



Housing Delivery Monitor

Including 5 Year Housing Land Supply

Position at 31 March 2026

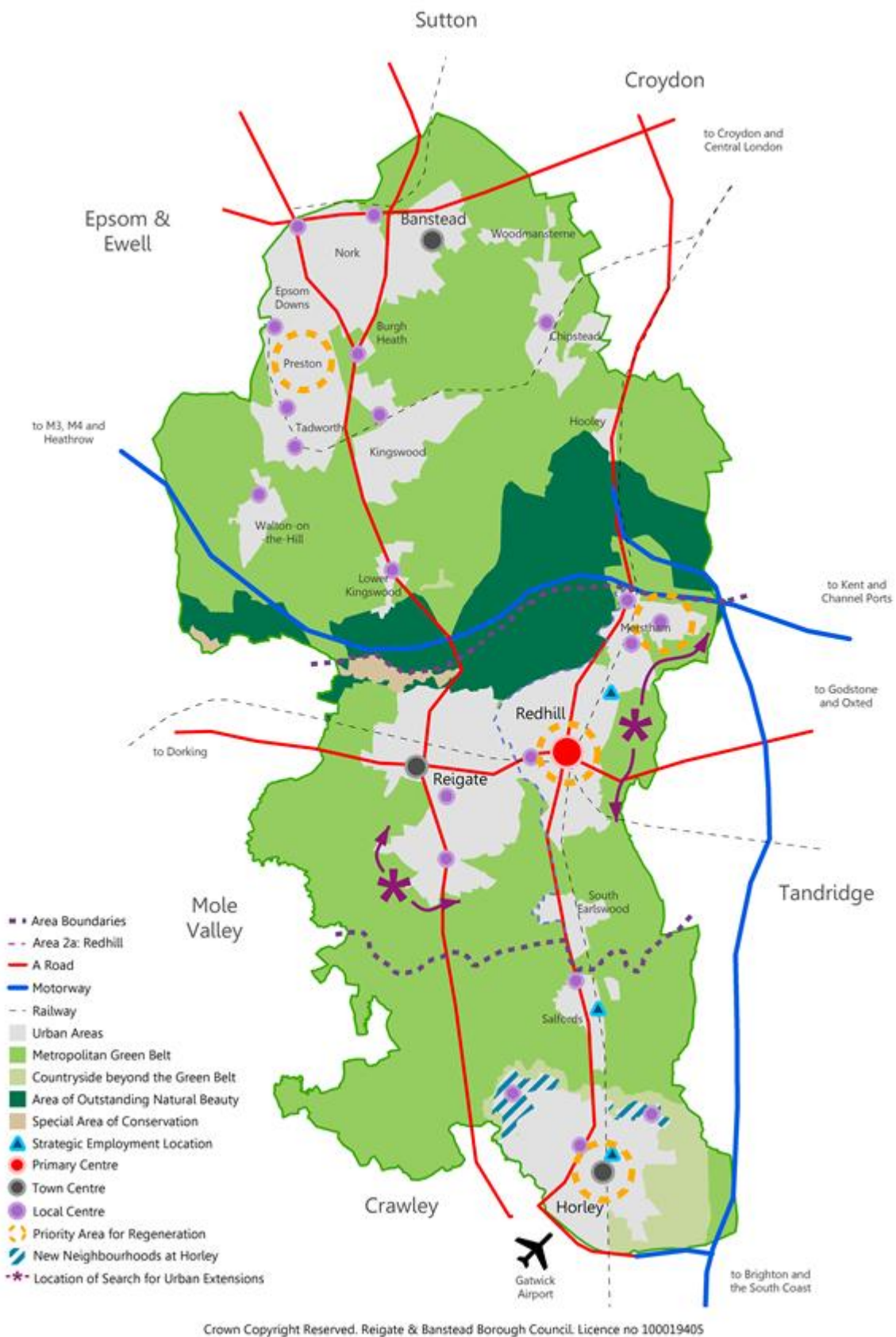


Figure 1: Reigate & Banstead Core Strategy borough map

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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 2025 to 31 March 2026. The housing trajectory and five year land supply is compiled using monitoring data at 31 March 2026 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 Core Strategy and Development Management Plan policies.
- Set out the borough's five-year deliverable land supply position.

1.1. Housing Delivery Test

The most recent Housing Delivery Test (2023) has been published by The Ministry of Housing, Communities and Local Government (MHCLG) 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.

In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2026, the Council anticipates giving the official notice of intention to commence a new local plan preparation in June 2026. The estimated timetable can be viewed on our website. When adopted, the new plan will replace the 2014 Core Strategy and the 2019 Development Management Plan.

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.

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

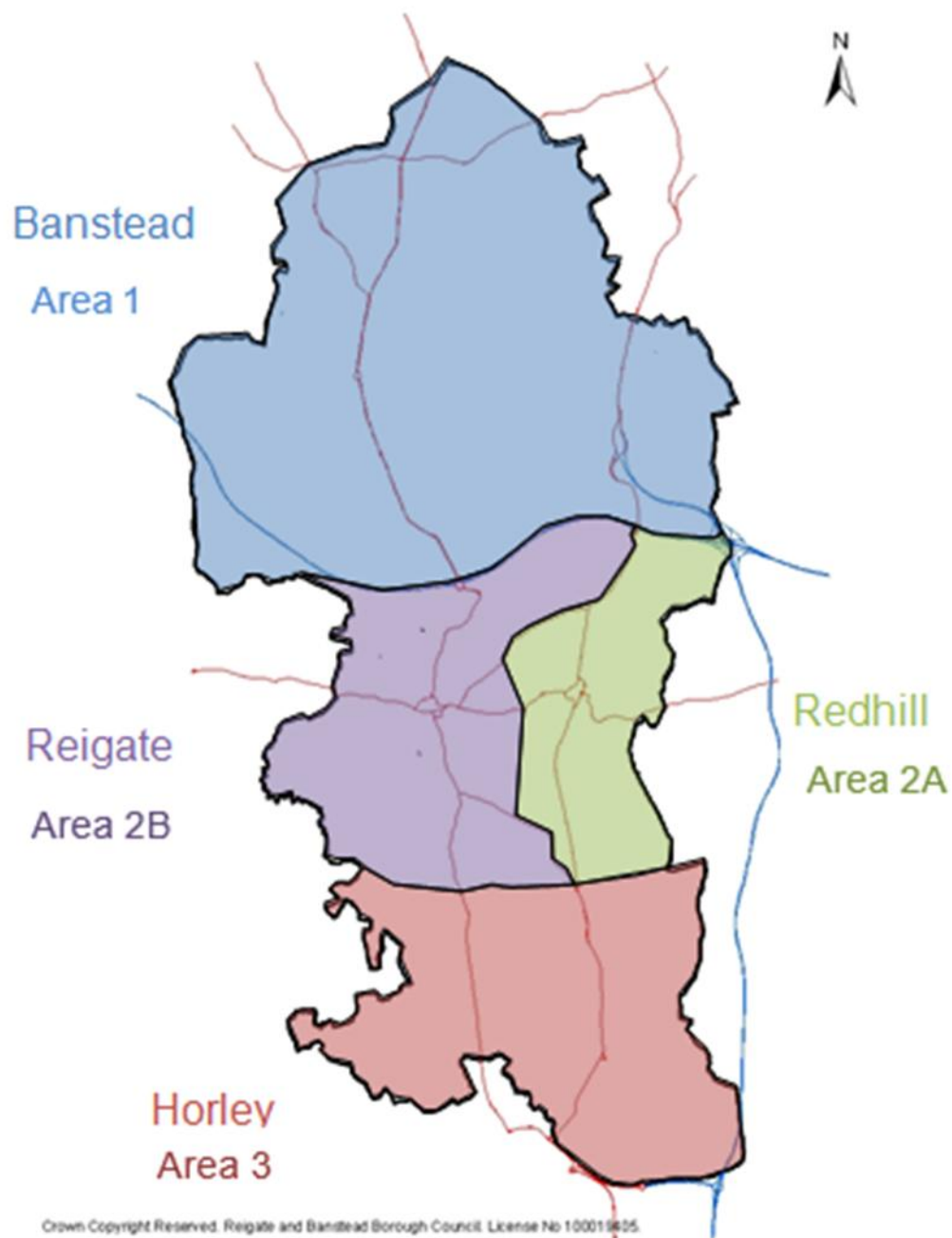


Figure 2: Reigate & Banstead Core Strategy Areas

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 £480,165. This is lower than in Surrey, where the average house price was recorded at £524,663. Figure 3 shows that the average house prices in the borough have been rising steadily since 2012; there has been a 65.70% increase in average house price (from £289,777 in 2012/13 to £480,165 in 2025/26).

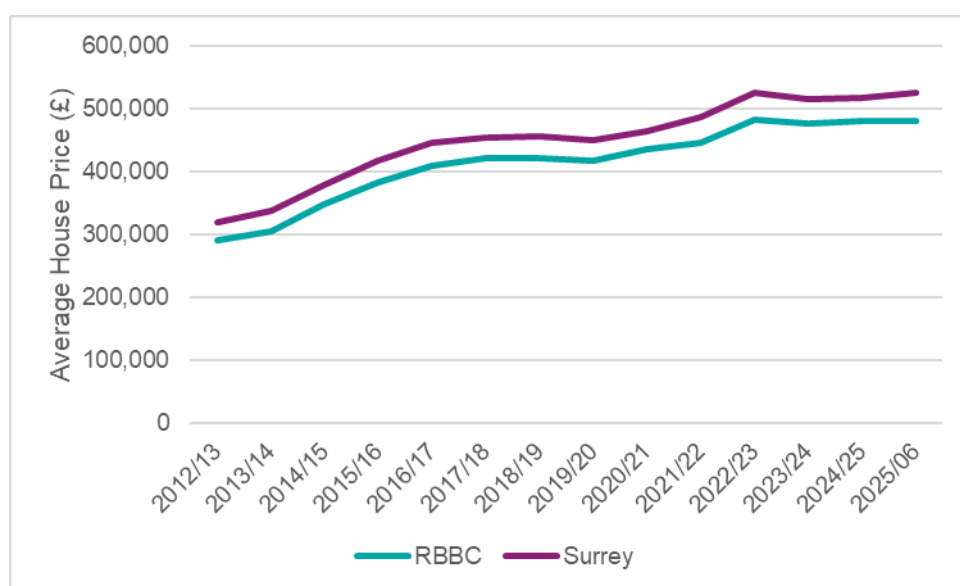


Figure 3: Average house prices in RBBC & Surrey 2012 - 2026 (UK House Price Index)

Over the last monitoring period, the average house price in the borough decreased slightly by 0.24% from £481,337 in 2024/25. Conversely, within Surrey, the average house price increased by 1.39% from £517,461 in 2024/25 and within England as a whole, the average house price also increased by 1.57% from £285,669 in 2024/25 to £290,154 in 2025/26).

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, semi-detached and terraced houses all saw an increase on previous year's prices (0.34% from £916,606 in 2024/25 to £919,719 in 2025/26 for detached; 1.47% from £526,739 in 2024/25 to £534,496 in 2025/26 for semi-detached and 0.57% from £423,289 in 2024/25 to £425,710 in 2025/26 for terraced houses). Conversely, prices of flats and maisonettes have decreased by 2.93% from £277,450 in 2024/25 to £269,325 in 2025/26.

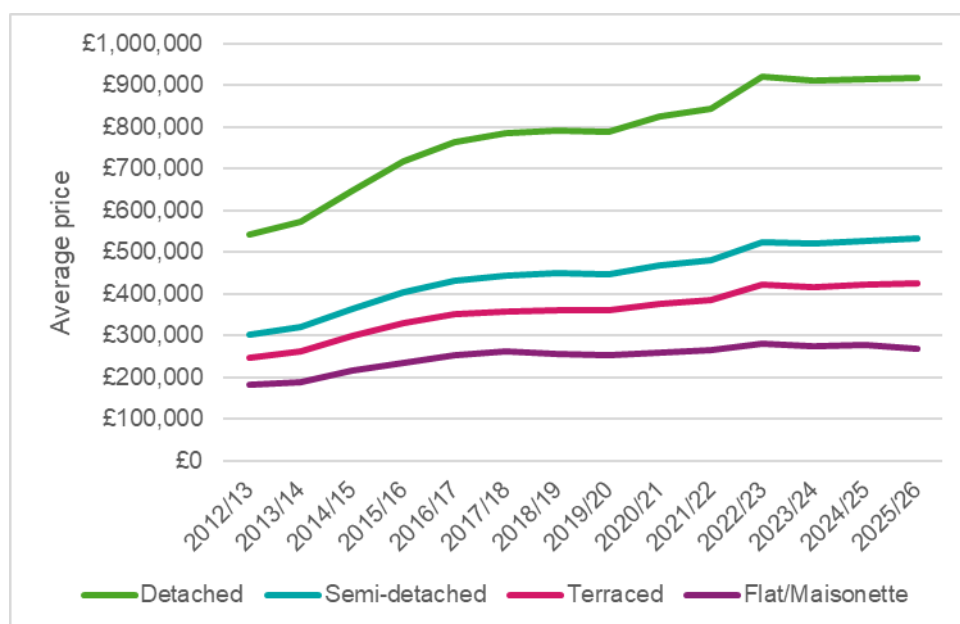


Figure 4: Dwelling sale value trend in RBBC 2012 - 2026 (UK House Price Index)

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 11.69 last year to 11.09. This means that the average (median) house price in the borough now represents 11.09 times of the average (median) gross annual workplace-based income.

Figure 5 shows that the affordability of homes in Reigate & Banstead has been steadily worsening since 2012 (ratio of 8.06) until 2022 when it reached its peak at 14.19 but has

since been improving slightly to the current 11.09. The affordability ratio in the borough is considerable higher than the England average (7.63) but fell slightly below the levels recorded across Surrey as a whole (11.76). Similarly to Reigate & Banstead, Surrey and England also recorded improvement in the affordability ratio over the recent years.

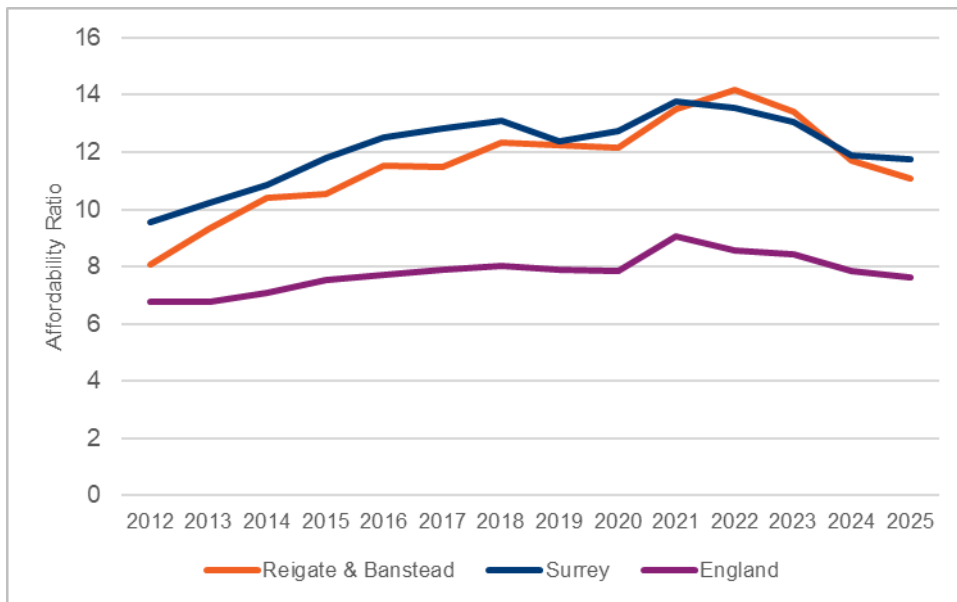


Figure 5: Affordability ratio comparison 2012 - 2025 (ONS data)

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 2025/26 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, in 2023/24 the sales have fallen sharply primarily due to surging mortgage interest rates and cost of living crisis, recovering again in 2024/25.

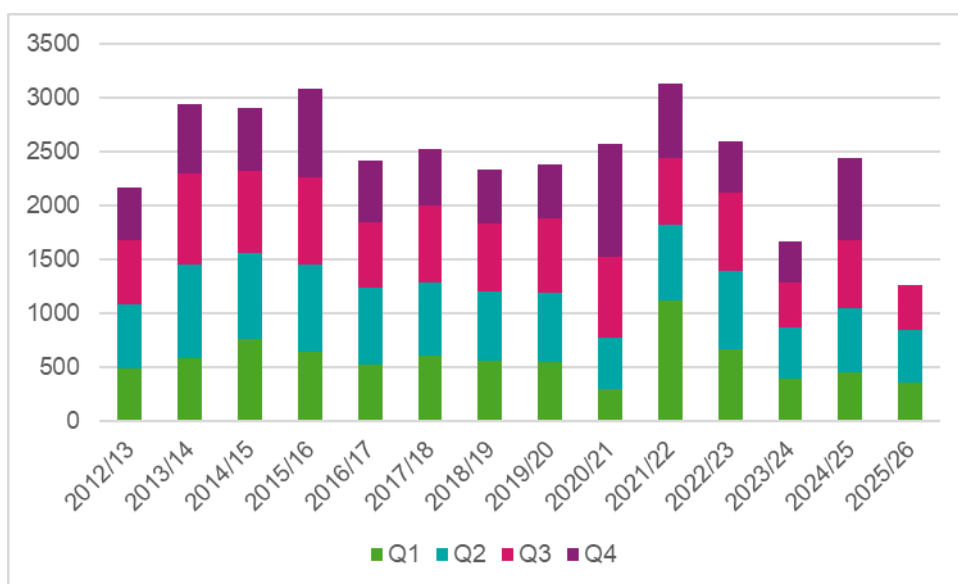


Figure 6: Quarterly sales volume trend in RBBC 2012 - 2026 (UK House Price Index)

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	2025	2026
A	1,227 (1.9%)	1,225 (1.9%)
B	4,267 (6.6%)	4,305 (6.6%)
C	13,132 (20.2%)	13,179 (20.2%)
D	18,262 (28.1%)	18,292 (28.1%)
E	11,656 (18.0%)	11,684 (17.9%)
F	7,695 (11.9%)	7,707 (11.8%)
G	7,540 (11.6%)	7,573 (11.6%)
H	1,143 (1.8%)	1,149 (1.8%)
Total	64,922	65,114

At the end of this monitoring period (31st March 2026), there were 1,020 empty properties in the borough (excluding second homes). Of those, 533 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 2025 to 31 March 2026		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	42	23	10	29	20	0	15	55	194
	Change of Use	9	0	7	21	20	1	6	0	64
	Conversions	0	0	0	0	2	0	0	0	2
	C2 Older Person's Homes*	0	0	0	0	0	0	0	0	0
	Total Completions	51	23	17	50	42	1	21	55	260
Losses	Demolitions	9	1	3	0	3	0	3	0	19
	Changes of Use	2	0	0	0	0	0	0	0	2
	No. of Units Before Conversion	0	0	0	0	1	0	0	0	1
	C2 Older Person's Homes*	0	0	0	0	13	0	0	0	13
	Total Losses	11	1	3	0	17	0	3	0	35
Total Net Gain		40	22	14	50	25	1	18	55	225

1 April 2012 to 31 March 2026 (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	745	881	217	994	390	201	252	2,321	6,001
	Change of Use	86	27	150	497	145	199	146	213	1,463
	Conversions	41	37	90	23	39	0	33	0	263
	C2 Older Person's Homes*	7	90	10	41	9	47	7	32	243
	Total Completions	879	1,035	467	1,555	583	447	438	2,566	7,970
Losses	Demolitions	165	47	44	138	68	11	34	15	522
	Changes of Use	17	0	9	1	12	0	3	0	42
	No. of Units Before Conversion	17	4	17	2	12	0	11	0	63
	C2 Older Person's Homes*	25	27	11	0	13	25	0	11	112
	Total Losses	224	78	81	141	105	36	48	26	739
Total Net Gain		655	957	386	1,414	478	411	390	2,540	7,231

*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 – 2026)

As can be seen from table 3 above, net completions for 2025/26, including C2 elderly person's care and nursing homes, stand at 225 dwellings; this represents a slight increase on previous year (215) but 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 7,231 dwellings at 31 March 2026.

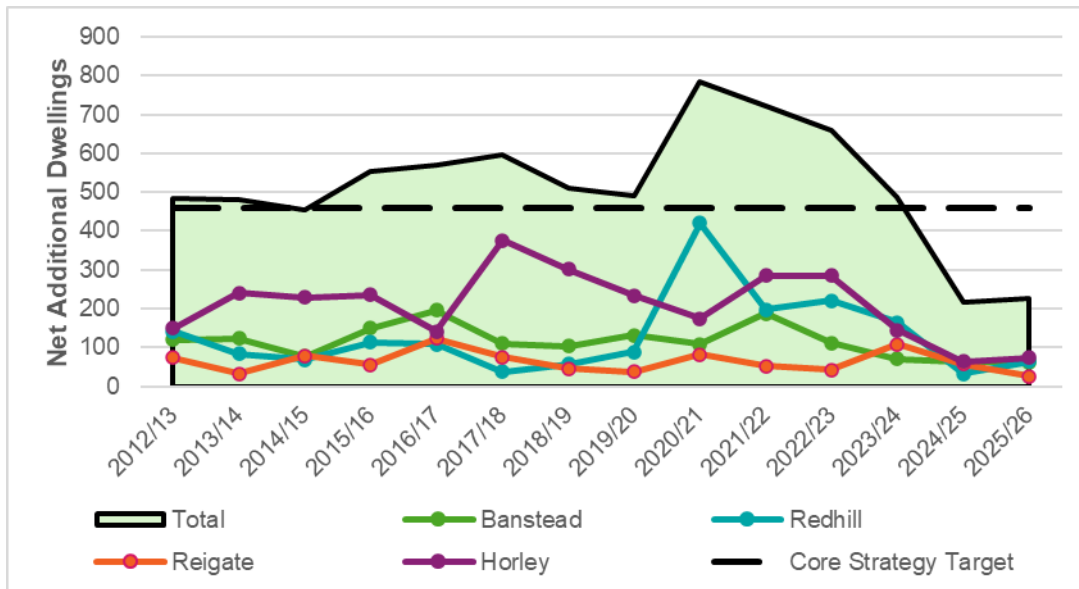


Figure 7: Net completion trend 2012 - 2026

Figure 8 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, 29.8% in Redhill area and 34.0% in Horley area. Reigate area delivered the least number of dwellings (12.1%) within this monitoring period.

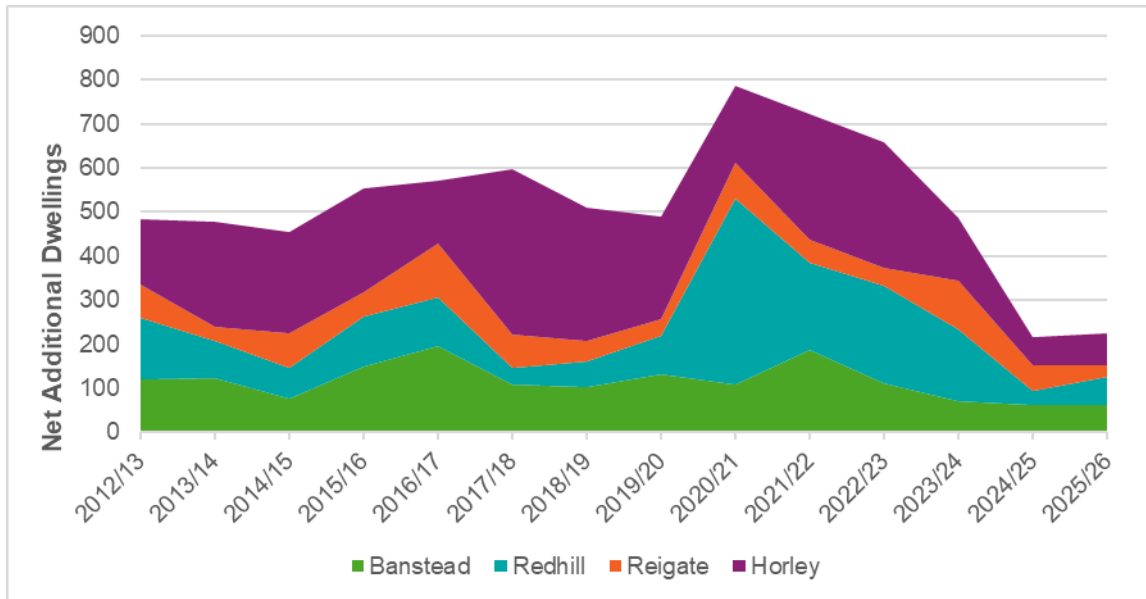


Figure 8: Area contribution to total net completions 2012 - 2026

3.2. Large Site Completion Rates

Large site (sites providing 10 or more units) completions represented 56.9% of all completions in 2025/26 – a slight decrease on the previous year from 58.1%.

Majority of completions delivered on sites of 10 or more dwellings came from Horley (43.0%) and Redhill (39.1%). Banstead delivered 17.2% large site completions, whilst Reigate saw the least large site completions with only 0.8%.

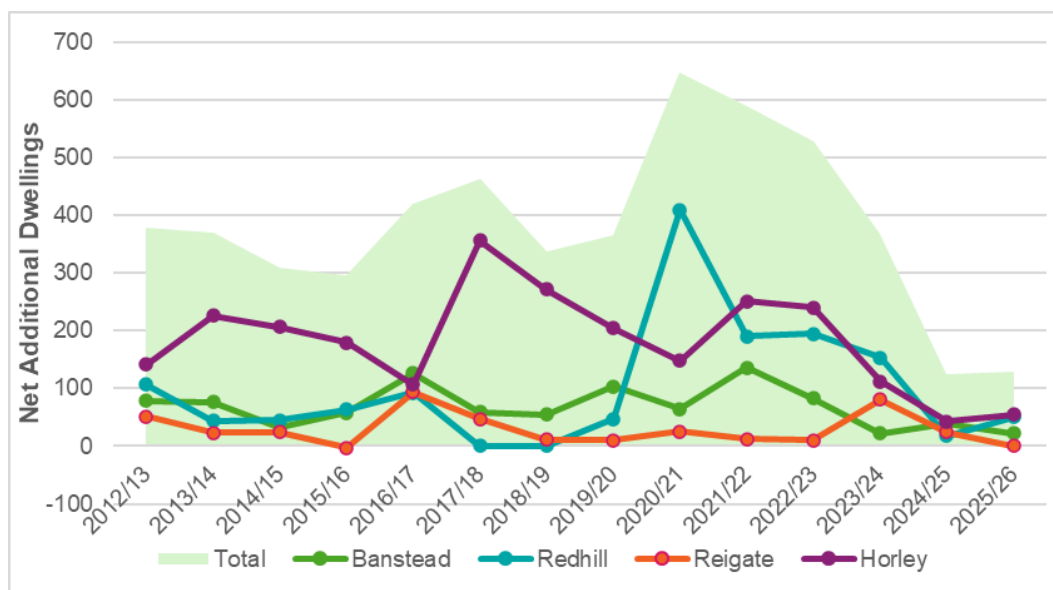


Figure 9: Large sites net completion trend 2012 - 2026

3.3. Small Site Completions

Over the last year, there has been a slight increase in the proportion of dwellings completed on sites with less than 10 units; 43.1% of dwellings within this monitoring period, compared to 41.9% previously. Figure 10 shows that most completions on small sites came from the Banstead area (41.2%), followed by Reigate (25.8%) and Horley (18.6%). The smallest proportion of small sites completions came from Redhill, with 14.4%.

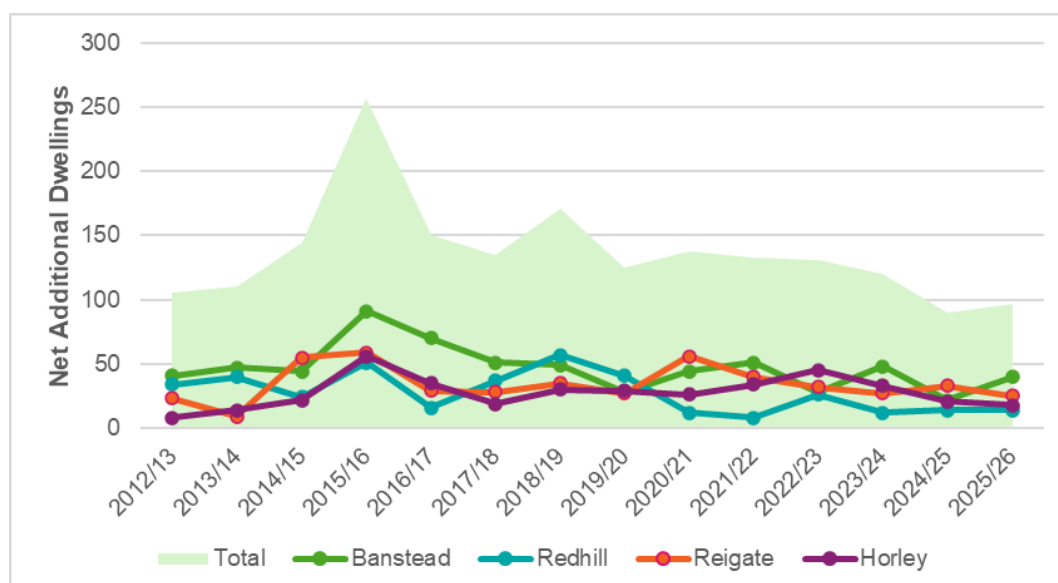


Figure 10: Small sites net completion trend 2012 - 2026

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

4.1. Sources of Supply – Previous Land Use

Core Strategy Policy CS10 prioritises the use of previously developed land (PDL) in order to promote the efficient and sustainable use of land. 68.8% 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 decrease in the percentage of dwellings built on PDL (from 75.6% to 68.8). 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) (30.7% of completions not on PDL); the remaining completions not on PDL came from back garden developments.

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%
2025/26	179	68.8%

Figure 11 shows that majority of completions on PDL (54.2%) came from the redevelopment of commercial/industrial land, further 31.3% from developments on residential land and the remaining 14.5% from redevelopments of leisure and community land.

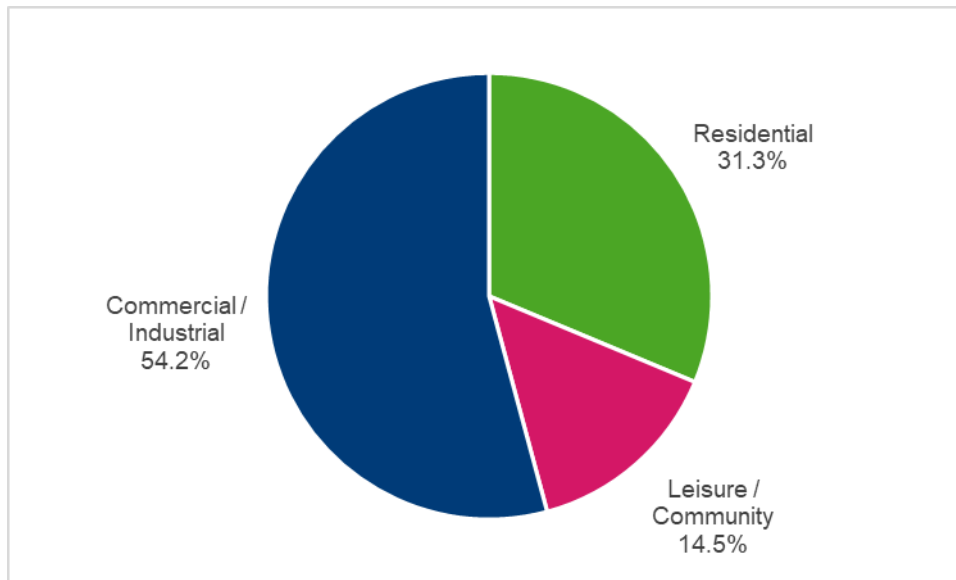


Figure 11: Previous land use of dwellings completed on PDL

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 (91 dwellings).

Further 55 dwellings came from allocated housing sites, 35 dwellings from sites located within town centres and 32 dwellings from sites located within employment areas (majority of those came from the redevelopment at the Kingsfield Business Centre). The remaining dwellings came from sites located within Green Belt (23 dwellings), Local shopping centres (16 dwellings), Residential areas of special character (5 dwellings) and sites within conservation areas (3 dwellings).

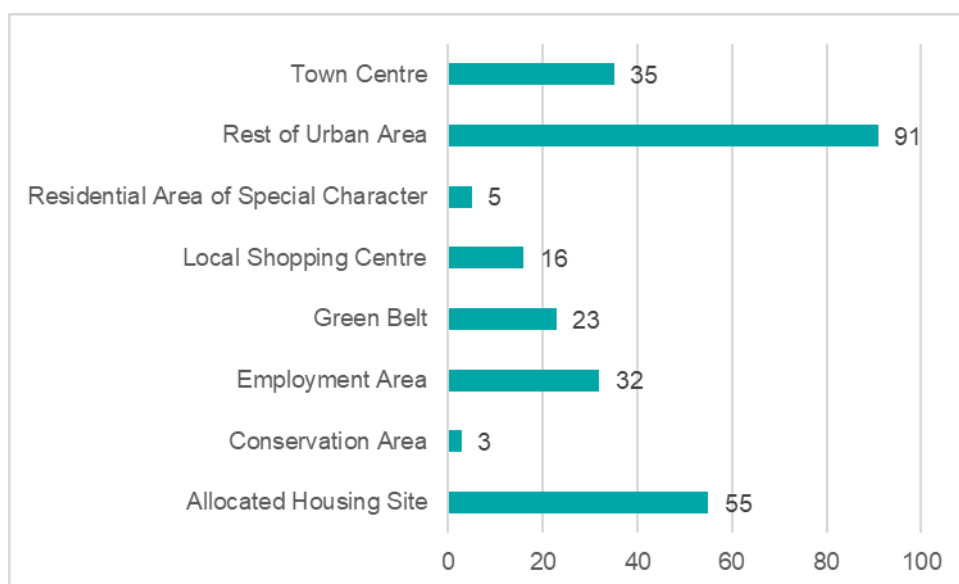


Figure 12: Policy designation of completed housing sites

Within this monitoring period, 37.7% of gross dwellings completed 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 an increase from the proportion delivered in the previous monitoring period (15.6%).

Only 8.8% of gross dwellings completed within this monitoring period were on unallocated sites outside the urban area, all of which came from brownfield sites.

4.3. Sources of Supply – Prior Approval

Over the past decade, there have been several key changes to permitted development rights that have impacted on housing delivery (including through Prior Approval procedure requirement). This started with the introduction of permitted development rights (then Part 3; Class “O”) in 2013 to permit the change of use of offices to houses or flats, and then in 2021, the introduction of Class MA, which allows buildings in Use Class E (commercial, business and storage) to change their use to a C3 residential, subject to conditions and the prior approval procedure. A further additional route to creating new flats was introduced in 2020. 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, 951 dwellings have been completed in the borough via the prior approval route since 2013.

Table 5 below shows that during the 2025/26 monitoring period 40 dwellings granted via prior approval have been completed, representing 17.8% of the total net completions during 2025/26 monitoring period. Majority of the units granted via prior approval were completed in the Redhill area (28 units, 70.0%); 15.0% were in Horley (6 units); 12.5% were in Reigate (5 units) and 2.5% were in Banstead (1 unit).

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
2025/26	40
Total	951

4.4. Housing Density

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

Whilst the borough does not have a specific density policy which requires developments within specified areas to deliver dwellings at a specific density per hectare; Core Strategy Policy CS10 'Sustainable Development' requires that developments should reflect the local character and levels of accessibility. DMP Policies DES1 'Design of new development', DES2 'Residential garden land development' and DES3 'Residential Areas of Special Character' also seek to ensure that new development makes the best use of land whilst also being well designed and protecting and enhancing local character and distinctiveness.

Over a half of all gross completions (61.5%) came from low density sites (sites with density under 40dph – dwellings per hectare), which is an increase from the previous year (48.0%). Conversely, completions on high density sites (sites with a density over 100dph) decreased from 21.5% last monitoring period to 11.9% during this monitoring period.

Table 6: Density of completions

	<40dph	40 – 60dph	60 – 100dph	100+dph
Number of Units	160	21	48	31
Percentage	61.5%	8.1%	18.5%	11.9%

Figure 13 below shows that the dwelling per hectare values (dph) of completions vary by borough area. Horley, Banstead and Reigate areas had the greatest proportion of dwellings coming from low density sites of less than 40 dph, whilst Redhill was dominated by higher density (over 60dph) developments.

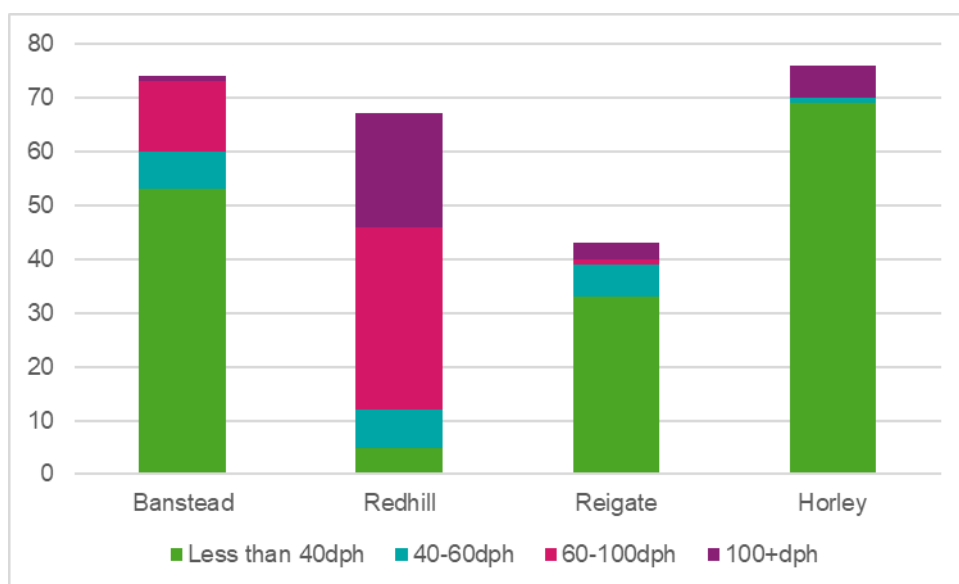


Figure 13: Density of completions by borough area

4.5. Dwelling Size and Type

Within this monitoring period, the split between completed houses and flats was relatively even, with 46.2% of completions being flats and 53.8% houses. See figure 14 below for details.

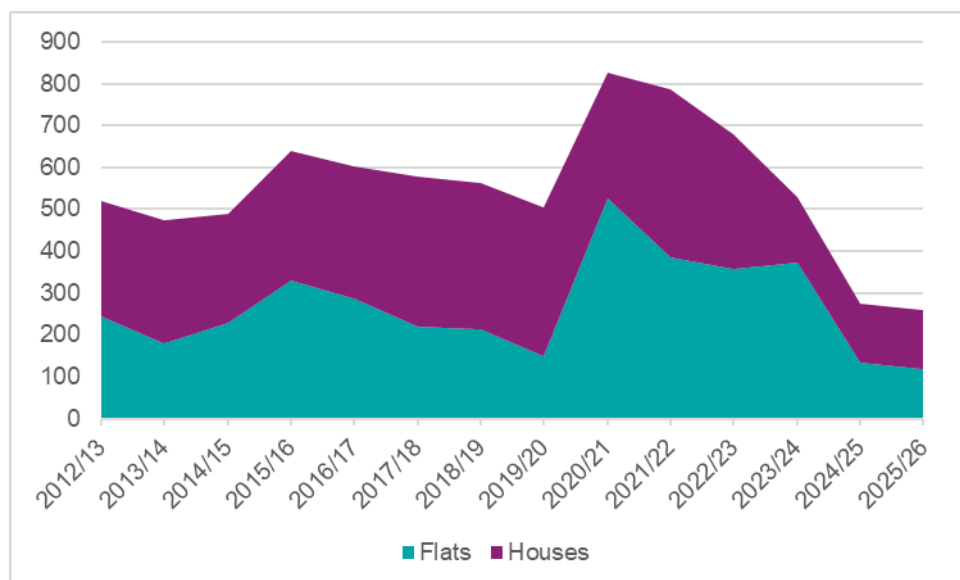


Figure 14: Breakdown by dwelling type (2012 - 2026)

Table 7 shows that Redhill delivered majority of dwellings as flats during this monitoring period (85.1%). In Reigate, the completions were more evenly spread with just under a

half (46.5%) of completed dwellings delivered as flats. In Banstead and Horley, house completions dominated with 74.3% and 68.4%, respectively.

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

	Flats	Houses
Area 1 - Banstead	19 (25.7%)	55 (74.3%)
Area 2a - Redhill	57 (85.1%)	10 (14.9%)
Area 2b - Reigate	20 (46.5%)	23 (53.5%)
Area 3 - Horley	24 (31.6%)	52 (68.4%)

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 further 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 the vast majority of 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, 50.7% of all market housing completions were smaller 1 and 2 bedroom dwellings (compared to 30% HNA recommendations) and 49.2% 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 (30.3%) 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 2025/26	2019 HNA Market Housing Recommendation
1 bedroom	24.2%	5%
2 bedrooms	26.5%	25%
3 bedrooms	21.9%	40%
4+ bedrooms	27.3%	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 and Reigate, whilst Banstead and Horley delivered more larger 3+ bedroom homes.

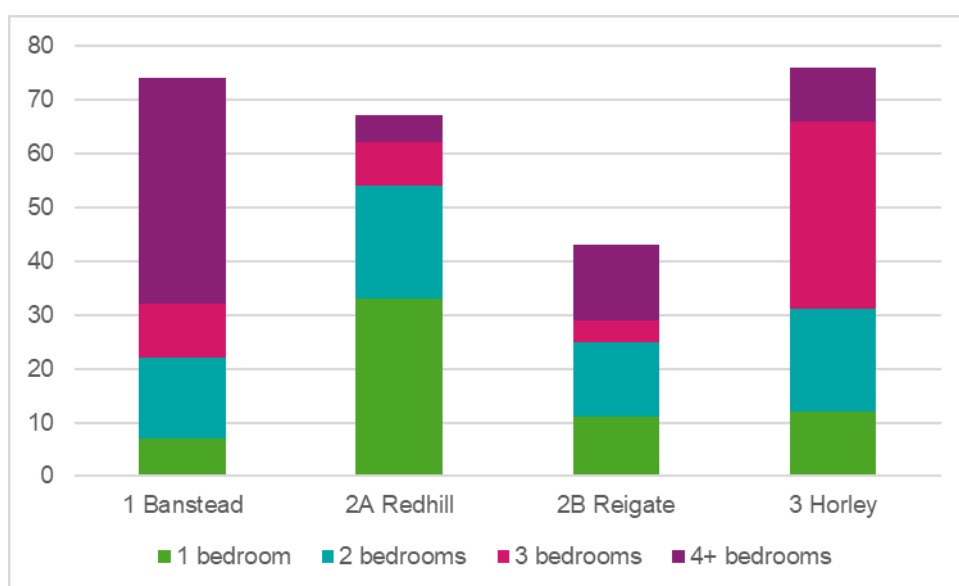


Figure 15: Completed dwelling size by borough area

4.6. Affordable Housing

As can be seen from table 11, 23 affordable dwellings have been delivered within this monitoring period. The affordable housing target is for a delivery of 1,500 units between 2012-2027. If split evenly per annum, the expected target to date would be 1,400 units delivered since 2012. So far, 1,195 units of affordable housing have been delivered.

Table 11: Affordable housing completions summary

Affordable Completions	Affordable Demolitions
23	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 the 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, 1,195 gross units of affordable housing have been delivered since the start of the plan period in 2012/13 (558 units of social/affordable rented properties and 637 units of affordable ownership properties). This equates to 47% of social / affordable rented properties and 53% of affordable ownership homes.

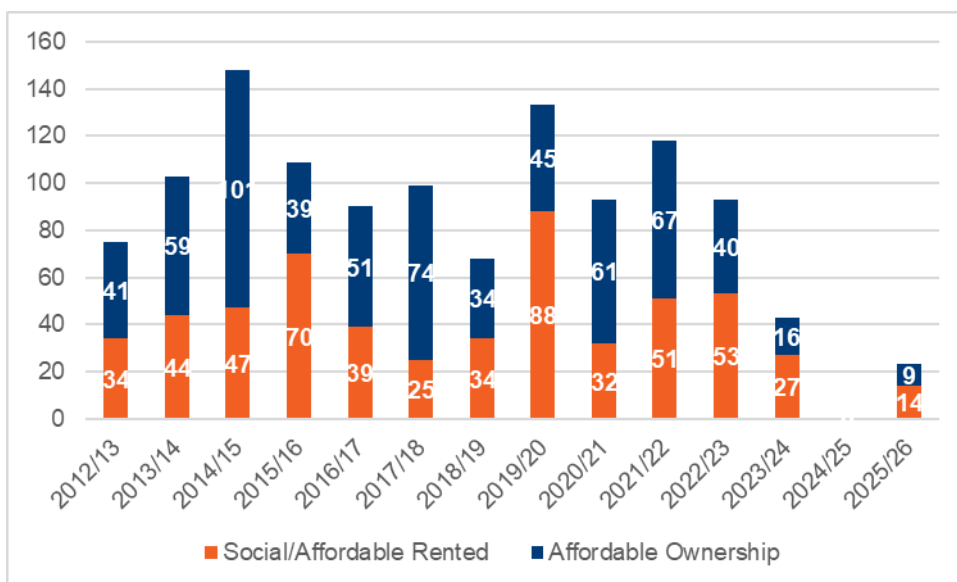


Figure 16: Affordable housing completions trend (gross)

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

5.1. Number of New Permissions

Within the last twelve months, 73 planning permissions resulting in a gain or loss of residential dwellings were approved; these have the potential to deliver 457 net dwellings.

Excluding sites which were subsequently substituted (4 planning permissions, 5 net dwellings) and sites that are unlikely to be deliverable (3 planning permissions, 10 net dwellings), 66 planning permissions (442 net dwellings) were granted in this monitoring period.

As can be seen from table 12, the majority of net dwellings (80.1%) have been permitted on large sites within this monitoring period. Reigate saw the largest proportion of newly permitted net dwellings (65.4%) with Banstead and Redhill following with 20.6% and 8.8%, respectively. Within this monitoring period, Horley permissions accounted for 5.2% 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)	42 (42 gross)	34 (34 gross)	278 (278 gross)	0 (0 gross)	354 (354 gross)
Small (<10 units)	49 (62 gross)	5 (12 gross)	11 (13 gross)	23 (25 gross)	88 (112 gross)
All sites	91 (104 gross)	39 (46 gross)	289 (291 gross)	23 (25 gross)	442 (466 gross)

5.2. Sources of New Permissions – Previous Land Use

Of those not subsequently substituted or excluded for deliverability reasons, majority of new homes permitted in 2025/26 came from agricultural sites (51.5%), commercial and industrial sites (24.2%) and residential sites (22.3%). 58 homes can be attributed to office to residential, industrial to residential or retail to residential permitted development rights.

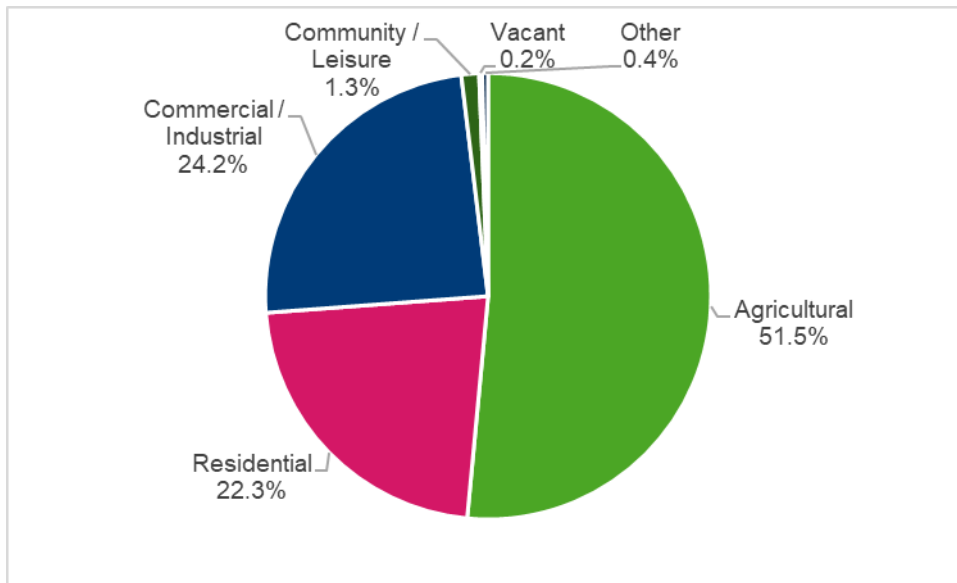


Figure 17: Previous land use of new permissions

5.3. Sources of New Permissions – Designation

Of those, not subsequently substituted or excluded for deliverability reasons, most of the gross new dwellings permitted in this monitoring period (235 dwellings; 50.4%) came from allocated sites (see figure 18). This is followed by sites within urban areas with no specific designation (138 dwellings, 29.6%) and town centre sites (58 dwellings, 12.4%).

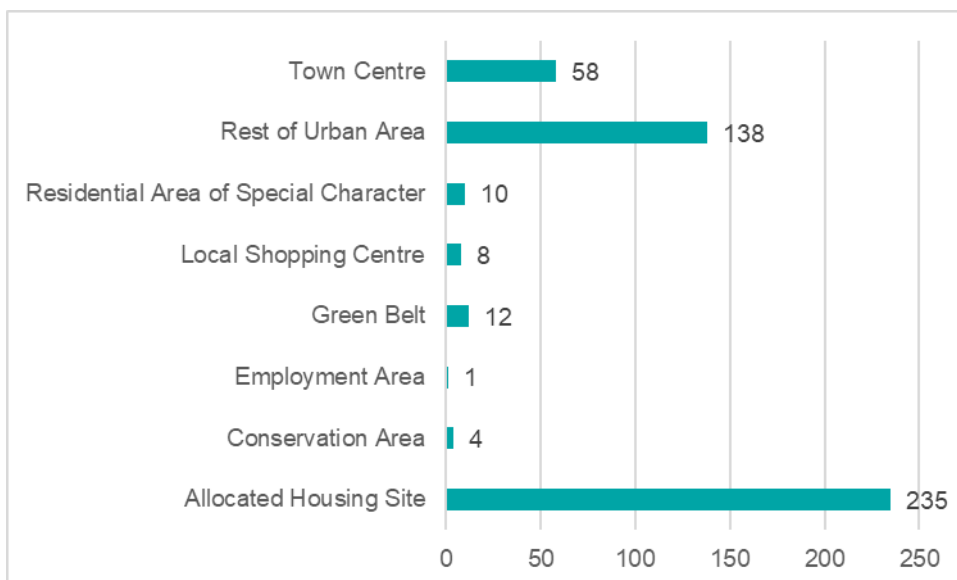


Figure 18: Policy designation of new permissions

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 dwellings (gross) permitted within the last twelve months (excluding sites which have subsequently been substituted or excluded for deliverability reasons) were on low density sites with a density of less than 40 dwellings per hectare (dph) (69.3%). Higher density sites of over 60dph represented a total of 27.9% of new gross dwellings (20.4% 60-100dph and 7.5% 100+dph). The remaining 2.8% were on sites with a density of 40 – 60dph.

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

	<40dph	40 – 60dph	60 – 100dph	100+dph
Number of Units	323	13	95	35
Percentage	69.3%	2.8%	20.4%	7.5%

5.5. Dwelling Type and Size

Please note the below analyses exclude 235 dwellings from a development of a sustainable urban extension at Sandcross Lane in Reigate, as the granted planning permission is outline only and details of size and type of homes is not yet known.

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 (38.1% 1 bedroom and 27.7% 2 bedroom). See table 14 for details.

Table 14: Size and type of newly permitted dwellings

	Flats	Houses	Total
1 bedroom	87	1	88
2 bedrooms	44	20	64
3 bedrooms	0	42	42
4+ bedrooms	0	37	37
Total	131	100	231

Table 15 shows that within Banstead, Reigate and Horley, majority of new permitted dwellings were flats (56.7%, 82.1% and 72.0%, respectively). Redhill experienced greater proportion of houses being permitted within this monitoring period (82.6%).

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

	Flats	Houses
Area 1 - Banstead	59	45
Area 2a - Redhill	8	38
Area 2b - Reigate	46	10
Area 3 - Horley	18	7

5.6. Provision of Affordable Housing – New Permissions

DMP Policy DES6 states, that on all sites (other than allocated greenfield urban extensions) providing 11 or more homes, 30% of the homes on the site should be affordable housing. Within the allocated greenfield urban extension sites, the percentage of affordable homes required is 35%. 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, three schemes over 11 units were granted planning permission during this monitoring period (see table 16 for details).

Table 16: Affordable housing provision on newly permitted sites

Planning permission	Comments
23/01122/OUT for up to 300 units	An outline planning permission for a mixed-use development of an allocated sustainable urban extension site, proposing up to 300 homes, including 65 extra care units for older people (C2 use). DMP Policy DES6 requires to provide 35% of affordable housing units. S106 agreement has been signed to secure 37% of affordable housing (based on the number of units in C3 use only – up to 235). This is in line with the DMP policy DES7, stating that where accommodation falls into C2 use class, the Council will encourage applicants to incorporate provision of, or contribution towards, affordable rooms or care packages that meet strategic requirements for elderly care.
25/00039/F for 34 units	The previous, denser scheme, for more housing proposed on-site affordable housing in accordance with policy. It was understood at that time that this was viable purely because of the quantum of housing proposed. The reduction in number of homes provided unfortunately impacts viability such that no on-site affordable housing can be provided, as evidenced by an open-book viability appraisal. However, having been assessed and challenged by the Council's consultants, a £300,000 contribution towards off-site affordable housing is now secured.
25/00404/F for 42 units	The development does not provide the required level of affordable housing, as it was deemed unviable by the submitted Viability report. Following ongoing discussions, the applicant and the Council have agreed a sum of £62.748 to be payable towards off-site affordable housing contribution.

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 2026, there were 27 applicants on the Register, including 26 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 10 which runs up to 30th October 2025.

Between 31 October 2024 and 30 October 2025 (the most recent whole base period prior to 31 March 2026), the Council approved 13 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 is 1 person on the Register in the 7th base period (31 October 2021 to 30 October 2022), relevant to this assessment.

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 2026: 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 (Base 10)	4
31 Oct 25 – 31 Mar 26 (part base 11)	0
Total number of individuals on the register (at 31 Mar 2026)	26

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, 7,231 net dwellings were completed within the borough (equating to an annual average completion of 516.5 units). The overall plan completions have now exceeded the Core Strategy housing requirement of 6,900 dwellings between 2012 – 2027 by 331 dwellings.

Table 18: Summary of housing delivery 2012 - 2026

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%
2025/26	237	23	260	22	238	0	13	-13	225	-48.9%

*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	6,440	7,231	516.5	791	104.8%	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, Gothington 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 791 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 (or the housing requirement is more than five years old and the relevant strategic policies have been reviewed and found not to require updating – footnote 41), 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. However, the Core Strategy annual housing requirement of 460dpa, which has been reviewed and found not to require updating, is less than 80% of the most up to date standard method figure (1,281dpa). Therefore, this Housing Monitor will add 20% 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. 20% Buffer (20% of 2,300)	460
3. Previous oversupply	791
4. Overall Housing Requirement (1 + 2 - 3)	1,969

As shown in table 20 above, the overall five-year housing requirement is therefore 1,969 units (annual requirement of 394 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 December 2024 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

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)
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 155 units have been excluded from the five-year land supply trajectory (see Appendix 1, Table 29 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 1,232 outstanding net additional dwellings on sites with planning permission have been included within the 5 year housing land supply.

Appendix 1, Tables 30 & 31 provide a summary of all outstanding C3 dwellings by the borough area and Table 32 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 33 – 41 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 2031, 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	113	103
2018/19	135	112
2019/20	385	80
2020/21	288	248
2021/22	245	180
2022/23	191	244
2023/24	198	200
2024/25	156	188
2025/26	207	238
Total	2,775	2,586
Average total per annum	198	185

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 2,775 windfall dwellings has been permitted over the plan period (excluding permissions that have been subsequently substituted or lapsed). This equates to an annual average of 198 dwellings, totalling 990 dwellings for the five-year period.

During the same period, a total of 2,586 net dwellings has been completed on windfall sites, equating to an annual average of 185 (925 dwellings 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 **1,607 net additional dwellings** over the next five years. This represents a **4.08 years' supply** against the Core Strategy requirement.

Table 23: Summary of current Five-Year Land Supply at April 2026

Source	
1. Sites with planning permission	1,232
2. Sites without planning permission	0
3. Specific Deliverable Sites (1 + 2)	1,232
4. Windfall allowance	375
5. Total Five Year Supply (3 + 4)	1,607
6. Annualised Housing Requirement	460
7. 20% Buffer	92
8. Annualised over/under supply	-158
9. Total annual requirement (6 + 7 + 8)	394
10. Equivalent years supply (5 / 9)	4.08

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 this 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 3.1.8, 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 application 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 24: Identified need for Gypsy and Traveller pitches for 2016 to 2031
Source – DMP Policy GTT1 Table 7 and RBBC'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 2026 to 31 March 2031 (years 11 -12) would be 5 pitches, with annualised average of 1 pitch.

This year's 5-year pitch / plot monitoring period (for 2026 – 2031 i.e. years 11 – 15) extends four 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 RBBC's GTAA 2017 (Figure 10) from the Council's local assessment of need. The figures in Table 24 are taken from Figure 10 of the RBBC's GTAA 2017.

Need for Travelling Showperson's plots

The Travelling Showpeople plot need for **01 April 2026 to 31 March 2031** (years 11 – 15 inclusive) is 5 x 0.4 plots = **2 plots**, with **annualised average need across 5 years of 0.4 plots**.

Table 25: Identified need for Travelling Showpeople plots (2016 - 2031)

Source: DMP Policy GTT1 Table 7 and RBBC'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 2026 and considers the supply of land for pitches and plots for five years from 1 April 2026 to 31 March 2031, as set out in Tables 27 and 28.

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 includes pitches and plots with full permanent planning permission, unless there is clear evidence that the permission will not be implemented within five years.

An exception to this is the three pitches at the sustainable urban extension at Sandcross Lane, Reigate, as detailed in Appendix 2 – table 42. These pitches form part of a major development granted outline planning permission in March 2026. In accordance with national policy on deliverability and having regard to clear evidence from the developer that completions will commence within 5 years, the pitches are considered deliverable and are therefore included within the five-year supply. This approach ensures consistency in the treatment of the site for both general housing and traveller accommodation within this monitoring report.

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 26: Supply of Traveller pitches in RBBC 2016 - 2031

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 2031	Total 1 April 2016 – 31 March 2031
No of pitches granted permanent planning permission	31	8 (to 31 March 2026)	4 (Kents Field, Policy GTT1 site allocation G12)	Currently unknown but at least 39

Please note: this excludes two permanent pitches which were granted planning permission during the period April 2016 to March 2026 (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 42, and summarised in Table 26, since the GTAA and DMP pitch baseline of April 2016, 39 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 10-year period (i.e. 1 April 2016 to 31 March 2026), of 27 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 dated 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 27: Calculation of Five-Year Land Supply of deliverable land for Gypsy and Traveller pitches 1 April 2026 – 31 March 2031

		Total number of pitches	Annual average
A	Oversupply between 1 st April 2016 and 31 st March 2026	12	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 11 – 15) 1 st April 2026 – 31 st March 2031 (see table 24)	5	1
D	Number of years' pitch supply against need = (A + B) / C (12 + 4) / 1 (1 st April 2026 – 31 st March 2031)	16	N/A

Considering the supply of **39 approved permanent pitches against the local need pitch target for 2016-2026 of 27**, there was an **oversupply of 12** approved permanent pitches over this period. Given this “oversupply” of 12 approved permanent pitches against the local pitch target for years 2016 – 2026, and the allocation for “approximately” 4 pitches at Kents Field (site allocation GTT1 G12) against the need for 5 additional permanent pitches in the 5-year period 1 April 2026 to 31 March 2031, the Council has demonstrated a **16-year supply of deliverable permanent pitches**, as set out in Table 27 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 28: Calculation of Five Year Land Supply of deliverable land for Travelling Showpeople plots (as of 1st April 2026)

		Total	Annual
A	Plots needed 1 st April 2016 – 31 st March 2026 (Years 0 – 10)	5	N /A
B	Plots granted permission 1 st April 2016 – 31 st March 2026	4	N/A
C	Undersupply of plots between 1 st April 2016 and 31 st March 2026 (B - A)	-1	N/A
D	Deliverable supply for next 5 years 1 st April 2026 – 31 st March 2031(DMP site allocation G9a – Land south of Fairacres, Axes Lane, Salfords	1	N/A
E	Total supply including previous undersupply (C + D)	0	N/A
F	Plot Need for next 5 years 1 st April 2026 – 31 st March 2031 5 years x 0.4 plots	2	0.4
G	Number of years' supply against need E / F (0 / 0.4) (1st April 2026 to 31st March 2031)	0	N/A

8.4. Conclusion

The Council has a **16-year supply of deliverable land for traveller pitches** as of 1 April 2026, and a **0-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 2025/26 monitoring period, there was an 0.24% decrease in the average house price within Reigate & Banstead (from £481,337 to £480,165).
- **Affordability:** The affordability ratio has decreased from 11.69 to 11.09, meaning the average (median) house price in the borough now represents 11.09 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 225 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 7,231 dwellings. The annual figure includes 23 units of affordable housing completed within this monitoring period.
- **Previously Developed Land (PDL):** Within the last twelve months 68.8% 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 66 sites were granted planning permission, equating to 442 net dwellings.
- **Five Year Housing Land Supply:** The current, deliverable 5YHLS as of 01 April 2026 is 1,607 net additional dwellings, equating to a 4.08 years' supply against the Core Strategy requirement.
- **Five Year Supply of Deliverable Land for Gypsies, Travellers and Travelling Showpeople Accommodation:** The Council has a 16-year supply of deliverable land for traveller pitches as of 1 April 2026, and a 0-year supply of deliverable land for travelling showpeople's plots measured against the local targets.

Appendices

Appendix 1: Housing Land Supply Supplementary Tables

Table 29: Sites with planning permission excluded from Five Year Land Supply

Application Reference	Total Net Capacity
23/02192/F	1
22/01461/F	2
24/02281/F	1
22/01965/F	2
21/00351/OUT	2
21/00350/OUT	2
23/00817/F	4
23/00820/F	4
24/01134/PAP	95
17/00273/OUT	1
25/01612/F	2
24/00289/F	6
24/02163/PAP	21
16/00228/F	1
25/00068/CU	4
22/01160/F	5
20/00198/F	1
23/01643/F	1
Total Undeliverable	155

Table 30: 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 2026	Net deliverable by 31 March 2031
Under construction	Area 1 - Banstead	67	67	67
	Area 2a - Redhill	21	21	21
	Area 2b - Reigate	15	15	15
	Area 3 - Horley	18	18	18
Not implemented	Area 1 - Banstead	55	55	55
	Area 2a - Redhill	25	25	25
	Area 2b - Reigate	24	24	24
	Area 3 - Horley	44	44	44
Total net deliverable on small sites (less than 10 units) with planning permission in the Five Year Supply				269

Table 31: 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 2026	Net deliverable by 31 March 2031
Under construction	Area 1 - Banstead	-5	-5	-5
	Area 2a - Redhill	189	189	189
	Area 2b - Reigate	37	26	26
	Area 3 - Horley	1,586	158	158
Not implemented	Area 1 - Banstead	59	59	59
	Area 2a - Redhill	52	52	52
	Area 2b - Reigate	298	298	298
	Area 3 - Horley	14	14	14
Total net deliverable on large sites (more than 10 units) with planning permission in the Five Year Supply				791

Table 32: Summary of C2 Sites with planning permission in the Five Year Supply

Implementation status	Borough area	Net permitted	Net remaining @ 01 April 2026	Net deliverable by 31 March 2031
Under construction	Area 1 - Banstead	179	179	29
	Area 2a - Redhill	-2	-2	-2
	Area 2b - Reigate	25	25	25
	Area 3 - Horley	0	0	0
Not implemented	Area 1 - Banstead	19	19	19
	Area 2a - Redhill	64	64	64
	Area 2b - Reigate	37	37	37
	Area 3 - Horley	0	0	0
Total net deliverable on C2 sites with planning permission in the Five Year Supply				172

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 30 & 31)

Table 33: 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 2026	Total net remaining @ 1 April 2026	Net Deliverable by 31 March 2031	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 September 2026.
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. Conditions discharged Apr 25 – Jan 26. S73 application approved August 2025.
Roseland, Garratts Lane, Banstead, Surrey, SM7 2EQ	Planning permission 25/00404/F Not started	42	0	42	42	Yes	No	No	Planning permission granted February 2026.	The development does not provide the required level of affordable housing, as it was deemed unviable by the submitted Viability report. Following ongoing discussions, the applicant and the Council have agreed a sum to be payable towards off-site affordable housing contribution.	No ownership constraints identified. The site is being developed by McCarthy and Stone.	No evidence identified to suggest that this planning permission will not be implemented. Two conditions are currently awaiting determination. Developer indicated they anticipate commencing construction on site around November 2026. This is planning permission for demolition of exiting building in C2 use and erection of C3 retirement living scheme. The loss of C2 accommodation is recorded in table 41 below.

Table 34: 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 2026	Total net remaining @ 1 April 2026	Net Deliverable by 31 March 2031	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
14A High Street, Banstead, Surrey, SM7 2LJ	Planning permission 25/00460/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 Commac Estates Ltd.	No evidence identified which suggests that this planning permission will not be implemented. Records from the council's Street naming and numbering team indicates site is under construction.
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).
30 Chipstead Road, Banstead, Surrey, SM7 2HH	Planning permission 25/01154/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 Barnfield Homes Ltd.	Works commenced March 2026 (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.
38-40 High Street, Banstead, Surrey, SM7 2LU	Planning permission 24/01815/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 a private individual.	No evidence identified which suggests that this planning permission will not be implemented. Site visit indicates site is under construction.
44 Sutton Lane, Banstead, Surrey, SM7 3RB	Planning permission 24/02320/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 HFMHK.	No evidence identified which suggests that this planning permission will not be implemented. Works commenced July 2025 (CIL Commencement Notice).
23 & 23A Woodmansterne Street, Woodmansterne, Surrey, SM7 3NN	Planning permission 24/01756/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. Site visit indicates site is under construction.
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 previously indicated works on site commenced February 2024. Google images from Apr 25 indicate foundations for the new dwellings have been laid.
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 in 2026.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2026	Total net remaining @ 1 April 2026	Net Deliverable by 31 March 2031	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
Kingswood House, Eyhurst Close, Kingswood, Surrey, KT20 6NR	Planning permission 24/01929/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 Macar Bespoke (Kingswood) Limited.	No evidence identified which suggests that this planning permission will not be implemented. Number of conditions discharged November – December 2025. Developer confirmed they have started to implement the permission, although they have submitted new application to amend design of three of the houses.
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 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 Axiom Land Limited.	No evidence identified which suggests that this planning permission will not be implemented. Several conditions discharged February 2025 = March 2026. Non-material amendment application approved January 2025. Work on site commenced May 2025 (CIL Commencement Notice).
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). The works are nearing completion.
Palmers Chartered Accountants, 28 Chipstead Station Parade, Chipstead, Surrey, CR5 3TF	Planning permission 25/00358/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 Thew Arnott & Co Limited.	Work on site commenced December 2025 (Building Control Commencement Notice).
Parcel Of Land North East Of Greenhaven, Outwood Lane, Kingswood, Surrey, KT20 6JD	Planning permission 24/00587/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 Blacksand Asset Management.	No evidence identified which suggests that this planning permission will not be implemented. Several conditions discharged June – August 2025. Work on site commenced November 2025 (CIL Commencement Notice). S73 application approved January 2026.
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 previously indicated site is expected to complete Autumn 2025. Although google images from April 2025 indicate site is close to completion, we have not been able to confirm so will keep the units within the supply for now.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2026	Total net remaining @ 1 April 2026	Net Deliverable by 31 March 2031	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
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).
Land South Of Church Lane, Hooley, Coulsdon, Surrey	Planning permission 25/00312/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.	Conditions discharged January – February 2026. Site visit March 2026 indicate site is now under construction.
The Iron Bungalow, Netherne Lane, Netherne On The Hill, Surrey, CR5 1NR	Planning permission 24/01875/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 have been identified. The site is being developed by Stock Davis Ltd.	Conditions discharged July – September 2025. Works commenced November 2025 (CIL Commencement Notice).
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).
36 Vernon Walk, Tadworth, Surrey, KT20 5QP	Planning permission 24/00428/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 Bruckland Developments.	Works commenced February 2026 (CIL Commencement Notice).
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 To The Rear Of, 6 Kingswood Road, Tadworth, Surrey, KT20 5EG	Planning permission 25/00984/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Works commenced March 2026 (CIL Commencement Notice).
Vacant Land Rear Of 37 The Avenue, Tadworth, Surrey, KT20 5DG	Planning permission 25/00387/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.	Works commenced February 2026 (CIL Commencement Notice).
141-147 Ruden Way, Epsom Downs, Surrey, KT17 3LW	Planning permission 24/02004/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 Mantle Developments Ltd.	No evidence identified which suggests that this planning permission will not be implemented. This permission follows on previous consent for 3 dwellings. Works on site commenced July 2025 (CIL Commencement Notice).

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2026	Total net remaining @ 1 April 2026	Net Deliverable by 31 March 2031	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 Bridgefield Close, Banstead, Surrey, SM7 1LR	Planning permission 25/00031/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 Price Building Services Ltd.	Works commenced June 2025 (CIL Commencement Notice).
296, 298 And Rear Of 300 Fir Tree Road, Epsom Downs, Surrey, KT17 3NN	Planning permission 23/01945/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 Denton Homes.	No evidence identified which suggests that this planning permission will not be implemented. Several conditions discharged March – July 2025. Works commenced August 2025 (NHBC Commencement Notice).
73 Green Curve, Banstead, Surrey, SM7 1NS	Planning permission 25/01912/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 B&A Developments Ltd.	Works on site commenced March 2026 (CIL Commencement Notice).
Crossways, Fir Tree Road, Banstead, Surrey, SM7 1NA	Planning permission 21/01146/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by a private individual.	No evidence identified which suggests that this planning permission will not be implemented. S73 application approved September 2024. Some conditions discharged June / July 2024. Google Earth images indicate site is under construction.
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.	Works commenced October 2024. Landowner indicated anticipated completion June 2026.
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 June 2026.
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 May 2026.
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 June 2026.
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 in April 2024 indicates site was under construction.
4 Thornfield Road, Banstead, Surrey, SM7 2HX	Planning permission 26/00009/F Not started	1	0	1	1	Yes	No	No	Planning permission granted March 2026.	The development is policy compliant. No viability information has therefore been provided. In 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 2026	Total net remaining @ 1 April 2026	Net Deliverable by 31 March 2031	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
75 Ferndale Road, Banstead, Surrey, SM7 2EX	Planning permission 25/01816/F Not started	2	0	2	2	Yes	No	No	Planning permission granted February 2026.	The development is policy compliant. No viability information has therefore been provided. In 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.
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 previously confirmed intentions to develop the site once conditions are discharged. Several conditions discharged August – September 2025.
SJM Electrical, Brighton House, Brighton Road, Banstead, Surrey, SM7 1AZ	Planning permission 25/01321/PAP Not started	2	0	2	2	Yes	No	No	Prior approval granted September 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.
The Childrens Trust Tadworth, 101 High Street, Banstead, Surrey, SM7 2NL	Planning permission 25/00610/F Not started	4	0	4	4	Yes	No	No	Planning permission granted June 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 Md Private Ltd.	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.
Barn To The Rear Of The Stables, High Road, Upper Gatton, Reigate, Surrey, RH2 0TY	Planning permission 25/01232/F Not started	1	0	1	1	Yes	No	No	Planning permission granted January 2026.	The development is policy compliant. No viability information has therefore been provided. In 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. Several conditions discharged July – October 2025.
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. S73 application for variation of condition submitted February 2026.
Land Adjoining 56-58 Brighton Road, Hooley, Surrey, CR5 3EE	Planning permission 24/01530/F Not started	1	0	1	1	Yes	No	No	Planning permission granted June 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.
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.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2026	Total net remaining @ 1 April 2026	Net Deliverable by 31 March 2031	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
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. Landowner indicated anticipated start June 2027 and completion August 2028.
Bethany, Chequers Lane, Walton On The Hill, Surrey, KT20 7RB	Planning permission 25/01315/F Not started	1	0	1	1	Yes	No	No	Planning permission granted December 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.
Bethel Strict Baptist Chapel, Chapel Road, Tadworth, Surrey, KT20 5SE	Planning permission 25/01087/F Not started	1	0	1	1	Yes	No	No	Planning permission granted August 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.
Christ Church United Reformed Church, Walton Street, Walton On The Hill, Surrey, KT20 7RR	Planning permission 24/01472/CU Not started	1	0	1	1	Yes	No	No	Planning permission granted July 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.
Cornwalls The Cottage, Brighton Road, Lower Kingswood, Surrey, KT20 6SY	Planning permission 25/01800/PAP3MA Not started	1	0	1	1	Yes	No	No	Prior approval granted December 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 Wessex Garage Doors.	No evidence identified which suggests that this planning permission will not be implemented.
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.
The Bell Public House, Withybed Corner, Walton On The Hill, Surrey, KT20 7UJ	Planning permission 25/00577/F Not started	1	0	1	1	Yes	No	No	Planning permission granted June 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 J T Davies & Sons Ltd.	No evidence identified which suggests that this planning permission will not be implemented.
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 by Denton Homes.	No evidence identified which suggests that this planning permission will not be implemented.
4 The Drive, Banstead, Surrey, SM7 1DB	Planning permission 25/00276/F Not started	7	0	7	7	Yes	No	No	Planning permission granted December 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 Nuro Homes.	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 2026	Total net remaining @ 1 April 2026	Net Deliverable by 31 March 2031	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 Buckles Way, Banstead, Surrey, SM7 1HB	Planning permission 24/02033/F Not started	1	0	1	1	Yes	No	No	Planning permission granted May 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 Ashton Paul Consult.	No evidence identified which suggests that this planning permission will not be implemented.
Land Adjacent To 51 Tattenham Way, Burgh Heath, Surrey, KT20 5NE	Planning permission 25/00245/F Not started	1	0	1	1	Yes	No	No	Planning permission granted April 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 a private individual.	No evidence identified which suggests that this planning permission will not be implemented. Landowner indicated anticipated start February 2027.
Land To The Rear Of 353 And 355 Reigate Road, Epsom Downs, Surrey, KT17 3LT	Planning permission 25/00927/F Not started	1	0	1	1	Yes	No	No	Planning permission granted August 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 Denton Homes.	No evidence identified which suggests that this planning permission will not be implemented.
181-183 Great Tattenhams, Epsom Downs, Surrey, KT18 5RA	Planning permission 24/00862/F Not started	7	0	7	7	Yes	No	No	Planning permission granted September 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 Turnbull Land.	No evidence identified which suggests that this planning permission will not be implemented.
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. Replacement planning application currently awaiting determination.
The Copse, Alcocks Lane, Kingswood, Surrey, KT20 6BB	Planning permission 25/01137/CU Not started	-1	0	-1	-1	Yes	No	No	Planning permission granted October 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 Modus Care Ltd.	No evidence identified which suggests that this planning permission will not be implemented. One condition discharged March 2026.

Table 35: Area 2a Redhill - Large sites included in the Five Year Supply

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2026	Total net remaining @ 1 April 2026	Net Deliverable by 31 March 2031	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.
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).
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. Site visit confirmed development is well under way.
Former Merstham Library, Weldon Way, Merstham, Surrey, RH1 3QB	Planning permission 22/02067/F Under construction	11	0	11	11	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.	Work on site commenced February 2026 (CIL Commencement Notice). Landowner indicated anticipated completion March 2027.
Harps Oak House, 180 London Road North, Merstham, Surrey, RH1 3BP	Planning permission 22/01905/F Under construction	9	0	9	9	Yes	No	No	N/A – planning permission is under construction.	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 2025 – January 2026 with other conditions currently awaiting determination.
Former Gas Holders, Hooley Lane, Redhill, Surrey	Planning permission 25/00039/F Not started	34	0	34	34	Yes	No	No	Planning permission granted December 2025.	The previous, denser scheme, for more housing proposed on-site affordable housing in accordance with policy. It was understood at that time that this was viable purely because of the quantum of housing proposed. The reduction in number of homes provided unfortunately impacts viability such that no on-site affordable housing can be provided, as evidenced by an open-book viability appraisal. However, having been assessed and challenged by the Council's consultants, a £300,000 contribution towards off-site affordable housing is now secured.	No ownership constraints identified. The site is being developed by Bellway Homes.	No evidence identified which suggests that this planning permission will not be implemented.
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 a private individual.	No evidence identified which suggests that this planning permission will not be implemented. One condition currently awaiting determination.

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

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2026	Total net remaining @ 1 April 2026	Net Deliverable by 31 March 2031	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
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).
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. S73 application for variation of condition approved February 2026.
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.
80 Croydon Road, Reigate, Surrey, RH2 0NH	Planning permission 22/00557/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.	Work on site commenced April 2025 (CIL Commencement Notice).
Flat 1 And 2, Unit 1, 11A And 11 Linkfield Corner, Redhill, Surrey, RH1 1BD	Planning permission 25/01747/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 Dfb Homes Ltd.	Landowner confirmed site under construction.
Job Centre Plus, Queensway House, 15 London Road, Redhill, Surrey, RH1 1BQ	Planning permission & 24/00775/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 Redhill Devs Ltd.	Site visit in April 2026 indicates site is under construction.
111 Ladbroke Road, Redhill, Surrey, RH1 1JT	Planning permission 25/00339/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Work on site commenced December 2025 (CIL Commencement Notice).
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. Non-material amendment approved July 2025.
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). Google images indicate development is nearing completion.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2026	Total net remaining @ 1 April 2026	Net Deliverable by 31 March 2031	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
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). S73 application approved December 2025.
11 Woodlands Road, Redhill, Surrey, RH1 6EY	Planning permission 24/02103/F Not started	1	0	1	1	Yes	No	No	Planning permission granted April 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 Pace-Pm.	No evidence identified which suggests that this planning permission will not be implemented.
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 site will not be developed. Replacement planning application currently awaiting determination.
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.
4 North Street, Redhill, Surrey, RH1 1EG	Planning permission 25/01134/F Not started	1	0	1	1	Yes	No	No	Planning permission granted October 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.
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.
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.
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. Some conditions discharged November 2025 with several other conditions currently awaiting determination.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2026	Total net remaining @ 1 April 2026	Net Deliverable by 31 March 2031	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
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.
8 Kingfisher Drive, Redhill, Surrey, RH1 2AD	Planning permission 25/02115/F Not started	1	0	1	1	Yes	No	No	Planning permission granted March 2026.	The development is policy compliant. No viability information has therefore been provided. In 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.

Table 37: Area 2b Reigate - Large sites included in the Five Year Supply

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2026	Total net remaining @ 1 April 2026	Net Deliverable by 31 March 2031	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
Redhill And Reigate Golf Club, Clarence Lodge, Pendleton Road, Redhill, Surrey, RH1 6LB	Planning permission 22/00595/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 Modric Developments Ltd.	Work on site commenced December 2025 (CIL Commencement Notice). Developer confirmed their intention to proceed with the build in 2026 with the units expected to go on sale June 2027.
Fonthill, 58 Reigate Road, Reigate, Surrey, RH2 0QN	Planning permission 20/02081/F Under construction	28	11	17	17	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.
Castle Court, 41 London Road, Reigate, Surrey, RH2 9RJ	Planning permission 25/00497/PAP Not started	20	0	20	20	Yes	No	No	Prior approval granted May 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 Pfc Property Limited.	No evidence identified which suggests that this planning permission will not be implemented. Condition discharged July 2025.
Fonteyn House, 47 - 49 London Road, Reigate, Surrey, RH2 9PY	Planning permission 25/02160/PAP3MA Not started	23	0	23	23	Yes	No	No	Prior approval granted January 2026.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by CBRE Planning & Development.	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.
Land At Sandcross Lane, Reigate, Surrey	Planning permission 23/01122/OUT Not started	235	0	235	235	Yes	No	No	Planning permission granted March 2026.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Miller Homes Limited.	Although the application is a major outline, it is considered there is clear evidence that completions will begin on site within 5 years. Reserved matter application relating to the replacement scout hut is currently awaiting determination. The developer has held discussions with the council relating to approval of all outstanding reserved matters.

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

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2026	Total net remaining @ 1 April 2026	Net Deliverable by 31 March 2031	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
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).
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 previously indicated anticipated completion June 2026.
30 Beech Road, Reigate, Surrey, RH2 9NA	Planning permission 23/00251/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 June 2025 (CIL Commencement Notice). S73 application approved February 2026.
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 41 below. Work on site commenced June 2021 (CIL Commencement Notice).
Sandy Bank, Flanchford Road, Reigate, RH2 8QY	Planning permission 23/02322/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	The agent indicated the work on site commenced March 2025 and is anticipated to complete winter 2026.
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.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2026	Total net remaining @ 1 April 2026	Net Deliverable by 31 March 2031	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
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 approved June 2025. Number of conditions discharged October 2025.
Land At Former Territorial Army Centre, Chart Lane, Reigate, Surrey, RH2 7BP	Planning permission 25/01599/F Not started	2	0	2	2	Yes	No	No	Planning permission granted February 2026.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Pace-Pm.	No evidence identified which suggests that this planning permission will not be implemented. Condition discharged March 2026 with another one currently awaiting determination.
Woodlands Chapel, St Marys Road, Reigate, Surrey, RH2 7JQ	Planning permission 24/01719/F Not started	3	0	3	3	Yes	No	No	Planning permission granted September 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 Sycthan Properties Ltd.	No evidence identified which suggests that this planning permission will not be implemented. Some conditions discharged March 2026 with several others currently awaiting determination.
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.	Application for amended access currently awaiting determination. Landowner indicated anticipated start before the end of 2026.
6 Wray Park Road, Reigate, Surrey, RH2 0DD	Planning permission 24/01827/F Not started	2	0	2	2	Yes	No	No	Planning permission granted November 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 Denton Homes Ltd.	No evidence identified which suggests that this planning permission will not be implemented. S73 application approved March 2026.
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.
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.	No evidence identified which suggests that this planning permission will not be implemented. Number of conditions currently awaiting determination. Agent indicated anticipated completion summer 2027.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2026	Total net remaining @ 1 April 2026	Net Deliverable by 31 March 2031	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
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.
Robert Leech, 1 - 3 High Street, Reigate, Surrey, RH2 9AA	Planning permission 25/01271/F Not started	2	0	2	2	Yes	No	No	Planning permission granted January 2026.	The development is policy compliant. No viability information has therefore been provided. In 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 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.
104 Dovers Green Road, Reigate, Surrey, RH2 8DW	Planning permission 24/02356/F Not started	1	0	1	1	Yes	No	No	Planning permission granted July 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.
Henriettas News And Food, 1 - 3 Slipshatch Road, Reigate, Surrey, RH2 8HA	Planning permission 25/01084/F Not started	1	0	1	1	Yes	No	No	Planning permission granted August 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.
93 Horley Road, Redhill, Surrey, RH1 5AS	Planning permission 25/01474/F Not started	-1	0	-1	-1	Yes	No	No	Planning permission granted November 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 Pace-Pm.	No evidence identified which suggests that this planning permission will not be implemented. S73 application currently awaiting determination. Several conditions discharged December 2025 – January 2026.

Table 39: Area 3 Horley - Large sites included in the Five Year Supply

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2026	Total net remaining @ 1 April 2026	Net Deliverable by 31 March 2031	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	N/A – planning permission is under construction	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Riverdale Developments Ltd.	Works on site commenced May 2024 (CIL Commencement Notice). Developer previously indicated anticipated completion January 2027.
Saxley Court, 121 - 129 Victoria Road, Horley, Surrey, RH6 7LT	Planning permission 22/02450/F Under construction	29	0	25	25	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 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.
Horley NW Sector, Meath Green Lane, Horley	Planning permission 04/02120/OUT Under construction	1,509	1,428	81	81	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). 1,428 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. Google images from March 2026 indicate construction is progressing.
Barclays Bank Plc, 105 Victoria Road, Horley, Surrey, RH6 7AX	Planning permissions 23/02037/PAP & 25/01984/F Not started	14	0	14	14	Yes	No	No	Prior approval granted November 2023 & planning permission granted March 2026.	The development is policy compliant. No viability information has therefore been provided. In 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. S73 application approved June 2025.

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

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2026	Total net remaining @ 1 April 2026	Net Deliverable by 31 March 2031	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).
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.
Christmas Farm Kennels, Picketts Lane, Salfords, Surrey, RH1 5RG	Planning permission 24/00584/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 Devtec Properties.	Developer confirmed units have completed in April 2026. As this monitor is as of 31 March 2026, the units were left as under construction for the purposes of this monitor.
Land Adjacent To Springfield Close, Salfords, Redhill, Surrey	Planning permission 24/01245/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 Lodgecrest Limited.	Developer confirmed the development is due to complete shortly.
34 Wellington Way, Horley, Surrey, RH6 8JH	Planning permission 22/01738/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this planning permission will not be implemented.
Thurgarton Cottage, Meath Green Lane, Horley, Surrey, RH6 8HZ	Planning permission 23/02516/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 Nye Saunders Ltd Chartered Architects.	Work on site commenced October 2025 (CIL Commencement Notice). Agent indicated anticipated completion Winter 2026.
Massetts Road Dental Surgery, 57A Massetts Road, Horley, Surrey, RH6 7DT	Planning permission 24/00758/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.	No evidence identified which suggests that this planning permission will not be implemented.
Salfords Village Store, 21 Brighton Road, Salfords, Surrey, RH1 5BT	Planning permission 21/02438/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 Co-operative group.	No evidence identified which suggests that this planning permission will not be implemented.
30 Balcombe Road, Horley, Surrey, RH6 9AA	Planning permission 25/00525/PAP Not started	9	0	9	9	Yes	No	No	Prior approval granted April 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.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2026	Total net remaining @ 1 April 2026	Net Deliverable by 31 March 2031	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
38-40 High Street, Horley, Surrey, RH6 7BB	Planning permission 25/02156/F Not started	2	0	2	2	Yes	No	No	Planning permission granted February 2026.	The development is policy compliant. No viability information has therefore been provided. In 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 Garcha Group.	No evidence identified that suggests that this planning permission will not be implemented.
8-12 Balcombe Road, Horley, Surrey, RH6 9HT	Planning permission 25/00401/F Not started	1	0	1	1	Yes	No	No	Planning permission granted April 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 Apples Properties.	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.
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. Several conditions discharged June – December 2025.
The Heating Centre, 71 Brighton Road, Horley, Surrey, RH6 7HL	Planning permission 25/01116/PAP Not started	1	0	1	1	Yes	No	No	Prior approval granted August 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.
Vape Escape Lounge, 44 High Street, Horley, Surrey, RH6 7BB	Planning permission 25/01606/PAP3MA Not started	1	0	1	1	Yes	No	No	Prior approval granted October 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 Ecb Estates Ltd.	No evidence identified that suggests that this planning permission will not be implemented.
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.
Ladyland Farm, Meath Green Lane, Horley, Surrey, RH6 8JA	Planning permission 24/00383/F Not started	2	0	2	2	Yes	No	No	Planning permission granted June 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. Several conditions discharged November 2025 – January 2026 with several other conditions currently awaiting determination.
Hawthorns, 61 Reigate Road, Hookwood, Surrey, RH6 0HL	Planning permission 25/01711/F Not started	1	0	1	1	Yes	No	No	Planning permission granted February 2026.	The development is policy compliant. No viability information has therefore been provided. In 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 2026	Total net remaining @ 1 April 2026	Net Deliverable by 31 March 2031	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 Blundell Barn, Horley Row, Horley, Surrey, RH6 8DF	Planning permission 25/00417/F Not started	1	0	1	1	Yes	No	No	Planning permission granted October 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.
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. Number of conditions discharged January – November 2025.
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 refused and appeal dismiss December 2025.

Table 41: C2 Old persons schemes included in the Five Year Supply

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2026	Total net remaining @ 1 April 2026	Net Deliverable by 31 March 2031	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'. Other website searches indicate properties to be available in June 2026.
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 City & Country Residential Ltd.	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. The site was recently sold to City & Country Residential Ltd. and new planning application (26/00463/F for a mix of market and C2 housing) is currently awaiting determination.
Roseland, Garratts Lane, Banstead, Surrey, SM7 2EQ	Planning permission 25/00404/F Not started	-21	0	-21	-21	Yes	No	No	Planning permission granted February 2026.	The development does not provide the required level of affordable housing, as it was deemed unviable by the submitted Viability report. Following ongoing discussions, the applicant and the Council have agreed a sum to be payable towards off-site affordable housing contribution.	No ownership constraints identified. The site is being developed by McCarthy and Stone.	No evidence identified to suggest that this planning permission will not be implemented. Two conditions are currently awaiting determination. Developer indicated they anticipate commencing construction on site around November 2026. This is planning permission for demolition of exiting building in C2 use and erection of C3 retirement living scheme. The gain of C3 accommodation is recorded in table 33 above.
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. Two conditions discharged November 2025 – January 2026 with two further conditions currently awaiting determination. Landowner confirmed the intention to commence development once all conditions are discharged.
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. One condition partially discharged November 2025.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2026	Total net remaining @ 1 April 2026	Net Deliverable by 31 March 2031	Fully Assembled?	Are There Any Trigger Points or Phasing Issues That May Affect Delivery?	Is There/ Will There Be More Than 1 Sales Outlet?	Firm Progress with Site Assessment Work	Site Viability Information	Ownership Constraints Identified?	Other Relevant Information
Site of Former 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. Non-material amendment application approved July 2025.
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). Works on site commenced August 2023 (CIL Commencement Notice). The scheme also provides 4 units of C3 market housing, which have already been completed. Zephyr X website video from March 2026 shows development is nearing completion.
Land At Sandcross Lane, Reigate, Surrey	Planning permission 23/01122/OUT Not started	35	0	35	35	Yes	No	No	Planning permission granted March 2026.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Miller Homes.	Part of a wider scheme, including 235 units of C3 housing (recorded separately in table 37above) as well as 65 units of C2 (equivalent of 35 units of C3). Although the application is a major outline, it is considered there is clear evidence that completions will begin on site within 5 years. Reserved matter application relating to the replacement scout hut is currently awaiting determination. The developer has held discussions with the council relating to approval of all outstanding reserved matters.
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 38 above. Work on site commenced June 2021 (CIL Commencement Notice).
The Reigate Beaumont, Colley Lane, Reigate, Surrey, RH2 9JB	Planning permission 25/01131/F Not started	5	0	5	5	Yes	No	No	Planning permission granted November 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 Barchester Healthcare Ltd.	This is planning permission for 9 new bedrooms in C2 use (equivalent of 5 units of C3 use). Agent indicated once conditions discharged, construction anticipated to commence spring 2027 with likely completion Autumn 2028.
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 42: 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
22/00577/CU	Highlands, Blackhorse Lane, Lower Kingswood, KT20 6AB	4	DMP site allocation G11 Planning permission granted 12 August 2022. There is also a further currently undetermined planning application (23/00416/RET – retrospective permission for amended design of the 4 existing gypsy/traveller pitches and the creation of additional 5 gypsy/traveller pitches. Each pitch to comprise 1 mobile home and 1 touring caravan).

Planning permission	Address	No. of pitches	Notes
APP/L3625/C/24/334529 8	Land Parcel at Saxon House, Haroldslea Drive, Horley	1	Appeal allowed, enforcement notice quashed and planning permission granted for 1 pitch on 18 September 2025.
23/01122/OUT	Land At Sandcross Lane, Reigate	3	Outline application with all matters reserved, except access, for the phased development of a mixed-use residential-led new sustainable urban extension at land south west of Reigate, comprising up to 300 residential dwellings, including, approximately 65 units of Extra Care/Assisted Living accommodation (C2 Use) ; 3 traveller pitches; a replacement scout hut; a retail/commercial use; a country park; and associated open spaces, landscaping and infrastructure.
Total		39	

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 43: 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 44: 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)
25/02069/S73 Valid 12 November 2025	Laurel Acre Picketts Lane Salfords Surrey RH1 5RG	Change of use (part retrospective) of land from agricultural use for the stationing of 6 Gypsy and Traveller pitches with associated hard and soft landscaping. Removal of conditions 3 & 4 of appeal permission 19/02276/CU.	The proposal seeks the removal of temporary and personal permission at this site.

Planning application	Address	No. of pitches	Notes
25/00975/F Valid on 07 July 2025	Rowlands Peeks Brook Lane Horley Surrey RH6 9PP	The use of land as a travellers' caravan site and associated development including fencing, hard surfacing, acoustic barrier, landscaping, service provision and amenity area.	The proposal seeks planning permission for a caravan site consisting of 20 mobile homes and tourers.
26/00014/RET Valid 05 January 2026	Woodlea Stables Peeks Brook Lane Horley RH6 9PP	Material change of use of land from caravan site and agricultural land to caravan site comprising 17 net static caravans (34 total) for occupation by gypsy/traveller families.	The proposal seeks to expand the existing caravan site at Woodlea Stables to provide an additional 17 static caravans.

Table 45: Permanent Travelling Showperson's plots approved since 1st April 2016

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

Monitoring Publications

Annual Monitoring Report

Summarises the Council's performance against key monitoring indicators

Housing Delivery

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

Commercial Development

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

Industrial Estates

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

Local Centres

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

Town Centres

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

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

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