1 April 2023	Net Deliverable by 31 March 2028	Fully Assembled?	Are There Any Trigger Points or Phasing Issues That May Affect Delivery?	Is There/ Will There Be More Than 1 Sales Outlet?	Firm Progress with Site Assessment Work	Site Viability Information	Ownership Constraints Identified?	Other Relevant Information
Nutley Dean Business Park, Smalls Hill Road, Horley, Surrey, RH6 0HR	Planning permission 18/02680/F Under construction	14	2	12	12	Yes	No	No	N/A – planning permission is under construction	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Virtue Property Group.	Several units now completed with the remaining units anticipated to complete 2023/24.
Victoria House, Consort Way, Horley, Surrey, RH6 7AF	Planning permission 20/02823/PAP & 21/02427/F Under construction	26	0	26	26	Yes	No	No	N/A – planning permission is under construction	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Horley Victoria Ltd.	Prior approval for conversion of office to 22 residential units and planning permission for roof conversion to additional 4 residential units. Number of conditions discharged March 2022. Site visit indicates development is under construction.
Wrays Farm, Horse Hill, Horley, Surrey, RH6 0HN	Planning permission 20/02413/F Under construction	18	0	18	18	Yes	No	No	N/A – planning permission is under construction	The development is not policy compliant. Provision of affordable housing is required on sites of 11 or more homes under DMP Policy DES6, however a significant weight was given to the extant prior approvals for change of use to residential, which could be implemented without the need to provide affordable housing or financial contribution. No viability information has been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Hallson Homes.	No evidence identified that suggests that this extant planning permission will not be implemented. Condition partially discharged December 2022. Another condition discharged March 2023.
Horley NW Sector, Meath Green Lane, Horley	Planning permission 04/02120/OUT Under construction	1509	1269	240	240	Yes	No	Yes	N/A – planning permission is under construction	No viability information provided as part of the planning application and the development is policy compliant. In line revised NPPF & PPG it has therefore been assumed that development is viable. The accompanying s.106 includes contributions for/ provision for education, medical, affordable housing, public transport, open space, community facilities, public art.	No ownership constraints identified. The site is under construction and is being delivered by a number of developers.	Works commenced January 2016 (NHBC notification). 1,269 units have been completed on site. Construction on site continues at a fast pace with majority of units (with the exception of 80 units within the new neighbourhood centre which is yet to commence construction) expected to complete in 2023/24.
Land At The Croft, Meath Green Lane, Horley, Surrey, RH6 8HZ	Planning permission 19/00986/F Not started	10	0	10	10	Yes	No	No	Planning permission granted May 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Arlington Property Group.	Number of conditions discharged August 2021 – January 2022. No evidence identified that suggests that this extant planning permission will not be implemented.
Scotia Gas Networks, St Lawrence House, Station Approach, Horley, Surrey, RH6 9HJ	Planning permission 21/01975/PAP Not started	36	0	36	36	Yes	No	No	Prior approval granted September 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Southern Gas Networks.	No evidence identified that suggests that this extant planning permission will not be implemented. The offices will become available for residential conversion once the new SGN headquarters are completed (pp. 19/00062/F).
Land At Laburnum And Branscombe, 50 Haroldslea Drive, Horley, Surrey, RH6 9DU	Planning permission 21/02724/F Not started	38	0	38	38	Yes	No	No	Planning permission granted on appeal March 2023.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Earlswood Homes.	No evidence identified that suggests that this extant planning permission will not be implemented. Developer confirmed intention to implement this permission with construction anticipated to commence autumn 2023 and completion expected summer/autumn 2025.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2023	Total net remaining @ 1 April 2023	Net Deliverable by 31 March 2028	Fully Assembled?	Are There Any Trigger Points or Phasing Issues That May Affect Delivery?	Is There/ Will There Be More Than 1 Sales Outlet?	Firm Progress with Site Assessment Work	Site Viability Information	Ownership Constraints Identified?	Other Relevant Information
Saxley Court, 121 - 129 Victoria Road, Horley, Surrey, RH6 7LT	Planning permission 22/02450/F Not started	29	0	25	25	Yes	No	No	Planning permission granted March 2023.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Seagrave Holdings 2 Limited.	No evidence identified that suggests that this extant planning permission will not be implemented. This permission replaces the new build element of a partially completed permission 14/00317/F and permission 18/02441/F. Total number of units on this scheme is 29, however only 25 are being counted to avoid double counting, as four units have been previously signed off as completed in 2021 in error under the 14/00317/F scheme.

Table 41: Area 3 Horley - Small sites included in the Five Year Supply

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2023	Total net remaining @ 1 April 2023	Net Deliverable by 31 March 2028	Fully Assembled?	Are There Any Trigger Points or Phasing Issues That May Affect Delivery?	Is There/ Will There Be More Than 1 Sales Outlet?	Firm Progress with Site Assessment Work	Site Viability Information	Ownership Constraints Identified?	Other Relevant Information
2 Chequers Drive, Horley, Surrey, RH6 8DU	Planning permission 22/00288/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Works on site commenced January 2023. Conditions discharged January – March 2023.
94 Brighton Road, Horley, Surrey, RH6 7JQ	Planning permission 20/00503/F Under construction	5	0	5	5	Yes	No	No	N/A – planning permission is under construction	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Veer Properties.	Works on site commenced January 2023 (CIL Commencement Notice). Data from our Street Naming and numbering colleagues indicate anticipate completion late 2023.
Alium House, Haroldslea Drive, Horley, Surrey, RH6 9PH	Planning permission 19/02142/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Conditions discharged October 2020. Works on site commenced October 2022 (CIL Commencement Notice).
Rear Of 48 Brighton Road And, Rear Of 10 Church Road, Horley, RH6 7HD	Planning permission 19/00957/F Under construction	2	0	2	2	Yes	No	No	N/A – planning permission is under construction	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable	No ownership constraints identified. The site is being developed by Varmac Developments.	S73 application approved December 2019. Conditions discharged June – December 2021.
Wilgers Farm House, 61 Silverlea Gardens, Horley, Surrey, RH6 9BA	Planning permission 22/01527/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable	No ownership constraints identified. The site is being developed by Marshall Associates.	Works on site commenced March 2023 (CIL Commencement Notice). Developer indicated anticipated completion within 18 months.
36 Honeycrock Lane, Salfords, Surrey, RH1 5DF	Planning permission 20/00954/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Work on site commenced August 2021 (Building Control notification).
Benting Mead, Lonesome Lane, Reigate, Surrey, RH2 7QT	Planning permission 20/01846/F Under construction	3	0	3	3	Yes	No	No	N/A – planning permission is under construction	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by private individuals.	Several conditions discharged January – March 2022. Number of other conditions discharged January 2022 – January 2023. S73 application approved April 2022. Works on site commenced June 2022 (CIL Commencement Notice).
Grindens, Horley Lodge Lane, Salfords, Redhill, Surrey, RH1 5EA	Planning permission 21/01793/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed private individuals.	Conditions discharged June – September 2022. Works on site commenced September 2022 (CIL Commencement Notice).
Haroldslea Poultry Farm, Haroldslea, Horley, Surrey, RH6 9PJ	Planning permission 18/01480/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Works on site commenced July 2020 (CIL Commencement Notice).

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2023	Total net remaining @ 1 April 2023	Net Deliverable by 31 March 2028	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
Kerriemuir And Wheatridge, Langshott, Horley, Surrey, RH6 9LJ	Planning permission 17/01839/F Under construction	6	0	6	6	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Abbey Design.	Number of conditions discharged February - October 2020. S73 application approved June 2020. Works on site commenced April 2020 (Building control notice).
Land To The Rear Of 1-3 West Avenue, Salfords, Redhill, Surrey, RH1 5BA	Planning permission 20/01876/F Under construction	2	0	2	2	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Denton Homes.	Works on site commenced November 2022 (CIL Commencement Notice). Developer indicated anticipated completion late 2023.
Petridge Wood Farm House, Woodhatch Road, Redhill, Surrey, RH1 5JJ	Planning permission 19/02254/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Works on site commenced November 2021 (Building Control notification).
The Vicarage, Honeycock Lane, Salfords, Redhill, Surrey, RH1 5DF	Planning permission 20/02478/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Works on site commenced August 2021 (CIL Commencement Notice).
34 Wellington Way, Horley, Surrey, RH6 8JH	Planning permission 22/01738/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Works on site commenced February 2023. Landowner indicated anticipated completion late 2024.
Grove House, 1C Grove Road, Horley, Surrey, RH6 8EL	Planning permission 21/01933/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed private individuals.	This application follows previously approved permission 18/01825/F. The works on site commenced June 2021.
Land At Ringwood, 85 Parkhurst Road, Horley, Surrey, RH6 8EX	Planning permission 20/00690/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed private individuals.	Works on site commenced November 2021 (Building Control notification).
Riverside Meadows, 1 Reigate Road, Sidlow, Surrey, RH2 8QH	Planning permission 20/00198/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed a private individual.	Works on site commenced May 2022 (Building Control Notice). Landowner indicated anticipated completion late 2024.
Wrays, Crutchfield Lane, Hookwood, Surrey, RH6 0HT	Planning permission 17/01062/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by two private individuals.	No pre-commencement conditions to discharge. Works on site commenced April 2022 (CIL Commencement Notice).

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2023	Total net remaining @ 1 April 2023	Net Deliverable by 31 March 2028	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
14-16 Massetts Road, Horley, Surrey, RH6 7DE	Planning permission 20/00414/F Not started	8	0	8	8	Yes	No	No	Planning permission granted August 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by KbgI Limited.	No evidence identified that suggests that this extant planning permission will not be implemented.
17 Avenue Gardens, Horley, Surrey, RH6 9BS	Planning permission 21/00620/F Not started	1	0	1	1	Yes	No	No	Planning permission granted May 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	There are no pre-commencement conditions to discharge. No evidence identified that suggests that this extant planning permission will not be implemented.
17 Church Road, Horley, Surrey, RH6 7EY	Planning permission 21/00527/F Not started	6	0	6	6	Yes	No	No	Planning permission granted September 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified that suggests that this extant planning permission will not be implemented.
19A Station Road, Horley, Surrey, RH6 9HW	Planning permission 22/01190/F Not started	1	0	1	1	Yes	No	No	Planning permission granted July 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Riverhill Ltd.	No evidence identified that suggests that this extant planning permission will not be implemented.
23 The Close, Horley, Surrey, RH6 9EB	Planning permission 22/00170/F Not started	1	0	1	1	Yes	No	No	Planning permission granted April 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified that suggests that this extant planning permission will not be implemented.
30 Avenue Gardens, Horley, Surrey, RH6 9BS	Planning permission 22/01771/F Not started	1	0	1	1	Yes	No	No	Planning permission granted October 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified that suggests that this extant planning permission will not be implemented.
37 Station Road, Horley, Surrey, RH6 9HW	Planning permission 22/01259/PAP Not started	1	0	1	1	Yes	No	No	Prior approval granted July 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Allen Planning Ltd.	No evidence identified that suggests that this extant planning permission will not be implemented.
62 Cheyne Walk, Horley, Surrey, RH6 7NA	Planning permission 20/01103/F Not started	1	0	1	1	Yes	No	No	Planning permission granted August 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Conditions discharged March – May 2021. No evidence identified that suggests that this extant planning permission will not be implemented.
73 - 77 Brighton Road, Horley, Surrey, RH6 7HL	Planning permission 22/00336/F Not started	2	0	2	2	Yes	No	No	Planning permission granted September 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Lyndendown Limited.	No evidence identified that suggests that this extant planning permission will not be implemented.
77-81 Victoria Road, Horley, Surrey, RH6 7QH	Planning permission 21/01760/F Not started	6	0	6	6	Yes	No	No	Planning permission granted December 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by White house buildings.	No evidence identified that suggests that this extant planning permission will not be implemented.
Ark Blinds, 86 Victoria Road, Horley, Surrey, RH6 7AB	Planning permission 22/02101/PAP Not started	1	0	1	1	Yes	No	No	Prior approval granted November 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by White house buildings.	No evidence identified that suggests that this extant planning permission will not be implemented.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2023	Total net remaining @ 1 April 2023	Net Deliverable by 31 March 2028	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
Drill Service Ltd, 89 Albert Road, Horley, Surrey, RH6 7HB	Planning permission 22/01160/F Not started	5	0	5	5	Yes	No	No	Planning permission granted September 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Drill Service (Horley) Ltd.	No evidence identified which suggests that this extant planning permission will not be implemented.
Hereford House, 7 - 9 Massetts Road, Horley, Surrey, RH6 7PR	Planning permission 20/02095/PAP Not started	3	0	3	3	Yes	No	No	Prior approval granted November 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site was being developed by Pagion Trading Limited.	No evidence identified which suggests that this extant planning permission will not be implemented.
Jessops Lodge, 50 Massetts Road, Horley	Planning permission 21/02042/F Not started	3	0	3	3	Yes	No	No	Planning permission granted November 2021. This follows on previously approved permission 18/00038/F.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Wdw architects.	No evidence identified which suggests that this extant planning permission will not be implemented.
Land R/O 43-49 High Street, Horley, Surrey, RH6 7BN	Planning permission 22/02650/F Not started	3	0	3	3	Yes	No	No	Planning permission granted February 2023.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Hatch Homes Ltd.	No evidence identified which suggests that this extant planning permission will not be implemented.
Land Rear Of 57 Silverlea Gardens, Horley, Surrey, RH6 9BA	Planning permission 21/02260/F Not started	1	0	1	1	Yes	No	No	Planning permission granted December 2021	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented.
The Denture Shop, 17 Station Road, Horley, Surrey, RH6 9HW	Planning permission 22/02705/PAP Not started	1	0	1	1	Yes	No	No	Prior approval granted January 2023.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Riverhill Property Development.	No evidence identified which suggests that this extant planning permission will not be implemented.
Villa Verde, 34 Massetts Road, Horley, Surrey, RH6 7DS	Planning permission 21/01871/CU Not started	1	0	1	1	Yes	No	No	Planning permission granted December 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Vcc Homes.	No evidence identified which suggests that this extant planning permission will not be implemented. Number of conditions discharged February - September 2022.
Former Horley Library, 102 Victoria Road, Horley, Surrey RH6 7AB	Planning permission 22/01956/CON Not started	8	0	8	8	Yes	No	No	Planning permission granted March 2023.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Surrey County Council.	The landowner stated anticipated commencement on site Q3 2023/24 and target completion Q1 2025/26.
Woodleigh, Horley Lodge Lane, Salfords, Redhill, Surrey, RH1 5EA	Planning permission 21/01163/F Not started	1	0	1	1	Yes	No	No	Planning permission granted July 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented.
65 Kingsley Road, Horley, Surrey, RH6 8JX	Planning permission 20/01770/F Not started	1	0	1	1	Yes	No	No	Planning permission granted October 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2023	Total net remaining @ 1 April 2023	Net Deliverable by 31 March 2028	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
Lomond, Horse Hill, Horley, Surrey, RH6 0HN	Planning permission 20/00371/F Not started	1	0	1	1	Yes	No	No	Planning permission granted April 2020.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented.
The Lodge, Rose Cottage Farm, Smalls Hill Road, Horley, Surrey, RH6 0HR	Planning permission 21/02915/F Not started	1	0	1	1	Yes	No	No	Planning permission granted September 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Nuffield Homes Ltd.	No evidence identified which suggests that this extant planning permission will not be implemented. Number of conditions currently awaiting determination.

Table 42: C2 Schemes included in the Five Year Supply

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2023	Total net remaining @ 1 April 2023	Net Deliverable by 31 March 2028	Fully Assembled?	Are There Any Trigger Points or Phasing Issues That May Affect Delivery?	Is There/ Will There Be More Than 1 Sales Outlet?	Firm Progress with Site Assessment Work	Site Viability Information	Ownership Constraints Identified?	Other Relevant Information
Winscombe Nursing Home, Furze Hill, Kingswood, Surrey, KT20 6EP	Planning permission 17/02188/F Under construction	-16	0	-16	-16	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Lee Evans Partnership.	Planning permission was allowed on appeal in December 2019. Development commenced October 2020 (CIL commencement notice). Non-material amendment application approved April 2021 and November 2022. The gain of 12 units of C3 accommodation has been recorded in Table 34.
Banstead Place, Park Road, Banstead, Surrey, SM7 3EE	Planning permission 20/02799/F Under construction	29	0	29	29	Yes	No	No	N/A – planning permission under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Birchgrove (Banstead).	Planning permission was granted in July 2021 and number of conditions were discharged September – December 2021. Agent confirmed site began construction at the end of 2021 and completion is anticipated within 3 years.
Legal And General, Kingswood House, St Monicas Road, Kingswood, Surrey, KT20 6EU	Planning permission 19/01548/F Not started	150	0	150	80	Yes	No	No	Planning permission granted September 2020. Conditions discharged November 2020 – April 2021.	The applicants have undertaken a viability appraisal that demonstrates that the conservation, repair and conversion of L & G House to its optimum viable use generates a negative residual land value and therefore there is a conservation deficit. In this instance the viability assessment is used to demonstrate what quantum of development is required to address the identified conservation deficit, deliver the scheme and deliver the heritage benefit. The viability assessment has been scrutinised by external consultants on behalf of both the Council and Historic England. After considerable scrutiny it has been concluded that the proposed scheme represents the minimum amount of development required to address the conservation deficit.	No ownership constraints identified. The site is being developed by Legal and General.	Planning permission was approved in September 2020. A number of conditions discharged between November 2020 and April 2021. Developer informed estimated commencement September 2023 with completion in July 2032.
Roseacre, Holly Hill Drive, Banstead, Surrey, SM7 2BD	Planning permission 22/00669/F Under construction	-21	0	-21	-21	Yes	No	No	N/A – planning permission under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Oakford Homes.	Development commenced February 2023. Developer indicated estimated completion July 2024. The gain of 8 units of C3 accommodation has been recorded in Table 35.
Gilead House, Quality Street, Merstham, Surrey, RH1 3BB	Planning permission 22/00476/F Not started	-11	0	-11	-11	Yes	No	No	Planning permission granted September 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Manchester Grove Ltd.	Planning permission for part demolition and conversion to 9 flats. Loss of 21 units of C2, equivalent of 11 units of C3 accommodation. The gain of 9 C3 flats is recorded in table 37. Several conditions currently awaiting determination.
Shrewsbury Court Independent Hospital, Shrewsbury Road, Redhill, Surrey, RH1 6YY	Planning permission 20/01540/F Not started	32	0	32	32	Yes	No	No	Planning permission granted April 2021. S73 application amending a total number of C2 bedrooms to 78 granted October 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Whitepost Healthcare.	Planning permission is for 78 units of C2 accommodation. The existing use on site includes an 18-bed care home, therefore the scheme will provide a net gain of 60 bedrooms in C2 use (equivalent 32 units of C3 use). The scheme will also provide 4 units of C3 market housing, which are recorded in table 38. Number of conditions discharged August 2022 – March 2023.
Alvington House, 59 Wray Park Road, Reigate, Surrey, RH2 0EQ	Planning permission 21/01996/F Under construction	-13	0	-13	-13	Yes	No	No	N/A – planning permission under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Alvington Prop Co Ltd.	Planning permission for part demolition and conversion of a care home into flats. Loss of 24 beds care home, equivalent of 13 units of C3 use. The gain of 8 units of C3 accommodation is recorded in table 39. The work on site commenced March 2023 (CIL commencement notice).

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2023	Total net remaining @ 1 April 2023	Net Deliverable by 31 March 2028	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
Mount Pleasant, Coppice Lane, Reigate, Surrey, RH2 9JF	Planning permission 20/02195/F Under construction	-7	0	-7	-7	Yes	No	No	N/A – planning permission under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	This is planning permission for demolition of existing building in C2 use and erection of C3 dwelling house. The gain of C3 accommodation is recorded in table 39 above. Work on site commenced June 2021 (CIL Commencement Notice).
Eversfield, 56 Reigate Road, Reigate, Surrey, RH2 0QR	Planning permission 21/02009/F Not started	9	0	9	9	Yes	No	No	Planning permission granted February 2022	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Elizabeth Finn Care.	Planning permission is for extension to create additional 16 beds of C2 (equivalent of 9 units of C3). Two conditions discharged February – March 2023. Two other conditions are currently awaiting determination.

Appendix 2: Gypsies, Travellers and Travelling Showpeople Accommodation

Table 43: Permanent Travellers' pitches approved and implemented since 1st April 2016

Planning permission	Address	No. of pitches	Notes
16/01964/F/AP	Land adjacent to and north of 2 Crossways Cottages, Masons Bridge Road, Redhill	1	Planning permission granted on appeal 10 January 2018. Implemented
15/01019/CU	Acres Stables, Haroldslea, Horley	1	Planning permission granted 5 October 2018. Implemented
06/00798/F	Woodlea Stables, Peeks Brook Lane, Horley	17	DMP site allocation G3 Planning permission granted 13 September 2018. Implemented
18/02251/RET & 19/01371/S73	Trentham / Tree Tops, Peeks Brook Lane, Horley	12	DMP site allocation G4 Planning permission 18/02251/RET granted 20 June 2019. Planning permission 19/01371/S73 granted 29 October 2019. Implemented

Planning permission	Address	No. of pitches	Notes
22/00577/CU	Highlands, Blackhorse Lane, Lower Kingswood, KT20 6AB	4	DMP site allocation G11 Planning permission granted 12 August 2022. This planning permission has not yet been implemented (it has three years to be implemented under condition 2, and also requires compliance with other pre-commencement planning conditions and a further planning application (23/00416/RET) for this site has since been submitted, and is currently undetermined.
Total		35	

Also approved since the March 2016 GTAA survey baseline are two additional permanent pitches in the borough, conditioned to be occupied by specific individual G&T households who were not included in the RBBC 2017 GTAA survey, as not resident in the borough at the time of the GTAA survey.

Table 44: Planning permissions for permanent pitches excluded from the 5 year supply

Planning application	Address	No. of pitches	Notes
18/00816/F	Arlington Stables, 23A Woodmansterne Lane, Banstead	1	Personal planning permission (conditioned to the named individual, spouse and their resident dependents) approved 15 July 2019. As the occupant was not included in the 2017 GTAA, this pitch has not been included in the pitch “supply”.
20/01685/S73	Alnebury, Norwood Hill Road, Norwood Hill, RH6 0EB	1	Personal planning permission (conditioned to the occupier o the site and their resident dependents) for “the use of land for the stationing of caravans for residential purposes, together with the formation of hard surfacing and utility / dayroom without complying with conditions attached to pp 16/00922/F” approved 14 October 2022. As the occupant was not included in the 2017 GTAA, this pitch has not been included in the pitch “supply”.

Table 45: Pending Travellers' pitch planning applications

Planning application	Address	No. of pitches	Notes
22/01683/CU Valid 15 August 2022	Land south of "Rowlands" Peeks Brook Lane, Horley	The submitted Block Plan shows the land removed of trees and hard surfaced and laid out to provide 20 traveller pitches	Land designated Green Belt
22/01274/RED Valid 22 February 2023	14 Woodlea, Peeks Brook Lane, Horley, RH6 9PP	Layout showing extended area for additional 17 pitches (see site layout plan)	Land designated Green Belt
23/00416/RET Valid 16 March 2023	Highlands, Blackhorse Lane, Lower Kingswood, KT20 6AB	Retrospective application for 4 gypsy / traveller pitches and creation of 5 additional gypsy / traveller pitches (1 mobile home and 1 touring caravan)	Site has been removed from Green Belt designation. Application is for 5 pitches in addition to the 4 recently approved (which would be provided not in accordance with permission 22/00577/CU approved 12 August 2022 which is why this application also includes the 4 pitches that have already been approved)

Table 46: Permanent Travelling Showperson's plots approved since 1st April 2016

Planning permission	Address	No. of pitches	Notes
17/02864/F Approved 01 Feb 2019	Plot 10, Fairacres, Axes Lane, Salfords	0 Extension to plot 10 to accommodate more families	Extension of showman's yard (plot 10) to provide space for additional living accommodation
20/02144/CU Approved 10 Dec 2020	Land south of Fairacres, Axes Lane, Salfords	4	DMP site allocation G9b Change of use of the vacant land to provide four plots for Travelling Showpeople. Each plot incorporates space for mobile homes, storage, maintenance and repair of showground vehicles and equipment.
20/00816/RET Approved 30 July 2020	12 Fairacres, Axes Lane, Salfords	0 No additional plots but retrospective pp for equipment storage shed	Retention of the existing shed for the purposes of storage, maintenance and repair of showground vehicles and equipment.
Total		4	

Monitoring Publications

Annual Monitoring Report

Summarises the Council's performance against key monitoring indicators

Housing Delivery

Provides information on housing completions and permissions and details the Council's 5 years land supply position

Commercial Development

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

Industrial Estates

Contains an analysis of occupational trends in the borough's seven main Industrial Estates

Local Centres

Provides information on retail provision in the borough's 27 local shopping centres

Town Centres

Provides information on the occupiers, together with vacancies and shop type of all premises within the borough's four town and village centres

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

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