



Housing Delivery Monitor

Including 5 Year Housing Land Supply

Position at 31 March 2025

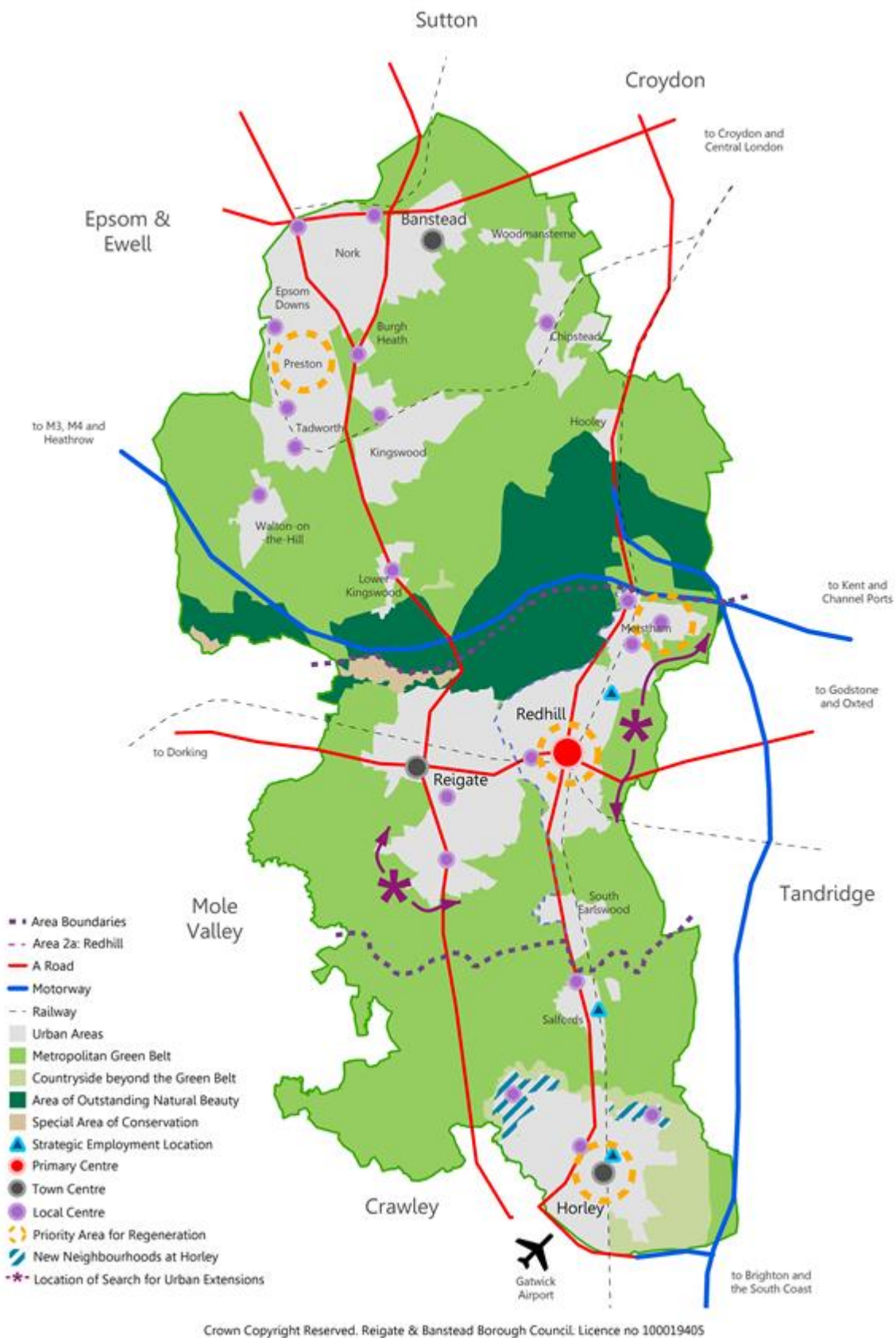


Figure 1: Reigate & Banstead Core Strategy borough map

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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 2024 to 31 March 2025. The housing trajectory and five year land supply is compiled using monitoring data at 31 March 2025 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.

1.1. Housing Delivery Test

The Ministry of Housing, Communities and Local Government (MHCLG) published the results of its 2023 Housing Delivery Test in December 2024, with Reigate & Banstead scoring 181%. 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.

Sixty two local planning authorities (LPAs) and one development corporation in England delivered less than 75% of their housing requirement and will now face a presumption in favour of sustainable development as a consequence. A further 29 LPAs delivered between 75% and 85%, therefore requiring the addition of a 20% buffer to their calculation of five year housing land supply. Additional 17 LPAs and one development corporation delivered between 85% and 95% of their housing need and will be required to write an action plan. ([The Planner](#))

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 and again in March 2024. 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 and reviewed in September 2024. 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.

Policy	Monitoring Indicator
CS16	Maintain a five year land supply position of gypsy, traveller and travelling showpeople sites. Identify sufficient site allocations in the Council's DMP to meet the identified need for gypsies, travellers and travelling show people.
DES6	A minimum of 1,500 gross new units of affordable housing between 2012 and 2027. 35% of affordable housing on site for allocated greenfield urban extension sites. 30% of affordable housing on site for all other developments providing 11 or more homes.
MLS1	Sets a proactive and forward looking approach to the management of land supply based on the Council's 'urban first' approach. Considering current or future shortfall in the five year land supply. Sets clear and robust mechanisms for the release of urban extensions sites.

The Core Strategy 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)

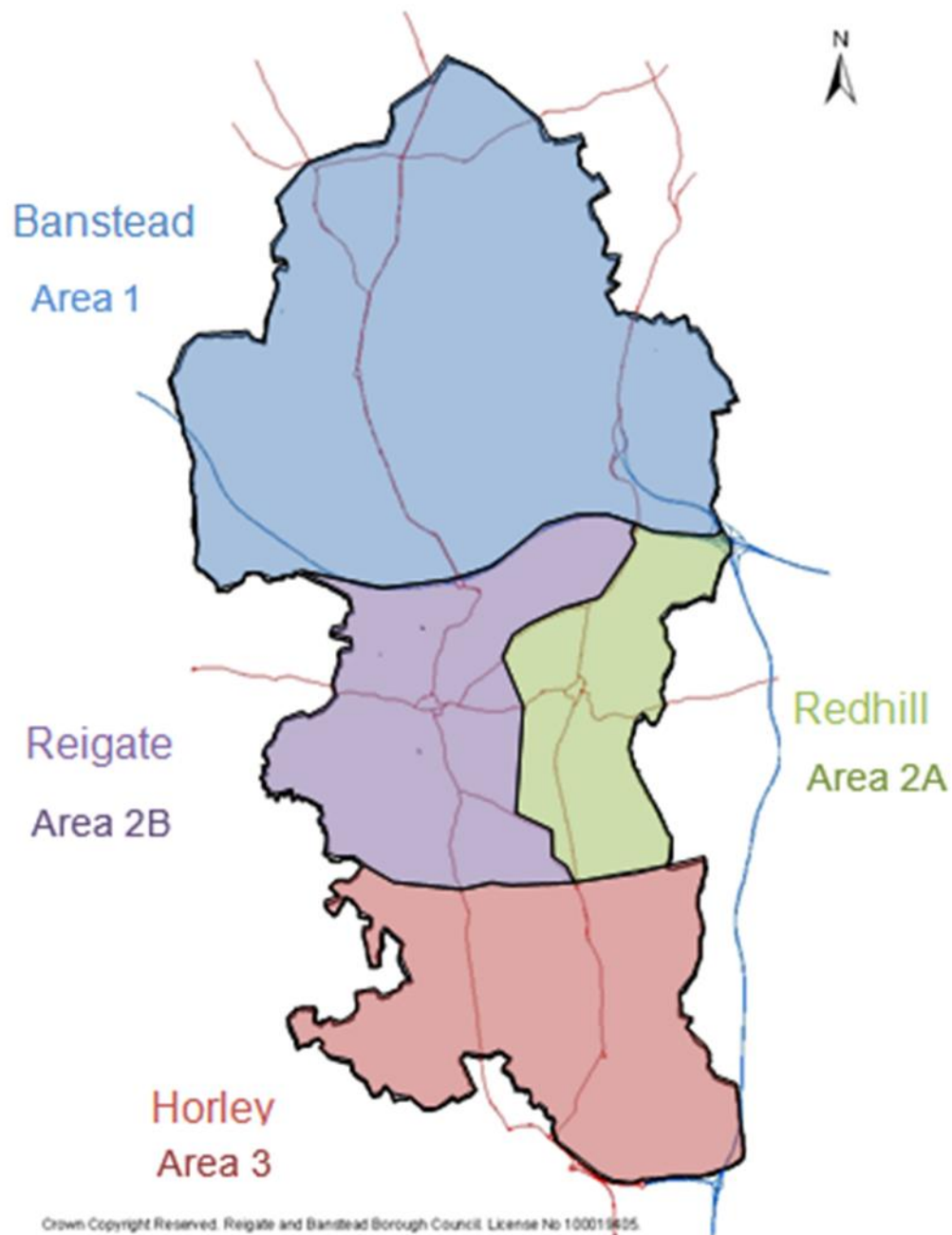


Figure 2: Reigate & Banstead Core Strategy Areas

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. The UK House Price Index is a live dataset and the information in this monitor reflects the latest published information. It may therefore differ from the information published in previous Housing Monitors.

The average house price in RBBC during this monitoring period was £481,790. This is lower than in Surrey, where the average house price was recorded at £518,099. Figure 3 shows that the average house prices in the borough have been rising steadily since 2012; there has been a 66.26% increase in average house price (from £289,777 in 2012/13 to £481,790 in 2024/25).

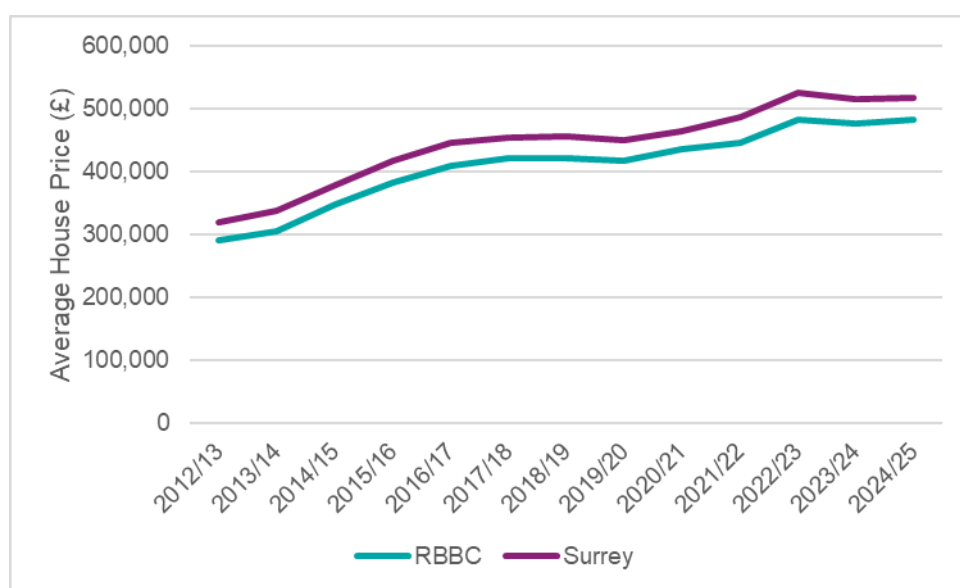


Figure 3: Average house prices in RBBC & Surrey 2012 - 2025 (UK House Price Index)

Over the last monitoring period, the average house price in the borough increased slightly by 1.01% from £476,962 in 2023/24. Similarly, within Surrey, the average house price increased by 0.69% from £514,571 and within England as a whole, the average house price also increased by 2.35% from £280,888 in 2023/24 to £287,492 in 2024/25).

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. Detached houses were the only dwelling type that recorded a slight decrease on previous year (0.06% from £913,418 in 2023/24 to £912,896 in 2024/25). Semi-detached houses, terraced houses and flats/maisonettes all recorded a slight increase in average prices over the last monitoring period. Semi-detached sales values rose by 1.70% from £520,239 in 2023/24 to £529,076 in 2024/25, terraced houses values increased by 1.97% from £416,442 in 2023/24 to £424,662 in 2024/25, and flats/maisonettes recorded an increase of 0.73% from £275,584 in 2023/24 to £277,590 in 2024/25.

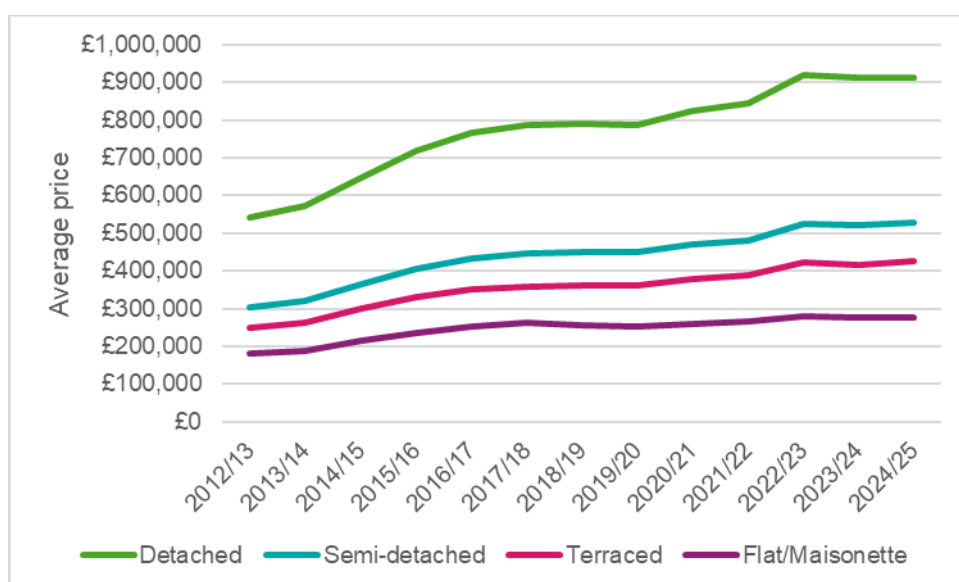


Figure 4: Dwelling sale value trend 2012 - 2025 (UK House Price Index)

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 in the borough improved from 13.41 last year to 11.60. This means that the average (median) house price in the borough now represents 11.60 times of the average (median) gross annual workplace-based income.

Figure 5 shows that since 2012 the affordability ratio for Reigate & Banstead has been rising steadily from 8.06 to 11.60, making it harder for people to afford homes. The affordability ratio in the borough is considerable higher than the England average (7.71) but fell slightly below the levels recorded across Surrey as a whole (11.90). Similarly to Reigate & Banstead, Surrey and England also recorded drop in the affordability ratio over the past year.

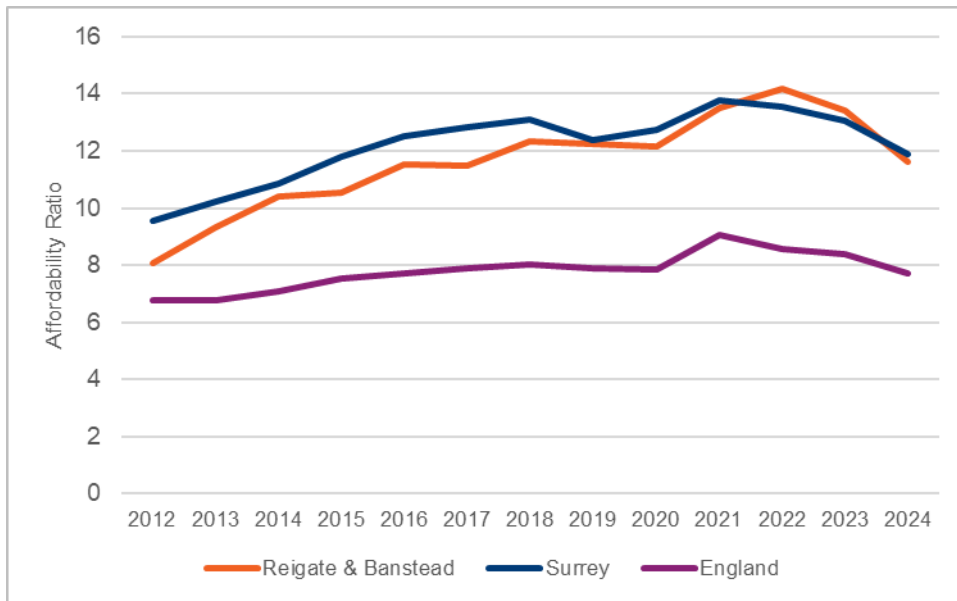


Figure 5: Affordability ratio comparison 2012 - 2024 (ONS data)

2.4. Transaction Volumes

Figure 6 shows the quarterly residential transaction volumes since 2012, based on data from the UK House Price Index. It should be noted that at the time of writing this report, the sales volumes data for Q4 of 2024/25 were not complete and therefore the figure for this year should not be taken as final.

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, with sales volumes returning back to pre-covid levels in 2022/23. However, over the last two years the sales volumes were noticeably down, compared to previous years.

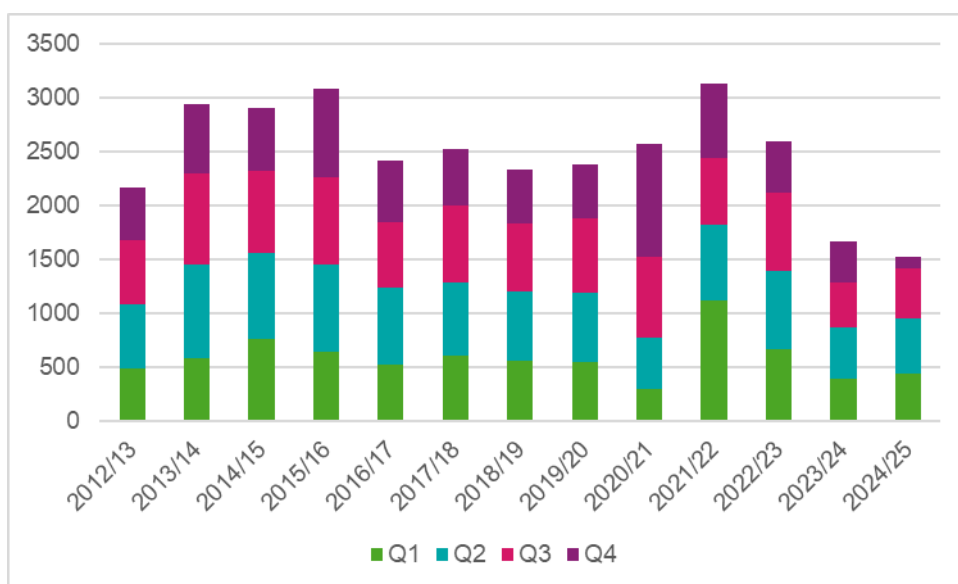


Figure 6: Quarterly sales volume trend 2012 - 2025 (UK House Price Index)

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	2024	2025
A	1,223 (1.9%)	1,227 (1.9%)
B	4,224 (6.5%)	4,267 (6.6%)
C	13,059 (20.2%)	13,132 (20.2%)
D	18,231 (28.2%)	18,262 (28.1%)
E	11,638 (18.0%)	11,656 (18.0%)
F	7,684 (11.9%)	7,695 (11.9%)
G	7,522 (11.6%)	7,540 (11.6%)
H	1,137 (1.8%)	1,143 (1.8%)
Total	64,718	64,922

At the end of this monitoring period (31st March 2025), there were 876 empty properties in the borough (excluding second homes). Of those, 452 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 2024 to 31 March 2025		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	45	39	11	0	23	0	12	25	155
	Change of Use	3	19	18	18	4	24	7	18	111
	Conversions	2	0	0	0	0	0	7	0	9
	C2 Older Person's Homes*	0	0	0	0	9	0	0	0	9
	Total Completions	50	58	29	18	36	24	26	43	284
Losses	Demolitions	5	2	4	0	3	0	2	0	16
	Changes of Use	1	0	0	0	0	0	1	0	2
	No. of Units Before Conversion	1	0	0	0	0	0	2	0	3
	C2 Older Person's Homes*	21	16	11	0	0	0	0	0	48
	Total Losses	28	18	15	0	3	0	5	0	69
Total Net Gain		22	40	14	18	33	24	21	43	215

1 April 2012 to 31 March 2025 (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	703	858	207	965	370	201	237	2,266	5,807
	Change of Use	77	27	143	476	125	198	140	213	1,399
	Conversions	41	37	90	23	37	0	33	0	261
	C2 Older Person's Homes*	7	90	10	41	9	47	7	32	243
	Total Completions	828	1,012	450	1,505	541	446	417	2,511	7,710
Losses	Demolitions	156	46	41	138	65	11	31	15	503
	Changes of Use	15	0	9	1	12	0	3	0	40
	No. of Units Before Conversion	17	4	17	2	11	0	11	0	62
	C2 Older Person's Homes*	25	27	11	0	0	25	0	11	99
	Total Losses	213	77	78	141	88	36	45	26	704
Total Net Gain		615	935	372	1,364	453	410	372	2,485	7,006

*In line with revised national Planning Practice Guidance (PPG) Paragraph 026 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 – 2025)

As can be seen from table 3 above, net completions for 2024/25, including C2 elderly person's care and nursing homes, stand at 215 dwellings; this represents a decrease on previous year (488) and is below the Core Strategy annual target of 460 (see figure 7 for details).

It is however worth noting that the cumulative completions since the beginning of the plan period have now exceeded the Core Strategy housing requirement of at least 6,900 homes between 2012 – 2027, with net completions totalling 7,006 dwellings at 31 March 2025.

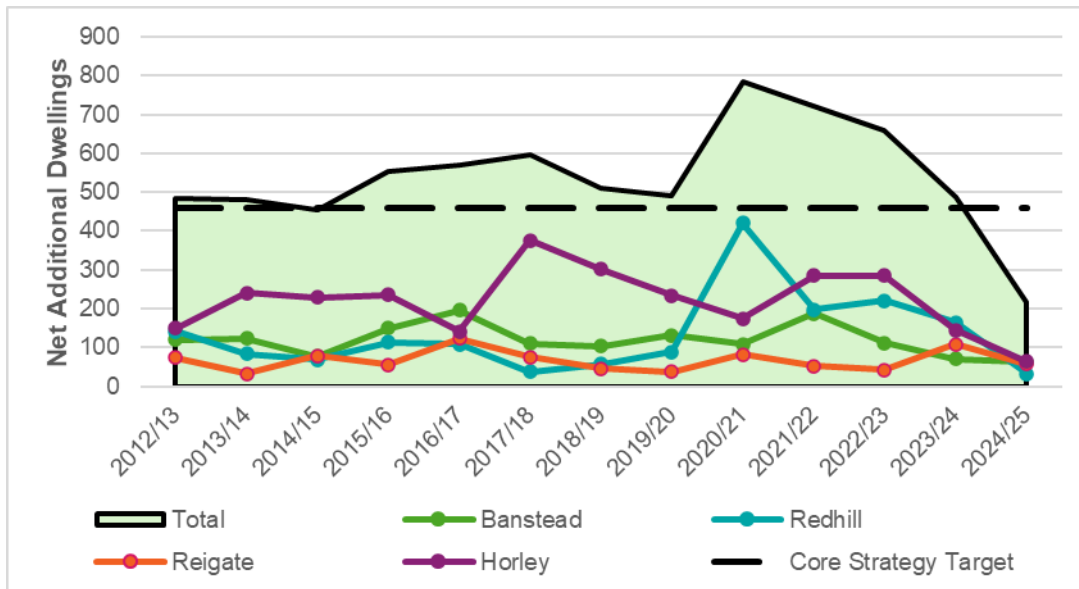


Figure 7: Net completion trend 2012 - 2025

Figure 8 below shows the spatial distribution of net additional dwellings since 2012; it shows that within this monitoring period, the completions have been evenly spread across the borough with 28.8% of net additional dwellings completed in Banstead area, 26.5% in Reigate area and 29.8% in Horley area. Redhill area delivered the least number of dwellings (14.9%) within this monitoring period.

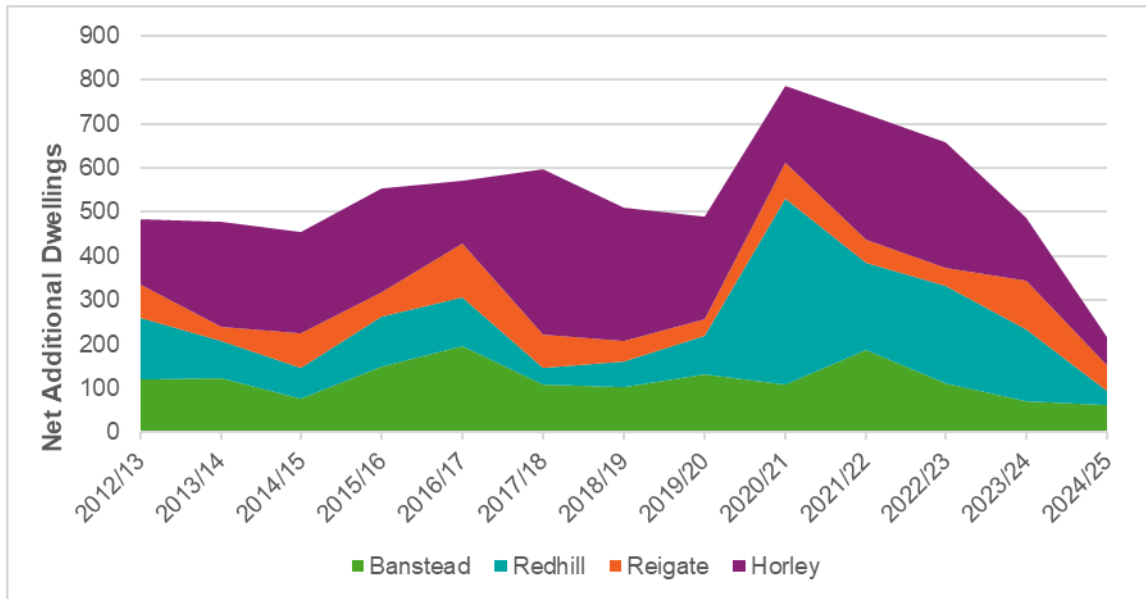


Figure 8: Area contribution to total net completions 2012 - 2025

3.2. Large Site Completion Rates

Large site (sites providing 10 or more units) completions represented 58.1% of all completions in 2024/25 – a decrease on the previous year from 75.4%.

Majority of completions delivered on sites of 10 or more dwellings came from Horley (34.4%) and Banstead (32.0%). Reigate delivered 19.2% large site completions, whilst Redhill saw the least large site completions with only 14.4%. This is contradictory to previous year when Redhill was leading the large site completions with 41.6%.

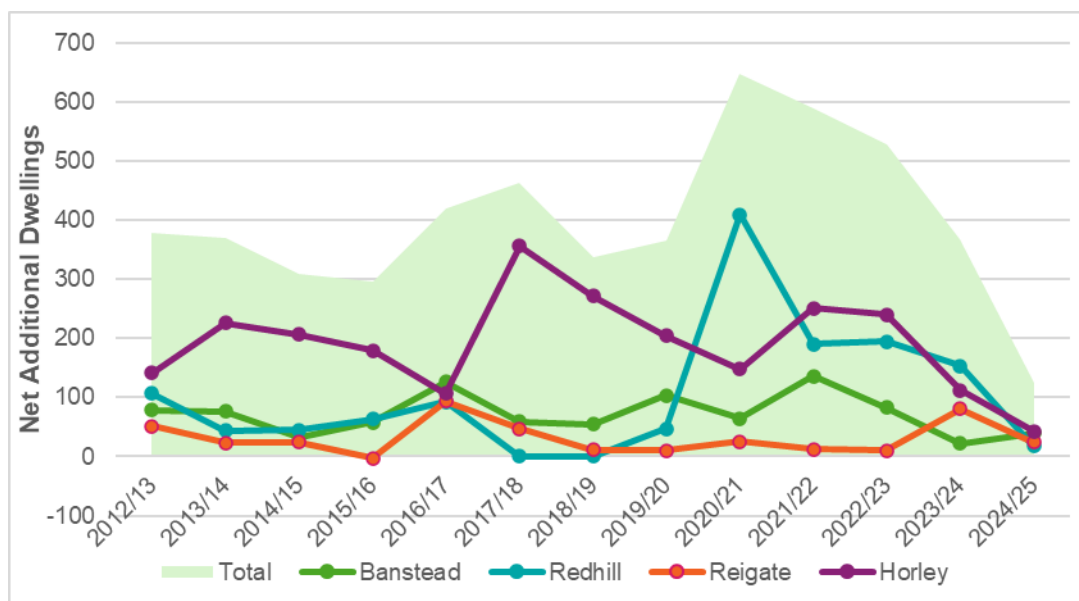


Figure 9: Large sites net completion trend 2012 - 2025

3.3. Small Site Completions

Over the last year, there has been an increase in the proportion of dwellings completed on sites with less than 10 units; 41.9% of dwellings within this monitoring period, compared to 24.6% previously. Figure 10 shows that most completions on small sites came from the Reigate area (36.7%), followed by Banstead (24.4%) and Horley (23.3%). The smallest proportion of small sites completions came from Redhill, with 15.6%.

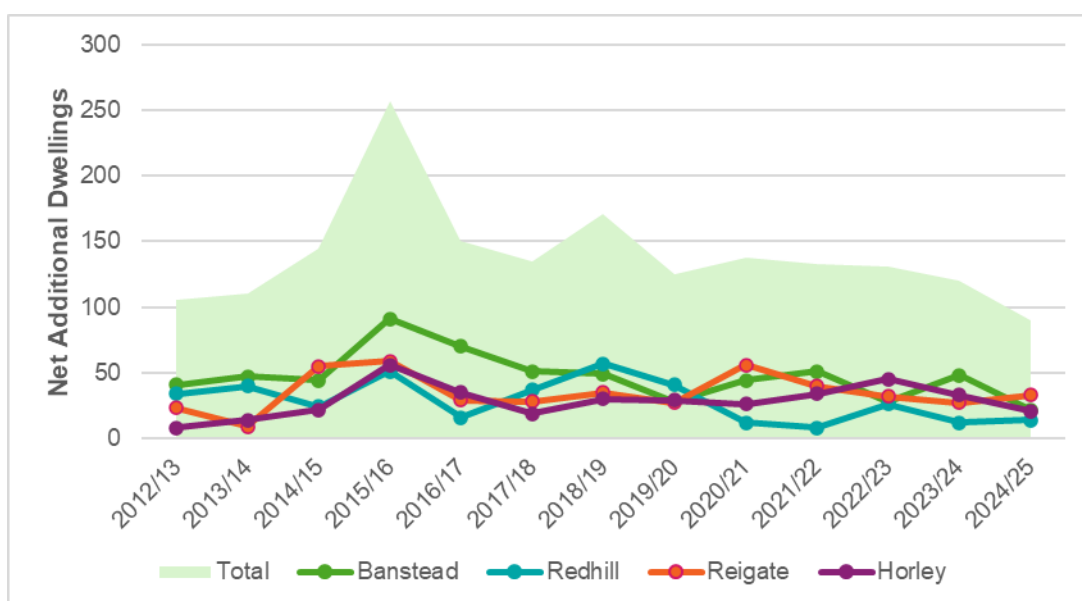


Figure 10: Small sites net completion trend 2012 - 2025

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. 78.1% 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 decrease in the percentage of dwellings built on PDL (from 78.1% to 75.6%). The majority of completions not on PDL came from the Horley North West Sector which was previously greenfield agricultural land (planning permission 04/02120/OUT) (37.3% of completions not on PDL); 28.4% of completions not on PDL came from back garden developments and the remaining completions were through conversion of agricultural buildings.

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%
2023/24	414	78.1%
2024/25	208	75.6%

Figure 11 shows that majority of completions on PDL (62.0%) came from the redevelopment of commercial/industrial land, further 33.2% from developments on residential land and the remaining 4.8% from redevelopments of leisure and community land.

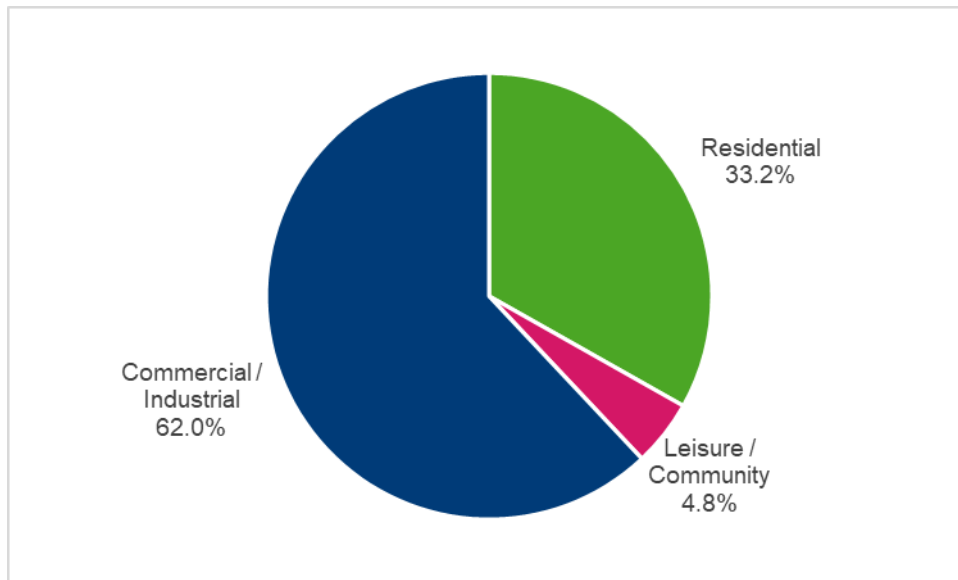


Figure 11: Previous land use of dwellings completed on PDL

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 urban areas with no specific policy designation (142 dwellings).

Sites located within green belt delivered 41 dwellings, largely due to reuse and adaptation of existing buildings, 27 dwellings were delivered within conservation areas and 25 dwellings came from allocated housing sites. The remaining 94 dwellings came from sites located within Rural Surrounds of Horley, Local shopping centres, Town centres, Area of Great Landscape Value, Employment areas and Residential areas of special character.

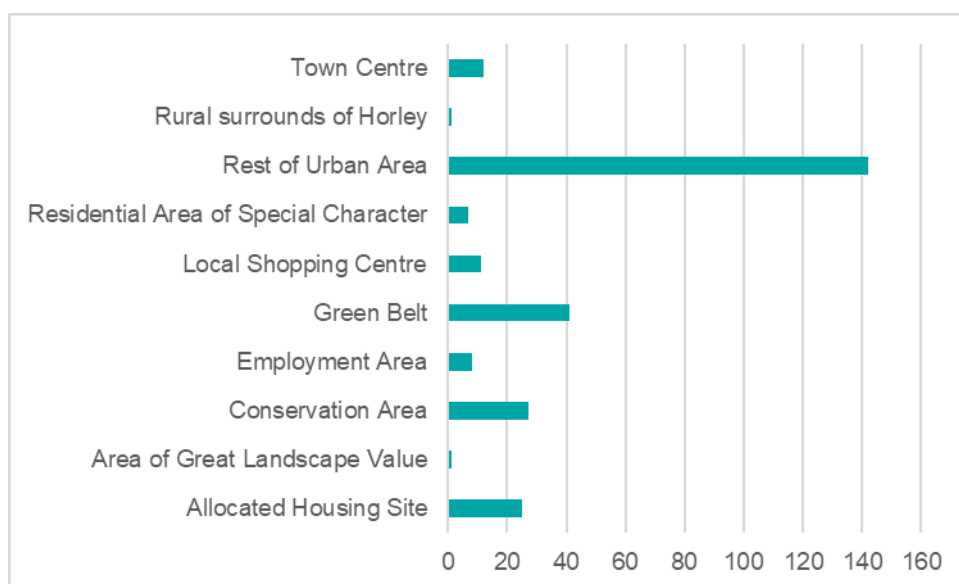


Figure 12: Policy designation of completed housing sites

Only 15.6% of gross 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 drop from the proportion delivered in the previous monitoring period (49.6%).

Similarly, 15.6% of gross dwellings completed within this monitoring period were on unallocated sites outside the urban area, most of which came from brownfield sites. Six dwellings coming from sites not classed as brownfield (previously developed) land, came from conversion of agricultural buildings.

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. Most notably 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 and Class AA allows construction of up to two storeys of flats above detached buildings in commercial or mixed use. In total, 911 dwellings have been completed in the borough via the prior approval route since 2013.

Table 5 below shows that during the 2024/25 monitoring period 68 dwellings granted via prior approval have been completed, representing 31.6% of the total net completions during 2024/25 monitoring period. Majority of the units granted via prior approval were completed in the Reigate area (25 units, 36.8%%); 27.9% were in Banstead (19 units); 26.5% were in Redhill (18 units) and 8.8% were in Horley (6 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
2023/24	90
2024/25	68
Total	911

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.

Nearly a half of all gross completions (48.0%) came from low density sites (sites with density under 40dph – dwellings per hectare), which is an increase from the previous year (37.5%). Conversely, completions on high density sites (sites with a density over 100dph) decreased from 53.4% last monitoring period to 21.5% during this monitoring period.

Table 6: Density of completions

	<40dph	40 – 60dph	60 – 100dph	100+dph
Number of Units	132	36	48	59
Percentage	48.0%	13.1%	17.5%	21.5%

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 Reigate was dominated by high density (over 100dph) developments. Surprisingly, Redhill had no high density (over 100dph) completions withing this monitoring period, with the completions spread evenly between the remaining three density categories.

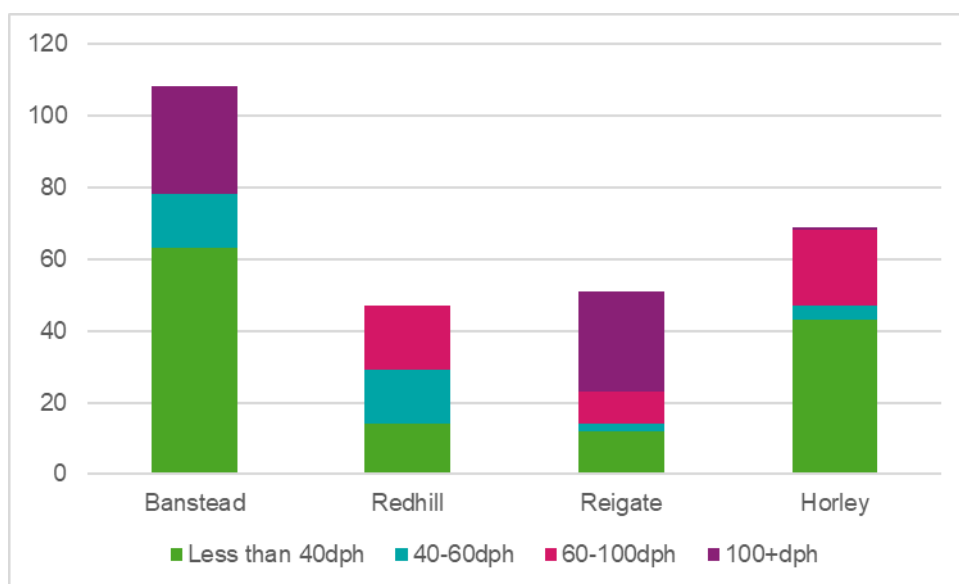


Figure 13: Density of completions by borough area

4.5. Dwelling Size and Type

Within this monitoring period, the split between completed houses and flats was relatively even, with 49.1% of completions being flats and 50.9% houses. See figure 14 below for details.

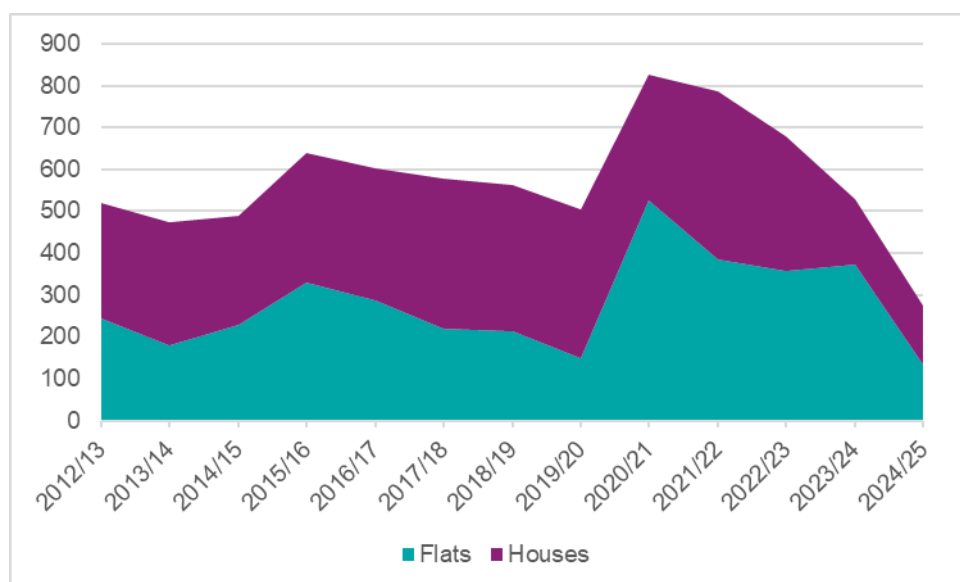


Figure 14: Breakdown by dwelling type (2012 - 2025)

Table 7 shows that Redhill and Reigate delivered majority of dwellings as flats during this monitoring period (72.3% and 66.7%, respectively). In Banstead, the completions were

more evenly spread with just over a half (50.9%) of completed dwellings delivered as flats. Horley was the only area where houses dominated with 82.6% of all completions.

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

	Flats	Houses
Area 1 - Banstead	55 (50.9%)	53 (49.1%)
Area 2a - Redhill	34 (72.3%)	13 (27.7%)
Area 2b - Reigate	34 (66.7%)	17 (33.3%)
Area 3 - Horley	12 (17.4%)	57 (82.6%)

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 with the 2019 Housing Needs Assessment (HNA), which 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%

The 2019 Housing Needs Assessment was updated in July 2024 with the following recommendations:

Table 9: 2024 Housing needs assessment recommendations

	Affordable Rented	Affordable Home Ownership	Market Housing
1 bedroom	30-35%	25-30%	10%
2 bedrooms	30-35%	40-45%	30-35%
3 bedrooms	25-30%	20-25%	35-40%
4+ bedrooms	10-15%	5-10%	20-25%

Given that all completions within this monitoring period came from developments consented prior to the 2024 Housing Needs Assessment (HNA) update, table 10 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 10 shows, that within the last twelve months, 58.5% of all market housing completions were smaller 1 and 2 bedroom dwellings (compared to 30% HNA recommendations) and 41.5% 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 (38.5%) came from sites granted via prior approval, where the Council cannot enforce recommended housing mix.

Table 10: Market Housing completions by size compared to 2019 HNA recommendations

	Completions 2023/24	2019 HNA Market Housing Recommendation
1 bedroom	31.6%	5%
2 bedrooms	26.9%	25%
3 bedrooms	19.6%	40%
4+ bedrooms	21.8%	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 new home supply within Redhill, Reigate and Banstead. Horley had a more even split between smaller and larger properties, delivering slightly more larger units (55.1%).

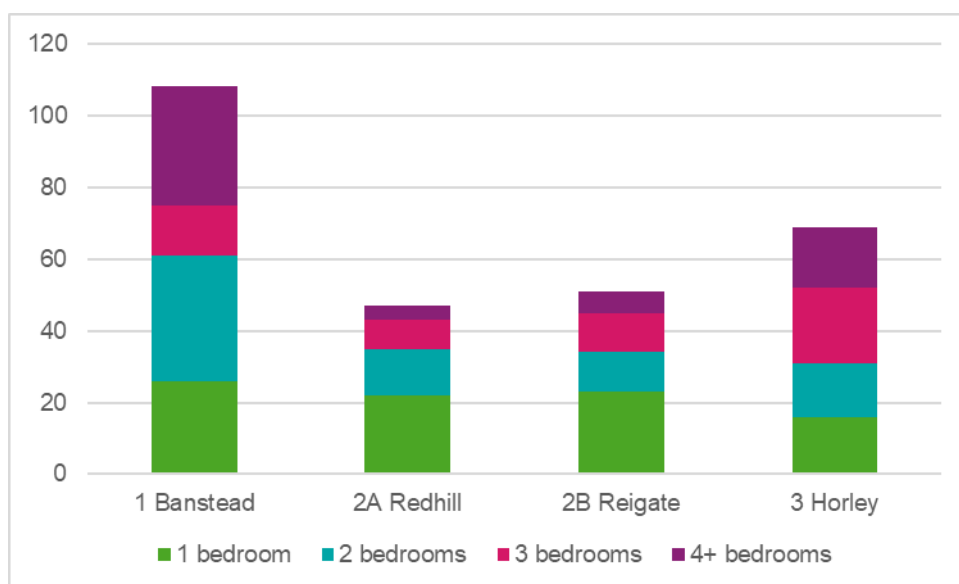


Figure 15: Completed dwelling size by borough area

4.6. Affordable Housing

As can be seen from table 11, no affordable dwellings have been delivered within this monitoring period. 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 1,300 units delivered since 2012. So far, 1,172 units of affordable housing have been delivered.

Table 11: Affordable housing completions summary

Affordable Completions	Affordable Demolitions
0	0

The downturn in affordable housing provision within RBBC reflects a national trend with the numbers of affordable housing starts during 2022/23 falling to their lowest for seven years, according to latest government figures ([The Planner](#)). This has in part been driven by increased construction costs, higher interest rates and reduced government funding for affordable housing programmes (House of Commons Library Affordable housing in England 16 July 2024).

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 assessment of affordable housing needs is provided in the 2019 Housing Needs Assessment and the Council's 2020 Affordable Housing SPD. This identified the need to provide 62% rented and 38% other affordable home ownership products. The 2024 Housing Needs Assessment updated these recommendations to 75% social / affordable rented and 25% affordable home ownership.

As can be seen from figure 16 below, in total, 1,172 gross units of affordable housing have been delivered since the start of the plan period in 2012/13 (544 units of social/affordable rented properties and 628 units of affordable ownership properties). This equates to 46% of social / affordable rented properties and 54% of affordable ownership homes.

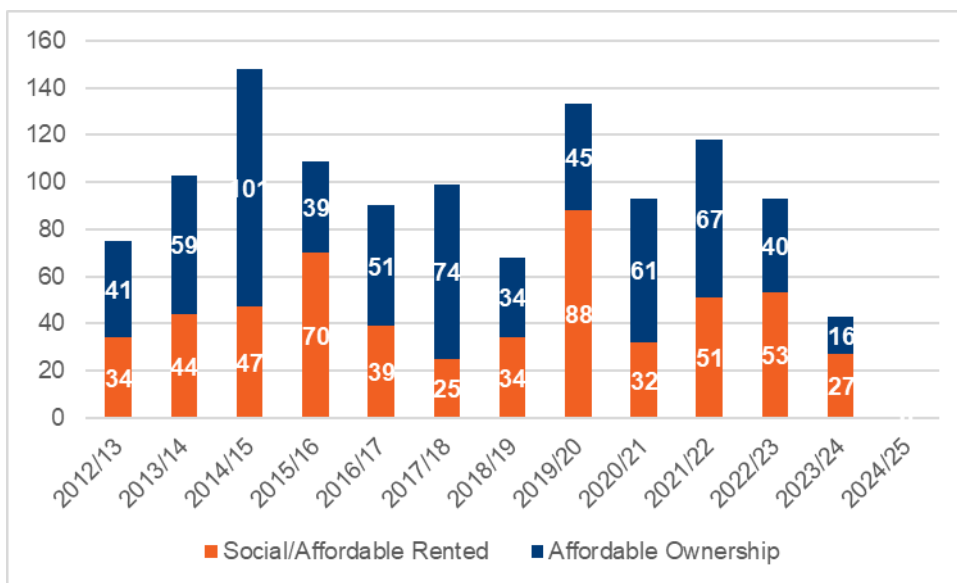


Figure 16: Affordable housing completions trend (gross)

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

5.1. Number of New Permissions

Within the last twelve months, 81 planning permissions resulting in a gain or loss of residential dwellings were approved; these have the potential to deliver 333 net dwellings.

Excluding sites which were subsequently substituted (3 planning permissions, 4 net dwellings) and sites that are unlikely to be deliverable (2 planning permissions, 3 net dwellings), 76 planning permissions (326 net dwellings) were granted in this monitoring period.

As can be seen from table 12, the majority of net dwellings (52.5%) have been permitted on large sites within this monitoring period. Redhill saw the largest proportion of newly permitted net dwellings (50.6%) with Banstead and Reigate following with 21.8% and 16.6%, respectively. Within this monitoring period, Horley permissions accounted for 11.0% 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)	17 (17 gross)	133 (134 gross)	21 (21 gross)	0 (0 gross)	171 (172 gross)
Small (<10 units)	54 (64 gross)	32 (36 gross)	33 (38 gross)	36 (39 gross)	155 (177 gross)
All sites	71 (81 gross)	165 (170 gross)	54 (59 gross)	36 (39 gross)	326 (349 gross)

5.2. Sources of New Permissions – Previous Land Use

Of those not subsequently substituted or excluded for deliverability reasons, 84.5% of gross dwellings permitted within 2024/25 were on sites that were either commercial/ industrial (62.2%) or residential (22.3%) (see figure 17). 166 units can be attributed to office to residential, industrial to residential, agricultural to residential or retail to

residential permitted development rights.

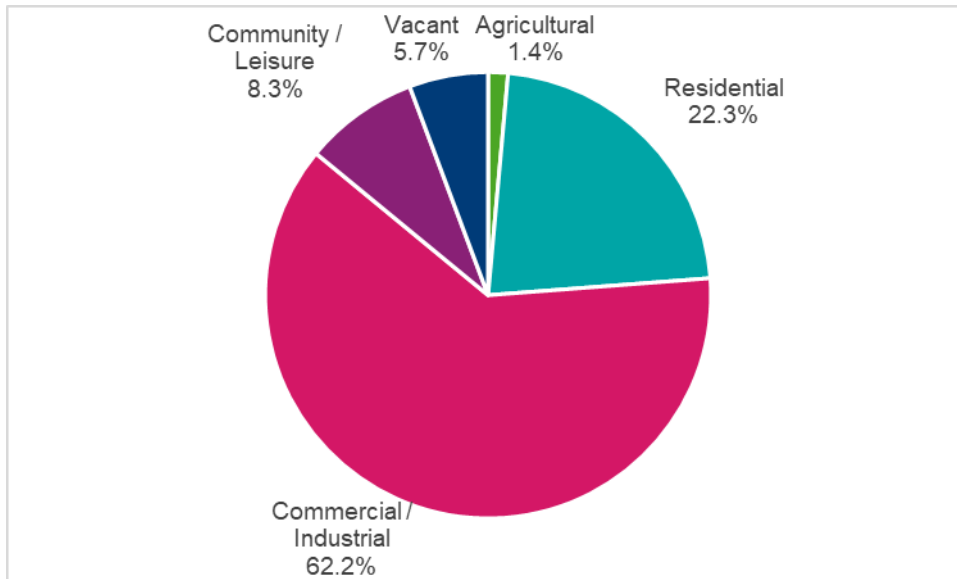


Figure 17: Previous land use of new permissions

5.3. Sources of New Permissions – Designation

Of those, not subsequently substituted or excluded for deliverability reasons, most of the gross new dwellings permitted in this monitoring period (166 dwellings; 47.6%) came from the town centre sites (see figure 18). This is followed by sites within urban areas with no specific designation (129 dwellings, 37.0%).

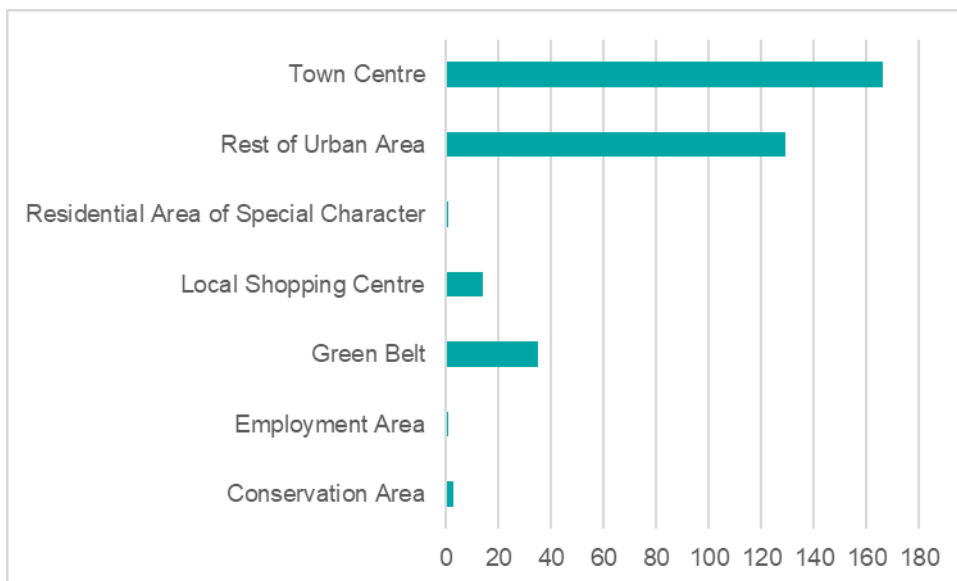


Figure 18: Policy designation of new permissions

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 or excluded for deliverability reasons) were on high density sites with a density of more than 100 dwellings per hectare (dph) (55.6%). Low density sites under 40dph represented 36.7% of new gross dwellings, followed by sites with 60 – 100dph (8.0%) and sites with 40 – 60dph (3.7%).

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

	<40dph	40 – 60dph	60 – 100dph	100+dph
Number of Units	128	13	28	180
Percentage	36.7%	3.7%	8.0%	51.6%

5.5. Dwelling Type and Size

Majority (71.3%) of the permitted (gross) dwellings (excluding permissions subsequently substituted and those excluded for deliverability reasons) within the last twelve months were for 1 or 2 bedroomed properties (47.1% 1 bedroom and 24.1% 2 bedroom). See table 14 for details.

Table 14: Size and type of newly permitted dwellings

	Flats	Houses	Total
1 bedroom	162	2	164
2 bedrooms	57	27	84
3 bedrooms	4	39	43
4+ bedrooms	1	56	57
Total	224	124	348

Table 15 shows that within Redhill, Reigate and Horley, majority of new permitted dwellings were flats (84.7%, 64.4% and 60.5%, respectively). Banstead experienced greater proportion of houses being permitted within this monitoring period (76.5%).

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

	Flats	Houses
Area 1 - Banstead	19	62
Area 2a - Redhill	144	26
Area 2b - Reigate	38	21
Area 3 - Horley	23	15

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, applications subsequently substituted and those excluded for deliverability reasons, two schemes over 11 units were granted planning permission during this monitoring period (see table 16 for details). In addition, one smaller scheme for 100% affordable housing put forward by the Raven Housing Trust has also been granted permission during this monitoring period (23/00817/F for 4 units).

Table 16: Affordable housing provision on newly permitted sites

Planning permission	Comments
23/02015/F for 17 units	In line with the DMP Policy DES6, this scheme will provide 5 units of affordable housing (30%).
22/02067/F for 11 units	The applicant is proposing 100% of the dwellings as affordable housing. To accord with DMP Policy DES6, only 30% (3 units) 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.

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.

As of 31 March 2025, there were 25 applicants on the Register, including 24 individuals and one group of three people.

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 9 which runs up to 30th October 2024.

Between 31 October 2023 and 30 October 2024 (the most recent whole base period prior to 31 March 2025), the Council approved 28 applications for self-build properties (in addition to approvals across previous three years), easily fulfilling the government's requirement that equivalent permissions per base period are provided within three years of the given base period ending. Nb: There were 8 people on the Register in the 6th base period (31 October 2020 to 30 October 2021), relevant to this assessment (though there are now five, due to removals of some registrants in accordance with the General Data Protection Regulations).

Table 17: Number of eligible applicants accepted to (and providing permission to remain on post-3 years' request) the Self and Custom housebuilding register at 31 March 2025: bases 1 to 10

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)	0
31 Oct 19 – 30 Oct 20 (Base 5)	2 (1 + 1 group)
31 Oct 20 – 30 Oct 21 (Base 6)	5
31 Oct 21 – 30 Oct 22 (Base 7)	1
31 Oct 22 – 30 Oct 23 (Base 8)	1
31 Oct 23 – 30 Oct 24 (Base 9)	4
31 Oct 24 – 31 Mar 25 (part base 10)	3
Total number of individuals on the register (at 31 Mar 2025)	25

7. Housing Supply & Delivery Position

7.1. Five Year Housing Requirement

Paragraph 78 of the 2024 National Planning Policy Framework (NPPF) states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where strategic policies are more than five years old (unless these strategic policies have been reviewed and found not to require updating – footnote 39). 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 8 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 and again on 28th March 2024, 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 2025 national Planning Practice Guidance (PPG) for Housing Supply and Delivery (Paragraph 020 Reference ID: 68-029-20240205) 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 2025 PPG for Housing Supply and Delivery (Paragraph 026 Reference ID: 68-035-20190722) 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. PPG for Housing for Older and Disabled People (Paragraph 016a Reference ID: 63-016a-20190626) then advises that 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 (currently 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, 7,006 net dwellings were completed within the borough (equating to an annual average completion of 539 units). The overall plan completions have now exceeded the Core Strategy housing requirement of 6,900 dwellings between 2012 – 2027 by 106 dwellings.

Table 18: Summary of housing delivery 2012 - 2025

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%

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		
2022/23	587	93	680	64	616	43	0	43	659	43.3%
2023/24	487	43	530	42	488	0	0	0	488	6.1%
2024/25	275	0	275	21	254	9	48	-39	215	-53.3%

*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	5,980	7,006	539	1,026	101.5%	N/A

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.

Table 19 above shows that since the beginning of the Core Strategy plan period, the Council has delivered 1,026 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

December 2024 NPPF (paragraph 78) and the PPG (Paragraph 013 Reference ID: 68-023-20241212) advise that to have a realistic prospect of achieving the planned level of housing supply, the local planning authority should always add an appropriate buffer, applied in the first 5 years (including any shortfall), bringing forward additional sites from later in the plan period. This will result in a requirement over and above the level indicated by the strategic policy requirement or the local housing need figure.

Buffers are not cumulative, meaning that an authority should add one of the following, depending on circumstances:

- 5% - the minimum buffer for all authorities, necessary to ensure choice and competition in the market; or
- 20% - the buffer for authorities where delivery of housing taken as a whole over the previous 3 years, has fallen below 85% of the requirement, as set out in the last published Housing Delivery Test results; or
- From 1 July 2026, 20% where a local planning authority has a housing requirement adopted in the last five years, which was examined against a version of the National Planning Policy Framework published before 12 December 2024, and where their annual average housing requirement is less than 80% of the most up to date local housing need figure as calculated using the standard method, set out in national planning guidance.

As summarised in chapter 1.1, Reigate & Banstead scored 181% at the latest Housing delivery test results published in December 2024. With the additional 20% buffer not coming into force until July 2026, this Housing Monitor will therefore add 5% buffer to the 5YHLS requirement.

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	1,026
4. Overall Housing Requirement (1 + 2 - 3)	1,389

As shown in table 20 above, the overall five year housing requirement is therefore 1,389 units (annual requirement of 278 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 70 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 1,183 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. 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 2030, taking into consideration any phasing plans, is therefore 0 net additional units.

Windfall Allowance

The revised NPPF 2024 (paragraph 75) 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.

Please note that as a part of our new Local Plan evidence preparation, to ensure our proposed windfall allowance is robust and justified, we have updated our records to exclude any sites that have featured in our latest version of HELAA as well as previous versions, from our windfall supply. These sites would include sites with planning permission that have originally been recorded as windfalls but have since been included in the HELAA. For this reason, the data in table 22 below will differ from that published in the previous Housing Monitors.

Table 22: Windfall dwellings permitted and completed during plan period

Financial Year	Net dwellings permitted (excluding permissions substituted or lapsed)	Net dwellings completed
2012/13	144	166
2013/14	331	132
2014/15	177	175
2015/16	114	295
2016/17	91	225
2017/18	115	103
2018/19	135	112
2019/20	389	80
2020/21	293	248
2021/22	251	180
2022/23	206	244
2023/24	214	200
2024/25	271	188
Total	2,731	2,348
Average total per annum	210	181

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 22 above, a total of 2,731 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 210 dwellings, totalling 1,050 dwellings for the five year period.

During the same period, a total of 2,348 net dwellings have been completed on windfall sites, equating to an annual average of 181 (905 dwelling in the five year period).

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 **1,558 net additional dwellings** over the next five years. This represents a **5.60 years' supply** against the Core Strategy requirement.

Table 23: Summary of current Five Year Land Supply at April 2025

Source	
1. Sites with planning permission	1,183
2. Sites without planning permission	0
3. Specific Deliverable Sites (1 + 2)	1,183
4. Windfall allowance	375
5. Total Five Year Supply (3 + 4)	1,558
6. Annualised Housing Requirement	460
7. 5% Buffer	23
8. Annualised over/under supply	-205
9. Total annual requirement (6 + 7 +8)	278
10. Equivalent years supply (5 / 9)	5.60

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 (SUEs) 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 2026

Source	
1. Sites with planning permission	941
2. Sites without planning permission	0
3. Specific Deliverable Sites (1 + 2)	941
4. Windfall allowance	375
5. Total Five Year Supply (3 + 4)	1,316
6. Annualised Housing Requirement	460
7. 5% Buffer	23
8. Annualised over/under supply	-191
9. Total annual requirement (6 + 7 * 8)	292
10. Equivalent years supply (5 / 9)	4.51

Table 23 shows that as of April 2025, the Council can maintain a five year land supply. Table 24 predicts that in April 2026, the Council's housing land supply will fall below the required five years.

Therefore, in accordance with DMP Policy MLS1, the allocated sustainable urban extension sites are now released for development.

The Council has maintained continuous dialogue with the SUEs developers. With the sites now released for development, it is anticipated that number of planning applications will be made to the Council imminently. This is in addition to several SUEs planning applications already submitted and currently awaiting determination. This additional supply will assist the Council in maintaining the 5YHLS position going forward.

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), updated 12 December 2024, and should be read alongside the National Planning Policy Framework (NPPF) December 2024. The PPTS (Annex 1 “Glossary”) defines “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 or permanently, and all other persons with a cultural tradition of nomadism or of living in a caravan, 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 or permanently, but excludes Gypsies and Travellers as defined above.*”

For the purposes of planning policy, “pitch” means an area provided to accommodate one household on a “gypsy and traveller” site. A “plot” means an area for one household and its equipment on a “travelling showpeople” “yard”.

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

The requirement to set targets in local 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.” Policy CS16 also includes criteria against which to assess applications for new pitches and plots on unallocated sites (this is referenced in DMP Policy GTT1). The Council adopted its Development Management Plan (DMP) on 26 September 2019 and was subsequently reviewed on 24 September 2024, which confirmed that it remains up to date and effective for managing development in the borough.

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 10(c) makes clear that pitch and plots 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 measured against our locally set pitch target. This plan-led approach to pitch provision is important to help ensure that new traveller housing is planned and provided in suitable, sustainable locations. This Housing Monitor chapter sets out the Council’s 5-year supply of pitches and plots against its adopted targets set out in the DMP 2019.

PPTS (Policy H “Determining planning applications for traveller sites” paragraph 28) states that if a local planning authority cannot demonstrate an up-to-date 5 year supply of deliverable sites, the provisions in paragraph 11(d) of the NPPF apply.

Monitoring of pitch supply against identified local plan targets will therefore inform the consideration of planning applications and appeals where lack of pitch or plot supply relative to locally identified targets, 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 for gypsy and traveller pitches and Travelling Showperson's plots

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 interview surveys) was completed (reported at GTAA 2017, paragraph 2.5).

Need for gypsy and traveller pitches

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

As set out at DMP paragraph 3.2.8, the DMP pitch targets, taken from the 2017 GTAA, include the pitch needs of those gypsy and traveller households who did not meet the 2015 PPTS planning definition of a traveller (which at the time excluded people who had ceased travelling permanently), or those households where this was unknown or uncertain, in recognition of the Council's wider equalities obligations and duty to plan for culturally appropriate housing to ethnically defined Irish, Romany and Scottish travellers, and for those travellers who may have permanently ceased travelling but who may want to live in a caravan as culturally-appropriate housing.

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 2015 national planning policy definition of "traveller" to be discriminatory. As mentioned at section 8.1, the PPTS was subsequently revised in December 2024 and includes an amended definition.

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	2.13

Therefore, the Gypsy and Traveller pitch need for 1 April 2025 to 31 March 2030 (years 10 -14) would be 1 year x 0.8 pitches + 4 years x 1 pitch = 4.8 pitches, with annualised average need of 0.96 pitches.

This year's 5-year pitch / plot monitoring period (for 2025 – 2030 i.e. years 10 – 14) extends three years beyond the end of the current Local Development Management Plan period (ending 2027), and therefore the end of the local plan-set pitch and plot targets. The whole 5-year period is however, still within the GTAA's needs assessment, period 2016 – 2031 (see Table 25 above).

As referred to in the DMP paragraph 3.1.6, years 12-15 of the GTTA are beyond the DMP's plan period, but still within the GTAA's needs assessment period, 2016 – 2031. Therefore, as a locally assessed survey of need in the borough, we will use the assessed pitch and plot needs reported in the DMP (paragraph 3.1.6) and R&B's GTAA 2017 (Figure 10) from the Council's local assessment of need. The figures in Table 25 are taken from Figure 10 of the R&B GTAA 2017.

Need for Travelling Showperson's plots

The Travelling Showpeople plot need for **01 April 2025 to 31 March 2030** (years 10 – 14 inclusive) is 5 x 0.4 plots = **2 plots**, with **annualised average need across 5 years of 0.4 plots**.

Table 26: Identified need for Travelling Showpeople plots (2016 - 2031)

Source: DMP Policy GTT1 Table 7 and R&B's GTAA (July 2017) Figure 13

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	0.47

8.3. Supply

Gypsy and Traveller pitch supply

The DMP identifies and allocates land to contribute to meeting the local plan-set targets for pitches and plots as required by PPTS. This five-year supply position statement sets out “*deliverable*” sites contributing towards meeting these local plan 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 2025 and considers the supply of land for pitches and plots for five years from 1 April 2025 to 31 March 2030, as set out in Tables 28 and 29.

As set out in PPTS 2015 (paragraph 10(a) 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 Local Plan DMP for “approximately 4 pitches”, and is no longer designated as Green Belt, the site is considered to be “deliverable” for approximately 4 pitches; in that it offers a suitable location for development, is available 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 - 2030

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 2030	Total 1 April 2016 – 31 March 2030
No of pitches granted permanent planning permission	31	4 (to 31 March 2025)	4 (Kents Field, Policy GTT1 site allocation G12)	Currently unknown but at least 35

Please note: this excludes two permanent pitches which were granted planning permission during the period April 2016 to March 2025 (July 2019 and October 2022), 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 the 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 (which excludes 2 further 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 9 year period (i.e. 1 April 2016 to 31 March 2025), of 26.2 pitches. The supply of permanent approved pitches has in fact exceeded the full 15-year pitch requirement of 32.

National Planning Guidance (PPG "Housing Supply and Delivery" Paragraph: 023 Reference ID: 68-032-20190722; Revision date: 22 07 2019) 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, and as with definitions of "deliverable and developable" applies to pitches and plots as well as to bricks and mortar housing.

Table 28: Calculation of Five-Year Land Supply of deliverable land for Gypsy and Traveller pitches 1 April 2025 – 31 March 2030

		Total number of pitches	Annual average
A	Oversupply between 1 st April 2016 and 31 st March 2025	8.8	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 10 – 14) 1 st April 2025 – 31 st March 2030 (see table 25)	4.8	0.96
D	Number of years' pitch supply against need = (A + B) / C (8.8 + 4) / 0.96 (1 st April 2025 – 31 st March 2030)	13.33	N/A

Considering the supply of **35 approved permanent pitches against the local need pitch target for 2016-2025 of 26.2**, there was an **oversupply of 8.8** approved permanent pitches over this period. Given this “oversupply” of 8.8 approved permanent pitches against the local pitch target for years 2016 – 2025, and the allocation for “approximately” 4 pitches at Kents Field (site allocation GTT1 G12) against the need for 4.8 additional permanent pitches in the 5-year period 1 April 2025 to 31 March 2030, the Council has demonstrated a **13.33 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 2015 PPTS “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 which is in line with the revised 2024 PPTS definition.

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.

Whilst it is not universal practice for local planning authorities to exclude from the “supply side” permanent pitch consent granted personally to households who have moved into the borough since the G&T Needs survey, we have chosen to, to reflect that the borough’s 5-year supply is measured against the local plan target, which was based on the needs identified in the 2016 survey. Additionally, the site/s would revert back to the previous use if the household/s moved away.

Travelling Showperson’s plot supply

The DMP allocated 5 plots to meet the needs to the end of the plan period (2027), four of which have been implemented. Since the GTAA surveys of April 2016, the Council has approved permanent permission for four additional permanent **travelling showperson plots** in the borough. In addition, the single plot **Site Allocation G9a “Land south of Fairacres, Axes Lane, Salfords (0.14ha)”** 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 site G9a, 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.

Table 29: Calculation of Five Year Land Supply of deliverable land for Travelling Showpeople plots (as of 1st April 2025)

		Total	Annual
A	Plots needed 1 st April 2016 – 31 st March 2025 (Years 0 – 9) 3 plots + 1.6 (i.e. 4 years x annual average plot requirement for this period of 0.4)	4.6	N /A
B	Plots granted permission 1 st April 2016 – 31 st March 2025	4	N/A
C	Undersupply of plots between 1 st April 2016 and 31 st March 2025 (B - A)	-0.6	N/A
D	Deliverable supply for next 5 years 1 st April 2025 – 31 st March 2030 (DMP site allocation G9a – Land south of Fairacres, Axes Lane, Salfords)	1	N/A
E	Total supply including previous undersupply (C + D)	0.4	N/A

		Total	Annual
F	Plot Need for next 5 years 1 st April 2025 – 31 st March 2030 5 years x 0.4 plots	2	0.4
G	Number of years' supply against need E / F (0.4 / 0.4) (1 st April 2025 to 31 st March 2030)	1	N/A

8.4. Conclusion

The Council has a **13.33 years' supply of deliverable land for traveller pitches** as of 1st April 2025, and a **1 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:** UK House Price Index reports that within the 2024/25 monitoring period, there was an 1.01% increase in the average house price within Reigate & Banstead (from £476,962 to £481,790).
- **Affordability:** The affordability ratio has decreased from 13.41 to 11.60, meaning the average (median) house price in the borough now represents 11.60 times of the average (median) gross annual workplace-based income.
- **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.
- **Completions:** Within the last twelve months 215 net additional dwellings were completed (including C2 older people's care and nursing homes), this is below the Council's annualised target of 460 dwellings per annum, however the overall Core Strategy requirement of 6,900 dwellings between 2012 – 2027 has now been exceeded with completions to date totalling 7,006 dwellings. No affordable housing has been completed within this monitoring period.
- **Previously Developed Land (PDL):** Within the last twelve months 75.6% of completed properties were built on previously developed land, this is above the 50% target set out in Core Strategy Policy CS10.
- **New Permissions:** Within the past twelve months 76 sites were granted planning permission, equating to 326 net dwellings.
- **Five Year Housing Land Supply:** The current, deliverable 5YHLS as of 01 April 2025 is 1,558 net additional dwellings, equating to a 5.60 years' supply against the Core Strategy requirement. The predicted supply as of 01 April 2026 is 1,316 net additional dwellings, equating to a 4.51 years' supply. In accordance with the DMP Policy MLS1, the sustainable urban extension sites are therefore released for development.
- **Five Year Supply of Deliverable Land for Gypsies, Travellers and Travelling Showpeople Accommodation:** As of 1st April 2025, the Council can demonstrate a 13.33 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
21/02485/OUT	Collingwood Batchellor, 46 - 48 Victoria Road, Horley, Surrey, RH6 7QE	34
21/02289/OUT	1-12 Copthorne, Brighton Road, Burgh Heath, Surrey, KT20 6BQ	-3
18/00240/F	39 Woodmansterne Street, Woodmansterne, Surrey, SM7 3NQ	1
15/00556/F	Redstone Hall, 10 Redstone Hill, Redhill, Surrey, RH1 4BP	13
17/02409/F	13 Hornbeam Road, Reigate, Surrey RH2 7NN	1
20/00694/F	17 The Driftway, Banstead, Surrey, SM7 1LX	1
22/02329/F	Gatton Park Court, 117 - 129 Gatton Park Road, Redhill, Surrey, RH1 2EB	1
22/00138/F	17 Powell Gardens, Redhill, Surrey, RH1 1TQ	2
19/00715/F	Rear Of 4-10 Church Street, Reigate, Surrey, RH2 0AN	6
22/01816/F	Mitchells Of Horley Ltd, Victory Works, 1 - 9 Station Road, Horley, Surrey, RH6 9HW	10
20/00371/F	Lomond, Horse Hill, Horley, Surrey, RH6 0HN	1
22/00170/F	23 The Close, Horley, Surrey, RH6 9EB	1
22/01771/F	30 Avenue Gardens, Horley, Surrey, RH6 9BS	1
23/02499/F	Axes Manor, New House Lane, Salfords, Surrey, RH1 5RA	1
Total Undeliverable		70

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 2025	Net deliverable by 31 March 2030
Under construction	Area 1 - Banstead	78	72	72
	Area 2a - Redhill	34	34	34
	Area 2b - Reigate	50	50	50
	Area 3 - Horley	30	30	30
Not implemented	Area 1 - Banstead	71	71	71
	Area 2a - Redhill	30	30	30
	Area 2b - Reigate	24	24	24
	Area 3 - Horley	64	64	64
Total net deliverable on small sites (less than 10 units) with planning permission in the Five Year Supply				375

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 2025	Net deliverable by 31 March 2030
Under construction	Area 1 - Banstead	32	17	17
	Area 2a - Redhill	192	192	192
	Area 2b - Reigate	28	18	18
	Area 3 - Horley	1,557	185	185
Not implemented	Area 1 - Banstead	17	17	17
	Area 2a - Redhill	160	160	160
	Area 2b - Reigate	50	50	50
	Area 3 - Horley	29	29	29
Total net deliverable on large sites (more than 10 units) with planning permission in the Five Year Supply				668

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

Implementation status	Borough area	Net permitted	Net remaining @ 01 April 2025	Net deliverable by 31 March 2030
Under construction	Area 1 - Banstead	179	179	29
	Area 2a - Redhill	-2	-2	-2
	Area 2b - Reigate	12	12	12
	Area 3 - Horley	0	0	0
Not implemented	Area 1 - Banstead	40	40	40
	Area 2a - Redhill	64	64	64
	Area 2b - Reigate	-3	-3	-3
	Area 3 - Horley	0	0	0
Total net deliverable on C2 sites with planning permission in the Five Year Supply				140

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 2025	Total net remaining @ 1 April 2025	Net Deliverable by 31 March 2030	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 February 2026.
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 Vision Construct 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. The construction on site is under way with the developer anticipating completion by the end of 2025.
Station Yard, Waterhouse Lane, Kingswood, Surrey, KT20 6EN	Planning permission 16/01777/F Under construction	18	15	3	3	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.	Majority of units has been completed. Developer indicated the remaining three units are due to complete August / September 2025.
8 Brighton Road, Hooley, Surrey, CR5 3EB	Planning permission 20/00829/F Under construction	9	0	9	9	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Enzos Homes.	No evidence identified to suggest that this planning permission will not be implemented. Number of conditions discharged November 2022 – December 2023. Units are now on sale online.
Land Parcel Opposite 21 To 21C, Wellesford Close, Banstead, Surrey	Planning permission 23/02015/F Not started	17	0	17	17	Yes	No	No	Planning permission granted December 2024.	The development is 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 Shanly Homes.	No evidence identified to suggest that this planning permission will not be implemented. Several 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 2025	Total net remaining @ 1 April 2025	Net Deliverable by 31 March 2030	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
16 Holly Hill Drive, Banstead, Surrey, SM7 2BD	Planning permission 21/01908/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 September 2024 (CIL Commencement Notice).
38 High Street, Banstead, Surrey, SM7 2LU	Planning permission 23/02632/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 Sampark Banstead Ltd.	No evidence identified which suggests that this planning permission will not be implemented. Site visit indicates site under construction.
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).
Huntersfield Farm, Fairlawn Road, Banstead, Surrey, SM7 3AU	Planning permission 22/02493/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 Earlswood Homes.	Developer previously confirmed demolition has been completed and groundworks are programmed to commence in June 2024. The units are expected to be completed by Summer 2025. Units are on sale online, ready to move in Summer 2025.
Annexe Known As The Barn, Boundary Farm, 33 Woodmansterne Lane, Woodmansterne, Surrey, SM7 3EY	Planning permission 21/00363/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 Redwood Land Investments Ltd.	Developer indicated works on site commenced February 2024 with anticipated completion April 2025.
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 being developed by Property Vc Limited.	Works on site commenced October 2022 with site demolition. Developer is currently looking to submit a new planning application for scheme which is more in keeping with the surrounding area.
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. Agent suggested site is due to complete in coming months.
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. Developer indicated anticipated completion December 2025 / January 2026.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2025	Total net remaining @ 1 April 2025	Net Deliverable by 31 March 2030	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
Former Little Manor, Larch Close, Kingswood, Surrey	Planning permission 21/01260/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 Veda Homes.	No evidence identified which suggests that this planning permission will not be implemented. Section 73 application approved February 2024. Several conditions discharged May – June 2024. Further S73 application approved October 2024 indicates construction on site commenced June 2024.
Josil, Waterhouse Lane, Kingswood, Surrey, KT20 6DT	Planning permission 22/02835/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 Macar Bespoke (WHL) Ltd.	Permission for 3 gross units has been allowed on appeal in April 2024. Work on site commenced May 2024 (CIL Commencement Notice). One unit now completed.
Longshaw Stables, Hazelwood Lane, Chipstead, Coulsdon, Surrey, CR5 3QU	Planning permission 22/01084/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. Several conditions approved Jun – Sep 2023. Work on site commenced April 2024 (CIL Commencement Notice).
Phoenix House, Sandown Road, Coulsdon, Croydon, Surrey, CR5 3HR	Planning permission 20/01826/PAP & 20/01999/PAP 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 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. Google images from September 2024 show site under construction.
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). Developer confirmed site is expected to complete Autumn 2025.
134 Brighton Road, Hooley, Surrey, CR5 3EF	Planning permission 19/01890/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 Peak Residential Ltd.	Developer confirmed construction on site commenced December 2023 and it is anticipated to take around 18 months to complete.
68 Brighton Road, Hooley, Surrey, CR5 3EE	Planning permission 22/02147/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 Junction 7 Residential Limited.	No evidence identified which suggests that this unimplemented planning permission will not be implemented. Two conditions discharged March – August 2023. Works commenced January 2025 (CIL Commencement Notice).
Heysham, Church Lane, Hooley, Coulsdon, Surrey, CR5 3RD	Planning permission 21/02145/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 have been identified. The site is being developed by Smitham Residences Ltd.	Works commenced December 2023 (CIL Commencement Notice).

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The Orchard, Garden Walk, Hooley, Surrey, CR5 3RE	Planning permission 23/02650/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 June 2024 (CIL Commencement Notice).
2-4 Station Approach, Tadworth, Surrey, KT20 5AE	Planning permission 23/00663/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 being developed by Airborne Properties Ltd.	Works commenced July 2024 (CIL Commencement Notice). Developer indicated anticipated completion July 2025.
64 & Rear Of 62 Shelveys Way, Tadworth, Surrey, KT20 5QF	Planning permission 21/02108/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 have been identified. The site is being developed by Devine Homes Plc.	No evidence identified which suggests that this planning permission will not be implemented. Works commenced November 2024 (NHBC Commencement Certificate).
Farm Corner, 15 The Avenue, Tadworth, Surrey, KT20 5AY	Planning permission 22/02709/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 being developed by Creed Homes.	Works commenced March 2024 (CIL Commencement Notice). Developer indicated anticipated properties to go on sale June 2025.
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.	Developer confirmed construction on site commenced summer 2023 with anticipated completion summer 2025.
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.
Land At Partridge Mead, Banstead, Surrey, SM7 1LW	Planning permission 23/00822/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 Raven Housing Trust.	No evidence identified which suggests that this planning permission will not be implemented. Number of conditions submitted Dec 23 – Jan 24. Works commenced October 2024. Landowner indicated anticipated completion August 2025.
Land To The West Of Kingfisher Close, Banstead, Surrey, SM7 1LG	Planning permission 23/02659/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 Denton Homes.	Works on site commenced February 2025 (NHBC Commencement Notice).

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10 West Drive And Land To The Rear Of 9,11 And 12 West Drive, Burgh Heath, Tadworth, Surrey, KT20 5PA	Planning permissions 20/02510/F Under construction	7	6	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 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. Planning permission for additional unit granted January 2024. Majority of units now complete with the remaining unit anticipated to complete shortly.
16 Downs Wood And Rear Of 37, 39, 41, 43, 45 & 47 Yew Tree Bottom Road, Epsom Downs, Epsom, Surrey, KT18 5UH	Planning permission 23/02334/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 Nuro Homes Limited.	Works on site commenced July 2024 (CIL Commencement Notice). Units are on sale online.
Garage Block, Ferriers Way, Epsom Downs, Surrey	Planning permission 23/00816/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 Raven Housing Trust.	Works on site commenced October 2024. Landowner indicated anticipated completion August 2025.
Land At Hatch Gardens, Tadworth, Surrey	Planning permission 23/00821/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 Raven Housing Trust.	Works on site commenced October 2024. Landowner indicated anticipated completion August 2025.
Land To The North Of Downland Close, Epsom Downs, Surrey, KT18 5SQ	Planning permission 23/00823/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 Raven Housing Trust.	Works on site commenced October 2024. Landowner indicated anticipated completion August 2025.
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). Google images from September 2024 show development well under way.
White Timbers, Waterhouse Lane, Kingswood, Surrey, KT20 6DU	Planning permission 23/00263/CU Under construction	-1	0	-1	-1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Clifton Hill Gospel Hall Trust.	Developer indicated site now under construction.
138 High Street, Banstead, Surrey, SM7 2NZ	Planning permission 23/01712/CU Under construction	-1	0	-1	-1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Site visit indicates site is now under construction.
38-40 High Street, Banstead, Surrey, SM7 2LU	Planning permission 24/01815/F Not started	5	0	5	5	Yes	No	No	Planning permission granted January 2025.	The development is 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.

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44 Sutton Lane, Banstead, Surrey, SM7 3RB	Planning permission 24/02320/F Not started	1	0	1	1	Yes	No	No	Planning permission granted March 2025	The development is 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 HFMHK.	No evidence identified which suggests that this planning permission will not be implemented.
Courtlands Stables, Chalmers Road, Banstead, Surrey, SM7 3HF	Planning permission 22/00780/F Not started	1	0	1	1	Yes	No	No	Planning permission granted July 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. Developer confirmed intentions to develop the site once conditions are discharged.
The Childrens Trust Tadworth, 101 High Street, Banstead, Surrey, SM7 2NL	Planning permission 23/00533/F Not started	2	0	2	2	Yes	No	No	Planning permission granted July 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.
11 - 12 Waterhouse Lane, Kingswood, Surrey, KT20 6EB	Planning permission 23/01425/F Not started	9	0	9	9	Yes	No	No	Planning permission granted April 2024	The development is 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 Aquilonis.	No evidence identified which suggests that this planning permission will not be implemented.
23 & 23A Woodmansterne Street, Woodmansterne, Surrey, SM7 3NN	Planning permission 24/01756/F Not started	1	0	1	1	Yes	No	No	Planning permission granted January 2025.	The development is 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.
Barber Shop, 7 The Parade, Brighton Road, Burgh Heath, Surrey, KT20 6AT	Planning permission 23/02192/F Not started	1	0	1	1	Yes	No	No	Planning permission granted October 2024.	The development is 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. Several conditions submitted October 2024 – January 2025.
Green Linnets & Wild Wood, Outwood Lane, Chipstead, CR5 3NP	Planning permission 22/01461/F Not started	2	0	2	2	Yes	No	No	Planning permission granted March 2024.	The development is 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 Accord Architecture Ltd.	No evidence identified which suggests that this planning permission will not be implemented.
Horton Kirby Financial Services, 8 Rectory Lane, Woodmansterne, Surrey, SM7 3PP	Planning permission 24/02178/PAP Not started	1	0	1	1	Yes	No	No	Prior approval granted February 2025.	The development is 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.
Kings Walk House, Woodland Way, Kingswood, Tadworth, Surrey, KT20 6NW	Planning permission 23/00311/F Not started	1	0	1	1	Yes	No	No	Planning permission granted April 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.
Kingswood Kennels, Pigeonhouse Lane, Chipstead, Surrey, CR5 3SP	Planning permission 24/00884/F Not started	1	0	1	1	Yes	No	No	Planning permission granted February 2025.	The development is 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.
Land Adjacent To Colts Lodge, High Road, Upper Gatton, Reigate, Surrey, RH2 0TZ	Planning permission 22/02473/F Not started	1	0	1	1	Yes	No	No	Planning permission granted April 2024.	The development is 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.

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Land To The Rear Of 260, 262 And 264 Chipstead Way And To The Rear Of Kita, Sunnyfields And Paddock, Woodmansterne, Surrey, SM7 3LH	Planning permission 21/02000/F Not started	6	0	6	6	Yes	No	No	Planning permission granted on appeal February 2024.	The development is 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 Axiom Land Limited.	No evidence identified which suggests that this planning permission will not be implemented. Several conditions discharged March 2025 with other conditions currently awaiting determination. Non-material amendment application approved January 2025.
Panasonic, 15 The Parade, Brighton Road, Burgh Heath, Surrey, KT20 6AT	Planning permission 24/02281/F Not started	1	0	1	1	Yes	No	No	Planning permission granted March 2025.	The development is 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.
Parcel Of Land North East Of Greenhaven, Outwood Lane, Kingswood, Surrey, KT20 6JD	Planning permission 24/00587/F Not started	1	0	1	1	Yes	No	No	Planning permission granted on appeal February 2025.	The development is 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 Blacksand Asset Management.	No evidence identified which suggests that this planning permission will not be implemented.
Star Shaw Stables, Woodplace Lane, Hooley, Surrey, CR5 1NE	Planning permission 24/00136/F Not started	2	0	2	2	Yes	No	No	Planning permission granted June 2024.	The development is 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 LPD Consulting Limited.	No evidence identified which suggests that this planning permission will not be implemented.
13 Green Lane, Lower Kingswood, Surrey, KT20 6TB	Planning permission 24/02162/F Not started	2	0	2	2	Yes	No	No	Planning permission granted March 2025.	The development is 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 Paul Anderson Property Limited.	No evidence identified which suggests that this planning permission will not be implemented.
36 Vernon Walk, Tadworth, Surrey, KT20 5QP	Planning permission 24/00428/F Not started	1	0	1	1	Yes	No	No	Planning permission granted March 2025.	The development is 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 Bruckland Developments.	No evidence identified which suggests that this planning permission will not be implemented.
49, 51 And 53 Shelveys Way, Tadworth, Surrey, KT20 5QJ	Planning permission 22/01965/F Not started	2	0	2	2	Yes	No	No	Planning permission granted July 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.
Bethany, Chequers Lane, Walton On The Hill, Surrey, KT20 7RB	Planning permission 23/02445/F Not started	1	0	1	1	Yes	No	No	Planning permission granted April 2024.	The development is 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.
Bethel Strict Baptist Chapel, Chapel Road, Tadworth, Surrey, KT20 5SE	Planning permission 24/02117/F Not started	1	0	1	1	Yes	No	No	Planning permission granted February 2025.	The development is 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 Burvills Ltd.	No evidence identified which suggests that this planning permission will not be implemented.
Hunters Lodge, Margery Lane, Lower Kingswood, Tadworth, Surrey, KT20 7BW	Planning permission 21/00351/OUT Not started	2	0	2	2	Yes	No	No	Planning permission granted July 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 Old Forge Developments Ltd & The Kingwood Hall Estate.	New permission for increased number of units currently awaiting determination.

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Keepers Cottage, Margery Lane, Lower Kingswood, Tadworth, Surrey, KT20 7BW	Planning permission 21/00350/OUT Not started	2	0	2	2	Yes	No	No	Planning permission granted July 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 Old Forge Developments Ltd & The Kingwood Hall Estate.	No evidence identified which suggests that this planning permission will not be implemented.
Land To The Rear Of 60-64 Shelveys Way, Tadworth, Surrey, KT20 5QF	Planning permission 24/00080/F Not started	1	0	1	1	Yes	No	No	Planning permission granted on appeal February 2025.	The development is 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.	No evidence identified which suggests that this planning permission will not be implemented. Several conditions submitted March 2025.
Orchard Bungalow, Beechen Lane, Lower Kingswood, Surrey, KT20 6RY	Planning permission 23/01114/F Not started	1	0	1	1	Yes	No	No	Planning permission granted October 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 planning permission will not be implemented.
Rear Of Egmont Park House, Egmont Park Road, Walton On The Hill, Surrey, KT20 7QG	Planning permission 23/01347/F Not started	1	0	1	1	Yes	No	No	Planning permission granted July 2024.	The development is 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.
141-147 Ruden Way, Epsom Downs, Surrey, KT17 3LW	Planning permission 24/02004/F Not started	4	0	4	4	Yes	No	No	Planning permission granted March 2025.	The development is 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 Earlswood Homes.	No evidence identified which suggests that this planning permission will not be implemented. This permission follows on previous consent for 3 dwellings.
296, 298 And Rear Of 300 Fir Tree Road, Epsom Downs, Surrey, KT17 3NN	Planning permission 23/01945/F Not started	4	0	4	4	Yes	No	No	Planning permission granted June 2024.	The development is 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 Denton Homes.	No evidence identified which suggests that this planning permission will not be implemented. Several conditions discharged March 2025 with number of other conditions currently awaiting determination.
32 Nork Way And Part Of The Rear Gardens Of 34-40 Nork Way, Banstead	Planning permission 24/01555/F Not started	5	0	5	5	Yes	No	No	Planning permission granted March 2025.	The development is 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 Denton Homes.	No evidence identified which suggests that this 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.	Renewal application 25/00245/F approved April 2025, however as this monitor is as of 31 March, the original permission remains to be listed.
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 planning permission will not be implemented. S73 application approved September 2024. Some conditions discharged June / July 2024.
Land To Rear Of 59 & 61, Nork Way, Banstead, SM7 1HL	Planning permission 23/02289/F Not started	2	0	2	2	Yes	No	No	Planning permission granted on appeal October 2024.	The development is 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 Trinity Square Developments.	No evidence identified which suggests that this planning permission will not be implemented. S73 application approved March 2025. One condition discharged March 2025.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2025	Total net remaining @ 1 April 2025	Net Deliverable by 31 March 2030	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
22 Bidhams Crescent, Tadworth, Surrey, KT20 5HF	Planning permission 24/00844/F Not started	1	0	1	1	Yes	No	No	Planning permission granted August 2024.	The development is 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.
Garage Block Rear Of Upland Way, Epsom Downs, Surrey	Planning permission 23/00817/F Not started	4	0	4	4	Yes	No	No	Planning permission granted July 2024.	The development is 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 Raven Housing Trust.	No evidence identified which suggests that this planning permission will not be implemented. Landowner indicated anticipated start in August 2026 and completion in August 2027.

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 2025	Total net remaining @ 1 April 2025	Net Deliverable by 31 March 2030	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. Units are on sale online with expected completion Q2 2025.
F W Mays Honda, 105 - 115 Brighton Road, Redhill, Surrey, RH1 6PS	Planning permission 22/02772/F Under construction	38	0	38	38	Yes	No	No	N/A – planning permission is under construction.	The scheme would not provide on-site affordable housing due to the specialist nature of the accommodation and following viability testing. The process has though demonstrated the potential for a contribution of £200,000 towards the off-site provision of affordable housing.	No ownership constraints identified. The site is being developed by McCarthy And Stone Retirement Lifestyles Ltd.	Planning permission for a retirement living scheme. Work on site commenced February 2025 (CIL Commencement Notice). Developer indicated completion likely in 2027.
Hockley Industrial Centre, Hooley Lane, Redhill, Surrey, RH1 6ET	Planning permission 21/01458/F Under construction	68	0	68	68	Yes	No	No	N/A – planning permission is under construction.	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. Developer confirmed demolition on site complete in September 2024 with anticipated build completion in September 2027.
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 Martin Homes.	Works commenced October 2021 (CIL Commencement Notice). Development promoted online as 'coming soon'.
Former Merstham Library, Weldon Way, Merstham, Surrey, RH1 3QB	Planning permission 22/02067/F Not started	11	0	11	11	Yes	No	No	Planning permission granted on appeal January 2025.	The development is 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 Raven Housing Trust.	Landowner confirmed the intent to develop with anticipated commencement January 2026 and completion June 2027.
Harps Oak House, 180 London Road North, Merstham, Surrey, RH1 3BP	Planning permission 22/01905/F Not started	9	0	9	9	Yes	No	No	Planning permission granted June 2024.	The Council has independently assessed the merits of the applicant's viability and marketing case. The conclusions were that to make the development viable and enable the repair and restoration of the listing building the enabling development is necessary.	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. Several conditions discharged January / February 2025 with other conditions currently awaiting determination.
Berkeley House, 51 High Street, Redhill, Surrey, RH1 1RX	Planning permission 25/00104/PAP Not started	18	0	18	18	Yes	No	No	Prior approval granted March 2025.	The development is 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 Peer Real Estate Ltd.	No evidence identified which suggests that this planning permission will not be implemented.
Job Centre Plus, Queensway House, 15 London Road, Redhill, Surrey, RH1 1BQ	Planning permission 23/02318/PAP & 24/00775/F Not started	27	0	27	27	Yes	No	No	Prior approval granted December 2023 & planning permission granted September 2024.	The development is 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 Redhill Devs Ltd.	No evidence identified which suggests that this planning permission will not be implemented. Some conditions discharged July 2024 – March 2025.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2025	Total net remaining @ 1 April 2025	Net Deliverable by 31 March 2030	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
Redcentral, 60 High Street, Redhill, Surrey, RH1 1SH	Planning permission 24/01134/PAP Not started	95	0	95	95	Yes	No	No	Prior approval granted August 2024.	The development is 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 Threadneedle Property Unit Trust.	No evidence identified which suggests that this 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 2025	Total net remaining @ 1 April 2025	Net Deliverable by 31 March 2030	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). Landowner indicated anticipated completion December 2025.
102 Brambletye Park Road, Redhill, Surrey, RH1 6EJ	Planning permission 21/02014/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 December 2024 (CIL Commencement Notice).
Cleveland Cottage, Garlands Road, Redhill, Surrey, RH1 6NY	Planning permission 23/01366/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.
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. Reserved matters applications approved December 2019. Several conditions discharged November 2021 – January 2022.
Land Adjacent To 122 Brambletye Park Road, Redhill, Surrey, RH1 6EJ	Planning permission 19/02592/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 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 – June 2023.
Land To The Rear Of 15-17 Horley Road, Redhill, Surrey, RH1 5AL	Planning permission 23/00048/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 a private individual.	Works on site commenced January 2025 (CIL Commencement Notice).
AES Electrics, 54 Nutfield Road, Merstham, Surrey, RH1 3EP	Planning permission 23/00510/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 Woodcote Estates Ltd.	Developer confirmed anticipated completion June 2025.
Affinity, 42 Nutfield Road, Merstham, Surrey, RH1 3EP	Planning permission 22/02261/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 Woodcote Estates Ltd.	Developer confirmed anticipated completion June 2025.
FAS, 48 Nutfield Road, Merstham, Surrey, RH1 3EP	Planning permission 21/03096/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 Woodcote Estates Ltd.	Developer confirmed anticipated completion June 2025.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2025	Total net remaining @ 1 April 2025	Net Deliverable by 31 March 2030	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
Garage Block Rear Of 25, Albury Road, Merstham, Surrey, RH1 3LP	Planning permission 21/02357/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 Dha Planning.	Developer confirmed construction commenced March 2025 with anticipated completion February 2026.
Ink Plus, 46 Nutfield Road, Merstham, Surrey, RH1 3EP	Planning permission 22/02009/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 Woodcote Estates Ltd.	Developer confirmed anticipated completion June 2025.
Juniors, 56 Nutfield Road, Merstham, Surrey, RH1 3EP	Planning permission 23/01350/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 Woodcote Estates Ltd.	Developer confirmed anticipated completion June 2025.
The Oriental, 52 Nutfield Road, Merstham, Surrey, RH1 3EP	Planning permission 23/02591/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 Woodcote Estates Ltd.	Developer confirmed anticipated completion June 2025.
Village Coffee Shop, 44 Nutfield Road, Merstham, Surrey, RH1 3EP	Planning permission 22/02260/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 Woodcote Estates Ltd.	Developer confirmed anticipated completion June 2025.
11 Linkfield Corner, Redhill, Surrey, RH1 1BD	Planning permission 20/02192/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 Dfb Homes Ltd.	No evidence identified which suggests that this planning permission will not be implemented. Condition discharged December 2021. Landowner confirmed site under construction.
Gatton Park Court, 117 - 129 Gatton Park Road, Redhill, Surrey, RH1 2EB	Planning permission 22/02329/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 Quantum Business Ltd.	No evidence identified which suggests that this planning permission will not be implemented. Two conditions discharged January – March 2024.
Land To The Rear Of, 5 Carlton Road, Redhill, Surrey, RH1 2BY	Planning permission 22/00647/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.	Several conditions discharged October 2023 – March 2024. Developer advised works on site commenced May 2024 and completion is anticipated June / July 2025.
29 Redstone Hill, Redhill, Surrey, RH1 4AW	Planning permission 23/00662/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.	Developer confirmed construction commenced November 2024 and completion is anticipated August 2025.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2025	Total net remaining @ 1 April 2025	Net Deliverable by 31 March 2030	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
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).
Travis Perkins, The Barn, 122 London Road, Redhill, Surrey, RH1 2JJ	Planning permission 24/00596/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 Progressive Developers Ltd.	Works on site commenced January 2025 (CIL commencement notice).
38 Earlswood Road, Redhill, Surrey, RH1 6HW	Planning permission 24/00142/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 Zip House.	Works on related fenestration changes approved under 24/01433/F under way.
Lawrence House, 87 - 89 Brighton Road, Redhill, Surrey, RH1 6PS	Planning permission 25/00212/PAP Not started	2	0	2	2	Yes	No	No	Prior approval granted March 2025.	The development is 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.
Rear Of 27 Woodlands Road, Redhill, Surrey, RH1 6EY	Planning permission 22/02818/F Not started	1	0	1	1	Yes	No	No	Planning permission granted November 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 Beaufort Homes Ltd.	No evidence identified which suggests that this planning permission will not be implemented. Developer indicated anticipated commencement on site before the end of the year.
33-35 Station Road, Redhill, Surrey, RH1 1QH	Planning permission 23/02056/F Not started	4	0	4	4	Yes	No	No	Planning permission granted December 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 H Hocken Ltd.	No evidence identified which suggests that this planning permission will not be implemented.
55 - 57 Gatton Park Road, Redhill, Surrey, RH1 2DZ	Planning permission 21/02482/F Not started	4	0	4	4	Yes	No	No	Planning permission granted January 2025.	The development is 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.
80 Croydon Road, Reigate, Surrey, RH2 0NH	Planning permission 22/00557/F Not started	2	0	2	2	Yes	No	No	Planning permission allowed on appeal August 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. Number of conditions submitted January 2025, some discharged with the remaining currently awaiting determination.
Choice News, 46 Station Road, Redhill, Surrey, RH1 1PH	Planning permission 24/00225/PAP Not started	1	0	1	1	Yes	No	No	Prior approval granted March 2024.	The development is 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 Lowgreen Investments Ltd.	No evidence identified which suggests that this planning permission will not be implemented.
Garage Block, Ringwood Avenue, Redhill, Surrey	Planning permission 23/02417/F Not started	2	0	2	2	Yes	No	No	Planning permission granted June 2024.	The development is 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 Built Ltd.	No evidence identified which suggests that this planning permission will not be implemented.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2025	Total net remaining @ 1 April 2025	Net Deliverable by 31 March 2030	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
Gatton Park Stables, Gatton Park Road, Reigate, Surrey	Planning permission 24/00643/F Not started	1	0	1	1	Yes	No	No	Planning permission granted October 2024.	The development is 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.
The Sign Workshop, 25 Doods Road, Reigate, Surrey, RH2 0NT	Planning permission 23/01112/F Not started	1	0	1	1	Yes	No	No	Planning permission granted March 2024.	The development is 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.
Tesco Express, 73 Canalside, Redhill, Surrey, RH1 2NH	Planning permission 24/01128/P Not started	6	0	6	6	Yes	No	No	Prior approval granted August 2024.	The development is 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 Alia Homes Southern Limited.	No evidence identified which suggests that this planning permission will not be implemented.
The Abbot Public House, 14 Station Road, Redhill, Surrey, RH1 1NZ	Planning permission 24/00289/F Not started	6	0	6	6	Yes	No	No	Planning permission granted October 2024	The development is 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 Barcem Properties Limited.	No evidence identified which suggests that this 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 2025	Total net remaining @ 1 April 2025	Net Deliverable by 31 March 2030	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
Fonthill, 58 Reigate Road, Reigate, Surrey, RH2 0QN	Planning permission 20/02081/F Under construction	28	10	18	18	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.	Construction on site commenced August 2022 (Building control notice). Conversion of existing buildings complete (10 units) with the new build units still left to complete.
Shrewsbury Court Independent Hospital, Shrewsbury Road, Redhill, Surrey, RH1 6YY	Planning permission 20/01540/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 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 – April 2023. Works on site commenced August 2023 (CIL Commencement Notice).
Redhill And Reigate Golf Club, Clarence Lodge, Pendleton Road, Redhill, Surrey, RH1 6LB	Planning permission 22/00595/F Not started	9	0	9	9	Yes	No	No	Planning permission granted on appeal July 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 Modric Developments Ltd.	No evidence identified which suggests that this planning permission will not be implemented. Number of conditions discharged July – August 2024.
Foundation House, 42 - 48 London Road, Reigate, Surrey, RH2 9QQ	Planning permission 24/02163/PAP Not started	21	0	21	21	Yes	No	No	Prior approval granted January 2025.	The development is 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 Lodgecrest Developments Limited.	No evidence identified which suggests that this planning permission will not be implemented.
Jellyfish House, 31 London Road, Reigate, Surrey, RH2 9SS	Planning permission 25/00204/PAP Not started	20	0	20	20	Yes	No	No	Prior approval granted March 2025.	The development is 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 Ganco (Holdings) Limited.	No evidence identified which suggests that this 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 2025	Total net remaining @ 1 April 2025	Net Deliverable by 31 March 2030	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
113 Bell Street, Reigate, Surrey, RH2 7JB	Planning permission 20/02108/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.	S73 application approved June 2022. Number of conditions discharged September 2022 – January 2023. Another S73 application approved June 2023. Works on site commenced September 2024 (CIL Commencement Notice)
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).
Lister Coachworks, 26 Oakdene Road, Redhill, Surrey, RH1 6BT	Planning permission 24/00272/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 Maskell Investments.	Works on site commenced February 2025 (CIL Commencement Notice).
Premises Rear Of, 55 Hatchlands Road, Redhill, Surrey, RH1 6AU	Planning permission 22/00224/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 September 2023 (CIL Commencement Notice).
Redhill Ambulance Station, Pendleton Road, Redhill, Surrey, RH1 6JU	Planning permission 21/03215/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 Aquinna Homes Plc.	Works on site commenced August 2023 (CIL Commencement Notice). Developer confirmed all units are now built out, however the building control completion certificates date after the monitor deadline of 31 March 2025, therefore for the purposes of this monitor, the units are still counted as under construction.
White Lion Public House, 40 Linkfield Street, Redhill, Surrey, RH1 6BY	Planning permission 22/02444/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 Aaliyah Developments.	Works on site commenced November 2024 (CIL Commencement Notice). Developer indicated anticipated completion June 2026.
27 Rushworth Road, Reigate, Surrey, RH2 0QF	Planning permission 23/01081/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.
6 Wray Park Road, Reigate, Surrey, RH2 0DD	Planning permission 21/00597/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.	Developer confirmed that construction on site commenced May 2024.
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 2025	Total net remaining @ 1 April 2025	Net Deliverable by 31 March 2030	Fully Assembled?	Are There Any Trigger Points or Phasing Issues That May Affect Delivery?	Is There/ Will There Be More Than 1 Sales Outlet?	Firm Progress with Site Assessment Work	Site Viability Information	Ownership Constraints Identified?	Other Relevant Information
Land 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.	Number of conditions discharged June-August 2017. Further conditions discharged August 2018.
Land To The Rear Of 62 And 64 Gatton Road, Reigate, Surrey, RH2 0HL	Planning permission 24/00011/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 a private individual.	Works on site commenced December 2024 (CIL Commencement Notice).
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 exiting 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).
1 Arden Close, Reigate, Surrey, RH2 7QN	Planning permission 22/01888/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 Misa Incorporated Ltd.	Works on site commenced March 2025 (CIL Commencement Notice).
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 and August 2023.
Cygnus Computer Systems, 9 - 11 Slipshatch Road, Reigate, Surrey, RH2 8HA	Planning permissions 22/02596/PAP & 23/00168/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. The site is being developed by a private individual.	Site visit indicates development nearly complete.
Madison House, 1 Church Street, Reigate, Surrey, RH2 0AA	Planning permission 24/01069/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 being developed by Leemar Ltd.	Developer confirmed site under construction with anticipated completion December 2025.
Land To The Rear Of 63 & 65 Lonesome Lane, Reigate, Surrey, RH2 7QT	Planning permission 24/00516/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 Mjb Architecture Ltd.	Works on site commenced July 2024 (CIL Commencement Notice).
35A Hatchlands Road, Redhill, Surrey, RH1 6AB	Planning permission 23/02117/F Not started	1	0	1	1	Yes	No	No	Planning permission granted January 2024.	The development is 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 Jouie Ltd.	No evidence identified which suggests that this planning permission will not be implemented. S73 application currently awaiting determination.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2025	Total net remaining @ 1 April 2025	Net Deliverable by 31 March 2030	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
9 Blanford Road, Reigate, Surrey, RH2 7DP	Planning permission 22/01229/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 identified. The site is being developed by a private individual.	No evidence identified which suggests that this planning permission will not be implemented. This permission follows on previously approved permission 19/01081/F. Agent indicated landowner still intent to develop.
Bakers Solicitors, Oakdene Chambers, 11 Oakdene Road, Redhill, Surrey, RH1 6BT	Planning permissions 24/01275/PAP & 24/02180/PAP Not started	3	0	3	3	Yes	No	No	Prior approval granted August 2024 and January 2025.	The development is 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 GJM Developments Ltd.	No evidence identified which suggests that this planning permission will not be implemented.
Woodlands Chapel, St Marys Road, Reigate, Surrey, RH2 7JQ	Planning permission 23/01979/F Not started	2	0	2	2	Yes	No	No	Planning permission granted February 2024.	The development is 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 Sycthian Properties Ltd.	No evidence identified which suggests that this planning permission will not be implemented. New planning application for additional house currently awaiting determination.
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 planning permission will not be implemented.
30 Beech Road, Reigate, Surrey, RH2 9NA	Planning permission 23/00251/F Not started	1	0	1	1	Yes	No	No	Planning permission granted October 2024.	The development is 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.
39 Alma Road, Reigate, Surrey, RH2 0DN	Planning permission 24/00275/F Not started	1	0	1	1	Yes	No	No	Planning permission granted February 2025.	The development is 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.	Landowner indicated construction likely to commence by the end of 2025 and complete by the end of 2026.
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 planning permission will not be implemented.
Land Parcel At 525479 150007, Bell Street, Reigate, Surrey	Planning permission 24/00839/F Not started	1	0	1	1	Yes	No	No	Planning permission granted August 2024.	The development is 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. Several conditions discharged November – December 2024.
Littleton Manor Farm, Flanchford Road, Reigate Heath, Reigate, Surrey, RH2 8QZ	Planning permission 25/00025/PAP Not started	1	0	1	1	Yes	No	No	Prior approval granted February 2025.	The development is 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.
Littleton Manor, Littleton Lane, Reigate, Surrey, RH2 8LB	Planning permission 24/00725/F Not started	1	0	1	1	Yes	No	No	Planning permission granted November 2024.	The development is 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.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2025	Total net remaining @ 1 April 2025	Net Deliverable by 31 March 2030	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
Littleton, Flanchford Road, Reigate Heath, Reigate, Surrey, RH2 8QZ	Planning permission 24/00794/F Not started	1	0	1	1	Yes	No	No	Planning permission granted December 2024.	The development is 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.
Park View, 105 Bell Street, Reigate, Surrey, RH2 7JB	Planning permission 24/01861/F Not started	3	0	3	3	Yes	No	No	Planning permission granted January 2025.	The development is 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.	Agent indicated anticipated commencement on site late summer 2025 and completion summer 2026.
Plot 2 Rear Of 8 Pilgrims Way, Reigate, Surrey, RH2 9LG	Planning permission 23/02446/F Not started	2	0	2	2	Yes	No	No	Planning permission granted April 2024.	The development is 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 planning permission will not be implemented.
Sandy Bank, Flanchford Road, Reigate, RH2 8QY	Planning permission 23/02322/F Not started	1	0	1	1	Yes	No	No	Planning permission granted February 2024.	The development is 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. S73 application approved June 2024. A condition discharged October 2024.
The Old Registry, 44 Reigate Hill, Reigate, Surrey, RH2 9NG	Planning permission 24/01147/F Not started	3	0	3	3	Yes	No	No	Planning permission granted August 2024.	The development is 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 planning permission will not be implemented.

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 2025	Total net remaining @ 1 April 2025	Net Deliverable by 31 March 2030	Fully Assembled?	Are There Any Trigger Points or Phasing Issues That May Affect Delivery?	Is There/ Will There Be More Than 1 Sales Outlet?	Firm Progress with Site Assessment Work	Site Viability Information	Ownership Constraints Identified?	Other Relevant Information
Land At Laburnum And Branscombe, 50 Haroldslea Drive, Horley, Surrey, RH6 9DU	Planning permission 21/02724/F Under construction	38	0	38	38	Yes	No	No	Planning permission allowed 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 Riverdale Developments Ltd.	Works on site commenced May 2024 (CIL Commencement Notice). Developer indicated anticipated completion January 2027.
Horley NW Sector, Meath Green Lane, Horley	Planning permission 04/02120/OUT Under construction	1,509	1,372	162	137	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). 1,372 units have been completed on site. Delivery of the remaining units, including the Neighbourhood Centre, is under way and expected to be completed by the end of 2026.
Land At The Croft, Meath Green Lane, Horley, Surrey, RH6 8HZ	Planning permission 19/00986/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 Harlequin New Homes.	No evidence identified that suggests that this planning permission will not be implemented. Number of conditions discharged August 2021 – February 2024. Site visit indicates works on site commenced with creating new access. Developer indicated actual build due to start mid July 2025 and anticipate completion is June / July 2026.
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 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 2025	Total net remaining @ 1 April 2025	Net Deliverable by 31 March 2030	Fully Assembled?	Are There Any Trigger Points or Phasing Issues That May Affect Delivery?	Is There/ Will There Be More Than 1 Sales Outlet?	Firm Progress with Site Assessment Work	Site Viability Information	Ownership Constraints Identified?	Other Relevant Information
17 Church Road, Horley, Surrey, RH6 7EY	Planning permission 21/00527/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 Nuffield Homes.	Works on site commenced September 2024 (CIL Commencement Notice). Developer indicated anticipated completion summer / autumn 2026.
17-19 Station Road, Horley, Surrey, RH6 9HW	Planning permissions 22/01961/F & 24/00324/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 Riverhill Ltd	Works on site commenced November 2023 (CIL Commencement Notice).
57 Silverlea Gardens, Horley, Surrey, RH6 9BA	Planning permission 23/01842/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 2024 (CIL Commencement Notice).
Drill Service Ltd, 89 Albert Road, Horley, Surrey, RH6 7HB	Planning permission 22/01160/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 Drill Service (Horley) Ltd.	No evidence identified which suggests that this planning permission will not be implemented. S73 application approved January 2024. Existing buildings demolished summer 2024.
Villa Verde, 34 Massetts Road, Horley, Surrey, RH6 7DS	Planning permission 21/01871/CU Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised 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. Developer indicated works on site commenced January 2022.
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 in November 2026.
Former Horley Library, 102 Victoria Road, Horley, Surrey RH6 7AB	Planning permission 22/01956/CON 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 Surrey County Council.	Works on site commenced May 2024 and target completion August 2025.
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). A new application for demolition of the existing building and erection of new dwelling is currently awaiting determination.
Land To Rear Of 44-46 Sangers Drive, Horley, Surrey, RH6 8AL	Planning permission 23/01329/F Under construction	1	0	0	0	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised 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 April 2024 (CIL Commencement Notice).

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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).
2 And 4 Fairfield Avenue, Horley, Surrey, RH6 7PD	Planning permission 23/01653/F Not started	2	0	2	2	Yes	No	No	Planning permission granted November 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 Fairfield Horley Ltd.	No evidence identified that suggests that this planning permission will not be implemented. Some conditions discharged March 2024 – April 2025.
30 Balcombe Road, Horley, Surrey, RH6 9AA	Planning permission 25/00020/PAP Not started	5	0	5	5	Yes	No	No	Prior approval granted March 2025.	The development is 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 Premier Refurbishments.	No evidence identified that suggests that this 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 planning permission will not be implemented.
A M G House, 116 Lumley Road, Horley, Surrey, RH6 7JJ	Planning permission 24/01665/PAP Not started	7	0	7	7	Yes	No	No	Prior approval granted October 2024.	The development is 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 Towner Pension Trustees Ltd.	No evidence identified that suggests that this planning permission will not be implemented.
Barclays Bank Plc, 105 Victoria Road, Horley, Surrey, RH6 7AX	Planning permission 23/02037/PAP Not started	9	0	9	9	Yes	No	No	Prior approval granted November 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 Flexport Ltd.	No evidence identified that suggests that this planning permission will not be implemented.
Eton Chambers, 95 Victoria Road, Horley, Surrey, RH6 7QH	Planning permission 24/00658/PAP Not started	4	0	4	4	Yes	No	No	Prior approval granted May 2024.	The development is 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 planning permission will not be implemented.
Jessops Lodge, 50 Massetts Road, Horley	Planning permission 23/01643/F Not started	1	0	1	1	Yes	No	No	Planning permission granted November 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 The Property Consultancy Service.	No evidence identified which suggests that this planning permission will not be implemented.
Londis, 60 - 62 Victoria Road, Horley, Surrey, RH6 7PZ	Planning permission 24/01891/F Not started	4	0	4	4	Yes	No	No	Planning permission granted January 2025.	The development is 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 planning permission will not be implemented.
Orchid, 93 Victoria Road, Horley, Surrey, RH6 7QH	Planning permissions 24/00659/PAP & 24/00660/PAP Not started	2	0	2	2	Yes	No	No	Prior approvals granted May 2024.	The development is 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 planning permission will not be implemented.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2025	Total net remaining @ 1 April 2025	Net Deliverable by 31 March 2030	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
40 - 46 Brighton Road, Salfords, Surrey	Planning permission 24/00118/F Not started	4	0	4	4	Yes	No	No	Planning permission granted March 2024.	The development is 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.
8 Wood Close, Salfords, Surrey, RH1 5EE	Planning permission 23/00446/F Not started	2	0	2	2	Yes	No	No	Planning permission granted on appeal March 2025.	The development is 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 Quantum Homes.	No evidence identified which suggests that this planning permission will not be implemented.
Christmas Farm Kennels, Picketts Lane, Salfords, Surrey, RH1 5RG	Planning permission 24/00584/F Not started	4	0	4	4	Yes	No	No	Planning permission granted September 2024.	The development is 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 Devtec Properties.	No evidence identified which suggests that this planning permission will not be implemented.
Ladyland Farm, Meath Green Lane, Horley, Surrey, RH6 8JA	Planning permission 23/00728/PAP Not started	2	0	2	2	Yes	No	No	Prior approval granted June 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.	Replacement planning application 24/00383/F for demolition of existing buildings and erection of 2 dwellings currently awaiting determination. Landowner indicated intention to build out the revised application subject to achieving planning permission.
Land Adjacent To Springfield Close, Salfords, Redhill, Surrey	Planning permission 24/01245/F Not started	2	0	2	2	Yes	No	No	Planning permission granted January 2025.	The development is 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 Lodgecrest Limited.	No evidence identified which suggests that this planning permission will not be implemented. Number of conditions currently awaiting determination. Developer indicated anticipated commencement on site in few weeks.
34 Wellington Way, Horley, Surrey, RH6 8JH	Planning permission 22/01738/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 planning permission will not be implemented.
R & C Capstick Ltd, Brittleware Farm Building, Norwoodhill Road, Charlwood, Surrey, RH6 0EB	Planning permission 21/00495/OUT Not started	6	0	6	6	Yes	No	No	Planning permission granted June 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 Upright Developments Limited.	No evidence identified which suggests that this planning permission will not be implemented. Reserved matter app. approved July 2024. Some conditions discharged January – March 2025. Number of other conditions currently awaiting determination.
Sunnyacres Nursery, 18 Reigate Road, Hookwood, Surrey, RH6 0HJ	Planning permission 23/02512/F Not started	3	0	3	3	Yes	No	No	Planning permission granted November 2024.	The development is 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. Planning application for additional dwelling currently awaiting determination.
Thurgarton Cottage, Meath Green Lane, Horley, Surrey, RH6 8HZ	Planning permission 23/02516/F Not started	1	0	1	1	Yes	No	No	Planning permission granted March 2024.	The development is 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 Nye Saunders Ltd Chartered Architects.	No evidence identified which suggests that this planning permission will not be implemented.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2025	Total net remaining @ 1 April 2025	Net Deliverable by 31 March 2030	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
Massetts Road Dental Surgery, 57A Massetts Road, Horley, Surrey, RH6 7DT	Planning permission 24/00758/CU Not started	-1	0	-1	-1	Yes	No	No	Planning permission granted August 2024.	The development is 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.

Table 42: C2 Old persons schemes included in the Five Year Supply

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2025	Total net remaining @ 1 April 2025	Net Deliverable by 31 March 2030	Fully Assembled?	Are There Any Trigger Points or Phasing Issues That May Affect Delivery?	Is There/ Will There Be More Than 1 Sales Outlet?	Firm Progress with Site Assessment Work	Site Viability Information	Ownership Constraints Identified?	Other Relevant Information
Banstead 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 previously stated site began construction at the end of 2021 and completion is anticipated within 3 years. Developer's website currently indicates the development is 'coming soon'.
Legal And General, Kingswood House, St Monicas Road, Kingswood, Surrey, KT20 6EU	Planning permission 19/01548/F Under construction	150	0	150	0	Yes	No	No	N/A – planning permission under construction.	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 September 2023. Work on site commenced in September 2023 with anticipated completion in 2032.
Former Bentley Day Centre, The Horseshoe, Banstead, Surrey, SM7 2BQ	Planning permission 23/00467/CON Not started	28	0	28	28	Yes	No	No	Planning permission granted October 2023.	SCC deemed the development 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.	Planning permission was granted by Surrey County Council in October 2023. Target start on site is summer 2026 and completion is anticipated summer 2028.
Warren Gate, The Warren, Kingswood, Surrey, KT20 6PQ	Planning permission 23/01250/F Not started	2	0	2	2	Yes	No	No	Planning permission granted December 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 Kindred.	Planning permission is for extension to a care home, creating 3 additional bedrooms (C2), equivalent of 2 units of C3 accommodation. No evidence identified which suggests that this planning permission will not be implemented.
Bolters Corner Rest Home, Bolters Lane, Banstead, Surrey, SM7 2AB	Planning permission 21/02938/F Not started	10	0	10	10	Yes	No	No	Planning permission granted April 2024	The development is 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 Bolters Corner Nursing Home.	Planning permission for extension to existing care home, creating 18 additional bed spaces (equivalent of 10 units of C3). No evidence identified which suggests that this planning permission will not be implemented.
Site of Former Colebrook and Spectrum Noke Day Centres, Noke Drive, Redhill, Surrey, RH1 1PT	Planning permission 24/00028/CON Not started	64	0	64	64	Yes	No	No	Planning permission granted October 2024.	SCC deemed the development 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.	Planning permission was granted by Surrey County Council in October 2024. It is anticipated to commence construction late 2026 / early 2027 with completion in 2029.
29 Redstone Hill, Redhill, Surrey, RH1 4AW	Planning permission 23/00662/F Under construction	-2	0	-2	-2	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.	Planning permission for change of use to residential, loss of 4 units of C2, equivalent of 2 units of C3. Developer confirmed construction commenced November 2024 and completion is anticipated August 2025.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2025	Total net remaining @ 1 April 2025	Net Deliverable by 31 March 2030	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
Shrewsbury Court Independent Hospital, Shrewsbury Road, Redhill, Surrey, RH1 6YY	Planning permission 20/01540/F Under construction	32	0	32	32	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 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 – April 2023. Works on site commenced August 2023 (CIL Commencement Notice).
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).
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 exiting 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).
3 Whitepost Hill, Redhill, Surrey, RH1 6AN	Planning permission 24/00992/CU Not started	-3	0	-3	-3	Yes	No	No	Planning permission granted August 2024.	The development is 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 is for change of use from 6 units of C2 sheltered accommodation (equivalent of 3 units of C3) to 6 units of accommodation for adults with learning difficulties. No evidence identified which suggests that this planning permission will not be implemented.

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	<p>DMP site allocation G11</p> <p>Planning permission granted 12 August 2022.</p> <p>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. 4 mobile homes have subsequently been located on the site, although not in the approved location. There is also a further currently undetermined planning application (23/00416/RET – retrospective permission for 4 gypsy/traveller pitches and the creation of additional 5 gypsy/traveller pitches. Each pitch to comprise 1 mobile home and 1 touring caravan).</p>
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. The sites would also revert back to the previous use if the households moved away.

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 of 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
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.

Planning permission	Address	No. of pitches	Notes
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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