



Housing Delivery Monitor

Including 5 Year Housing Land Supply

Position at 31 March 2024

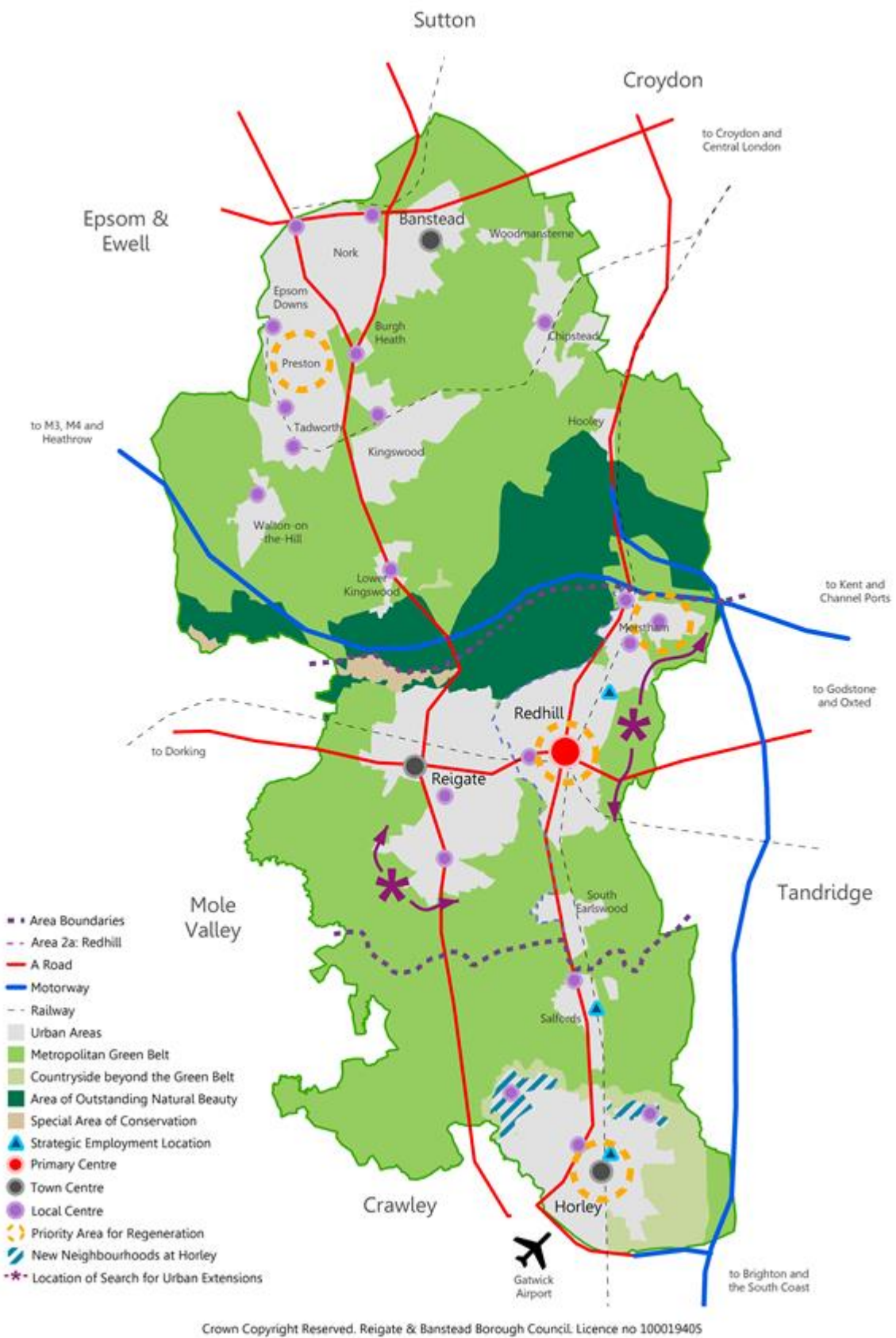


Figure 1: Reigate & Banstead Core Strategy borough map

Table of Contents

1. Introduction.....	6
1.1. Housing Delivery Test	6
1.2. Future Policy Developments	7
1.3. Relevant Strategic Policies and Indicators	7
1.4. Geographical Information	8
2. Housing Market.....	10
2.1. Average Sale Values.....	10
2.2. Average Sale Value by Dwelling Type	11
2.3. Affordability	11
2.4. Transaction Volumes.....	12
2.5. Existing Housing Stock.....	13
3. Housing Delivery Trends (including C2 Older Persons' Care and Nursing Homes).....	15
3.1. Overall Plan Period Completions Rates (2012 – 2024)	16
3.2. Large Site Completion Rates	17
3.3. Small Site Completions	18
4. Completion Characteristics (excluding C2 Older Persons' Care and Nursing Homes).....	19
4.1. Sources of Supply – Previous Land Use	19
4.2. Sources of Supply – Designation	20
4.3. Sources of Supply – Prior Approval	21
4.4. Housing Density	22
4.5. Dwelling Size and Type.....	24
4.6. Affordable Housing.....	27
5. New Permissions Characteristics (excluding C2 Older Persons' Care and Nursing Homes).....	30
5.1. Number of New Permissions.....	30

5.2.	Sources of New Permissions – Previous Land Use	30
5.3.	Sources of New Permissions – Designation.....	31
5.4.	Housing Density	32
5.5.	Dwelling Type and Size.....	32
5.6.	Provision of Affordable Housing – New Permissions.....	33
6.	Self and Custom Housebuilding Register	35
7.	Housing Supply & Delivery Position	37
7.1.	Five Year Housing Requirement	37
7.2.	Sources of Deliverable Land Supply	41
7.3.	Summary of the Current Five Year Land Supply Position	45
6.4.	Projection of the Five Year Land Supply Position for the Purposes of the DMP Policy MLS1	46
7.	Five Year Supply of Deliverable Pitches and Plots for Travellers	47
7.1.	Background	47
7.2.	Need.....	49
7.3.	Supply	51
7.4.	Conclusion	57
8.	Summary of Key Findings.....	58
Appendices.....		59
	Appendix 1: Housing Land Supply Supplementary Tables	59
	Appendix 2: Gypsies, Travellers and Travelling Showpeople Accommodation	91

Please Note:

The information contained within this monitor details housing completions and outstanding permissions within Reigate & Banstead during the period 1 April 2023 to 31 March 2024. The housing trajectory and five year land supply is compiled using monitoring data at 31 March 2024 and information obtained from landowner/developer surveys and the May 2018 update of the Housing Economic Land Availability Assessment.

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

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

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

1. Introduction

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

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

1.1. Housing Delivery Test

The Department for Levelling Up, Housing and Communities (DLUHC) published the results of its 2022 Housing Delivery Test in December 2023, with Reigate & Banstead scoring 168%. 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 (unless not required to demonstrate 5 year land supply as set out in para 76 of the NPPF); and where delivery falls below 75% the presumption in favour of sustainable development applies.

61 local planning authorities (LPAs) in England delivered less than 75% of their housing requirement and will now face a presumption in favour of sustainable development as a consequence. Further 19 LPAs delivered between 75% and 85%, therefore requiring the addition of a 20% buffer to their calculation of five year housing land supply. However, authorities that do not have to continually demonstrate 5YHLS can disregard this requirement. Additional 21 LPAs delivered between 85% and 95% of their housing need and will be required to write an action plan. ([Knight Frank](#))

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. It contains detailed policies relating to the management of employment and retail development and allocates sites for development across the borough.

1.3. Relevant Strategic Policies and Indicators

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

Policy	Monitoring Indicator
CS10	% of new residential dwellings built on previously developed land. Target – at least 50%
CS13	At least 6,900 additional dwellings between 2012 and 2027.
CS14/DES4	Type and size of units completed compared to the Council's most recent Strategic Housing Market Assessment (SHMA) or equivalent Housing Needs Assessment (HNA) recommendations. Appropriate mix of dwellings in line with housing need, site size & characteristics.

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

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

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

1.4. Geographical Information

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

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

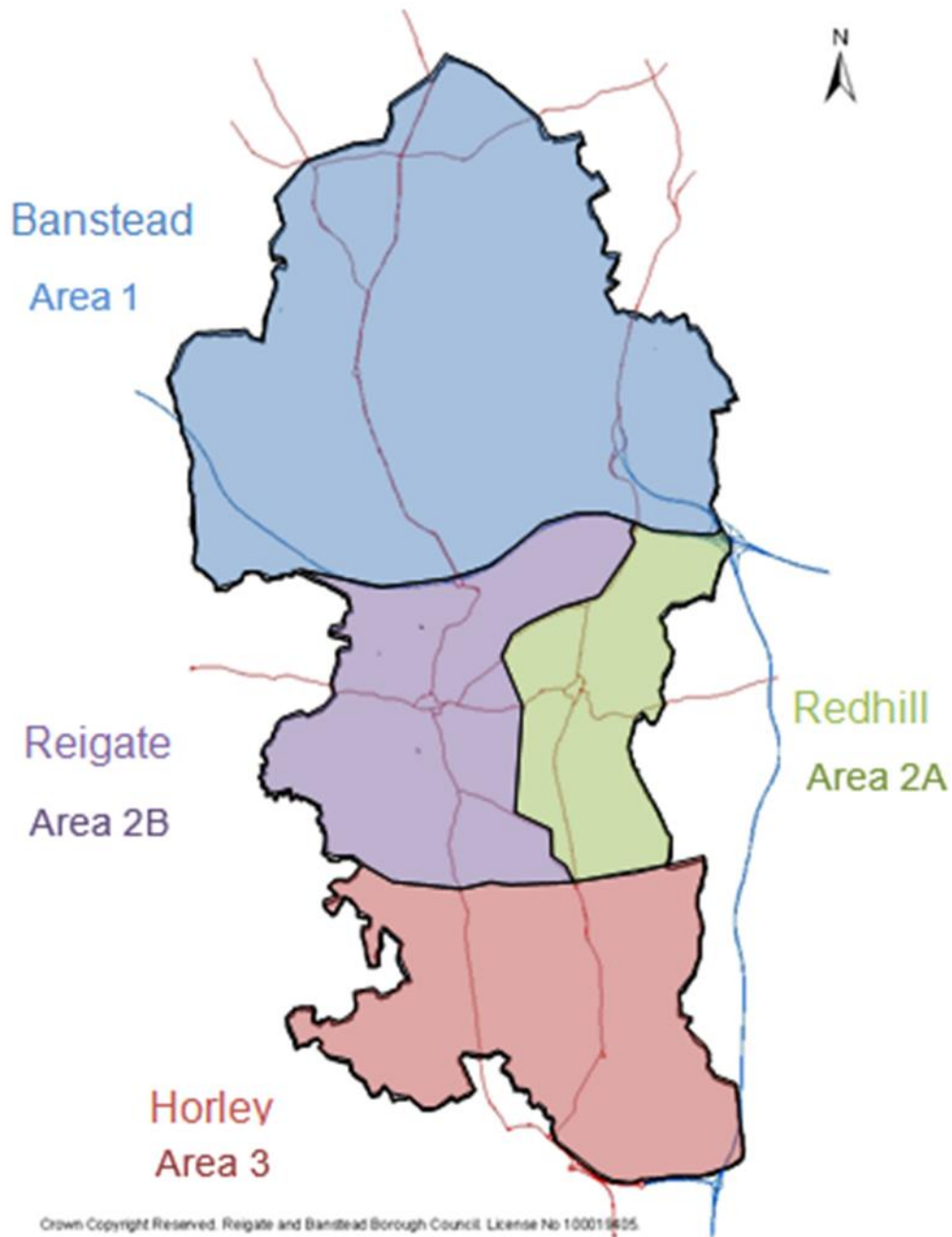


Figure 2: Reigate & Banstead Core Strategy Areas

2. Housing Market

2.1. Average Sale Values

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

The average house price in RBBC during this monitoring period was £467,377. This is lower than in Surrey, where the average house price was recorded at £504,462. Figure 3 shows that the average house prices in the borough have been rising steadily since 2012; there has been a 66.1% increase in average house price (from £281,328 in 2012/13 to £467,377 in 2023/24).

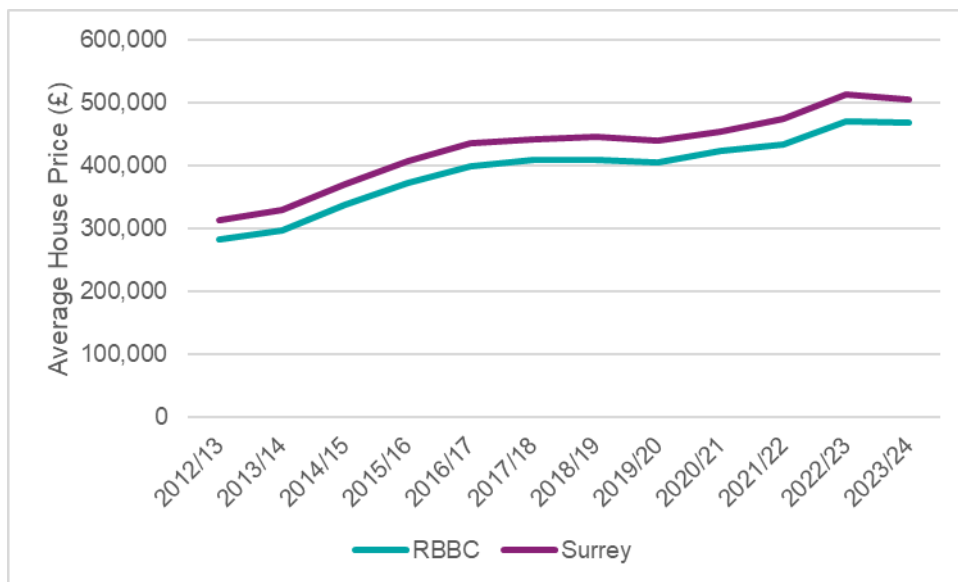


Figure 3: Average house prices in RBBC & Surrey 2012 - 2024 (UK House Price Index)

Over the last monitoring period, the average house price in the borough decreased slightly by 0.64% from £470,367 in 2022/23. Similarly, within Surrey, the average house price decreased by 1.53% from £512,277 and within England as a whole, the average house price also decreased by 0.92% from £301,976 in 2022/23 to £299,207 in 20213/24).

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. Semi-detached houses were the only dwelling type that recorded a slight increase on previous year (0.4% from £512,202 in 2022/23 to £514,005 in 2023/24). Detached houses, terraced houses and flats/maisonettes all recorded a slight fall in average prices over the last monitoring period. Detached sales values fell by 0.6% from £883,798 in 2022/23 to £878,704 in 2023/24, terraced houses values decreased by 0.7% from £418,196 in 2022/23 to £415,266 in 2023/24, whilst flats/maisonettes recorded the highest year on year change of 1.6% decrease from £279,273 in 2022/23 to £274,812 in 2023/24.

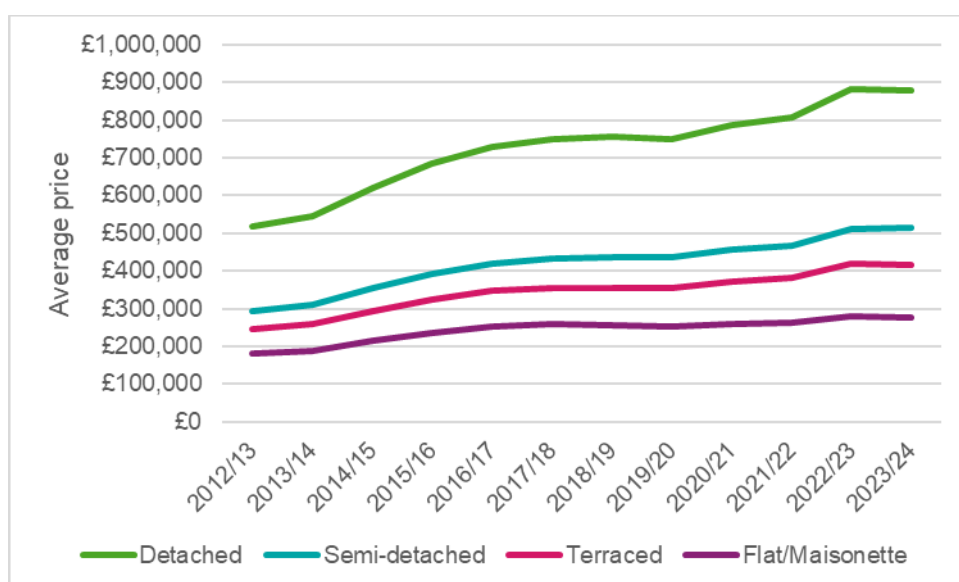


Figure 4: Dwelling sale value trend 2012 - 2024 (UK House Price Index)

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 14.22 last year to 13.77. This means that the average (median) house price in the borough now represents 13.77 times of the average (median) gross annual workplace-based income.

Figure 5 shows that since 2012 the affordability ratio for Reigate & Banstead has been rising steadily from 8.06 to 13.77, making it harder for people to afford homes. The affordability ratio in the borough is considerable higher than the England average (8.26) and remains slightly above the levels recorded across Surrey as a whole (13.24). Like Reigate & Banstead, Surrey and England also recorded a slight drop in the affordability ratio over the past year.

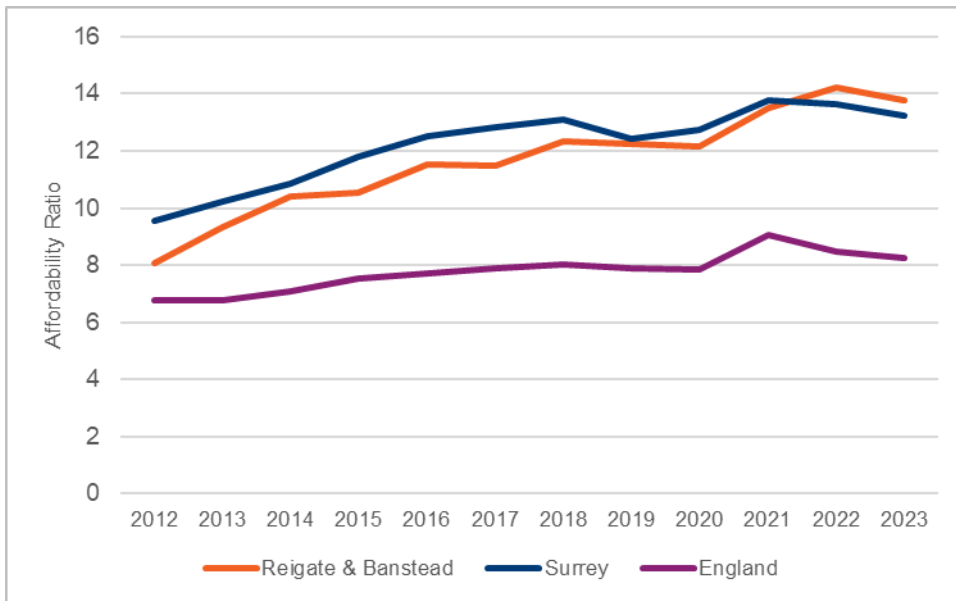


Figure 5: Affordability ratio comparison 2012 - 2023 (ONS data)

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 2023/24 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.

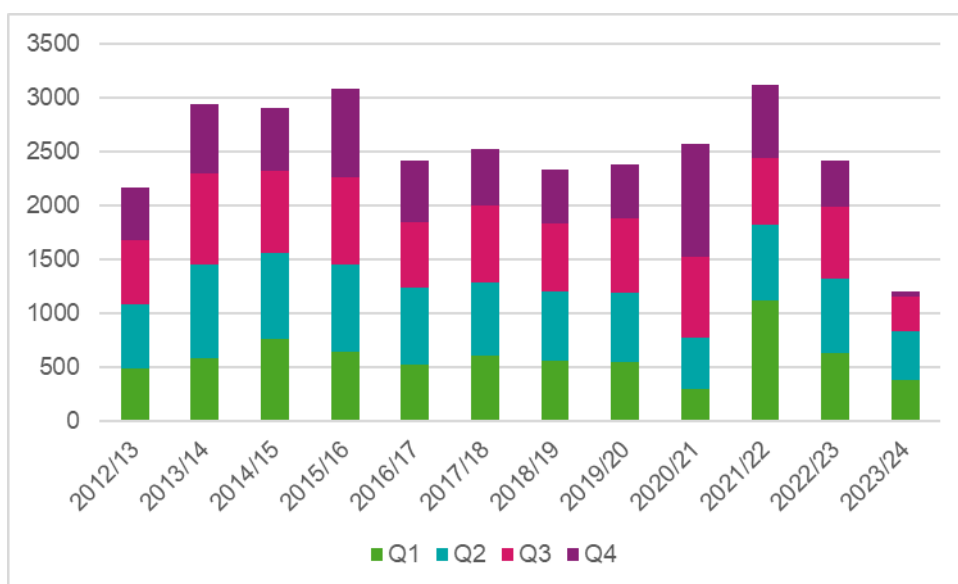


Figure 6: Quarterly sales volume trend 2012 - 2024 (UK House Price Index)

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	2023	2024
A	1,172 (1.8%)	1,223 (1.9%)
B	4,200 (6.5%)	4,224 (6.5%)
C	12,894 (20.1%)	13,059 (20.2%)
D	18,118 (28.2%)	18,231 (28.2%)
E	11,581 (18.0%)	11,638 (18.0%)
F	7,624 (11.9%)	7,684 (11.9%)
G	7,501 (11.7%)	7,522 (11.6%)
H	1,122 (1.7%)	1,137 (1.8%)
Total	64,212	64,718

At the end of this monitoring period (31st March 2024), there were 910 empty properties in the borough (excluding second homes). Of those, 459 are defined as long term vacancies, having been empty for over 6 months.

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

Table 3: Summary of Housing Delivery

1 April 2022 to 31 March 2024		Area 1 - Banstead		Area 2a - Redhill		Area 2b - Reigate		Area 3 - Horley		Total
		Small Sites	Large Sites	Small Sites	Large Sites	Small Sites	Large Sites	Small Sites	Large Sites	
Completions	New Build	45	22	18	153	14	12	37	90	391
	Change of Use	11	0	4	0	17	71	3	22	128
	Conversions	9	0	0	0	2	0	0	0	11
	C2 Older Person's Homes*	0	0	0	0	0	0	0	0	0
	Total Completions	65	22	22	153	33	83	40	112	530
Losses	Demolitions	14	0	10	0	3	2	6	0	35
	Changes of Use	1	0	0	0	2	0	0	0	3
	No. of Units Before Conversion	2	0	0	0	1	0	1	0	4
	C2 Older Person's Homes*	0	0	0	0	0	0	0	0	0
	Total Losses	17	0	10	0	6	2	7	0	42
Total Net Gain		48	22	12	153	27	81	33	112	488

1 April 2012 to 31 March 2024 (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	658	819	196	965	347	201	225	2,241	5,652
	Change of Use	74	8	125	458	121	174	133	195	1,288
	Conversions	39	37	90	23	37	0	26	0	252
	C2 Older Person's Homes*	7	90	10	41	0	47	7	32	234
	Total Completions	778	954	421	1,487	505	422	391	2,468	7,426
Losses	Demolitions	151	44	37	138	62	11	29	15	487
	Changes of Use	14	0	9	1	12	0	2	0	38
	No. of Units Before Conversion	16	4	17	2	11	0	9	0	59
	C2 Older Person's Homes*	4	11	0	0	0	25	0	11	51
	Total Losses	185	59	63	141	85	36	40	26	635
Total Net Gain		593	895	358	1,346	420	386	351	2,442	6,791

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

3.1. Overall Plan Period Completions Rates (2012 – 2024)

As can be seen from table 3 above, net completions for 2023/24, including C2 elderly person’s care and nursing homes, stand at 488 dwellings; this represents a decrease on previous year (659), however it is above the Core Strategy annual target of 460 (see figure 7 for details).

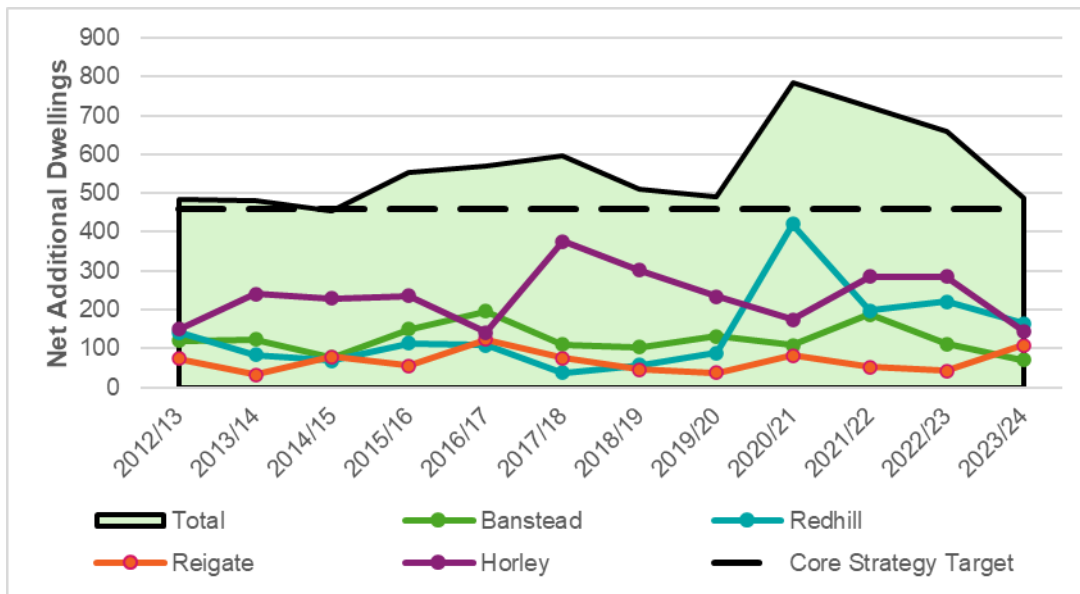


Figure 7: Net completion trend 2012 - 2024

Figure 8 below shows the spatial distribution of net additional dwellings since 2012; it shows that within this monitoring period, majority of net additional dwellings (33.8%) have been completed within Redhill area, closely followed by Horley with 29.7%. Reigate delivered 22.2% of net additional dwellings, whilst 14.3% of dwellings completed last year came from Banstead.

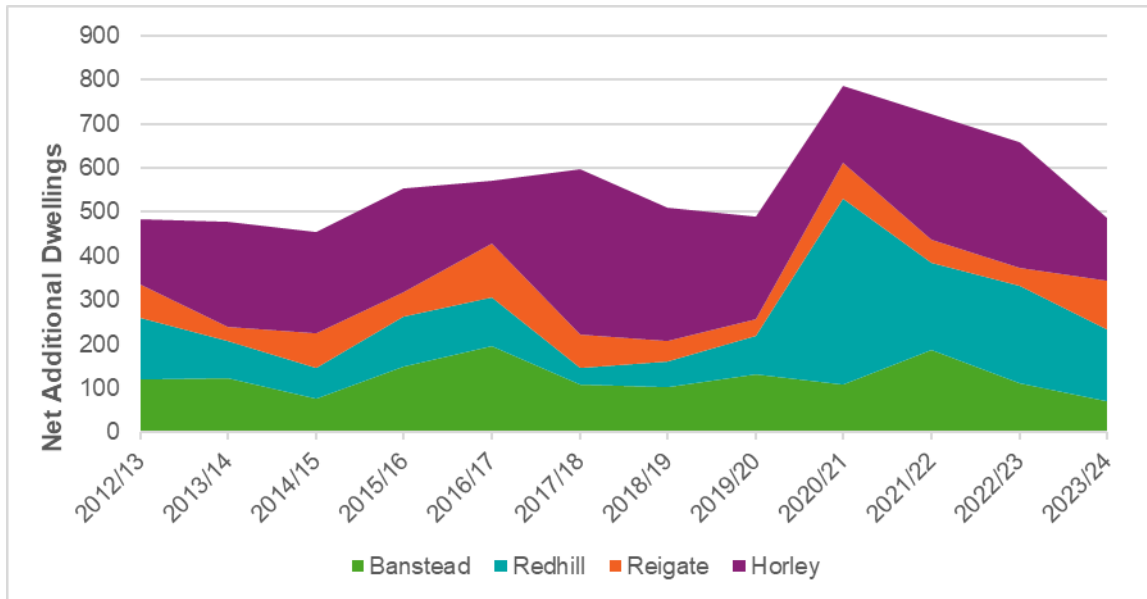


Figure 8: Area contribution to total net completions 2012 - 2024

3.2. Large Site Completion Rates

Large site (sites providing 10 or more units) dwelling completions represented 75.4% of all completions in 2023/24 – a small decrease on the previous year from 80.1%.

Majority of completions delivered on sites of 10 or more dwellings came from Redhill (41.6%); this is only for the second time within the plan period. Most of the completions (153 dwellings) came from the redevelopment of the Marketfield way car park (planning permission 16/01066/F). Horley area, which usually delivers majority of housing coming from large sites, followed second with 30.4%, predominantly due to the completions on the Horley North West Sector site (planning permission 04/02120/OUT) with 78 units completed within this monitoring period.

Further 22.0% of units delivered on large sites came from Reigate, whilst Banstead delivered the remaining 6.0%.

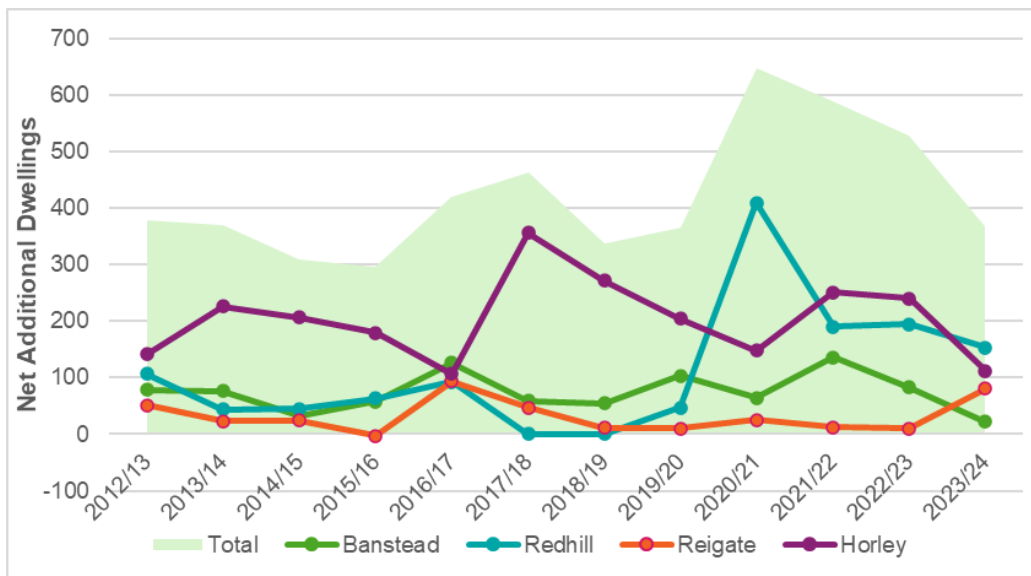


Figure 9: Large sites net completion trend 2012 - 2024

3.3. Small Site Completions

Over the last year, there has been an increase in the proportion of dwellings completed on sites with less than 10 units; 24.6% of dwellings within this monitoring period, compared to 19.9% previously. Figure 10 shows that most completions on small sites came from the Banstead area (40.0%), followed by Horley (27.5%) and Reigate (22.5%). The smallest proportion of small sites completions came from Redhill, with 10.0%.

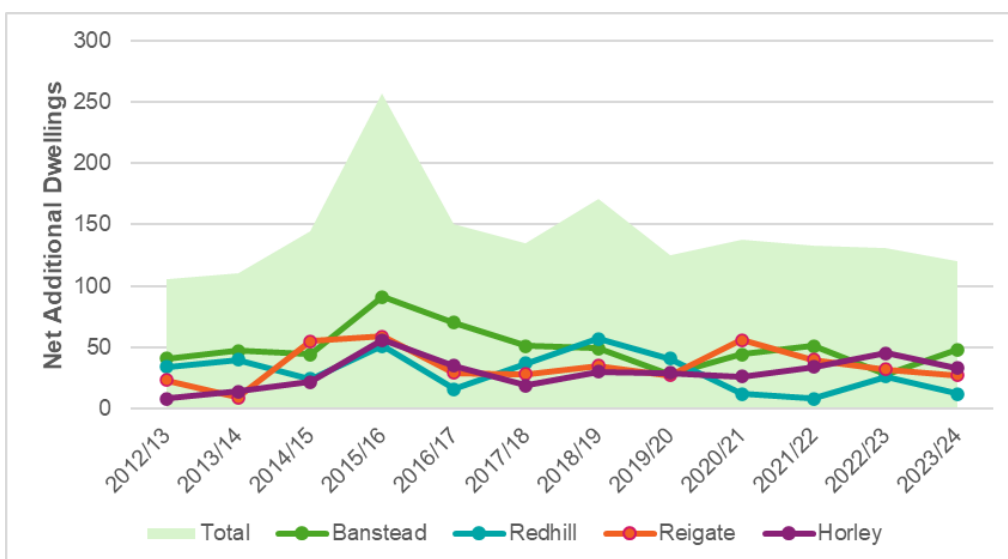


Figure 10: Small sites net completion trend 2012 - 2024

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

4.1. Sources of Supply – Previous Land Use

Core Strategy Policy CS10 prioritises the use of previously developed land (PDL) in order to promote the efficient and sustainable use of land. 78.1% of gross dwellings completed within the last twelve months were built on PDL, which is above the Core Strategy monitoring target of 50.0%.

Table 4 shows that within the last twelve months there has been an increase in the percentage of dwellings built on PDL (from 68.1% to 78.1%). The majority of completions not on PDL came from the Horley North West Sector which was previously greenfield land (planning permission 04/02120/OUT) (67.2% of completions not on PDL).

Table 4: Previously developed land

	Dwellings on PDL	% on PDL
2012/13	360	69.4%
2013/14	149	31.4%
2014/15	303	61.8%
2015/16	438	68.7%
2016/17	418	69.2%
2017/18	253	43.9%
2018/19	219	39.0%
2019/20	266	52.6%
2020/21	655	79.4%
2021/22	499	63.4%
2022/23	463	68.1%
2023/24	414	78.1%

Figure 11 shows that majority of completions on PDL (37.2%) came from the redevelopment of commercial/industrial land and further 37.0% from developments on transport / utilities land (redevelopment of the Marketfield Way car park in Redhill).

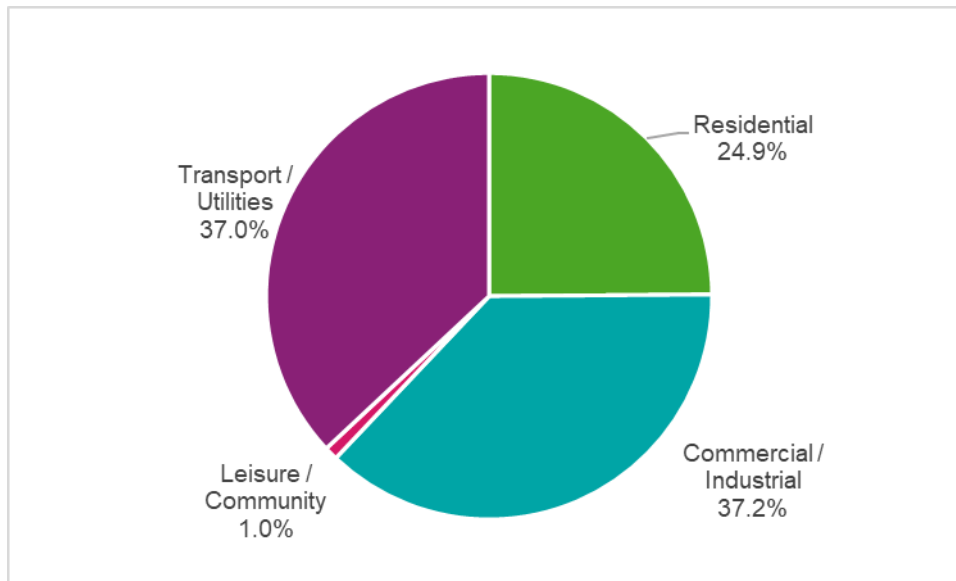


Figure 11: Previous land use of dwellings completed on PDL

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 town centre sites (252 dwellings), largely due to the redevelopment of the Marketfield Way car park in Redhill, providing 153 new dwellings.

Sites located within allocated housing sites delivered 78 dwellings and 106 dwellings were delivered on urban sites with no specific policy designation. The remaining 94 dwellings came from sites located within Rural Surrounds of Horley, Conservation areas, Green belt, Local shopping centres, Area of Great Landscape Value, Employment areas and Residential areas of special character.

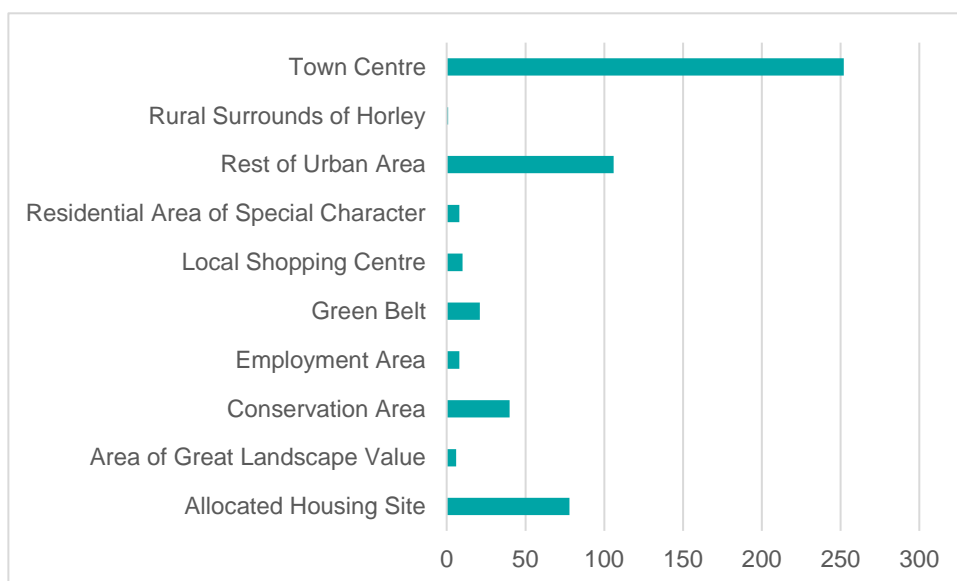


Figure 12: Policy designation of completed housing sites

Nearly a half (49.6%) of those dwellings completed within this monitoring period were in the priority locations for growth and regeneration in the borough (Redhill and Horley town centres, Preston, Merstham, Horley North East and Horley North West). This is a slight drop from the proportion delivered in the previous monitoring period (53.7%).

5.3% of the dwellings completed within this monitoring period were on unallocated sites outside the urban area, most of which came from brownfield sites. Two dwellings coming from sites not classed as brownfield (previously developed) land, came from a conversion of agricultural buildings.

4.3. Sources of Supply – Prior Approval

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

construction of up to two additional storeys of flats on top of a detached block of flats and Class AA allows construction of up to two storeys of flats above detached buildings in commercial or mixed use. In total, 843 dwellings have been completed in the borough via the prior approval route since 2013.

Table 5 below shows that during the 2023/24 monitoring period 90 dwellings granted via prior approval have been completed, representing 18.4% of the total net completions during 2023/24 monitoring period. Majority of the units granted via prior approval were completed in the Reigate area (59 units, 65.6%%); 26.7% were in Horley (24 units); 5.6% were in Banstead (5 units) and 2.2% were in Redhill (2 units).

Table 5: Dwelling completed on sites granted via prior approval

Monitoring Period	Completed Dwellings
2013/14	1
2014/15	19
2015/16	132
2016/17	86
2017/18	41
2018/19	34
2019/20	20
2020/21	245
2021/22	77
2022/23	98
2023/24	90
Total	843

4.4. Housing Density

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

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

Over a half of all completions (53.4%) came from high density sites (sites with density over 100dph – dwellings per hectare), which is a major increase from the previous year (29.0%). Conversely, completions on low density sites (sites with a density under 40dph) decreased from 54.3% last monitoring period to 37.5% during this monitoring period.

Table 6: Density of completions

	<40dph	40 – 60dph	60 – 100dph	100+dph
Number of Units	199	31	17	283
Percentage	37.5%	5.8%	3.2%	53.4%

Figure 13 below shows that the dwelling per hectare values (dph) of completions vary by borough area. Horley and Banstead areas had the greatest proportion of dwellings coming from low density sites of less than 40 dph, whilst Redhill and Reigate were dominated by high density (over 100dph) developments.

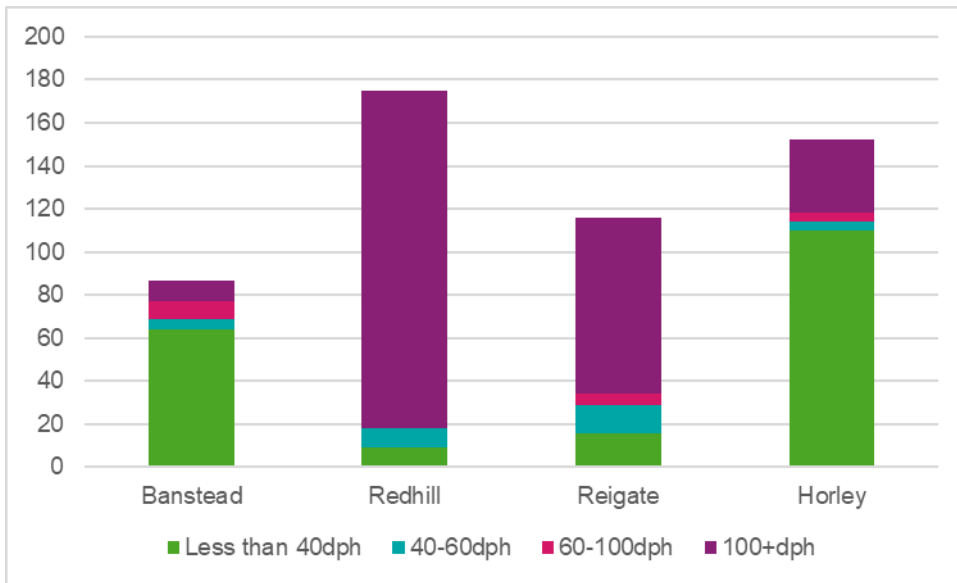


Figure 13: Density of completions by borough area

4.5. Dwelling Size and Type

More than two thirds of dwellings completed within this monitoring period were flats (70.4%) compared to 29.6% of houses. See figure 14 below for details.

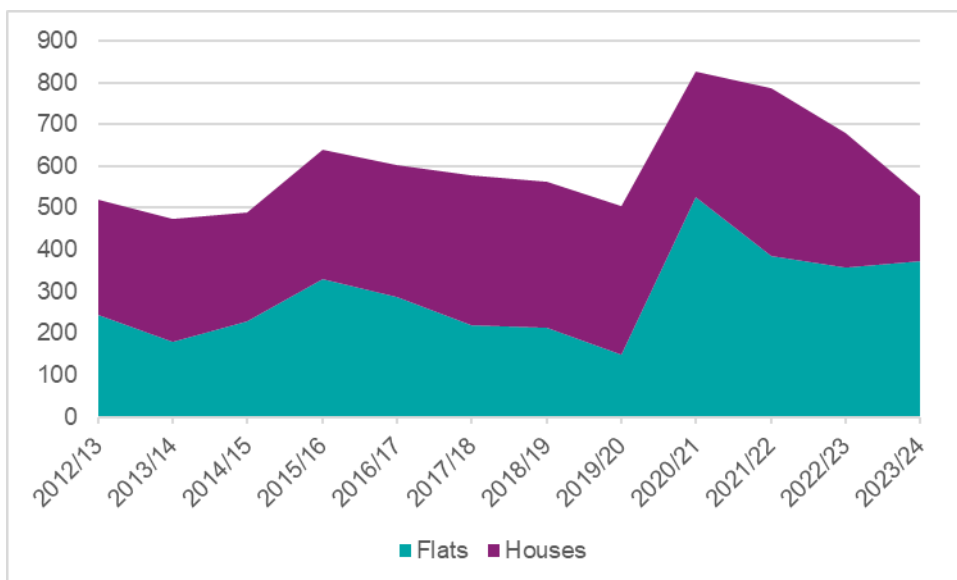


Figure 14: Breakdown by dwelling type (2012 - 2024)

Table 7 shows that Redhill and Reigate were dominated by flatted developments this monitoring period (with each delivering over 90% of all dwellings as flats). In Banstead

and Horley development type was more evenly spread, with both areas delivering just over a half of all dwellings as houses.

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

	Flats	Houses
Area 1 - Banstead	40 (46.0%)	47 (54.0%)
Area 2a - Redhill	165 (94.3%)	10 (5.7%)
Area 2b - Reigate	107 (92.2%)	9 (7.8%)
Area 3 - Horley	61 (40.1%)	91 (59.9%)

Core Strategy Policy CS14 'Housing needs of the community' and DMP Policy DES4 'Housing mix' seek to ensure that a range of housing sizes is provided to encourage balanced communities and provide households with a greater range of choices to enable them to remain within the communities of which they are a part. Both policies require housing sizes to reflect the Council's most recent SHMA (or similar) and the characteristics of the site and DMP Policy DES4 additionally requires:

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

Until the adoption of the DMP in September 2019, the 2012 SHMA was used to guide housing sizes required on developments. In January 2020, the Council updated its 2012 SHMA. The 2019 Housing Needs Assessment (HNA) recommends the following mix of

properties (see table 8). It does not however suggest that these prescriptive figures should necessarily be provided on each site but rather that they should be used to inform the mix required as part of new developments (as required by criterion 1(b) of DMP Policy DES4) and to inform the size requirements in the revised 2020 Affordable Housing Supplementary Planning Document (SPD).

Table 8: 2019 Housing needs assessment recommendations

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

Table 9 below compares the mix of market housing completions to the 2019 Housing Needs Assessment recommendations. The completed mix of affordable housing will be assessed separately later in this monitor.

Table 9 shows, that within the last twelve months, 73.1% of all market housing completions were smaller 1 and 2 bedroom dwellings (compared to 30% HNA recommendations) and 26.9% of all completions were 3 and 4+ bedroom dwellings (compared to 70% HNA recommendations). This indicates over delivery of smaller units, however it is worth noting that a number of the smaller 1 & 2 bedroom units (25.0%) came from sites granted via prior approval, where the Council cannot enforce recommended housing mix.

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

	Completions 2023/24	2019 HNA Market Housing Recommendation
1 bedroom	39.2%	5%
2 bedrooms	33.9%	25%
3 bedrooms	14.4%	40%
4+ bedrooms	12.5%	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 within Redhill and Reigate. Horley and Banstead had more even split between smaller and larger properties, with Horley delivering slightly more smaller units whilst Banstead was the only area delivering greater proportion of larger homes (56.3%).

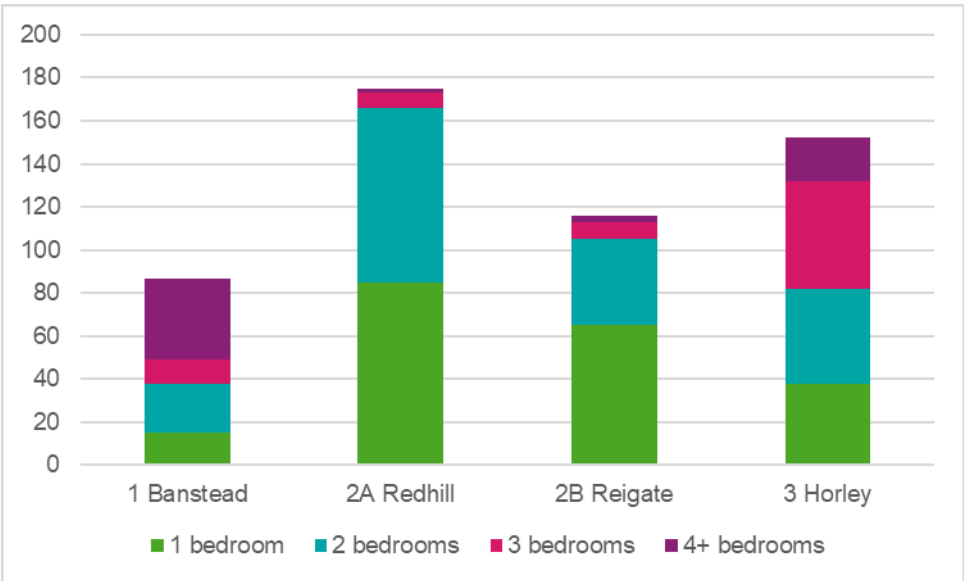


Figure 15: Completed dwelling size by borough area

4.6. Affordable Housing

As can be seen from table 10, within this monitoring period 43 gross affordable units have been completed (8.1% of all gross C3 completions). Although this is significantly below the Core Strategy annualised target of 100 gross additional affordable dwellings, it should

be noted that the actual affordable housing target is for a delivery of 1,500 units between 2012-2027, rather than 100 units per annum. If split evenly, the expected target to date would be 1,200 units delivered since 2012. So far, 1,172 units of affordable housing have been delivered, which is just below the overall target at this time.

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

Table 10: Affordable housing completions summary

Affordable Completions	Affordable Demolitions
43	8

DMP Policy DES6 'Affordable Housing' requires the tenure mix of affordable housing provided on each qualifying site to contribute (to the Council's satisfaction) towards meeting the latest assessment of affordable housing needs. The Council's most recent assessment of affordable housing needs is provided in the 2019 Housing Needs Assessment and the Council's 2020 Affordable Housing SPD. This identifies the need to provide 62% rented and 38% other affordable home ownership products.

As can be seen from figure 16 below, 27 units (62.8%) of social/ affordable rented housing and 16 units of shared ownership housing (37.2%) have been delivered during this monitoring period. This is in line with the recommended affordable housing mix in the 2019 Housing Needs Assessment and the 2020 Affordable Housing SPD. In total, 1,172 gross units of affordable housing have been delivered since the start of the plan period in 2012/13 (544 units of social/ affordable rented properties and 628 units of shared ownership properties).

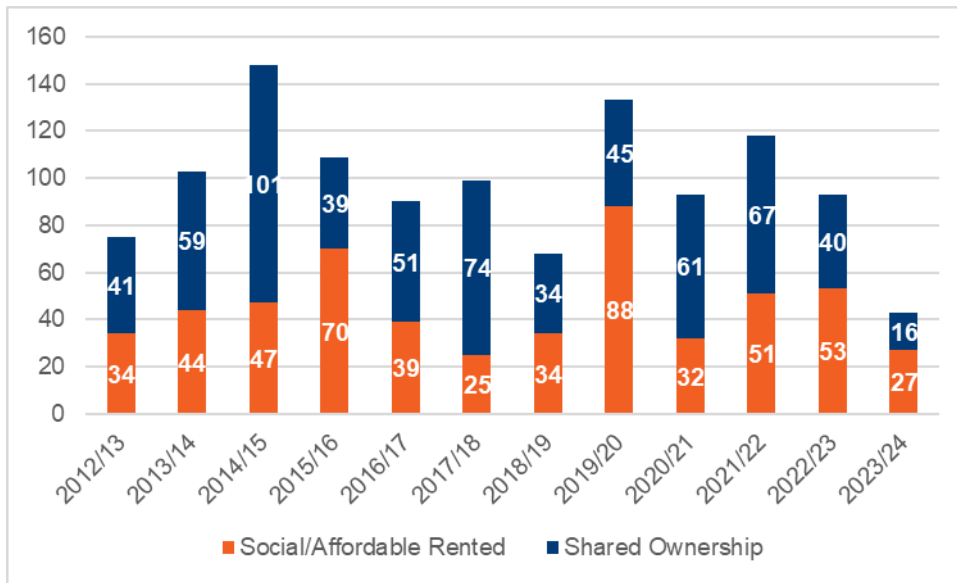


Figure 16: Affordable housing completions trend (gross)

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

Table 11 below shows that within the last monitoring period, social/affordable rented properties delivered slightly more 1 & 2 bedroom properties, compared to the 2019 HNA recommendation. Social/ affordable rented 1 & 2 bedroom properties accounted for 81.4% of all social/ affordable rented homes (compared to 60% 2019 HNA recommendation). Shared ownership properties also delivered more 1 & 2 bedroom properties (81.3% compared to 65% 2019 HNA recommendation).

Table 11: Affordable housing completions - size and tenure mix 2023/24

Number of bedrooms	Social/ Affordable rent	Shared ownership
1 bedroom	44.4%	0.0%
2 bedrooms	37.0%	81.3%
3 bedrooms	11.1%	18.7%
4+ bedrooms	7.4%	0.0%

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

5.1. Number of New Permissions

Within the last twelve months, 100 planning permissions resulting in a gain or loss of residential dwellings were approved; these have the potential to deliver 252 net dwellings.

Excluding sites which were subsequently substituted (6 planning permissions, 12 net dwellings), 94 planning permissions (240 net dwellings) were granted in this monitoring period.

As can be seen from table 12, majority of net dwellings (68.8%) have been permitted on small sites within this monitoring period. Redhill saw the largest proportion of newly permitted net dwellings (35.4%) with Banstead and Horley following with 25.0% and 24.6%, respectively. Within this monitoring period, Reigate permissions accounted for 15.0% of newly permitted net dwellings.

Table 12: Number of net new units permitted

Site size	Area 1 - Banstead	Area 2a - Redhill	Area 2b - Reigate	Area 3 - Horley	Total
Large (10+ units)	-3 (10 gross)	59 (59 gross)	10 (10 gross)	9 (10 gross)	75 (89 gross)
Small (<10 units)	63 (80 gross)	26 (27 gross)	27 (36 gross)	49 (53 gross)	165 (196 gross)
All sites	60 (90 gross)	85 (86 gross)	36 (46 gross)	59 (63 gross)	240 (285 gross)

5.2. Sources of New Permissions – Previous Land Use

Of those not subsequently substituted, 86.7% of gross dwellings permitted within 2023/24 were on sites that were either commercial/ industrial (43.2%) or residential (43.5%) (see figure 17). 49 units can be attributed to office to residential, industrial to residential, agricultural to residential or retail to residential permitted development rights.

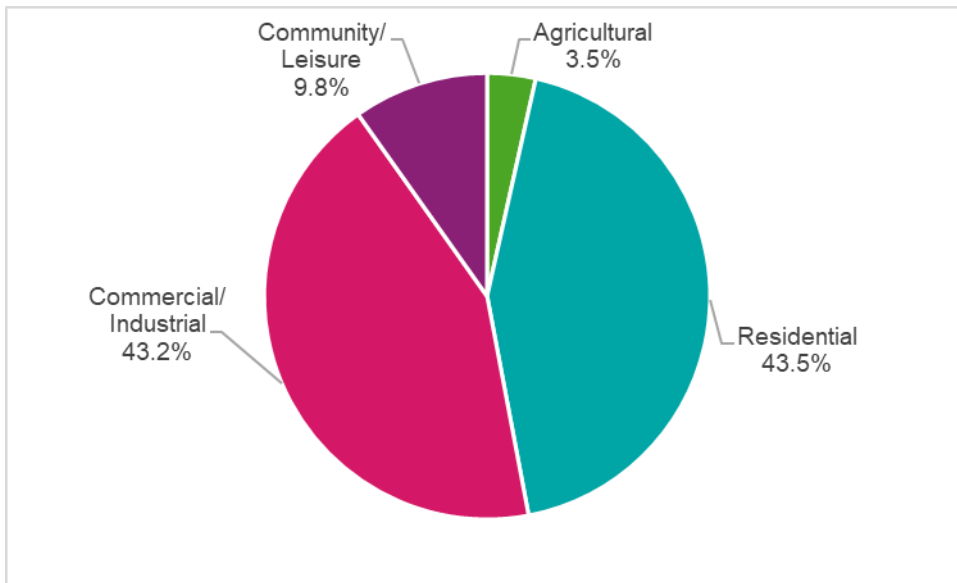


Figure 17: Previous land use of new permissions

5.3. Sources of New Permissions – Designation

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



Figure 18: Policy designation of new permissions

5.4. Housing Density

Permitted housing density is affected by factors such as the location of the site, the character of the surrounding area and the size and shape of the site. Table 13 shows that the greatest proportion of the dwellings (gross) permitted within the last twelve months (excluding sites which have subsequently been substituted) were on low density sites with a density of less than 40 dwellings per hectare (dph) (55.1%). High density sites over 100dph represented 33.7% of new gross dwellings, followed by sites with 40 – 60dph (6.3%) and sites with 60 – 100dph (4.9%).

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

	<40dph	40 – 60dph	60 – 100dph	100+dph
Number of Units	157	18	14	96
Percentage	55.1%	6.3%	4.9%	33.7%

5.5. Dwelling Type and Size

Just over a half (54.7%) of the permitted (gross) dwellings (excluding permissions subsequently substituted) within the last twelve months were for 1 or 2 bedroomed properties (29.1% 1 bedroom and 25.6% 2 bedroom). See table 14 for details.

Table 14: Size and type of newly permitted dwellings

	Flats	Houses	Total
1 bedroom	76	7	83
2 bedrooms	52	21	73
3 bedrooms	4	49	53
4+ bedrooms	0	76	76
Total	132	153	285

Table 15 shows that within Banstead and Reigate, majority of new permitted dwellings were houses (85.6% and 78.3%, respectively). Other areas experienced greater proportion of flats being permitted within this monitoring period. Redhill had the highest proportion of flats (86.1%), followed by Horley (55.6%).

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

	Flats	Houses
Area 1 - Banstead	13	77
Area 2a - Redhill	74	12
Area 2b - Reigate	10	36
Area 3 - Horley	35	28

5.6. Provision of Affordable Housing – New Permissions

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

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

Excluding prior approvals, where the Council cannot control the provision of affordable housing, and applications subsequently substituted, 1 scheme over 11 units was granted planning permission during this monitoring period. The scheme did not offer any affordable housing provision due to the specialist nature of the development, however affordable housing contribution was secured instead (see table 16 for details). In addition, three smaller schemes for 100% affordable housing put forward by the Raven Housing Trust, have also been granted permission during this monitoring period (23/00821/F for 2 units, 23/00816/F for 3 units and 23/00822/F for 4 units).

Table 16: Affordable housing provision on newly permitted sites

Planning permission	Comments
22/02772/F for 38 units	The proposal is for 38 units of retirement living scheme. 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. This contribution will be secured by a S106 legal agreement.

6. Self and Custom Housebuilding Register

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

At 31 March 2024, there were 23 applicants on the Register.

In assessing self-build plot requirements 'Base periods' are used which run from 31st October to 30th October the following year apart from Base 1. The Council has three years from the end of the base period to grant permission for the equivalent number of plots as there are entries on the register for a particular base period. The latest base year used for this report is Base 8 which runs up to 30th October 2023.

Between 31 October 2022 and 30 October 2023 (the most recent whole base period prior to 31 March 2024), the Council approved 20 applications for self-build properties, fulfilling the government's requirement that equivalent permissions per base period are provided, within three years of the given base period ending. (There were 4 people on the Register in the 5th base period: 31 October 2019 to 30 October 2020, relevant to this assessment).

Table 17: Number of eligible applicants accepted to (and providing permission to remain on post-3 years for bases 1 – 6) the Self and Custom housebuilding register at 31 March 2024

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)	4
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 – 31 Mar 24 (part Base 9)	3
Total number of individuals on the register (at 31 Mar 2024)	23

7. Housing Supply & Delivery Position

7.1. Five Year Housing Requirement

Paragraph 76 of the 2023 National Planning Policy Framework (NPPF) states that local planning authorities are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of 5 years' worth of housing for decision making purposes if the following criteria are met: their adopted plan is less than 5 years old and that adopted plan identified at least a 5 year supply of specific deliverable sites at the time that its examination concluded.

Reigate & Banstead's strategic housing policies are set out in the Core Strategy, which was adopted on 3rd July 2014. It is therefore more than 5 years old and as such the Council is required to identify and update annually a supply of specific deliverable sites (see the revised NPPF glossary for definition of deliverable) as required by paragraph 77 of the NPPF. The sites should be sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old unless these strategic policies have been reviewed and found not to require updating. If an authority cannot demonstrate a five year land supply (plus any relevant buffer) the presumption in favour of sustainable development will apply as set out in Footnote 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 2019 updated national Planning Practice Guidance (PPG)(paragraph 029 Reference ID: 68-029-20190722) states that for the purposes of calculating five year land supply, housing completions should include new build dwellings, conversions, changes of use and demolitions and redevelopments and that completions should be net figures, so should offset any demolitions.

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

Taking the above guidance into account, tables 18 & 19 summarise progress made against the Core Strategy housing requirement. They show that since 1st April 2012, 6,791 net dwellings were completed within the borough (equating to an annual average completion of 566 units), leaving an outstanding requirement of 109 dwellings over the remaining plan period.

Table 18: Summary of housing delivery 2012 - 2024

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%

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		
2018/19	494	68	562	42	520	0	11	-11	509	10.7%
2019/20	373	133	506	48	458	43	11	32	490	6.5%
2020/21	732	93	825	31	794	6	15	-9	785	70.7%
2021/22	669	118	787	65	722	0	0	0	722	57.0%
2022/23	587	93	680	64	616	43	0	43	659	43.3%
2023/24	487	43	530	42	488	0	0	0	488	6.1%

*Number of C2 bedrooms converted to C3 equivalent

Table 19: Performance against Core Strategy - 2012 - 2027

Plan Period Housing Requirement	Target Net Completions to Date	Actual Net Completions to Date	Average Completions per Year	Cumulative Oversupply	Plan Requirement Completed	Plan Requirement Residual
6,900	5,520	6,791	566	1,271	98.4%	109

Oversupply

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

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

[Inspector's Report on the Examination of Reigate & Banstead Development Management Plan](#), July 2019).

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

Furthermore, the December 2023 changes to National Planning Policy (paragraph 77) make it clear that Councils should be enabled to include historic oversupply in their 5-year housing land supply calculations and to demonstrate they are meeting the community’s overall housing requirements at the end of the plan period, as is the case here.

Table 19 above shows that since the beginning of the Core Strategy plan period, the Council has delivered 1,271 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

The December 2023 changes to NPPF removed the requirement to add 5% or 10% buffer to the 5YHLS requirement. Paragraph 77 of the revised NPPF and Paragraph 022 of the revised PPG advise that to ensure that there is a realistic prospect of achieving the planned level of housing supply, the local planning authority should add a 20% buffer where delivery of housing taken as a whole over the previous 3 years has fallen below 85% of the housing requirement figure, as set out in the last published Housing Delivery Test results.

As summarised in chapter 1.1, Reigate & Banstead scored 168% at the latest Housing delivery test results published in December 2023. No buffer will therefore be added 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. Previous oversupply	1,271
3. Overall Housing Requirement (1 - 2)	1,029

As shown in table 20 above, the overall five year housing requirement is therefore 1,029 units (annual requirement of 206 units).

7.2. Sources of Deliverable Land Supply

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

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

Sites with Planning Permission

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

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

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

- Wrote to all landowners/developers with planning permission to ascertain whether they are likely to implement the development, what the rate of development would be and how many units are likely to be completed within the next five years.
- Referred to the analysis of average lead-in times and build-out rates, undertaken in 2020 on permissions completed since the beginning of the plan period, to reality check these assumptions. Table 21 below summarises average build-out rates and lead-in times for sites completed since the beginning of the Core Strategy monitoring period (01/04/2012). The full analyses can be found in the Appendix 2 of the [2020 Housing Monitor](#).

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

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

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

As a result of this exercise 93 units have been excluded from the five year land supply trajectory (see Appendix 1, Table 30 for details).

When assessing individual sites and their ability to deliver units within the next 5 years, Reigate & Banstead Council have taken a very conservative approach, combining the results of the landowner/developer survey and average lead-in times & build out rates. Where the landowner/developer has indicated that the site may not come forward, the site has been removed from the analysis.

Taking all of the above into consideration, a total of 1,149 outstanding net additional dwellings on sites with planning permission have been included within the 5 year housing land supply.

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

Specific Sites without Planning Permission

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

The deliverable capacity on specific sites without planning permission that will come forward in the five years to 31st March 2029, taking into consideration any phasing plans, is therefore 0 net additional units.

Windfall Allowance

The revised NPPF (paragraph 72) states that where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.

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

Table 22: Windfall dwellings permitted and completed during plan period

Financial Year	Net dwellings permitted (excluding permissions substituted or lapsed)	Net dwellings completed
2012/13	178	263
2013/14	443	270
2014/15	265	261
2015/16	269	225
2016/17	179	251
2017/18	240	270
2018/19	290	255
2019/20	461	249
2020/21	294	273
2021/22	380	282
2022/23	275	289
2023/24	240	232
Total	3,514	3,120
Average total per annum	293	260

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 3,514 windfall dwellings have been permitted over the plan period (excluding permissions that have been subsequently substituted or lapsed). This equates to an annual average of 293 dwellings, totalling 1,465 dwellings for the five year period.

During the same period, a total of 3,120 net dwellings have been completed on windfall sites, equating to an annual average of 260.

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 **1,524 net additional dwellings** over the next five years. This represents a **7.40 years' supply** against the Core Strategy requirement.

Table 23: Summary of current Five Year Land Supply at April 2024

Source	
1. Sites with planning permission	1,149
2. Sites without planning permission	0
3. Specific Deliverable Sites (1 + 2)	1,149
4. Windfall allowance	375
5. Total Five Year Supply (3 + 4)	1,524
6. Annualised Housing Requirement	460
7. Annualised over/under supply	-254
8. Total annual requirement (6 + 7)	206
9. Equivalent years supply (5 / 8)	7.40

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

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

Table 24: Summary of predicted Five Year Land Supply at April 2025

Source	
1. Sites with planning permission	797
2. Sites without planning permission	0
3. Specific Deliverable Sites (1 + 2)	797
4. Windfall allowance	375
5. Total Five Year Supply (3 + 4)	1,172
6. Annualised Housing Requirement	460
7. Annualised over/under supply	-248
8. Total annual requirement (6 + 7)	212
9. Equivalent years supply (5 / 8)	5.53

Table 23 shows that as of April 2024, the Council can maintain a five year land supply and table 24 predicts that in April 2025, the Council will also be able to maintain a five year land supply position. In accordance with DMP Policy MLS1, the allocated sustainable urban extensions are therefore not required to be released for development at this time. The Council however remains committed to maintaining an on-going dialogue with those involved in promoting and delivering the allocated sustainable urban extension sites and will actively support and encourage planning performance agreements and/or the preparation of joint development briefs (where appropriate) for the sites in order to facilitate their timely delivery upon release.

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

7.1. Background

National planning policy for traveller sites is set out in “*Planning Policy for Traveller Sites*” (PPTS), updated 19 December 2023, which should be read alongside the National Planning Policy Framework (NPPF) December 2023. The PPTS (Annex 1 “Glossary”) defines a “travellers” for planning purposes as “gypsies and travellers” and “travelling showpeople”.

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

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

For the purposes of planning policy, “pitch” means an area provided to accommodate one household on “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 is reviewing it with the aim to complete the review (and to publish any policies that the Council considers do not currently need to be updated before the 5th anniversary of the DMP’s adoption.

PPTS Policy B, paragraph 10(a) requires Local Planning Authorities, in producing their Local Plans to “*identify and update annually, a supply of specific deliverable sites sufficient to provide five years’ worth of sites against their locally set targets*” of pitches for gypsies and travellers and plots for travelling showpeople. Additionally, paragraph 10b requires identification of a supply of specific, developable sites, or broad locations for growth, for years 6 to 10 and, where possible, for years 11-15 to meet the identified need. Paragraph c) makes clear that 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 27) states that if a local planning authority cannot demonstrate an up-to-date 5 year supply of permanent sites, this should be a “significant material consideration” in any subsequent planning decision when considering applications for the grant of temporary planning permission, except where the proposal is on land designated as Green Belt; sites protected under the Birds and Habitats Directives and / or sites designated as Sites of Special Scientific Interest; Local Green Space, an Area of Outstanding Natural Beauty, or within a National Park (or the Broads). In such a situation, lack of a demonstrable 5-year supply would be a material consideration, but the weight to give this consideration would be a matter for the decision taker to determine (as noted in the House of Commons

Briefing Paper Number 07005, “Gypsies and travellers: planning provision” (19 December 2019).

Monitoring of 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.

7.2. Need

The Council’s pitch and plot targets for the borough are set out in the Development Management Plan (DMP) 2019, Policy GTT1 Table 7 and seek to meet in full the needs to 2027 (the end of the current plan period. The pitch and plot needs are taken from [Reigate and Banstead Borough Gypsy and Traveller Accommodation Assessment \(GTAA\) 2017](#). The baseline date for the GTAA is March 2016, when the collection of most of the primary data (from the household interview surveys) was completed (reported at GTAA 2017, paragraph 2.5). The Council’s 2017 GTAA reported the need for permanent traveller pitches and plots at the time of the GTAA surveys in spring 2016, and over the 15 years to 2031. The 2017 GTAA identified a need for 32 additional pitches for gypsies and travellers, and 7 plots for traveling showpeople over the period 2016 – 2031.

The PPTS was amended in December 2023 to include travellers who have permanently ceased travelling, following the successful 2022 High Court challenge (*Smith v Secretary of State for Levelling Up, Housing & Communities & Anor [2022] EWCA Civ 1391*.)

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

The Council's GTTA 2017 and working of DMP Policy GTT1(4) reflect this, and so remain relevant in light of the 2022 Court of Appeal decision which found the national planning policy definition of "traveller" to be discriminatory. As mentioned above, the PPTS was subsequently updated in December 2023 to reflect this amended definition.

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

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

Therefore, the Gypsy and Traveller pitch need for 1 April 2024 to 31 March 2029 (years 9 -14) would be 2 years x 0.8 pitches + 3 years x 1 pitch = 4.6 pitches, with annualised average need of 0.92 pitches.

This year's 5-year pitch / plot monitoring period (for 2024 – 2029 i.e. years 9 – 14) extends two 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.

As referred to in paragraph 3.1.6, years 12-15 of the GTTA are beyond the DMP's plan period. As a locally-assessed survey of need in the Borough, we will use the assessed pitch and plot needs for year 13 and 14 reported in the DMP (paragraph 3.1.6) and R&B's GTAA 2017 (Figure 10) from the Council's local assessment of need. The figures are taken from Figure 10 of the R&B GTAA 2017.

Table 26: Identified need for Travelling Showpeople plots (2016 - 2031)
Source: GMP Policy GTT1 Table 7 and R&B's GTAA (July 2017) Figure 12

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

Therefore, the Travelling Showpeople plot need for 1 April 2024 to 31 March 2029 (years 9 – 14) would be 5 years x 0.4 plots = 2 plots, with annualised average need of 0.4 plots.

7.3. 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 are 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 2024 and considers the supply of land for pitches and plots for five years from 1 April 2024 to 31 March 2029, as set out in Tables 28 and 29.

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

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

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

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

Table 27: Supply of Traveller pitches in R&B Borough 2016 - 2029

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 2029	Total 1 April 2016 – 31 March 2029
Number of pitches granted permanent planning permission	31	4 (to 31 March 2024)	4 Kents Field, Rectory Lane Policy GTT1 site allocation G12	Currently unknown but at least 35

Please note: this excludes two permanent pitches granted planning permission during the period April 2016 to March 2024, which are conditioned to be personal to two traveller families who were not part of the GTAA (July 2017) identified need, not living within the Borough at that time.

As detailed in Appendix 2, Table 43, and summarised in Table 27 above, since the GTAA and DMP pitch baseline of April 2016, 35 additional permanent pitches have been approved (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 8 year period (i.e. 1 April 2016 to 31 March 2024), of 25.4 pitches. The supply of permanent approved pitches has in fact exceeded the full 15-year pitch requirement of 32.

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

Table 28: Calculation of Five Year Land Supply of deliverable land for Gypsy and Traveller pitches 1 April 2024 – 31 March 2029

		Total number of pitches	Annual average
A	Oversupply between 1 st April 2016 and 31 st March 2024	9.6	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 9 – 14) 1 st April 2024 – 31 st March 2029 (see table 25)	4.6	0.92
D	Number of years' pitch supply against need = (A + B) / C (9.6 + 4) / 0.92 (1st April 2024 – 31st March 2029)	14.78	N/A

Considering the supply of **35 approved permanent pitches against the local need pitch target for 2016-2024**, of 25.4, there was an **oversupply of 9.6** approved permanent pitches over this period. Given this “oversupply” of 9.6 approved permanent pitches against the local pitch target for years 2016 – 2024, and the allocation for “approximately” 4 pitches at Kents Field (site allocation GTT1 G12) against the need for 4.6 additional permanent pitches in the 5-year period 1 April 2024 to 31 March 2029, the Council has demonstrated a **14.78 year supply of deliverable permanent pitches**, as set out in Table 28 above.

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

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

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

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

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

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.

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

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

Table 29: Calculation of Five Year Land Supply of deliverable land for Travelling Showpeople plots (as of 1st April 2024)

		Total	Annual
A	Plots needed 1 st April 2016 – 31 st March 2024 (Years 0 – 8) 3 plots + 1.2 (i.e. 3 years x annual average plot requirement for this period of 0.4)	4.2	N / A
B	Plots granted permission 1 st April 2016 – 31 st March 2024	4	N/A
C	Undersupply of plots between 1 st April 2016 and 31 st March 2023 (B - A)	-0.2	N/A
D	Deliverable supply for next 5 years 1 st April 2024 – 31 st March 2029 (DMP site allocation G9a – Land south of Fairacres, Axes Lane, Salfords)	1	N/A
E	Total supply including previous undersupply (C + D)	0.8	N/A

		Total	Annual
F	Plot Need for next 5 years 1 st April 2024 – 31 st March 2029 5 years x 0.4 plots	2	0.4
G	Number of years' supply against need (0.8 / 0.4) (1 st April 2024 to 31 st March 2029)	2	N/A

7.4. Conclusion

The Council has demonstrated a **14.78 year supply of deliverable land for traveller pitches** as of 1st April 2024, and a **2 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.

8. Summary of Key Findings

- **House Prices:** UK House Price Index reports that within the 2023/24 monitoring period, there was an 0.64% decrease in the average house price within Reigate & Banstead (from £470,367 to £467,377).
- **Affordability:** The affordability ratio has decreased from 14.22 last year to 13.77, meaning the average (median) house price in the borough now represents 13.77 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. At least 5,800 of these additional dwellings were to come from the urban area as existed at the time the Core Strategy was adopted in 2014, with the remainder from sustainable urban extensions.
- **Completions:** Within the last twelve months 488 net additional dwellings were completed (including C2 older people's care and nursing homes), this represents a decrease from the 659 completed in 2022/23 but remains above the Council's annual target of 460 dwellings per annum. This includes 43 gross new units of affordable housing.
- **Previously Developed Land (PDL):** Within the last twelve months 78.1% of completed properties were built on previously developed land, this is above the 50% target set out in Core Strategy Policy CS10.
- **New Permissions:** Within the past twelve months 94 sites were granted planning permission, equating to 240 net dwellings.
- **Five Year Housing Land Supply:** The current, deliverable five year land supply as of 01 April 2024 is 1,524 net additional dwellings, equating to a 7.40 years' supply against the Core Strategy requirement. The predicted supply as of 01 April 2025 is 1,172 net additional dwellings, equating to a 5.53 years' supply.
- **Five Year Supply of Deliverable Land for Gypsies, Travellers and Travelling Showpeople Accommodation:** As of 1st April 2024, the Council can demonstrate a 14.78 year supply of deliverable land for gypsy and traveller pitches. However, the Council does not have a demonstrable 5-year supply of deliverable land for travelling showpeople's plots measured against the target.

Appendices

Appendix 1: Housing Land Supply Supplementary Tables

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

Application Reference	Site Address	Total Net Capacity
21/02485/OUT	Collingwood Batchellor, 46 - 48 Victoria Road, Horley, Surrey, RH6 7QE	34
21/02289/OUT	1-12 Copthorne, Brighton Road, Burgh Heath, Surrey, KT20 6BQ	-3
15/00556/F	Redstone Hall, 10 Redstone Hill, Redhill, Surrey, RH1 4BP	13
21/01159/PAP	Abbey House, 25 Clarendon Road, Redhill, Surrey, RH1 1QZ	23
21/01323/PAP	5A, 7a, 9a, 11a, 13A West Street, Reigate, Surrey, RH2 9BL	14
20/00414/F	14-16 Massetts Road, Horley, Surrey, RH6 7DE	8
21/00620/F	17 Avenue Gardens, Horley, Surrey, RH6 9BS	1
21/01163/F	Woodleigh, Horley Lodge Lane, Salfords, Redhill, Surrey, RH1 5EA	1
17/02409/F	13 Hornbeam Road, Reigate, Surrey RH2 7NN	1
21/00797/F	Land South Of 32 Pilgrims Way And Adjoining The Rear Of 15 Underhill Park Road, Reigate, Surrey, RH2 9LG	1
Total Undeliverable		93

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

Implementation status	Borough area	Net dwellings permitted	Net remaining @ 01 April 2024	Net deliverable by 31 March 2029
Under construction	Area 1 - Banstead	77	76	76
	Area 2a - Redhill	38	38	38
	Area 2b - Reigate	52	50	50
	Area 3 - Horley	23	21	21
Not implemented	Area 1 - Banstead	63	63	63
	Area 2a - Redhill	41	41	41
	Area 2b - Reigate	24	24	24
	Area 3 - Horley	68	68	68
Total net deliverable on small sites (less than 10 units) with planning permission in the Five Year Supply				381

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

Implementation status	Borough area	Net dwellings permitted	Net remaining @ 01 April 2024	Net deliverable by 31 March 2029
Under construction	Area 1 - Banstead	87	77	77
	Area 2a - Redhill	165	165	165
	Area 2b - Reigate	55	47	47
	Area 3 - Horley	1527	180	180
Not implemented	Area 1 - Banstead	0	0	0
	Area 2a - Redhill	59	59	59
	Area 2b - Reigate	9	9	9
	Area 3 - Horley	119	119	119
Total net deliverable on large sites (more than 10 units) with planning permission in the Five Year Supply				656

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

Implementation status	Borough area	Net permitted	Net remaining @ 01 April 2024	Net deliverable by 31 March 2029
Under construction	Area 1 - Banstead	142	142	72
	Area 2a - Redhill	-11	-11	-11
	Area 2b - Reigate	21	21	21
	Area 3 - Horley	0	0	0
Not implemented	Area 1 - Banstead	30	30	30
	Area 2a - Redhill	0	0	0
	Area 2b - Reigate	0	0	0
	Area 3 - Horley	0	0	0
Total net deliverable on C2 sites with planning permission in the Five Year Supply				112

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

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

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2024	Total net remaining @ 1 April 2024	Net Deliverable by 31 March 2029	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 Jan 2026.
Winscombe Nursing Home, Furze Hill, Kingswood, Surrey, KT20 6EP	Planning permission 17/02188/F Under construction	12	2	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 Kentish Projects.	Planning permission was allowed on appeal in December 2019. Development commenced October 2020 (CIL commencement notice). Non-material amendment applications approved April 2021 and November 2022. Development is now on sale online as 'approaching completion'. The loss of 16 units of C2 accommodation has been recorded in Table 42 below.
Alvis House, Park Road, Banstead, Surrey, SM7 3EF	Planning permission 21/03311/F Under construction	10	0	10	10	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Proceed Capital Ltd.	This permission follows on previous permission 16/01013/F for 9 units which commenced construction in September 2019 with majority of existing structures on site being demolished. The physical construction of new units is yet to commence and is anticipated in July 2024.
Station Yard, Waterhouse Lane, Kingswood, Surrey, KT20 6EN	Planning permission 16/01777/F Under construction	18	8	10	10	Yes	No	No	N/A – planning permission is under construction.	Under Core Strategy policy, the development should provide on-site affordable housing at a rate of 30% of the proposed dwellings. Both the policy and associated Affordable Housing SPD make allowance for negotiation where it can be demonstrated that provision of affordable housing would be unviable. In this case, an open book appraisal was submitted with the application which demonstrated that, once all costs and developer profit were taken account of, the scheme was unable to provide for on-site affordable housing. This appraisal was scrutinised and, through negotiation with the applicant, further value has been extracted from the scheme. As a result, whilst it is not possible to make provision on-site, there is a surplus of £72,500 which the applicant has agreed to provide as a financial contribution towards off-site provision of affordable housing.	No ownership constraints identified. The site is being developed by Solum Regeneration.	Units are on sale online with some units already completed. It is anticipated the remainder of the site will complete this year.
Oak Tree Farm, 25 Croydon Lane, Banstead, Surrey, SM7 3BE	Planning permission 20/01799/F Under construction	10	0	10	10	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Riverdale developments.	No evidence identified to suggest that this planning permission will not be implemented. Work on site commenced March 2023 (CIL Commencement Notice). Developer's website indicates development will be ready for occupation late summer 2024.
Discover The World, Arctic House, 8 Bolters Lane, Banstead, Surrey, SM7 2AR	Planning permission 22/01066/PAP, 22/01595/F & 23/01423/F Under construction	23	0	23	23	Yes	No	No	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.	This prior approval for 19 units follows on prior approval 21/00275/PAP for 16 units. Planning permission granted in November 2022 for additional 3 unit and September 2023 for additional 1 unit. Development is on sale online with completion expected imminently.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2024	Total net remaining @ 1 April 2024	Net Deliverable by 31 March 2029	Fully Assembled?	Are There Any Trigger Points or Phasing Issues That May Affect Delivery?	Is There/ Will There Be More Than 1 Sales Outlet?	Firm Progress with Site Assessment Work	Site Viability Information	Ownership Constraints Identified?	Other Relevant Information
Culligan International UK Ltd, Prospect Wells House, Outwood Lane, Chipstead, Surrey, CR5 3NA	Planning permission 21/02160/F 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 Prospect Wells House Limited.	No evidence identified to suggest that this planning permission will not be implemented. Developer confirmed site begun construction in October 2023 with anticipated completion in December 2024.
8 Brighton Road, Hooley, Surrey, CR5 3EB	Planning permission 20/00829/F Under construction	9	0	9	9	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Enzos Homes.	No evidence identified to suggest that this planning permission will not be implemented. Number of conditions discharged November 2022 – December 2023. Units are now on sale online.

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

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2024	Total net remaining @ 1 April 2024	Net Deliverable by 31 March 2029	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
170 High Street, Banstead, Surrey, SM7 2NZ	Planning permission 22/02614/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.
Banstead Physio And Therapies, 133A High Street, Banstead, Surrey, SM7 2NS	Planning permission 21/01507/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 MD Private Limited.	The developer confirmed construction on site commenced November 2023 with anticipated completion June 2024.
Bramerton, 10 & 10A Cunningham Road, Woodmansterne, Surrey, SM7 3HG	Planning permission 21/01016/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Works commenced November 2021 (CIL Commencement Notice).
Huntersfield Farm, Fairlawn Road, Banstead, Surrey, SM7 3AU	Planning permission 22/02493/F Under construction	6	0	6	6	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Earlswood Homes.	Developer confirmed demolition has been completed and groundworks are programmed to commence in June 2024. The units are expected to be completed by Summer 2025.
Roseacre, Holly Hill Drive, Banstead, Surrey, SM7 2BD	Planning permission 22/00669/F Under construction	8	0	8	8	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Oakford Homes.	Development commenced February 2023. Developer indicated estimated completion July 2024. The loss of C2 accommodation has been recorded in Table 42.
20 Bouverie Road, Chipstead, Coulsdon, Surrey, CR5 3LX	Planning permission 19/01278/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	S73 application approved September 2020 and March 2022. Construction on site commenced September 2022 (CIL commencement notice). Landowner previously stated anticipated completion in 2023/24.
39 Woodmansterne Street, Woodmansterne, Surrey, SM7 3NQ	Planning permission 18/00240/F Under construction	2	1	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant - No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Non-material amendment approved November 2019. Number of conditions (including all pre-commencement condition) discharged November 2019 - July 2020. Site now partially completed with remaining units expected to complete soon.
Cherryleen, The Glade, Kingswood, Surrey, KT20 6LL	Planning permission 18/01742/F Under construction	3	0	3	3	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site was in a process of being sold.	Works on site commenced October 2022 with site demolition.
Cleave Prior Cottage, Bridge Way, Chipstead, Coulsdon, Surrey, CR5 3PX	Planning permission 19/01524/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Works commenced January 2022. Agent suggested site is due to complete in coming months.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2024	Total net remaining @ 1 April 2024	Net Deliverable by 31 March 2029	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
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.
Josil, Waterhouse Lane, Kingswood, Surrey, KT20 6DT	Planning permission 22/00047/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 Macar Bespoke (WHL) Ltd.	Section 73 application approved January 2023. Replacement permission 22/02835/F for additional unit refused June 2023. This permission has been allowed on appeal in Apr 24 and the developer confirmed their intention to implement this permission. However, as this monitoring report refers to a period up to 31 Mar 24, the original permission remains to be listed instead. Developer confirmed anticipated completion by the end of 2024.
Land To The Rear Of Uplands, Walpole Avenue, Chipstead, CR5 3PP	Planning permission 21/02840/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Work on site commenced August 2022 (CIL Commencement Notice).
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.
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 identified. The site is being developed by a private individual.	Work on site commenced March 2023 (CIL Commencement Notice).
Trees, 18 Bears Den, Kingswood, Surrey, KT20 6PL	Planning permission 20/01076/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by Vulcan Ellis Ltd.	Works commenced May 2022 (CIL Commencement Notice).
134 Brighton Road, Hooley, Surrey, CR5 3EF	Planning permission 19/01890/F Under construction	4	0	4	4	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Peak Residential Ltd.	Developer confirmed construction on site commenced December 2023 and it is anticipated to take around 18 months to complete..
Heysham, Church Lane, Hooley, Coulsdon, Surrey, CR5 3RD	Planning permission 21/02145/F Under construction	3	0	3	3	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by Smitham Residences Ltd.	Works commenced December 2023 (CIL Commencement Notice).

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2024	Total net remaining @ 1 April 2024	Net Deliverable by 31 March 2029	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
48 Cross Road, Tadworth, Surrey, KT20 5ST	Planning permission 20/00701/F Under construction	3	0	3	3	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by Denton Homes.	Planning permission granted on appeal September 2021. Construction commenced May 2023.
76 Shelveys Way, Tadworth, Surrey, KT20 5QF	Planning permission 19/02598/OUT Under construction	3	0	3	3	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by Bruckland Developments.	Reserved matters permission granted October 2022. Works commenced November 2022 (CIL Commencement Notice).
8 High Street, Tadworth, Surrey, KT20 5SD	Planning permission 22/01568/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by a private individual.	Works commenced February 2023 (Building Control Notice).
Farm Corner, 15 The Avenue, Tadworth, Surrey, KT20 5AY	Planning permission 22/02709/F Under construction	2	0	2	2	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by Creed Homes.	Works commenced March 2024 (CIL Commencement Notice). Developer indicated anticipated completion late 2024.
Land at Bungalow Lodge, Mogador, Lower Kingswood, Surrey, KT20 7HP	Planning permission 14/02152/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The accompanying design statement stated that the continued use of the site for stabling had not been proved viable based on feedback undertaken as part of the marketing exercise. No viability information has been submitted regarding the proposed redevelopment. However, in line with Core Strategy Policy CS15 a financial contribution broadly equivalent to 10% affordable housing has been sought (£13,193). The development is therefore policy compliant. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Number of conditions (including the two pre-commencement conditions) approved March - April 2018. Non-material amendment approved April 2016. S73 application approved September 2018. The development is nearly complete.
Land Between, 58B And 60 Cross Road, Cross Road, Tadworth, KT20 5ST	Planning permission 22/02298/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Developer confirmed construction on site commenced summer 2023 with anticipated completion summer 2025.
Newton House Rear Of 16 - 18 Cross Road, Tadworth, Surrey, KT20 5SR	Planning permission 21/02041/PAP Under construction	2	0	2	2	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Higginson & Lambert.	No evidence identified which suggests that this planning permission will not be implemented.
Orchard Cottage Riding Stables, Babylon Lane, Lower Kingswood, Surrey, KT20 6XA	Planning permission 20/00356/F Under construction	4	0	4	4	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Elivia Homes.	Section 73 application approved January 2023. Works commenced March 2023 (CIL Commencement Notice).
17 The Driftway, Banstead, Surrey, SM7 1LX	Planning permission 20/00694/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by a private individual.	No evidence identified which suggests that this planning permission will not be implemented.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2024	Total net remaining @ 1 April 2024	Net Deliverable by 31 March 2029	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 Fir Tree Road, Banstead, Surrey, SM7 1NG	Planning permission 19/00314/F Under construction	4	0	4	4	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by a private individual.	Number of conditions discharged January – September 2021. Works on site commenced October 2022 (CIL Commencement Notice).
7 Ruden Way, Epsom Downs, Surrey, KT17 3LL	Planning permission 21/02085/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Works commenced March 2022 (CIL Commencement Notice).
Land Between 8 And 9 Bridgefield Close, Banstead, Surrey, SM7 1LR	Planning permission 22/00112/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 commenced September 2023 (CIL Commencement Notice).
10 West Drive And Land To The Rear Of 9,11 And 12 West Drive, Burgh Heath, Tadworth, Surrey, KT20 5PA	Planning permissions 20/02510/F & 23/01798/F Under construction	7	0	7	7	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Devine Homes Plc.	Non-material amendment application approved October 2021. Number of conditions discharged December 2021 – February 2022. S73 application approved February 2022. Works on site commenced January 2023. Planning permission for additional unit granted January 2024. Developer indicated anticipated completion on site December 2024.
Land To The Rear Of 103 Shawley Way, Epsom Downs, Epsom, Surrey, KT18 5PG	Planning permission 21/01984/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints. The site is being developed by Edgehill Road Ltd.	Works on site commenced June 2022 (CIL Commencement Notice).
Annexe Known As The Barn, Boundary Farm, 33 Woodmansterne Lane, Woodmansterne, Surrey, SM7 3EY	Planning permission 21/00363/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Redwood Land Investments Ltd.	Developer indicated works on site commenced February 2024 with anticipated completion April 2025.
White Timbers, Waterhouse Lane, Kingswood, Surrey, KT20 6DU	Planning permission 23/00263/CU Under construction	-1	0	-1	-1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Clifton Hill Gospel Hall Trust.	Developer indicated site now under construction with anticipated completion September 2024.
138 High Street, Banstead, Surrey, SM7 2NZ	Planning permission 23/01712/CU Under construction	-1	0	-1	-1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Site visit indicates site is now under construction.
16 Holly Hill Drive, Banstead, Surrey, SM7 2BD	Planning permission 21/01908/F Not started	1	0	1	1	Yes	No	No	Planning permission granted November 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this planning permission will not be implemented.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2024	Total net remaining @ 1 April 2024	Net Deliverable by 31 March 2029	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 High Street, Banstead, Surrey, SM7 2LU	Planning permission 23/02632/PAP Not started	2	0	2	2	Yes	No	No	Prior approval granted February 2024.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Sampark Banstead Ltd.	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.
The Childrens Trust Tadworth, 101 High Street, Banstead, Surrey, SM7 2NL	Planning permission 23/00533/F Not started	2	0	2	2	Yes	No	No	Planning permission granted July 2023.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this planning permission will not be implemented.
34 Ballards Green, Burgh Heath, Tadworth, Surrey, KT20 6DA	Planning permission 21/03084/F Not started	1	0	1	1	Yes	No	No	Planning permission granted February 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this planning permission will not be implemented.
Dendrons, Woodland Way, Kingswood, Surrey, KT20 6NN	Planning permission 23/00372/F Not started	1	0	1	1	Yes	No	No	Planning permission granted May 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.
Former Little Manor, Larch Close, Kingswood, Surrey	Planning permission 21/01260/F Not started	2	0	2	2	Yes	No	No	Planning permission granted August 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this planning permission will not be implemented. Section 73 application approved February 2024. Several conditions submitted March 2024.
Green Linnets & Wild Wood, Outwood Lane, Chipstead, CR5 3NP	Planning permission 22/01461/F Not started	2	0	2	2	Yes	No	No	Planning permission granted March 2024.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Accord Architecture Ltd.	No evidence identified which suggests that this planning permission will not be implemented.
Kings Walk House, Woodland Way, Kingswood, Tadworth, Surrey, KT20 6NW	Planning permission 23/00311/F Not started	1	0	1	1	Yes	No	No	Planning permission granted April 2023.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this planning permission will not be implemented.
Land To The Rear Of 260, 262 And 264 Chipstead Way And To The Rear Of Kita, Sunnyfields And Paddock, Woodmansterne, Surrey, SM7 3LH	Planning permission 21/02000/F Not started	6	0	6	6	Yes	No	No	Planning permission granted on appeal February 2024.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Axiom Land Limited.	No evidence identified which suggests that this planning permission will not be implemented.
Longshaw Stables, Hazelwood Lane, Chipstead, Coulsdon, Surrey, CR5 3QU	Planning permission 22/01084/F Not started	1	0	1	1	Yes	No	No	Planning permission granted January 2023.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this planning permission will not be implemented. Several conditions approved Jun – Sep 2023.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2024	Total net remaining @ 1 April 2024	Net Deliverable by 31 March 2029	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 Not started	1	0	1	1	Yes	No	No	Planning permission granted December 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by Junction 7 Residential Limited.	No evidence identified which suggests that this unimplemented planning permission will not be implemented. Two conditions discharged March – August 2023.
2-4 Station Approach, Tadworth, Surrey, KT20 5AE	Planning permission 23/00663/F Not started	6	0	6	6	Yes	No	No	Planning permission granted January 2023.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by Airborne Properties Ltd.	No evidence identified which suggests that this planning permission will not be implemented. Number of conditions submitted March 2024.
49, 51 And 53 Shelveys Way, Tadworth, Surrey, KT20 5QJ	Planning permission 22/01965/F Not started	2	0	2	2	Yes	No	No	Planning permission granted July 2023.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this planning permission will not be implemented.
64 & Rear Of 62 Shelveys Way, Tadworth, Surrey, KT20 5QF	Planning permission 21/02108/F Not started	3	0	3	3	Yes	No	No	Planning permission granted on appeal March 2023.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by Devine Homes Plc.	No evidence identified which suggests that this planning permission will not be implemented. The developer indicated anticipated commencement on site in July 2024 with completion expected November 2025.
Hunters Lodge, Margery Lane, Lower Kingswood, Tadworth, Surrey, KT20 7BW	Planning permission 21/00351/OUT Not started	2	0	2	2	Yes	No	No	Planning permission granted July 2023.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by Old Forge Developments Ltd & The Kingwood Hall Estate.	No evidence identified which suggests that this planning permission will not be implemented.
Keepers Cottage, Margery Lane, Lower Kingswood, Tadworth, Surrey, KT20 7BW	Planning permission 21/00350/OUT Not started	2	0	2	2	Yes	No	No	Planning permission granted July 2023.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by Old Forge Developments Ltd & The Kingwood Hall Estate.	No evidence identified which suggests that this planning permission will not be implemented.
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.
296 Fir Tree Road, Epsom Downs, Surrey, KT17 3NN	Planning permission 21/02551/F Not started	1	0	1	1	Yes	No	No	Planning permission granted November 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by Denton Homes Ltd.	No evidence identified which suggests that this planning permission will not be implemented.
3 The Drive, Banstead, Surrey, SM7 1DF	Planning permission 23/01608/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 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.
51 Tattenham Way, Burgh Heath, Surrey, KT20 5NE	Planning permission 22/02510/F Not started	1	0	1	1	Yes	No	No	Planning permission granted January 2023.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by a private individual.	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 2024	Total net remaining @ 1 April 2024	Net Deliverable by 31 March 2029	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
Crossways, Fir Tree Road, Banstead, Surrey, SM7 1NA	Planning permission 21/01146/F Not started	1	0	1	1	Yes	No	No	Planning permission granted August 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by a private individual.	No evidence identified which suggests that this planning permission will not be implemented.
Land At Partridge Mead, Banstead, Surrey, SM7 1LW	Planning permission 23/00822/F Not started	4	0	4	4	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 have been identified. The site is being developed by Raven Housing Trust.	No evidence identified which suggests that this planning permission will not be implemented. Number of conditions submitted Dec 23 – Jan 24. Landowner indicated anticipated commencement in the next few months with anticipated completion summer 2025.
Land To The Rear Of 141-147 Ruden Way, Epsom Downs, Surrey, KT17 3LW	Planning permission 23/01937/F Not started	3	0	3	3	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 have been identified. The site is being developed by Earlswood Homes.	No evidence identified which suggests that this planning permission will not be implemented. Developer indicated works on site anticipated to commence around Autumn/Winter 2024.
16 Downs Wood And Rear Of 37, 39, 41, 43, 45 & 47 Yew Tree Bottom Road, Epsom Downs, Epsom, Surrey, KT18 5UH	Planning permission 23/02334/F Not started	7	0	7	7	Yes	No	No	Planning permission granted February 2024.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Nuro Homes Limited.	No evidence identified which suggests that this planning permission will not be implemented.
Garage Block, Ferriers Way, Epsom Downs, Surrey	Planning permission 23/00816/F Not started	3	0	3	3	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 Raven Housing Trust.	No evidence identified which suggests that this planning permission will not be implemented. Number of conditions submitted Dec 23 – Jan 24. Landowner indicated anticipated commencement in the next few months with anticipated completion summer 2025.
Land At Hatch Gardens, Tadworth, Surrey	Planning permission 23/00821/F Not started	2	0	2	2	Yes	No	No	Planning permission granted November 2023.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Raven Housing Trust.	No evidence identified which suggests that this planning permission will not be implemented. Number of conditions submitted Jan 24. Landowner indicated anticipated commencement in the next few months with anticipated completion summer 2025.
Land To The North Of Downland Close, Epsom Downs, Surrey, KT18 5SQ	Planning permission 23/00823/F Not started	3	0	3	3	Yes	No	No	Planning permission granted September 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 Raven Housing Trust.	No evidence identified which suggests that this planning permission will not be implemented. Number of conditions submitted Dec 23 – Jan 24. Landowner indicated anticipated commencement in the next few months with anticipated completion summer 2025.

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

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2024	Total net remaining @ 1 April 2024	Net Deliverable by 31 March 2029	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.
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. Work on site commenced June 2023 (CIL commencement notice).
Kingsfield Business Centre, Philanthropic Road, Redhill, Surrey, RH1 4DP	Planning permission 19/01605/F Under construction	29	0	29	29	Yes	No	No	N/A – planning permission is under construction.	The loss of employment space under DMP policy EMP4 was justified in this case. The applicant provided sufficient marketing and viability information to demonstrate that there is no reasonable prospect of the retention or redevelopment of the site for employment use.	No ownership constraints identified. The site is being developed by Martin Homes.	Works commenced October 2021 (CIL Commencement Notice). Development promoted online as 'coming soon'.
St Johns Court, 51 St Johns Road, Redhill, Surrey, RH1 6DS	Planning permission 21/02010/PAP Under construction	11	0	11	11	Yes	No	No	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 Redhill.	Additional permission 21/02609/F for alterations to the fenestration, façade and roof granted December 2021. A condition discharged May 2022.
F W Mays Honda, 105 - 115 Brighton Road, Redhill, Surrey, RH1 6PS	Planning permission 22/02772/F Not started	38	0	38	38	Yes	No	No	Planning permission granted February 2024.	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. No evidence identified which suggests that this planning permission will not be implemented.
Job Centre Plus, Queensway House, 15 London Road, Redhill, Surrey, RH1 1BQ	Planning permission 23/02318/PAP Not started	21	0	21	21	Yes	No	No	Prior approval 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 Redhill Devs Ltd.	No evidence identified which suggests that this planning permission will not be implemented.

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

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2024	Total net remaining @ 1 April 2024	Net Deliverable by 31 March 2029	Fully Assembled?	Are There Any Trigger Points or Phasing Issues That May Affect Delivery?	Is There/ Will There Be More Than 1 Sales Outlet?	Firm Progress with Site Assessment Work	Site Viability Information	Ownership Constraints Identified?	Other Relevant Information
10 Brambletye Park Road, Redhill, Surrey, RH1 6JD	Planning permission 21/01422/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Works on site commenced February 2022 (CIL Commencement Notice).
Bakery And Buffets, 83A Brighton Road, Redhill, Surrey, RH1 6PS	Planning permission 23/02526/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 BSD Portfolio Ltd.	Works on site commenced March 2024 (CIL Commencement Notice). Developer indicated anticipated completion September 2024.
Hydro Glow, 83 Brighton Road, Redhill, Surrey, RH1 6PS	Planning permissions 23/01535/F & 22/02039/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 BSD Portfolio Ltd.	Works on site commenced February 2024 (CIL Commencement Notice). Developer indicated anticipated completion September 2024.
Land Adj 8 Hollis Row, Common Road, Redhill, Surrey, RH1 6HH	Planning permission 17/00273/OUT Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Works commenced February 2020. Reserved matters applications approved December 2019. Several conditions discharged November 2021 – January 2022.
Land Adjacent To 122 Brambletye Park Road, Redhill, Surrey, RH1 6EJ	Planning permission 19/02592/F Under construction	2	0	2	2	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this extant planning permission will not be implemented. S73 application for variation of condition approved September 2022. Number of conditions discharged September 2022 – June 2023.
131 Bletchingley Road, Merstham, Redhill, Surrey, RH1 3QG	Planning permission 21/02769/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 Ms UK Property.	Number of conditions discharged February – August 2023. Works on site commenced June 2023 (CIL Commencement Notice). Developer previously indicated anticipated completion May 2024.
Gilead House, Quality Street, Merstham, Surrey, RH1 3BB	Planning permission 22/00476/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 a private individual.	Planning permission for part demolition and conversion to 9 flats. Loss of 21 units of C2, equivalent of 11 units of C3 accommodation is recorded in table 42. Several conditions discharged May 2023 – March 2024. Number of other conditions awaiting determination.
11 Linkfield Corner, Redhill, Surrey, RH1 1BD	Planning permission 20/02192/F Under construction	2	0	2	2	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Dfb Homes Ltd.	No evidence identified which suggests that this planning permission will not be implemented. Condition discharged December 2021. Landowner confirmed site under construction.
19 Gatton Park Road, Redhill, Surrey, RH1 2DZ	Planning permission 21/01966/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Gatton Park Homes Ltd.	Number of conditions discharged February – June 2022.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2024	Total net remaining @ 1 April 2024	Net Deliverable by 31 March 2029	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
3 Copley Close, Redhill, Surrey, RH1 2BE	Planning permission 22/01407/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. Works on site commenced April 2024 (CIL Commencement Notice).
Land To The Rear Of, 21 Linkfield Lane, Redhill, Surrey, RH1 1JF	Planning permission 22/02145/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 PACE-PM.	No evidence identified which suggests that this planning permission will not be implemented. Developer indicated site under construction with anticipated completion December 2024.
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).
Andrews Estate Agents, 24 Station Road, Redhill, Surrey, RH1 1PD	Planning permission 22/01930/F Under construction	7	0	7	7	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Severus Holdings.	Works on site commenced March 2023 (Building Control notice).
102 Brambletye Park Road, Redhill, Surrey, RH1 6EJ	Planning permission 21/02014/F Not started	1	0	1	1	Yes	No	No	Planning permission granted December 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this planning permission will not be implemented.
24-26 St Johns Road, Redhill, Surrey, RH1 6HX	Planning permission 22/02517/F Not started	2	0	2	2	Yes	No	No	Planning permission granted January 2023.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by RNIB.	No evidence identified which suggests that this planning permission will not be implemented.
38 Earlswood Road, Redhill, Surrey, RH1 6HW	Planning permission 24/00142/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 Zip House.	No evidence identified which suggests that this planning permission will not be implemented.
Cleveland Cottage, Garlands Road, Redhill, Surrey, RH1 6NY	Planning permission 23/01366/F Not started	1	0	1	1	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 a private individual.	No evidence identified which suggests that this planning permission will not be implemented.
Land To The Rear Of 15-17 Horley Road, Redhill, Surrey, RH1 5AL	Planning permission 23/00048/F Not started	2	0	2	2	Yes	No	No	Planning permission granted on appeal 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.
Rear Of 27 Woodlands Road, Redhill, Surrey, RH1 6EY	Planning permission 22/02818/F Not started	1	0	1	1	Yes	No	No	Planning permission granted November 2023.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Beaufort Homes Ltd.	No evidence identified which suggests that this planning permission will not be implemented. Developer indicated anticipated commencement on site in the next 6 months.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2024	Total net remaining @ 1 April 2024	Net Deliverable by 31 March 2029	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
95 Taynton Drive, Merstham, Redhill, Surrey, RH1 3PS	Planning permission 22/01326/F Not started	1	0	1	1	Yes	No	No	Planning permission granted September 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this planning permission will not be implemented.
AES Electrics, 54 Nutfield Road, Merstham, Surrey, RH1 3EP	Planning permission 23/00510/PAP Not started	1	0	1	1	Yes	No	No	Prior approval granted April 2023.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Woodcote Estates Ltd.	No evidence identified which suggests that this planning permission will not be implemented.
Affinity, 42 Nutfield Road, Merstham, Surrey, RH1 3EP	Planning permission 22/02261/PAP Not started	1	0	1	1	Yes	No	No	Prior approval granted November 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Woodcote Estates Ltd.	No evidence identified which suggests that this planning permission will not be implemented.
FAS, 48 Nutfield Road, Merstham, Surrey, RH1 3EP	Planning permission 21/03096/PAP Not started	1	0	1	1	Yes	No	No	Prior approval granted January 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Woodcote Estates Ltd.	No evidence identified which suggests that this planning permission will not be implemented. Planning permission for change of existing shop to optimise the unit for residential accommodation (22/01260/F) granted August 2022.
Garage Block Rear Of 25, Albury Road, Merstham, Surrey, RH1 3LP	Planning permission 21/02357/F Not started	2	0	2	2	Yes	No	No	Planning permission granted April 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Dha Planning.	No evidence identified which suggests that this planning permission will not be implemented.
Ink Plus, 46 Nutfield Road, Merstham, Surrey, RH1 3EP	Planning permission 22/02009/PAP Not started	1	0	1	1	Yes	No	No	Prior approval granted October 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Woodcote Estates Ltd.	No evidence identified which suggests that this planning permission will not be implemented.
Juniors, 56 Nutfield Road, Merstham, Surrey, RH1 3EP	Planning permission 23/01350/PAP Not started	1	0	1	1	Yes	No	No	Prior approval granted August 2023.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Woodcote Estates Ltd.	No evidence identified which suggests that this planning permission will not be implemented.
Londis, 37 Nutfield Road, Merstham, Surrey, RH1 3EN	Planning permission 22/02681/F Not started	1	0	1	1	Yes	No	No	Planning permission granted February 2023.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this planning permission will not be implemented. Planning condition discharged May 2023.
The Barn, Alderstead Manor, Alderstead Lane, Merstham, Surrey, RH1 3AF	Planning permission 21/03013/CU Not started	1	0	1	1	Yes	No	No	Planning permission granted May 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this planning permission will not be implemented.
The Oriental, 52 Nutfield Road, Merstham, Surrey, RH1 3EP	Planning permission 23/02591/PAP Not started	1	0	1	1	Yes	No	No	Prior approval granted February 2024.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Woodcote Estates Ltd.	No evidence identified which suggests that this planning permission will not be implemented.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2024	Total net remaining @ 1 April 2024	Net Deliverable by 31 March 2029	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
Village Coffee Shop, 44 Nutfield Road, Merstham, Surrey, RH1 3EP	Planning permission 22/02260/PAP Not started	1	0	1	1	Yes	No	No	Prior approval granted November 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Woodcote Estates Ltd.	No evidence identified which suggests that this planning permission will not be implemented.
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.
80 Croydon Road, Reigate, Surrey, RH2 0NH	Planning permission 22/00557/F Not started	2	0	2	2	Yes	No	No	Planning permission allowed on appeal August 2023.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this planning permission will not be implemented.
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.
Gatton Park Court, 117 - 129 Gatton Park Road, Redhill, Surrey, RH1 2EB	Planning permission 22/02329/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 Quantum Business Ltd.	No evidence identified which suggests that this planning permission will not be implemented. Two conditions discharged January – March 2024, several other conditions currently awaiting determination.
Land To The Rear Of, 5 Carlton Road, Redhill, Surrey, RH1 2BY	Planning permission 22/00647/F Not started	1	0	1	1	Yes	No	No	Planning permission allowed on appeal May 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. Several conditions discharged October 2023 – March 2024. Developer advised works on site commenced May 2024 (however as this report is as of 31 March 2024, the site is listed as 'not started' for the purposes of this monitor) and completion is anticipated February 2025.
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.
17 Powell Gardens, Redhill, Surrey, RH1 1TQ	Planning permission 22/00138/F Not started	2	0	2	2	Yes	No	No	Planning permission granted June 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this planning permission will not be implemented.
2 - 4 High Street, Redhill, Surrey, RH1 1RH	Planning permissions 21/03049/F & 22/00072/PAP Not started	3	0	3	3	Yes	No	No	Planning permissions granted February & March 2022	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this planning permission will not be implemented.
29 Redstone Hill, Redhill, Surrey, RH1 4AW	Planning permission 23/00662/F Not started	3	0	3	3	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 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 2024	Total net remaining @ 1 April 2024	Net Deliverable by 31 March 2029	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
Tesco Express, 73 Canalside, Redhill, Surrey, RH1 2NH	Planning permission 22/02621/P Not started	3	0	3	3	Yes	No	No	Prior approval granted January 2023.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable	No ownership constraints identified. The site is being developed by Aph Investments Limited.	No evidence identified which suggests that this planning permission will not be implemented.

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

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2024	Total net remaining @ 1 April 2024	Net Deliverable by 31 March 2029	Fully Assembled?	Are There Any Trigger Points or Phasing Issues That May Affect Delivery?	Is There/ Will There Be More Than 1 Sales Outlet?	Firm Progress with Site Assessment Work	Site Viability Information	Ownership Constraints Identified?	Other Relevant Information
Fonthill, 58 Reigate Road, Reigate, Surrey, RH2 0QN	Planning permission 20/02081/F Under construction	28	8	20	20	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Beechcroft Developments Ltd.	No evidence identified which suggests that this unimplemented planning permission will not be implemented. Several conditions discharged January 2022 – March 2023. Construction on site commenced August 2022 (Building control notice).
Roebuck House, Bancroft Road, Reigate, Surrey, RH2 7RP	Planning permissions 21/02800/PAP & 22/02391/F Under construction	27	0	27	27	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Life Less Ordinary.	Work on site commenced August 2023. Developer indicated anticipated completion June 2024.
Shrewsbury Court Independent Hospital, Shrewsbury Road, Redhill, Surrey, RH1 6YY	Planning permission 20/01540/F Under construction	4	0	4	4	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Whitepost Healthcare.	Planning permission is for 78 units of C2 accommodation. The existing use on site includes an 18-bed care home, therefore the scheme will provide a net gain of 60 bedrooms in C2 use (equivalent 32 units of C3 use). The C2 units are recorded in table 42. The scheme will also provide 4 units of C3 market housing. Number of conditions discharged August 2022 – April 2023. Works on site commenced August 2023 (CIL Commencement Notice).
Redhill And Reigate Golf Club, Clarence Lodge, Pendleton Road, Redhill, Surrey, RH1 6LB	Planning permission 22/00595/F Not started	9	0	9	9	Yes	No	No	Planning permission granted on appeal July 2023.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Modric Developments Ltd.	No evidence identified which suggests that this planning permission will not be implemented.

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

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2024	Total net remaining @ 1 April 2024	Net Deliverable by 31 March 2029	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
Isbells Cottage, Cockshot Road, Reigate, Surrey, RH2 7HB	Planning permission 22/00640/F Under construction	2	0	2	2	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Furzefield Homes Let.	Works on site commenced October 2022 (CIL Commencement Notice). S73 application for variation of condition approved January 2023. Conditions discharged November 2022 – February 2024.
Land Adjacent 2 Belmont Road, Reigate, Surrey, RH2 7EE	Planning permission 16/00228/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by B. R. Nominee's Ltd.	Work on site commenced April 2021 (CIL Commencement Notice).
Land To The Rear Of, 16 Smoke Lane, Reigate, Surrey, RH2 7HJ	Planning permission 22/01467/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Moss Build Ltd.	Works on site commenced February 2023 (Building Control Notice). Conditions discharged January – March 2023.
Premises Rear Of, 55 Hatchlands Road, Redhill, Surrey, RH1 6AU	Planning permission 22/00224/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this planning permission will not be implemented. Works on site commenced September 2023 (CIL Commencement Notice).
Redhill Ambulance Station, Pendleton Road, Redhill, Surrey, RH1 6JU	Planning permission 21/03215/F Under construction	8	0	8	8	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Aquinna Homes Plc.	Works on site commenced August 2023 (CIL Commencement Notice). Developer indicated anticipated completion late 2024/ early 2025.
The Old Tannery, Oakdene Road, Redhill, Surrey, RH1 6BT	Planning permissions, 22/01662/PAP & 22/01825/F Under construction	4	2	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 Maskell Investments.	Majority of the scheme is now completed with the remaining units anticipated to complete soon.
1 & 3 Norbury Road And Associated Garages On East Side Of Norbury Road, Reigate, Surrey, RH2 9BY	Planning permission 22/00364/F Under construction	5	0	5	5	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Ledco (Norbury) Ltd.	Works on site commenced December 2022 (CIL Commencement Notice).
Alvington House, 59 Wray Park Road, Reigate, Surrey, RH2 0EQ	Planning permission 21/01996/F Under construction	8	0	8	8	Yes	No	No	N/A – planning permission under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Alvington Prop Co Ltd.	Planning permission for part demolition and conversion of a care home into flats. Loss of 24 beds care home, equivalent of 13 units of C3 use is recorded in table 42. The work on site commenced March 2023 (CIL commencement notice).

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2024	Total net remaining @ 1 April 2024	Net Deliverable by 31 March 2029	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 Adjacent To 8 And 10 Underhill Park Road, Reigate, Surrey, RH2 9LX	Planning permission 21/02249/F Under construction	1	0	1	1	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 Scandia-Hus Ltd.	Number of conditions discharged January – July 2022. Developer confirmed construction due to commence May 2023 with anticipated completion June 2024.
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.	Works on site commenced March 2016. Number of conditions discharged June-August 2017. Further conditions discharged August 2018.
Land To The Rear Of 36 To 38 Reigate Road, Reigate, RH2 0QN	Planning permission 21/01046/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 Earlswood Homes.	Works on site commenced July 2023 (CIL Commencement Notice). Developer indicated anticipated completion summer 2024.
Mount Pleasant, Coppice Lane, Reigate, Surrey, RH2 9JF	Planning permission 20/02195/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Montreaux Ltd.	This is planning permission for demolition of existing building in C2 use and erection of C3 dwelling house. The loss of C2 accommodation is recorded in table 42 below. Work on site commenced June 2021 (CIL Commencement Notice).
Rear Of 4-10 Church Street, Reigate, Surrey, RH2 0AN	Planning permission 19/00715/F Under construction	6	0	6	6	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is developed by Colebreem Estates Limited	Pre-commencement condition discharged March 2020. Works on site commenced January 2021 (CIL commencement notice).
The Meadows, Park Lane, Reigate, Surrey, RH2 8JX	Planning permission 20/01420/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by private individuals.	Works on site commenced April 2022 (CIL Commencement Notice).
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.
50 Meadow Way, Reigate, Surrey, RH2 8DR	Planning permission 22/01894/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 Feature Homes Ltd.	Works on site commenced April 2023 (CIL Commencement Notice). Developer confirmed site completed April 2024, however as this monitor relates to a period up to 31 March 2024, this permission will remain as 'under construction'.
65 Lonesome Lane, Reigate, Surrey, RH2 7QT	Planning permission 22/01421/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 Silver Homes (Reigate) Ltd.	Works on site commenced January 2024 (CIL Commencement Notice).

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2024	Total net remaining @ 1 April 2024	Net Deliverable by 31 March 2029	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
Driving Test Centre, 7 Slipshatch Road, Reigate, Surrey, RH2 8HA	Planning permission 24/00112/PAP Under construction	1	0	1	1	Yes	No	No	Prior approval granted February 2024.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by GJM Developments Limited.	Works on site commenced March 2024 (Building Control Notice). Developer indicated anticipated completion June 2024.
113 Bell Street, Reigate, Surrey, RH2 7JB	Planning permission 20/02108/F Not started	1	0	1	1	Yes	No	No	Planning permission granted November 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by private individuals.	No evidence identified which suggests that this extant planning permission will not be implemented. S73 application approved June 2022. Number of conditions discharged September 2022 – January 2023. Another S73 application approved June 2023.
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 LPD Consulting Ltd.	No evidence identified which suggests that this planning permission will not be implemented.
9 Blanford Road, Reigate, Surrey, RH2 7DP	Planning permission 22/01229/F Not started	1	0	1	1	Yes	No	No	Planning permission granted August 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by HW Planning Ltd.	No evidence identified which suggests that this planning permission will not be implemented. This permission follows on previously approved permission 19/01081/F.
White Lion Public House, 40 Linkfield Street, Redhill, Surrey, RH1 6BY	Planning permission 22/02444/F Not started	3	0	3	3	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 identified. The site is being developed by Aaliyah Developments.	No evidence identified which suggests that this planning permission will not be implemented. Number of conditions submitted October 2023.
Woodlands Chapel, St Marys Road, Reigate, Surrey, RH2 7JQ	Planning permission 23/01979/F Not started	2	0	2	2	Yes	No	No	Planning permission granted February 2024.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Sycthian Properties Ltd.	No evidence identified which suggests that this planning permission will not be implemented.
27 Rushworth Road, Reigate, Surrey, RH2 0QF	Planning permission 23/01081/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.
3 Chartway, Reigate, Surrey, RH2 0NZ	Planning permission 22/00489/F Not started	1	0	1	1	Yes	No	No	Planning permission granted October 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this planning permission will not be implemented.
5 Yorke Road, Reigate, Surrey, RH2 9HH	Planning permission 23/01297/CU Not started	1	0	1	1	Yes	No	No	Planning permission granted August 2023.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this planning permission will not be implemented.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2024	Total net remaining @ 1 April 2024	Net Deliverable by 31 March 2029	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
6 Wray Park Road, Reigate, Surrey, RH2 0DD	Planning permission 21/00597/F Not started	1	0	1	1	Yes	No	No	Planning permission granted June 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by private individuals.	No evidence identified which suggests that this planning permission will not be implemented. Several condition discharged October 2021 – March 2024. Developer noted that construction on site commenced May 2024, however as this monitor refers to a period up to 31 March 2024, this permission remains listed as 'not started'. Developer indicated anticipated completion within the next 12 months.
69A And 71 Bell Street, Reigate, Surrey, RH2 7AN	Planning permission 21/02719/F Not started	1	0	1	1	Yes	No	No	Planning permission granted February 2022	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this planning permission will not be implemented. S73 application approved July 2023. Condition discharged August 2023.
Grange House, Fox Lane, Reigate, Surrey, RH2 9NQ	Planning permission 22/01250/F Not started	1	0	1	1	Yes	No	No	Planning permission granted November 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this planning permission will not be implemented.
Littleton Manor, Littleton Lane, Reigate, Surrey, RH2 8LB	Planning permission 20/02596/PAP Not started	1	0	1	1	Yes	No	No	Prior approval granted on appeal October 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this planning permission will not be implemented.
Northcote House, Park Lane, Reigate, Surrey, RH2 8JX	Planning permission 23/01171/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 identified. The site is being developed by a private individual.	No evidence identified which suggests that this planning permission will not be implemented. Conditions discharged November 2023. Developer noted construction on site commenced April 2024, however as this monitoring report refers to a period up to 31 March 2024, this permission remains listed as 'not started'. Developer indicated anticipated completion September 2024.
Sandy Bank, Flanchford Road, Reigate, RH2 8QY	Planning permission 23/02322/F Not started	1	0	1	1	Yes	No	No	Planning permission granted February 2024.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this planning permission will not be implemented.
The Old Registry, 44 Reigate Hill, Reigate, Surrey, RH2 9NG	Planning permission 21/02606/F Not started	3	0	3	3	Yes	No	No	Planning permission granted November 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Virtu Investments Ltd.	No evidence identified which suggests that this planning permission will not be implemented.
1 Arden Close, Reigate, Surrey, RH2 7QN	Planning permission 22/01888/F Not started	1	0	1	1	Yes	No	No	Planning permission allowed on appeal September 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 Misa Incorporated Ltd.	No evidence identified which suggests that this planning permission will not be implemented.
27 Blackthorn Road, Reigate, Surrey, RH2 7ND	Planning permission 23/00493/F Not started	1	0	1	1	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 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 2024	Total net remaining @ 1 April 2024	Net Deliverable by 31 March 2029	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
Cygnus Computer Systems, 9 - 11 Slipshatch Road, Reigate, Surrey, RH2 8HA	Planning permissions 22/02596/PAP & 23/00168/PAP Not started	2	0	2	2	Yes	No	No	Prior approvals granted January & March 2023	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints have been identified. The site is being developed by a private individual.	No evidence identified which suggests that this planning permission will not be implemented. Landowner indicated anticipated start on site later this year.

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

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2024	Total net remaining @ 1 April 2024	Net Deliverable by 31 March 2029	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
Wrays Farm, Horse Hill, Horley, Surrey, RH6 0HN	Planning permission 20/02413/F Under construction	18	0	18	18	Yes	No	No	N/A – planning permission is under construction	The development is not policy compliant. Provision of affordable housing is required on sites of 11 or more homes under DMP Policy DES6, however a significant weight was given to the extant prior approvals for change of use to residential, which could be implemented without the need to provide affordable housing or financial contribution. No viability information has been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Hallson Homes.	Condition partially discharged December 2022. Another condition discharged March 2023. Works on site commenced August 2023 (CIL Commencement Notice).
Horley NW Sector, Meath Green Lane, Horley	Planning permission 04/02120/OUT Under construction	1,509	1,347	162	162	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). 1,347 units have been completed on site. Delivery of the remaining units, including the Neighbourhood Centre, is expected by August 2026.
Land At The Croft, Meath Green Lane, Horley, Surrey, RH6 8HZ	Planning permission 19/00986/F Not started	10	0	10	10	Yes	No	No	Planning permission granted May 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Harlequin New Homes.	No evidence identified that suggests that this planning permission will not be implemented. Number of conditions discharged August 2021 – February 2024.
Scotia Gas Networks, St Lawrence House, Station Approach, Horley, Surrey, RH6 9HJ	Planning permission 21/01975/PAP Not started	36	0	36	36	Yes	No	No	Prior approval granted September 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Southern Gas Networks.	No evidence identified that suggests that this planning permission will not be implemented. The offices will become available for residential conversion once the new SGN headquarters are completed (pp. 19/00062/F).
Land At Laburnum And Branscombe, 50 Haroldslea Drive, Horley, Surrey, RH6 9DU	Planning permission 21/02724/F Not started	38	0	38	38	Yes	No	No	Planning permission allowed on appeal March 2023.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Riverdale Developments Ltd.	No evidence identified that suggests that this planning permission will not be implemented. Developer indicated intention to commence construction in July with anticipated completion in 18 months.
Mitchells Of Horley Ltd, Victory Works, 1 - 9 Station Road, Horley, Surrey, RH6 9HW	Planning permission 22/01816/F Not started	10	0	10	10	Yes	No	No	Planning permission granted September 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 Woolbro Homes Ltd.	No evidence identified that suggests that this planning permission will not be implemented.
Saxley Court, 121 - 129 Victoria Road, Horley, Surrey, RH6 7LT	Planning permission 22/02450/F Not started	29	0	25	25	Yes	No	No	Planning permission granted March 2023.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Seagrave Holdings 2 Limited.	No evidence identified that suggests that this planning permission will not be implemented. This permission replaces the new build element of a partially completed permission 14/00317/F and permission 18/02441/F. Total number of units on this scheme is 29, however only 25 are being counted to avoid double counting, as four units have been previously signed off as completed in 2021 in error under the 14/00317/F scheme.

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

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2024	Total net remaining @ 1 April 2024	Net Deliverable by 31 March 2029	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
17-19 Station Road, Horley, Surrey, RH6 9HW	Planning permission 22/01961/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 Riverhill Ltd	Works on site commenced November 2023 (CIL Commencement Notice)..
Alium House, Haroldslea Drive, Horley, Surrey, RH6 9PH	Planning permission 19/02142/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Conditions discharged October 2020. Works on site commenced October 2022 (CIL Commencement Notice).
Land R/O 43-49 High Street, Horley, Surrey, RH6 7BN	Planning permission 22/02650/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 Hatch Homes Ltd.	No evidence identified which suggests that this extant planning permission will not be implemented. Conditions discharged June – August 2023. Online searches indicate site under construction.
Villa Verde, 34 Massetts Road, Horley, Surrey, RH6 7DS	Planning permission 21/01871/CU Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Vcc Homes.	No evidence identified which suggests that this extant planning permission will not be implemented. Number of conditions discharged February - September 2022. Developer indicated works on site commenced January 2022.
The Beeches, 60 Massetts Road, Horley, Surrey, RH6 7DS	Planning permission 23/00213/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 SETL Homes Ltd.	Landowner confirmed construction commenced July 2023 and completed April 2024. However, as this monitor relates to a period up to 31 March 2024, this permission will remain to be listed as 'under construction'.
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 2025.
36 Honeycrock Lane, Salfords, Surrey, RH1 5DF	Planning permission 20/00954/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Works on site commenced August 2021 (Building Control notification).
Aintree House, 54 Bonehurst Road, Horley, Surrey, RH6 8QG	Planning permission 23/00530/CU Under construction	2	0	2	2	Yes	No	No	N/A – planning permission is under construction	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Works on site commenced November 2023 (Building Control Notice). Developer indicated site is nearing completion.
Benting Mead, Lonesome Lane, Reigate, Surrey, RH2 7QT	Planning permission 20/01846/F Under construction	3	2	1	1	Yes	No	No	N/A – planning permission is under construction	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by private individuals.	Several conditions discharged January – March 2022. Number of other conditions discharged January 2022 – January 2023. S73 application approved April 2022. Works on site commenced June 2022 (CIL Commencement Notice). Site partially completed.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2024	Total net remaining @ 1 April 2024	Net Deliverable by 31 March 2029	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
Petridge Wood Farm House, Woodhatch Road, Redhill, Surrey, RH1 5JJ	Planning permission 19/02254/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Works on site commenced November 2021 (Building Control notification).
The Vicarage, Honeycrook Lane, Salfords, Redhill, Surrey, RH1 5DF	Planning permissions 20/02478/F & 22/00902/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.	Works on site commenced August 2021 (CIL Commencement Notice).
Lomond, Horse Hill, Horley, Surrey, RH6 0HN	Planning permission 20/00371/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.
Riverside Meadows, 1 Reigate Road, Sidlow, Surrey, RH2 8QH	Planning permission 20/00198/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Works on site commenced May 2022 (Building Control Notice). Landowner indicated anticipated completion late 2024.
Wrays, Crutchfield Lane, Hookwood, Surrey, RH6 0HT	Planning permission 17/01062/F Under construction	1	0	1	1	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by two private individuals.	No pre-commencement conditions to discharge. Works on site commenced April 2022 (CIL Commencement Notice).
17 Church Road, Horley, Surrey, RH6 7EY	Planning permission 21/00527/F Not started	6	0	6	6	Yes	No	No	Planning permission granted September 2021.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Nuffield Homes.	No evidence identified that suggests that this planning permission will not be implemented. Developer confirmed intent to develop the site once demolition is completed.
19A Station Road, Horley, Surrey, RH6 9HW	Planning permission 22/01190/F Not started	1	0	1	1	Yes	No	No	Planning permission granted July 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Riverhill Ltd.	No evidence identified that suggests that this planning permission will not be implemented.
2 And 4 Fairfield Avenue, Horley, Surrey, RH6 7PD	Planning permission 23/01653/F Not started	2	0	2	2	Yes	No	No	Planning permission granted November 2023.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Fairfield Horley Ltd.	No evidence identified that suggests that this planning permission will not be implemented. Some conditions discharged March 2024. Number of additional conditions currently awaiting determination.
23 The Close, Horley, Surrey, RH6 9EB	Planning permission 22/00170/F Not started	1	0	1	1	Yes	No	No	Planning permission granted April 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified that suggests that this planning permission will not be implemented. Some conditions discharged July 2023.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2024	Total net remaining @ 1 April 2024	Net Deliverable by 31 March 2029	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
30 Avenue Gardens, Horley, Surrey, RH6 9BS	Planning permission 22/01771/F Not started	1	0	1	1	Yes	No	No	Planning permission granted October 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified that suggests that this planning permission will not be implemented.
57 Silverlea Gardens, Horley, Surrey, RH6 9BA	Planning permission 23/01842/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 a private individual.	No evidence identified that suggests that this planning permission will not be implemented. Number of conditions submitted February 2024.
77-81 Victoria Road, Horley, Surrey, RH6 7QH	Planning permission 21/01760/F Not started	6	0	6	6	Yes	No	No	Planning permission granted December 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by White house buildings.	No evidence identified that suggests that this planning permission will not be implemented.
Ark Blinds, 86 Victoria Road, Horley, Surrey, RH6 7AB	Planning permission 22/02101/PAP Not started	1	0	1	1	Yes	No	No	Prior approval granted November 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by White house buildings.	No evidence identified that suggests that this planning permission will not be implemented. Condition discharged October 2023.
Barclays Bank Plc, 105 Victoria Road, Horley, Surrey, RH6 7AX	Planning permission 23/02037/PAP Not started	9	0	9	9	Yes	No	No	Prior approval granted November 2023.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Flexport Ltd.	No evidence identified that suggests that this planning permission will not be implemented.
Drill Service Ltd, 89 Albert Road, Horley, Surrey, RH6 7HB	Planning permission 22/01160/F Not started	5	0	5	5	Yes	No	No	Planning permission granted September 2022.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Drill Service (Horley) Ltd.	No evidence identified which suggests that this planning permission will not be implemented. S73 application approved January 2024.
Jessops Lodge, 50 Massetts Road, Horley	Planning permission 23/01643/F Not started	1	0	1	1	Yes	No	No	Planning permission granted November 2023.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by The Property Consultancy Service.	No evidence identified which suggests that this planning permission will not be implemented.
Storage Land And Out Building At, 19 Station Road, Horley, Surrey	Planning permission 23/00739/F Not started	2	0	2	2	Yes	No	No	Planning permission granted August 2023.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Riverhill Ltd.	No evidence identified which 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.
Former Horley Library, 102 Victoria Road, Horley, Surrey RH6 7AB	Planning permission 22/01956/CON Not started	8	0	8	8	Yes	No	No	Planning permission granted March 2023.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Surrey County Council.	The landowner stated anticipated commencement on site May 2024 and target completion July 2025.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2024	Total net remaining @ 1 April 2024	Net Deliverable by 31 March 2029	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
Ladyland Farm, Meath Green Lane, Horley, Surrey, RH6 8JA	Planning permission 23/00728/PAP Not started	2	0	2	2	Yes	No	No	Prior approval granted June 2023.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	Replacement planning application 24/00383/F for demolition of existing buildings and erection of 2 dwellings currently awaiting determination. Landowner indicated intention to build out the revised application subject to achieving planning permission. It is anticipated that construction would commence in early 2025. It is anticipated that the units would be built out within 12 months of a start of site.
34 Wellington Way, Horley, Surrey, RH6 8JH	Planning permission 22/01738/F Not started	1	0	1	1	Yes	No	No	Planning permission granted November 2022	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this planning permission will not be implemented. Landowner indicated construction has not yet commenced. Expected commencement Summer 2025, anticipated completion Winter 2025.
Land To Rear Of 44-46 Sangers Drive, Horley, Surrey, RH6 8AL	Planning permission 23/01329/F Not started	1	0	0	0	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 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 February 2024.
Lower Duxhurst Farm, 15 Reigate Road, Sidlow, Surrey, RH2 8QH	Planning permissions 23/01465/PAP & 24/00138/PAP Not started	4	0	4	4	Yes	No	No	Prior approvals granted September 2023 & 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. Landowner indicated intention to commence construction once conditions are discharged.
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 a private individual.	No evidence identified which suggests that this planning permission will not be implemented.
Sunnyacres Nursery, 18 Reigate Road, Hookwood, Surrey, RH6 0HJ	Planning permissions 23/00930/PAP & 23/01378/PAP Not started	4	0	4	4	Yes	No	No	Prior approvals granted June 2023 & August 2023.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	No evidence identified which suggests that this planning permission will not be implemented. Landowner indicated intention to develop the site pending revised application.
Riverview, 9A Reigate Road, Sidlow, Surrey, RH2 8QH	Planning permission 23/01694/CU Not started	1	0	1	1	Yes	No	No	Planning permission granted September 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. Several conditions submitted January 2024.
Thurgarton Cottage, Meath Green Lane, Horley, Surrey, RH6 8HZ	Planning permission 23/02516/F Not started	1	0	1	1	Yes	No	No	Planning permission granted March 2024.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Nye Saunders Ltd Chartered Architects.	No evidence identified which suggests that this planning permission will not be implemented.

Table 42: C2 Schemes included in the Five Year Supply

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2024	Total net remaining @ 1 April 2024	Net Deliverable by 31 March 2029	Fully Assembled?	Are There Any Trigger Points or Phasing Issues That May Affect Delivery?	Is There/ Will There Be More Than 1 Sales Outlet?	Firm Progress with Site Assessment Work	Site Viability Information	Ownership Constraints Identified?	Other Relevant Information
Winscombe Nursing Home, Furze Hill, Kingswood, Surrey, KT20 6EP	Planning permission 17/02188/F Under construction	-16	0	-16	-16	Yes	No	No	N/A – planning permission is under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Lee Evans Partnership.	Planning permission was allowed on appeal in December 2019. Development commenced October 2020 (CIL commencement notice). Non-material amendment application approved April 2021 and November 2022. Development is now on sale online as 'approaching completion'. The gain of 12 units of C3 accommodation has been recorded in Table 34.
Banstead Place, Park Road, Banstead, Surrey, SM7 3EE	Planning permission 20/02799/F Under construction	29	0	29	29	Yes	No	No	N/A – planning permission under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Birchgrove (Banstead).	Planning permission was granted in July 2021 and number of conditions were discharged September – December 2021. Agent confirmed site began construction at the end of 2021 and completion is anticipated within 3 years. Developer's website currently indicate the development is 'coming soon'.
Legal And General, Kingswood House, St Monicas Road, Kingswood, Surrey, KT20 6EU	Planning permission 19/01548/F Under construction	150	0	150	80	Yes	No	No	N/A – planning permission under construction.	The applicants have undertaken a viability appraisal that demonstrates that the conservation, repair and conversion of L & G House to its optimum viable use generates a negative residual land value and therefore there is a conservation deficit. In this instance the viability assessment is used to demonstrate what quantum of development is required to address the identified conservation deficit, deliver the scheme and deliver the heritage benefit. The viability assessment has been scrutinised by external consultants on behalf of both the Council and Historic England. After considerable scrutiny it has been concluded that the proposed scheme represents the minimum amount of development required to address the conservation deficit.	No ownership constraints identified. The site is being developed by Legal and General.	Planning permission was approved in September 2020. A number of conditions discharged between November 2020 and September 2023. Work on site commenced in September 2023 with anticipated completion in July 2032.
Former Bentley Day Centre, The Horseshoe, Banstead, Surrey, SM7 2BQ	Planning permission 23/00467/CON Not started	28	0	28	28	Yes	No	No	Planning permission granted October 2023.	The development is policy compliant. No viability information has therefore been provided. In 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 Winter 2025 (Q4 2025) and completion is expected Autumn 2027 (Q3 2027).
Roseacre, Holly Hill Drive, Banstead, Surrey, SM7 2BD	Planning permission 22/00669/F Under construction	-21	0	-21	-21	Yes	No	No	N/A – planning permission under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Oakford Homes.	Development commenced February 2023. Developer indicated estimated completion July 2024. The gain of 8 units of C3 accommodation has been recorded in Table 35.
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.
Gilead House, Quality Street, Merstham, Surrey, RH1 3BB	Planning permission 22/00476/F Under construction	-11	0	-11	-11	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 part demolition and conversion to 9 flats. Loss of 21 units of C2, equivalent of 11 units of C3 accommodation. The gain of 9 C3 flats is recorded in table 37. Several conditions discharged May 2023 – March 2024. Number of other conditions awaiting determination.

Site Address	Current Planning Status	Net Units Permitted	Units completed @ 31 March 2024	Total net remaining @ 1 April 2024	Net Deliverable by 31 March 2029	Fully Assembled?	Are There Any Trigger Points or Phasing Issues That May Affect Delivery?	Is There/ Will There Be More Than 1 Sales Outlet?	Firm Progress with Site Assessment Work	Site Viability Information	Ownership Constraints Identified?	Other Relevant Information
Shrewsbury Court Independent Hospital, Shrewsbury Road, Redhill, Surrey, RH1 6YY	Planning permission 20/01540/F Under construction	32	0	32	32	Yes	No	No	N/A – planning permission under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Whitepost Healthcare.	Planning permission is for 78 units of C2 accommodation. The existing use on site includes an 18-bed care home, therefore the scheme will provide a net gain of 60 bedrooms in C2 use (equivalent 32 units of C3 use). The scheme will also provide 4 units of C3 market housing, which are recorded in table 38. Number of conditions discharged August 2022 – April 2023. Works on site commenced August 2023 (CIL Commencement Notice).
Alvington House, 59 Wray Park Road, Reigate, Surrey, RH2 0EQ	Planning permission 21/01996/F Under construction	-13	0	-13	-13	Yes	No	No	N/A – planning permission under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Alvington Prop Co Ltd.	Planning permission for part demolition and conversion of a care home into flats. Loss of 24 beds care home, equivalent of 13 units of C3 use. The gain of 8 units of C3 accommodation is recorded in table 39. The work on site commenced March 2023 (CIL commencement notice).
Mount Pleasant, Coppice Lane, Reigate, Surrey, RH2 9JF	Planning permission 20/02195/F Under construction	-7	0	-7	-7	Yes	No	No	N/A – planning permission under construction.	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by a private individual.	This is planning permission for demolition of existing building in C2 use and erection of C3 dwelling house. The gain of C3 accommodation is recorded in table 39 above. Work on site commenced June 2021 (CIL Commencement Notice).
Eversfield, 56 Reigate Road, Reigate, Surrey, RH2 0QR	Planning permission 21/02009/F Under construction	9	0	9	9	Yes	No	No	Planning permission granted February 2022	The development is policy compliant. No viability information has therefore been provided. In line with the revised PPG, it has therefore been assumed that development is viable.	No ownership constraints identified. The site is being developed by Elizabeth Finn Care.	Planning permission is for extension to create additional 16 beds of C2 (equivalent of 9 units of C3. Several conditions discharged February – August 2023.

Appendix 2: Gypsies, Travellers and Travelling Showpeople Accommodation

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

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

Planning permission	Address	No. of pitches	Notes
22/00577/CU	Highlands, Blackhorse Lane, Lower Kingswood, KT20 6AB	4	<p>DMP site allocation G11</p> <p>Planning permission granted 12 August 2022.</p> <p>This planning permission has not yet been implemented (it has three years to be implemented under condition 2, and also requires compliance with other pre-commencement planning conditions. 4 mobile homes have subsequently been located on the site, although not in the approved location. There is also a further currently undetermined planning application (23/00416/RET – retrospective permission for 4 gypsy/traveller pitches and the creation of additional 5 gypsy/traveller pitches. Each pitch to comprise 1 mobile home and 1 touring caravan).</p>
Total		35	

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

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

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

Table 45: Pending Travellers' pitch planning applications

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

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

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

Monitoring Publications

Annual Monitoring Report

Summarises the Council's performance against key monitoring indicators

Housing Delivery

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

Commercial Development

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

Industrial Estates

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

Local Centres

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

Town Centres

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

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

Planning Policy Team

Tel: 01737 276178

Email: LDF@reigate-banstead.gov.uk