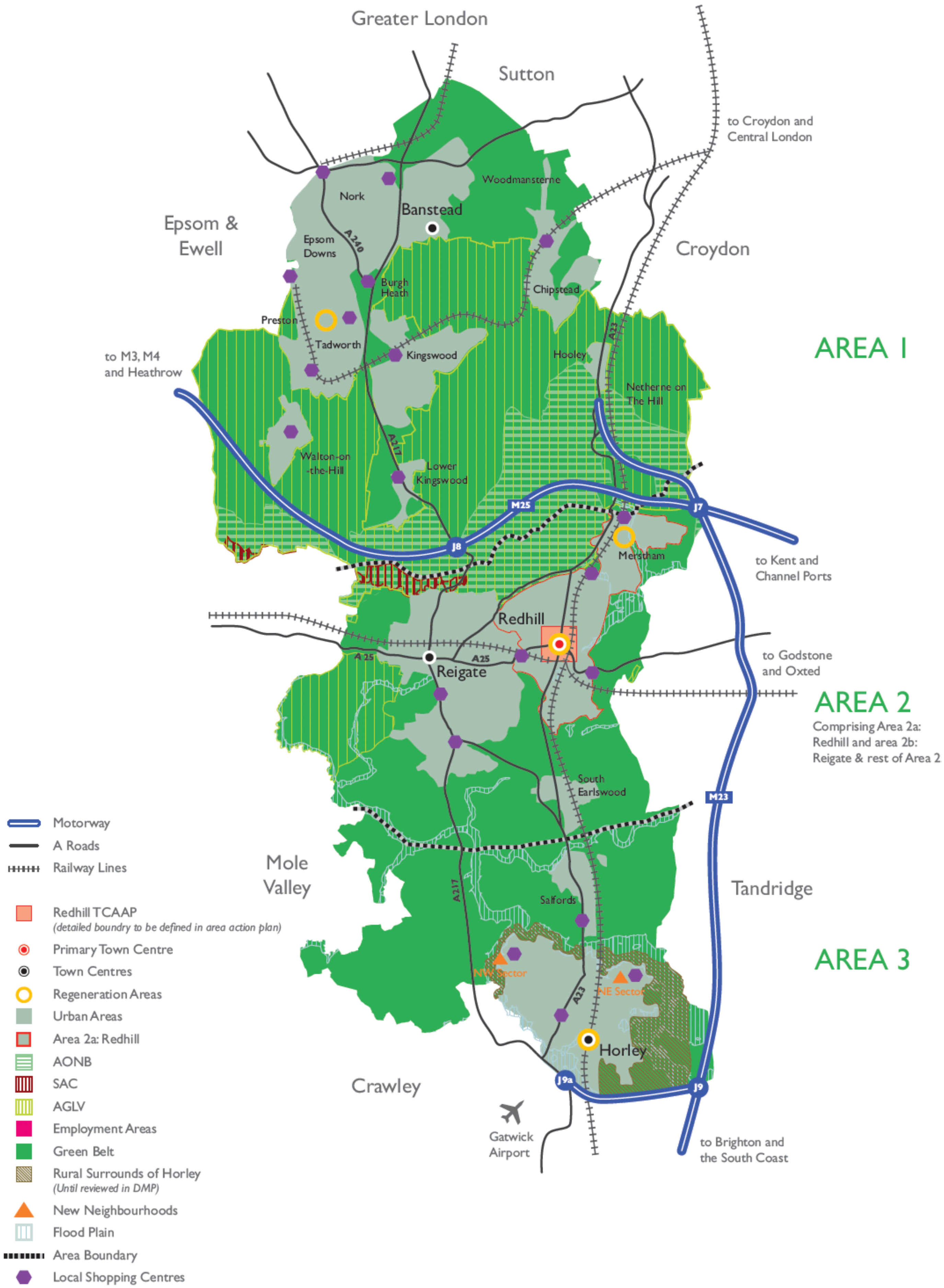
Housing Delivery Monitor

Including Five Year Land Supply
Position at 31 March 2012

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


Greater London
Sutton
to Croydon and
Central London
Croydon
Epsom &
Ewell
Nork
Banstead
Woodmansterne
Epsom
Downs
A240
Burgh
Heath
Chipstead
Preston
Tadworth
Kingswood
Hooley
A23
to M3, M4
and Heathrow
Netherne on
The Hill
Walton-on
-the-Hill
A217
Lower
Kingswood
M25
J7
J8
Merstham
to Kent and
Channel Ports
AREA 1
Redhill
A25
A 25
Reigate
to Godstone
and Oxted
AREA 2
Comprising Area 2a:
Redhill and area 2b:
Reigate & rest of Area 2
South
Earlswood
M23
Mole
Valley
Tandridge
A217
Salfords
AREA 3
NW Sector
NE Sector
A23
Horley
Crawley
J9a
J9
Gatwick
Airport
to Brighton and
the South Coast
Motorway
A Roads
Railway Lines
Redhill TCAAP
(detailed boundry to be defined in area action plan)
Primary Town Centre
Town Centres
Regeneration Areas
Urban Areas
Area 2a: Redhill
AONB
SAC
AGLV
Employment Areas
Green Belt
Rural Surrounds of Horley
(Until reviewed in DMP)
New Neighbourhoods
Flood Plain
Area Boundary
Local Shopping Centres

Housing Delivery Monitor

End March 2012

Contents

Please Note:

The information contained within this monitor details housing completions and outstanding permissions within Reigate & Banstead during the period 1 April 2011 to 31 March 2012.

While every care has been taken to ensure that the information in this monitor is accurate, the Borough 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.

Introduction

This 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 analysis on the national and local housing market;
- Monitor and analyse the characteristics of housing supply including density, location and type of housing and car parking provision against the relevant policies; and
- Provide the base data for the evaluation of Local Plan and Core Strategy policies
- Set out the borough's housing trajectory and 5 year deliverable land supply position.

Future Policy Developments

The Borough Local Plan 2005 is in the process of being replaced by an updated Local Plan in the form of a suite of Local Development Framework (LDF) documents. The Council's Core Strategy was submitted in March 2009 and an Examination in Public was held in January 2010. The Council withdrew the Core Strategy in March 2010 after it became clear that the Inspector was likely to find the document unsound. The Council resubmitted the Core Strategy in May 2012.

It remains the government's intention to formally revoke Regional Spatial Strategies (RSSs) by Order using powers established in the Localism Act. However, the National Planning Policy Framework confirms that until such time, RSSs remain part of the statutory development plan. Therefore, this document will continue to appraise progress against the 10,000 target established in the South East Plan (SEP), as well as against policies and indicators in the Core Strategy.

Relevant Core Strategy Policies and Indicators

Policy	Monitoring Indicator
SEP H1	10,000 net additional dwellings between 2006 and 2026.
SEP LF3 & GAT3	7,500 additional dwellings in the London Fringe sub-region and 2,500 dwellings in the Gatwick sub-region (although flexibility is allowed).
CS8	% of new residential dwellings built on previously developed land
CS11	At least 6,900 additional dwellings between 2012 and 2027
CS12	Type and size of unit completed compared to SHMA recommendations Number of sites over 5 units providing a mix of dwelling sizes
CS13	A minimum of 1,500 gross new units of affordable housing between 2012 and 2027. % of affordable housing secured on permissions for developments of 15+ net additional units
CS15	% of residential dwellings built within 15 minutes of a public transport stop

The guidance and policies are available under Planning Policies on the Council's web site:

www.reigate-banstead.gov.uk/planning

Geographical Information

The monitor relates to the Borough's four main settlement areas:

- **Area 1 - Banstead**
- **Area 2a - Redhill** – including Merstham and Earlswood & Whitebushes
- **Area 2b - Reigate** – including South Park, Woodhatch and Meadvale
- **Area 3 - Horley** – including Salfords & Sidlow

Key Messages

UK Trends

Following consecutive quarters yo-yoing between growth and contraction, the UK economy slipped into double dip recession at the end of the first quarter in 2012. More positively, UK inflation has continued to fall since the peak in September 2011 and currently stands at around 2.8%, still slightly above the Government target. Mortgage lending also increased throughout 2011, and the year total of just over £140bn was around 4% higher than the previous year.

During the year to April 2012, the average house price in England and Wales fell by 3.8% and now stands at around £227,000. Market evidence suggests that this macroeconomic uncertainty is likely to continue to hit house prices with falls of around 5-10% predicted by most industry experts, with notable regional variations.

During the past year, transaction volumes across England and Wales dipped slightly to just over 632,500 from 656,500. These figures remain significantly down on peak figures of around 1.25 million in 2007.

Over recent years, housing completions have fallen significantly as a result of the prevailing economic conditions. However, according to DCLG figures the past 12 months saw around a 6% rise, with 117,870 new dwellings built across England.

Borough Key Messages

- **House Prices:** The average house price in Q1 2012 was 14% lower than the previous year at just under £300,000. Part of this drop is likely to be attributable to type of units which have come to the market as a result of recent developments in the borough. Across the various dwelling types, semi-detached were the only properties not to experience a fall in prices. Terraced houses, flats and detached properties all saw falls in average price.
- **Affordability:** Affordability ratio softened slightly from 9.52 to 8.59 as a result of this overall house price drop. However, the borough remains one of the most affordable in Surrey.
- **Sales:** Annual sales fell slightly over the past year to 2,030. These figures remain significantly below the peak transaction levels of more than 3,500 seen prior to the recession.
- **Housing Delivery:** The borough is on target to meet the requirement for 10,000 new dwellings previously contained within the South East Plan and has a sufficient five year supply of specific deliverable sites as required by the National Planning Policy Framework, including a buffer of 8.8%.
- **Completions:** The number of net completions for 2011-12 was 455, slightly above the previous year's figures.
- **Previously Developed Land (PDL):** Overall, 77% of completions were on previously developed land (PDL) a slight fall compared to the previous year due to a higher contribution from the North East Sector. When the North East Sector is excluded, the figure rises to 96%.
- **New Permissions:** A gross total of 398 residential units were permitted during the past year, significantly below the previous year. The net yield of new permissions is 314 dwellings.

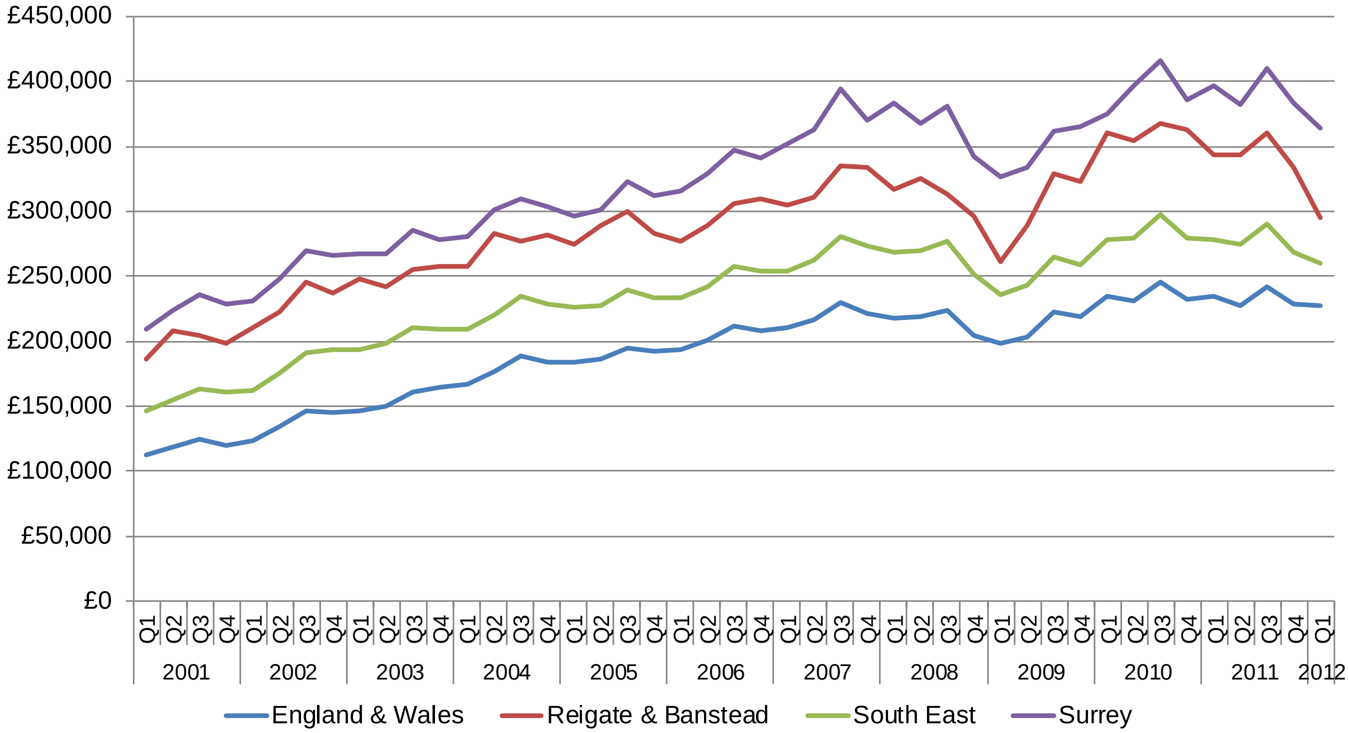
Housing Market

Average House Prices

According to Land Registry/Department for Communities and Local Government data, average house prices in the borough fell from just over £340,000 in Q1 2011 to just under £300,000 in Q1 2012. House prices in the borough are below the Surrey average of £364,000 but significantly above the regional and national averages.

However, it is important to note that local house price inflation data can be particularly sensitive to housing developments, for example, the completion and sale of a large flat development may skew analysis.

Figure 1 Average House Price Q1 2001 – Q1 2012



House Price Inflation

According to Land Registry/DCLG data, house prices across England and Wales fell by just over 3% over the past year. House price inflation in Reigate & Banstead was also negative, with prices falling by over 14% compared to the previous year, with a particularly steep fall in the first three months of 2012. House price inflation across Surrey was also negative over the past year at -8.4%.

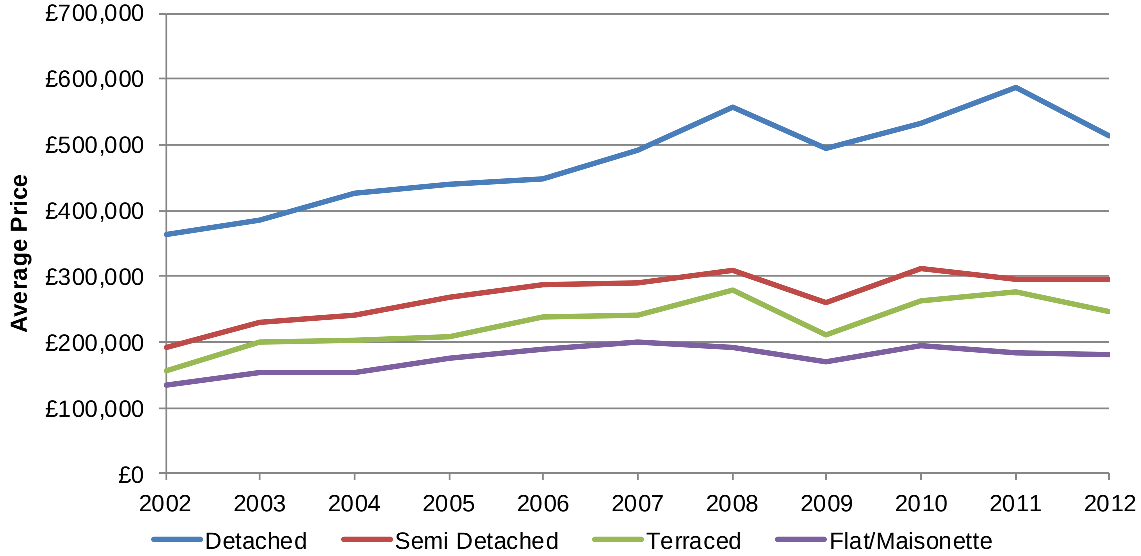
However, as above it is important to note that local analysis of house price movements is particularly sensitive to local housing development.

Price Breakdown by Dwelling Type

With the exception of semi-detached houses, all other house types showed slight falls in average price over the past 12 months.

The average price of a semi-detached house in Reigate & Banstead posted a small rise to just short of £296,500 over the past year. Meanwhile, the average price of flats in the borough fell by around 1% to £182,000 and the average price of terraced dwellings slipped by just over 10% to £247,500. Detached houses saw the largest price fall down to £512,500 from £587,000.

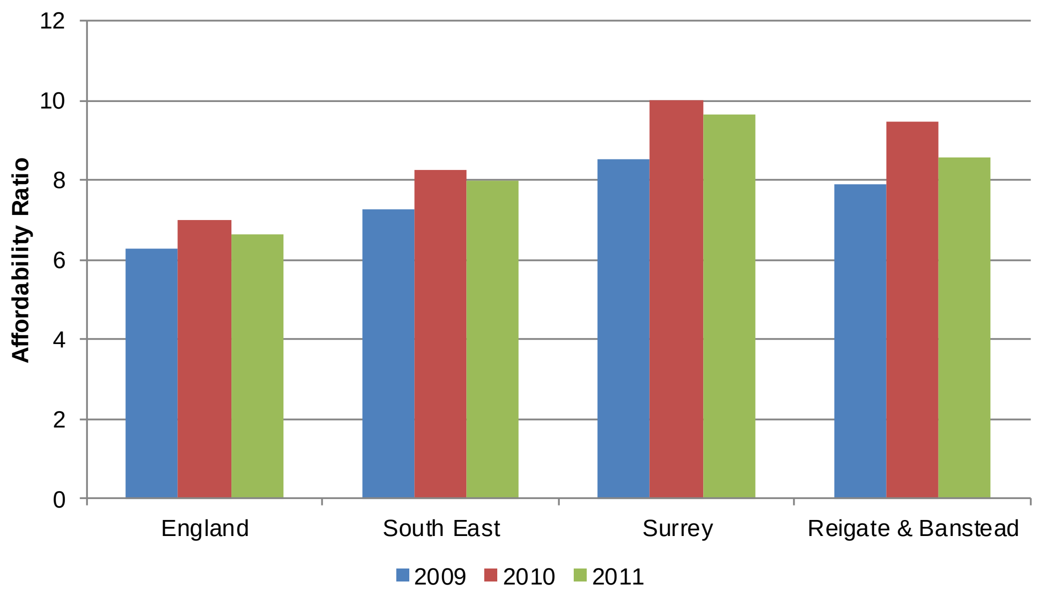
Figure 2 Dwelling Type Price Trend 2001 - 2011



Affordability

Market affordability is recognised as one of the most significant challenges facing the housing market and one which has amplified over the past couple of decades. Over the past year, affordability both nationally and locally has shown a slight improvement, largely as a result of a slight softening in market prices. Across England, median house prices are current 6.65 times median annual income, down from just over 7 in the previous year. However, affordability – or lack of – is more acute in the South East, and particularly in Surrey districts. The median house price in Surrey is 9.66 times median annual income whilst in Reigate & Banstead the corresponding figure is 8.59.

Figure 3 Affordability Ratio Comparison

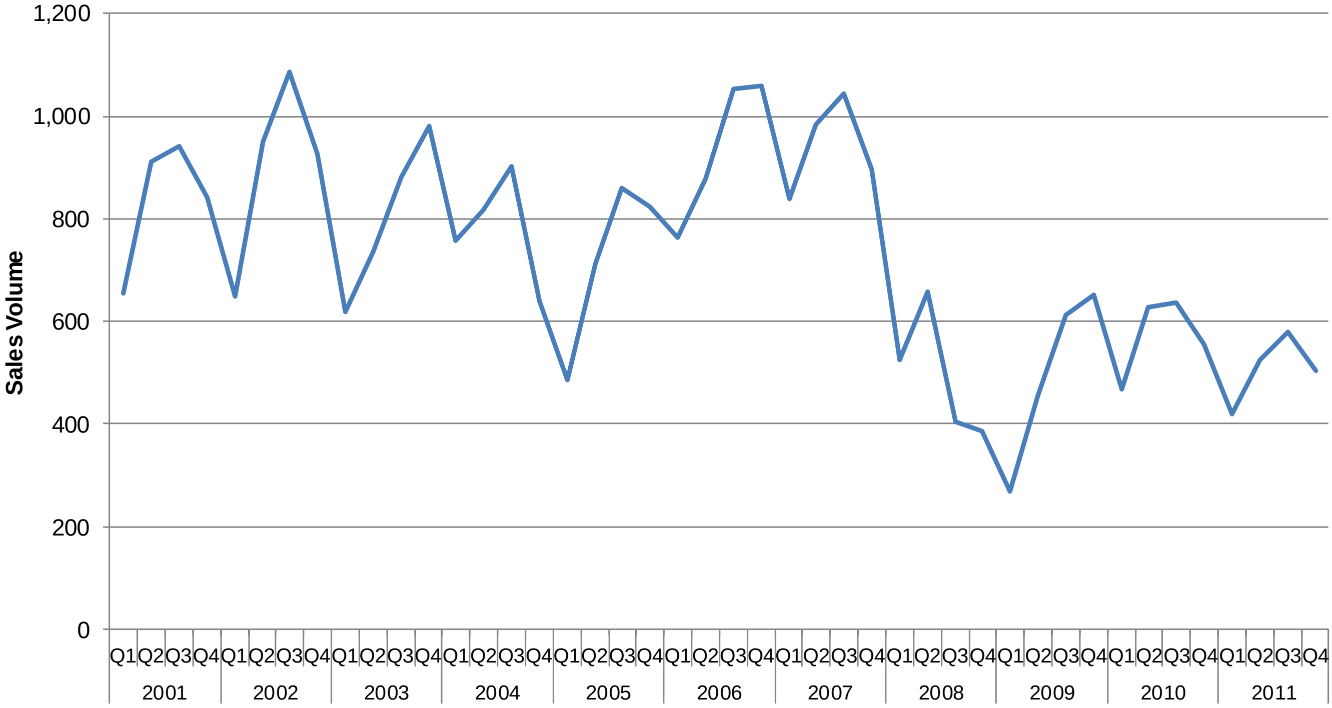


Despite the recent falls, affordability has become an increasingly pertinent issue over the past decade. Since 2000, the national affordability ratio has risen from 4.21 to 6.65, catalysed by the rapid growth in house prices in the mid 2000s. Over more recent years, this growth has stabilised, initially due to the strong employment market and correspondingly strong wage growth and latterly due to the impact of the economic downturn on residential property prices.

Transaction Volumes

Transaction volumes remain constrained compared to the height of the market as economic uncertainty continues to impact upon lending and mortgage availability. On average over the past year, there were a total of 2,027 transactions, slightly below the figure of 2,288 the previous year. As Figure 4 below demonstrates, market activity is still around half of the level experienced at the peak in late 2007/early 2008.

Figure 4 Annual Sales Volume Trend 2001 - 2011



Summary of Housing Delivery

Figure 5 Summary of Housing Completions

1 April 2011 to 31 March 2012		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	25	48	9	147	15	84	6	108	442
	Change of Use	0	0	8	0	0	0	0	0	8
	Conversions	2	0	16	0	0	15	9	0	42
	Total Completions	**27**	**48**	**33**	**147**	**15**	**99**	**15**	**108**	**492**
Losses	Demolitions	7	7	0	4	1	5	1	1	26
	Changes of Use	0	0	1	0	0	0	0	0	1
	No. of Units Before Conversion	3	0	3	0	0	3	1	0	10
	Total Losses	**10**	**7**	**4**	**4**	**1**	**8**	**2**	**1**	**37**
Total Net Gain		**17**	**41**	**29**	**143**	**14**	**91**	**13**	**107**	**455**

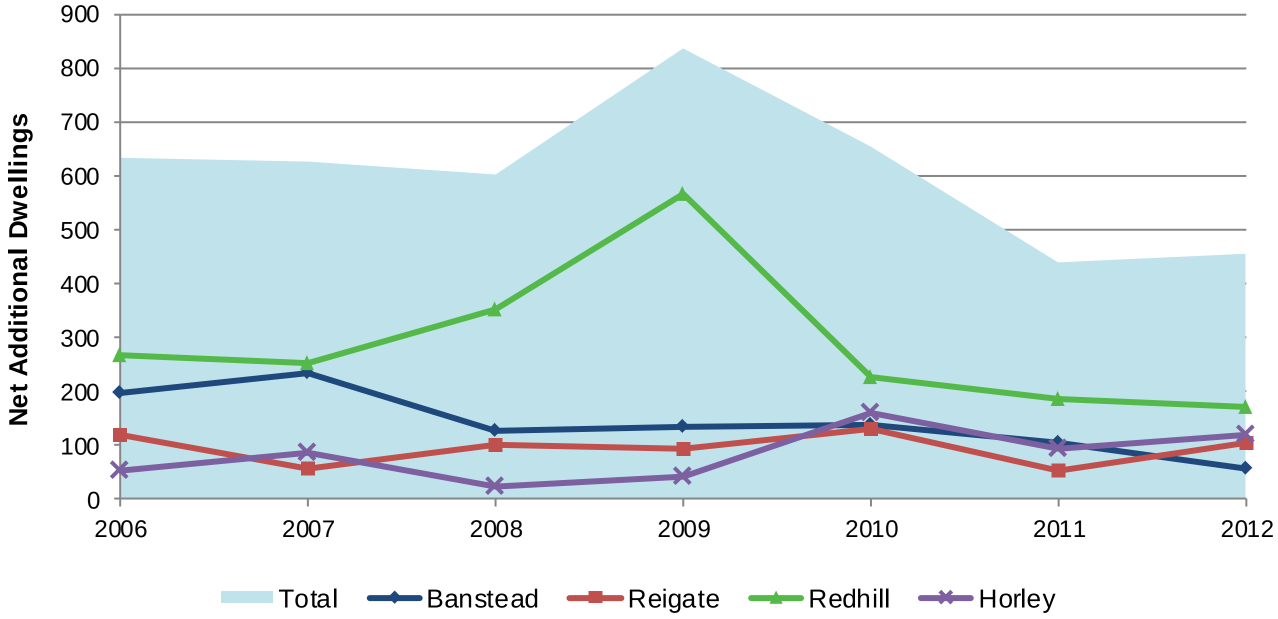
1 April 2006 to 31 March 2012 (Plan Period)	Area 1- Banstead	Area 2a – Redhill	Area 2b – Reigate	Area 3 - Horley	Total
Large Site Gross Completions	581	1,525	431	451	2,988
Large Site Losses	16	8	38	23	85
Large Site Net Gain	565	1,517	393	428	**2,903**
Small Site Gross Completions	308	275	163	115	861
Small Site Losses	81	43	29	18	171
Small Site Net Gain	227	232	134	97	**690**
Gross Completions	889	1,800	594	566	3,849
Losses	97	51	67	41	256
Total Net Gain	**792**	**1,749**	**527**	**525**	**3,593**

Delivery Trends

Overall Completion Rates

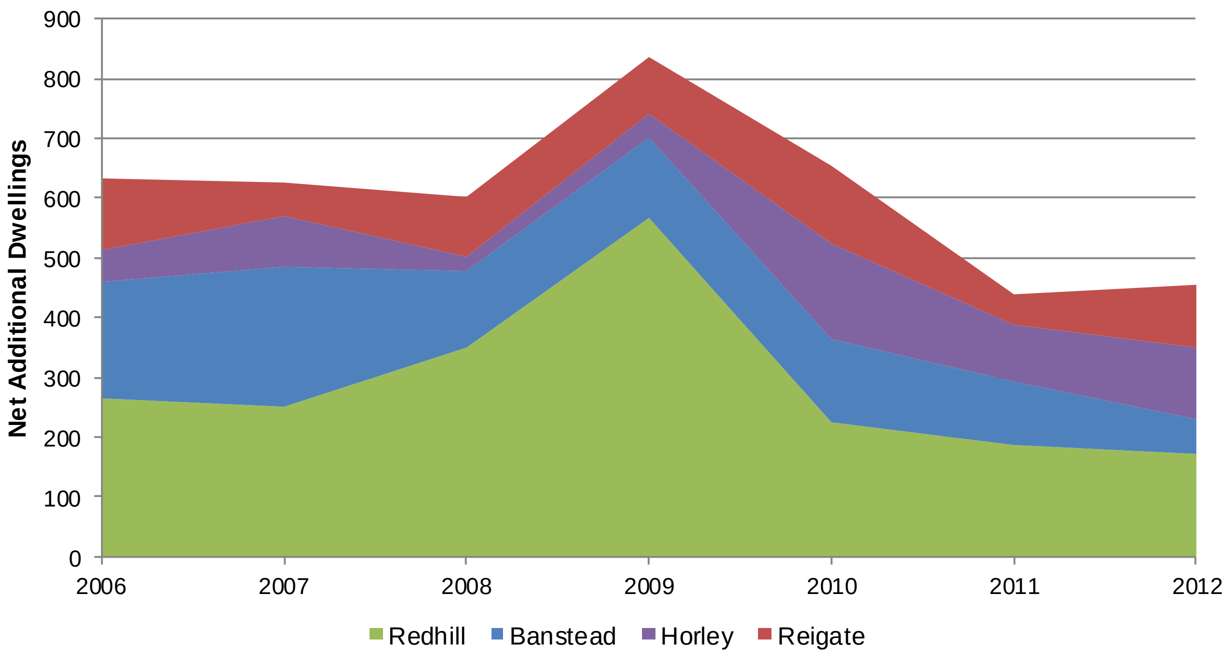
Net completions for the 2011-12 year stood at 455, up slightly compared to the previous year. Gross completions, at 492, were also marginally above the level recorded for the previous year. Nationally, house building levels are expected to remain subdued over the coming year despite several government initiatives to drive an increase in supply.

Figure Net Completion Trend 2006 - 2011



In terms of spatial distribution, Redhill (Area 2a) again contributed the largest proportion of net completions at 38%. Horley (Area 3) was the second largest contributor with 26% of net completions delivered in this area, largely due to the North East Sector development. Banstead (Area 1) made the smallest contribution, at 13%, significantly below the proportion delivered in this area in the previous monitoring period.

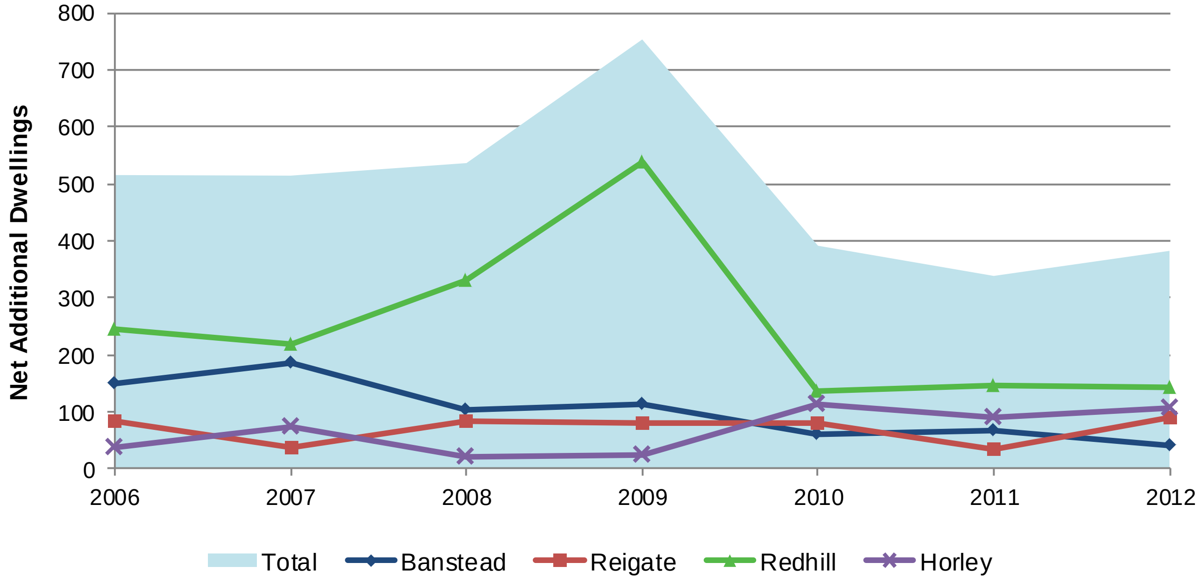
Figure 7 Area Contribution to Total Net Completions 2006 - 2011



Large Site Completion Rates

As with previous years, completions on large sites (10+ units) during the past year represented the vast majority (84%) of total net completions. Overall, the number of net additional dwellings delivered on large sites (10+ units) rose from 338 in 2010/11 to 382 in 2011/12. Net completions on large sites in Redhill (Area 2a) remained broadly stable over the past year. Horley (Area 3) saw a slight rise in large site net completions as development at the North East Sector continued apace and Reigate (Area 2a) experienced a significant increase, particularly fuelled by the completion of several large flatted developments. Only Banstead (Area 1) saw a fall in large site net completions.

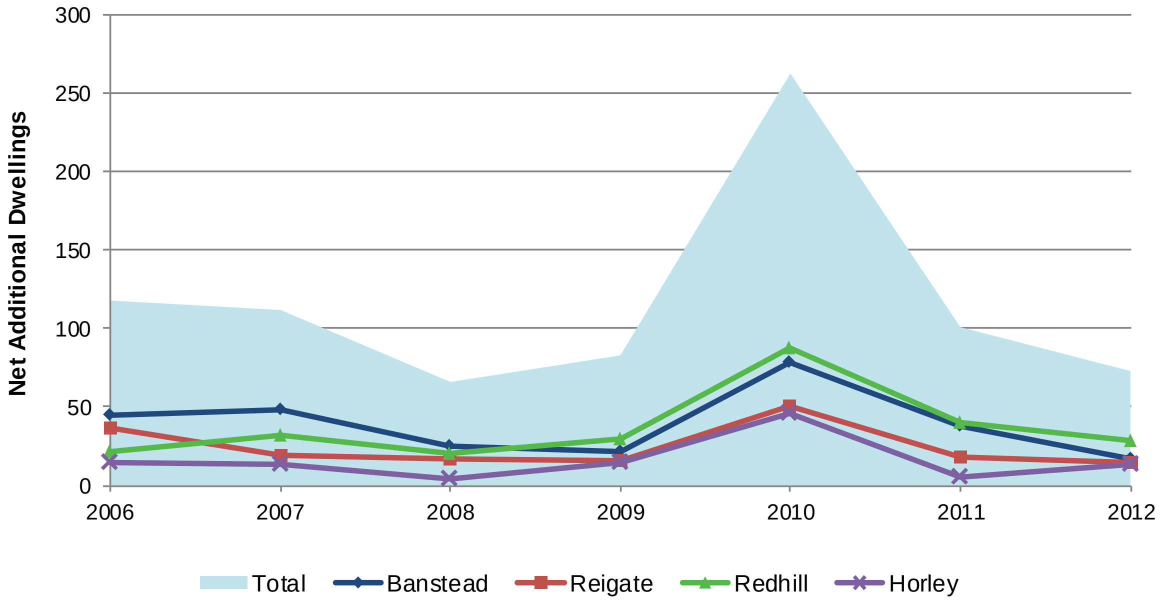
Figure 8 Large Site Net Completion Trend 2006 - 2012



Small Site Completion Rates

Small site completions decreased over the past year, with only 73 units completed during the past year compared to just over 100 during 2010/11. In particular, the number of completions this year is similar to that experienced during the trough of the economic recession. With the exception of Horley (Area 3), all other areas experienced a decline in small site completions over the past year.

Figure 9 Small Site Net Completion Trend 2006 - 2012

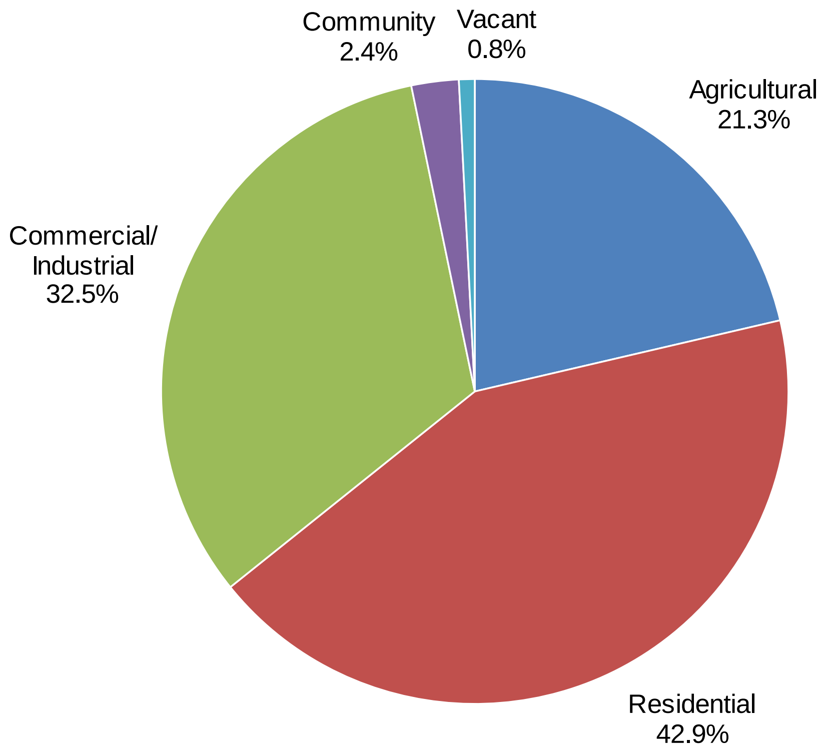


Completion Characteristics

Sources of Supply – Previous Land Use

As has been the trend over recent years, land previously in residential use was the primary source of completions during 2011/12, accounting for 43% of the total. However, this is less than the previous year when such land accounted for more than half of all completions. For reference, developments on previously residential land typically include replacement dwellings, dwelling and plot subdivisions and infill or backland development. The proportion of completions on agricultural land increase sharply, almost exclusively due to the Horley North-East development at Langshott. The proportion of completions on commercial/industrial land remained relatively stable at 32%, with the Watercolor development the main contributor to this category.

Figure 10 Previous Land Use of Completed Dwellings



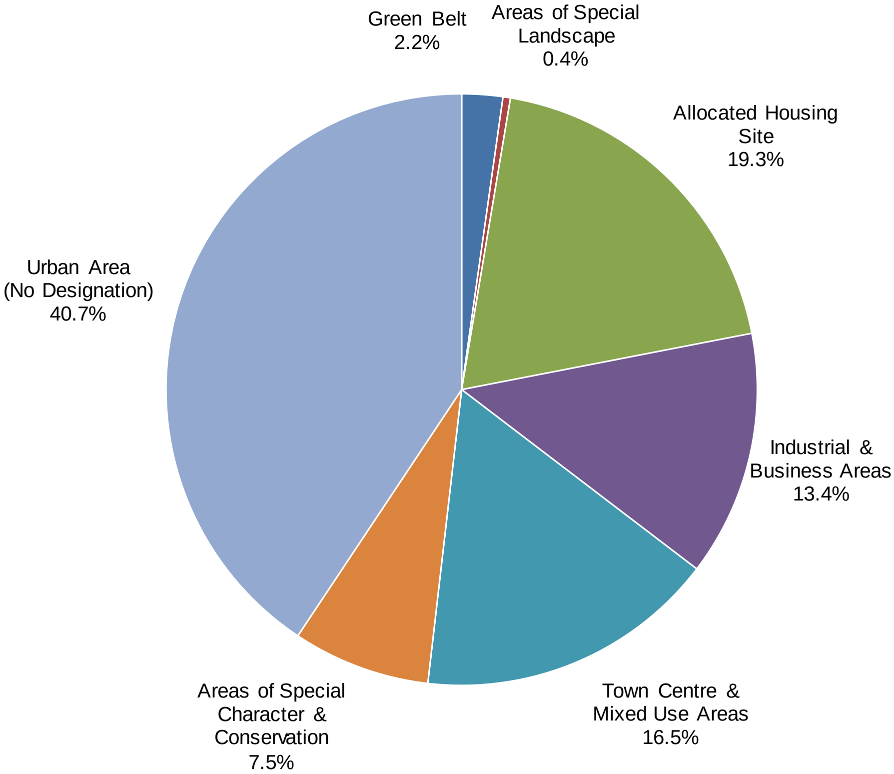
Core Strategy Policy CS8 prioritises the use of previously developed land (PDL) in order to promote the efficient and sustainable use of land. Since 2002, the percentage of new housing completions on PDL has significantly exceeded 90% on a number of occasions. However, the start of the Horley North East development on greenfield land caused a drop in the overall percentage of completions on PDL and this is likely to remain the case until this and the North West sector are completed. This year, 77% of all completions across the borough were on PDL. When the development of the Horley North East neighbourhood is excluded, the percentage of dwellings on PDL rises to 96%.

Figure 11 Previously Developed Land

	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Dwellings on PDL	416	374	394	429	627	617	614	836	632	381
% on PDL	88.8	93.8	96.7	87.6	99.4	98.9	99.4	99.9	83.9	77.4

Sources of Supply – Designation

Figure 12 Designation of Completed Housing Sites



The majority of dwellings completed during the past year (41%) occurred on sites within the urban area which are not subject to any special policy designations. A further 8% were on sites within the urban area subject to designations related to character or conservation. The percentage of completions within designated industrial/business areas fell slightly compared to the previous year to 13%, the majority of which results from the Watercolour development which was previously designated as employment land. Only 3% of completions were on land designated as Green Belt or subject to some form of special landscape designation such as AGLV or AONB. 17% of housing completions over the past year were located within designated town centres or on sites allocated for Integrated Mixed Use Schemes in the Borough Local Plan.

Housing Density

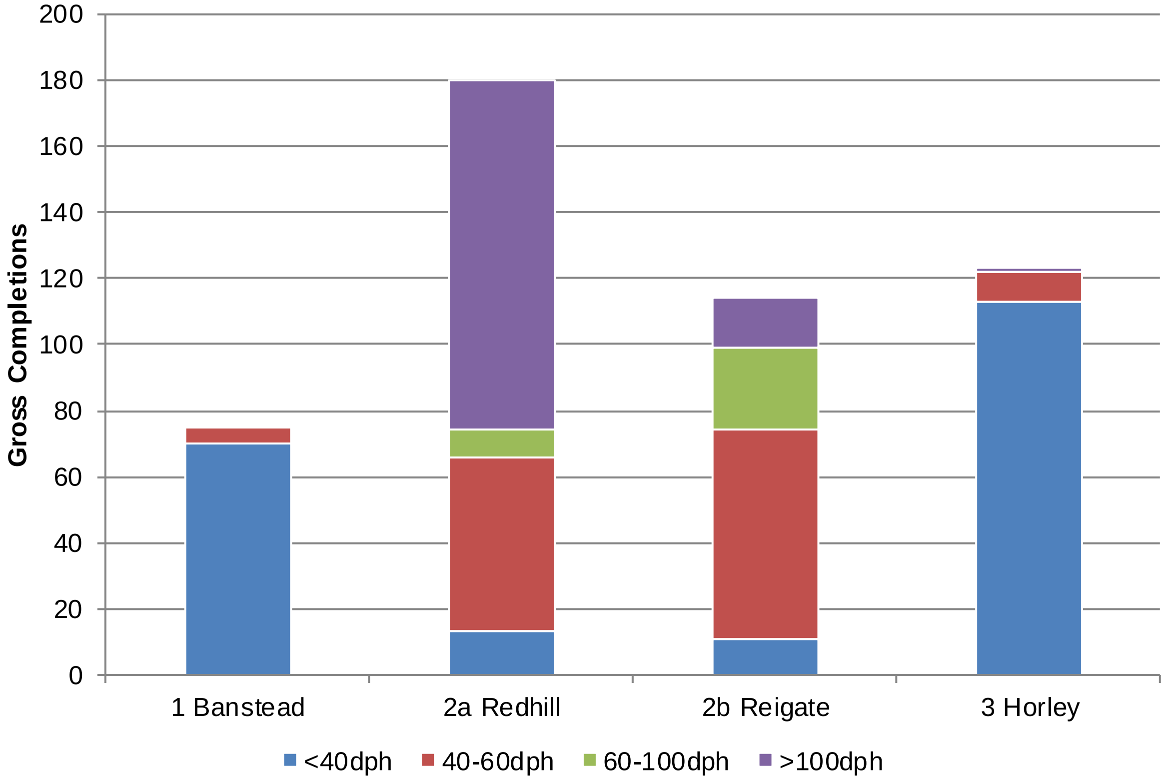
Policy CS8 of the Proposed Submission Core Strategy requires development to be at a density which reflects local character and levels of accessibility. The detailed local approach to housing density will be set out in the Development Management Policies DPD.

Figure 13 Density of Completions 2012

	Less than 40dph	40-60dph	60-100dph	More than 100dph
Number of Units	207	130	33	122
Percentage (%)	42.1%	26.4%	6.7%	24.8%

Over the past year, 42% of completions were at densities below 40dph; broadly similar to the corresponding statistic over the past couple of monitoring periods. Almost one quarter of the completed dwellings were at densities exceeding 100dph. Figure 14 overleaf demonstrates the variation in the density of completions across the four borough areas. Most notably, the vast majority of all of the dwellings completed over the past year in Banstead (Area 1) and Horley (Area 3) were at densities below 40dph, commensurate with their character and more limited public transport accessibility. Higher densities were more common in Redhill and Reigate; with a particularly significant proportion above 100dph in the Redhill area. However, once again, this is proportionate considering their generally more dense urban characters and higher levels of public transport accessibility.

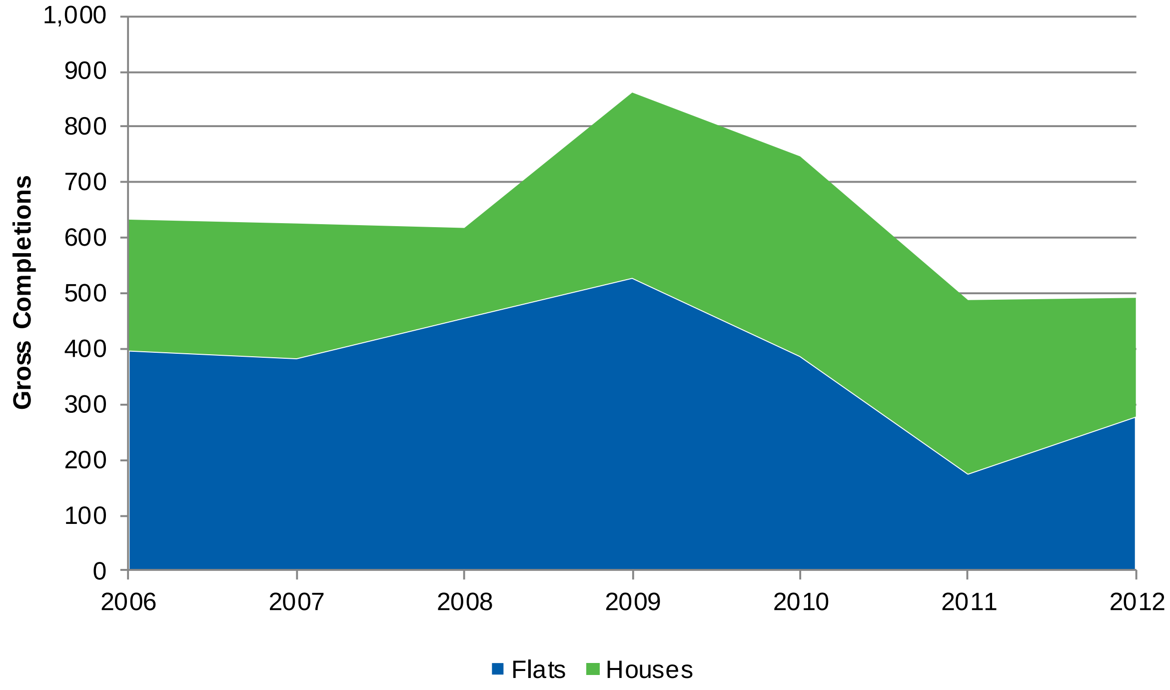
Figure 14 Density of Completions by Borough Area



Dwelling Size & Type

Figure 15 shows that over the past year, flats accounted for 57% of completions whilst houses accounted for 43%, broadly in line with the long term trend since 2006. The proportion of total supply attributable to flats has fallen sharply since a peak of 74% in 2008.

Figure 15 Breakdown by Dwelling Type



However, Figure 16 demonstrates that the split between houses and flats varies markedly across the four borough areas, with again a notable difference between the profile of development in Banstead and Horley to that of Redhill and Reigate.

Figure 16 Proportion of Houses & Flats by Borough Area

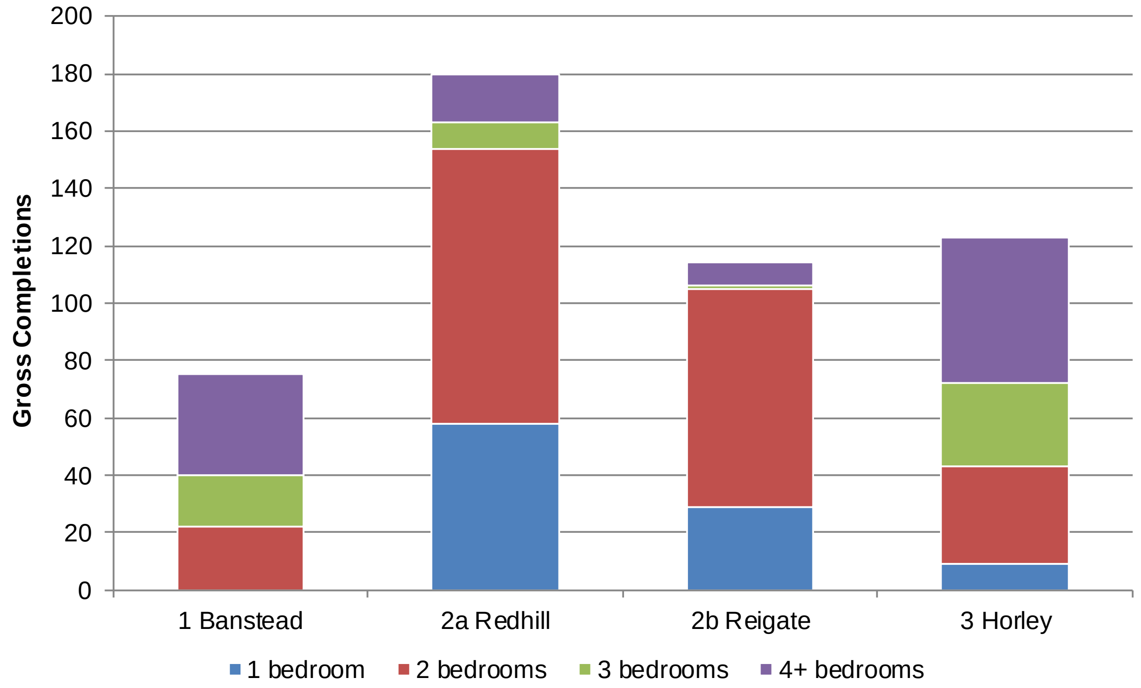
	Flats	Houses
Area 1 – Banstead	12 (16%)	63 (84%)
Area 2a – Redhill	145 (81%)	35 (19%)
Area 2b - Reigate	105 (92%)	9 (8%)
Area 3 - Horley	16 (13%)	107 (87%)

In terms of dwelling size, 2 bedroom units accounted for 46% of all completions over the past year whilst 1 bedroom units accounted for a further 19%. Only 12% of completions over the past year were 3 bedroom units whilst 23% were 4 bedrooms or larger. When compared to the latest SHMA recommendations, the Council under-delivered in terms of larger 3 or 4 bedroom properties and over-delivered in terms of smaller 1 and 2 bedroom units. Figures 18 below demonstrates the variation in dwelling size across the four borough areas.

Figure 17 Completions by Size Compared to SHMA Recommendations

	Completions 2012	SHMA 2012 Market Housing Recommendation
1 bedroom	19%	40%
2 bedrooms	46%	
3 bedrooms	12%	60%
4+ bedrooms	23%	

Figure 18 Completed Dwelling Type & Size by Borough Area

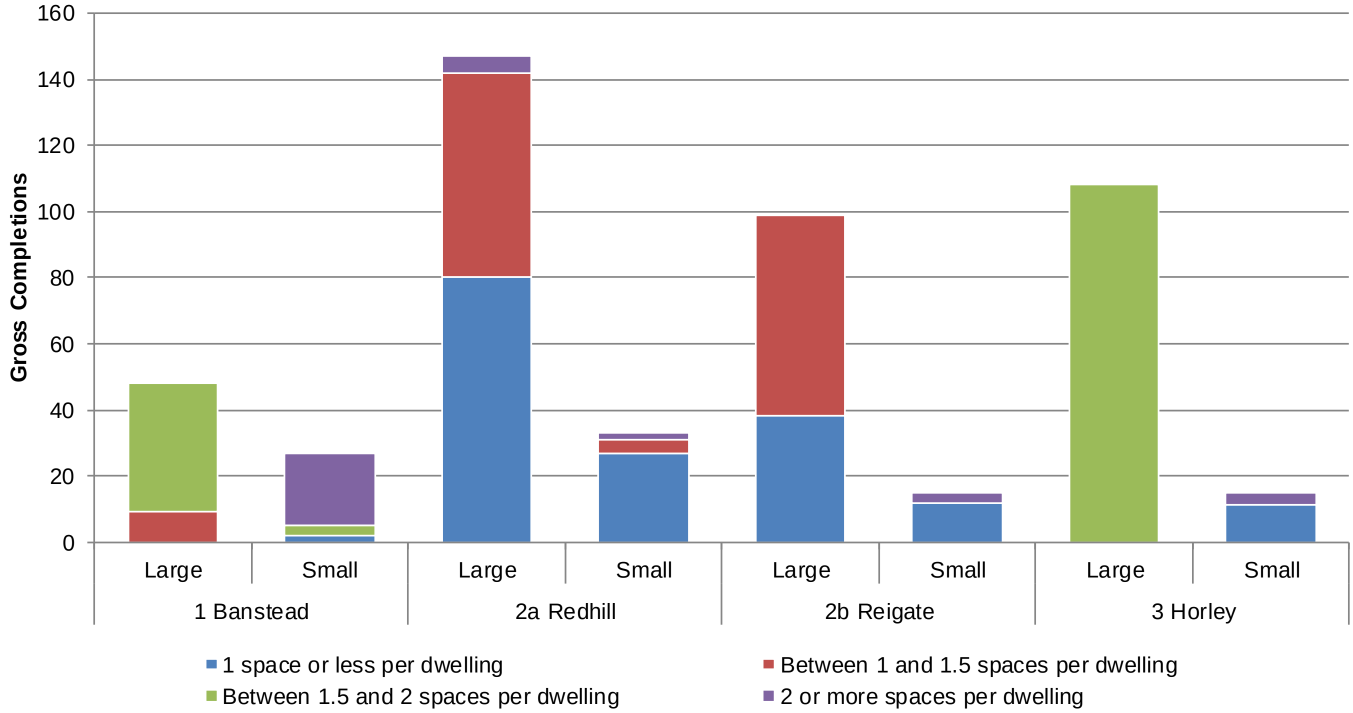


Car Parking Standards

Over the past year, the average number of parking spaces per dwellings on completions was 1.32, marginally below the level in the previous year. Just over one third (34%) of dwellings completed over the past year had one parking space or less whilst 58% had between 1 and 2 spaces per dwellings.

Parking space provision varied quite notably across the four borough areas. In Banstead (Area 1) 85% of dwellings completed over the past year had on average 1.5 spaces per dwelling across the development with a similar situation in Horley due to the North East Sector development. Conversely, 60% of dwellings built in Redhill (Area 2a) had 1 space or less. These figures are largely reflective of their respective levels of accessibility.

Figure 19 Average Parking Spaces on Completed Dwellings by Site Size



Affordable Housing

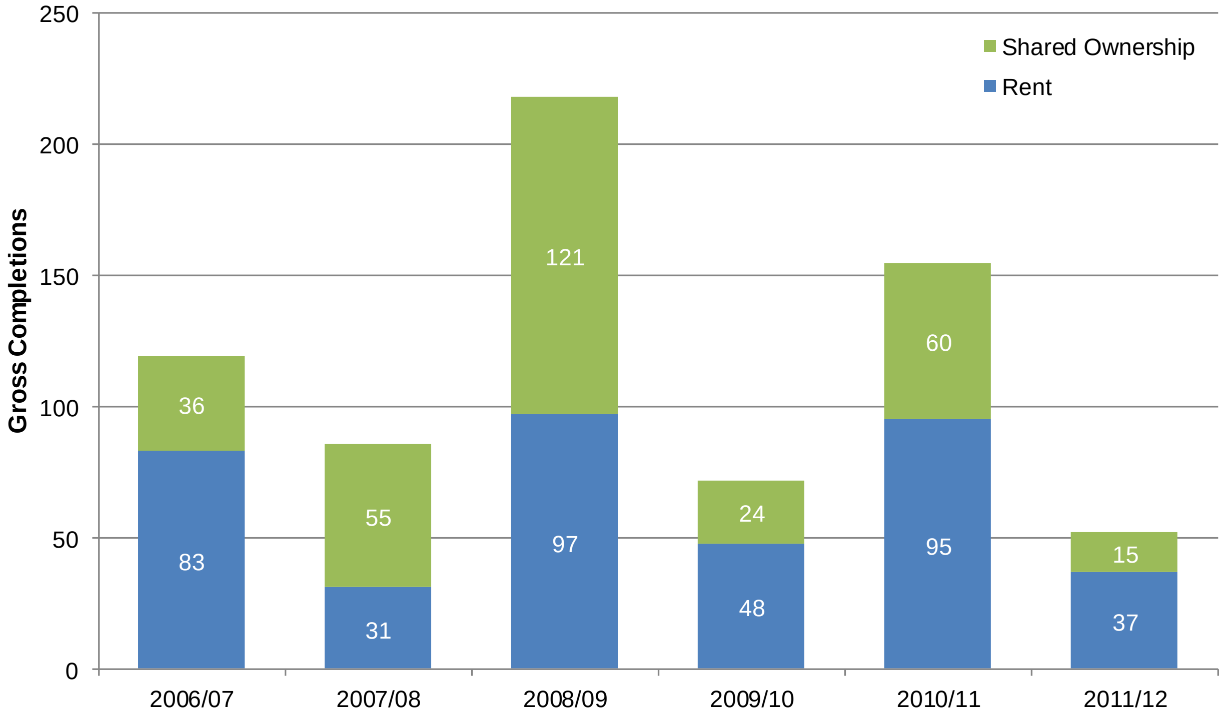
Figure 20 Affordable Housing Completions Summary

	Completions
Total Units Completed 2010/11	492
Affordable Completions	52
Affordable (%)	**10.6%**
Social Rented	37
Social Rented (%)	**71.1%**

Over the past year, 52 gross affordable housing units were completed, representing almost 11% of total gross completions. This figure is significantly below recent performance; however, it is worth noting that on many of the larger sites such as Watercolour and Horley North East, affordable units have tended to be delivered early in the development meaning these sites are no longer providing significant numbers of affordable units. Over 70% of the affordable units delivered over the past year were social rent tenure.

In addition to the units provided through the planning system, a further affordable unit was created through a Mortgage Rescue completion; taking total delivery to 53 dwellings.

Figure 21 Affordable Housing Completions Trend



New Permission Characteristics

Number of New Permissions

Figure 22 Number of New Units Permitted

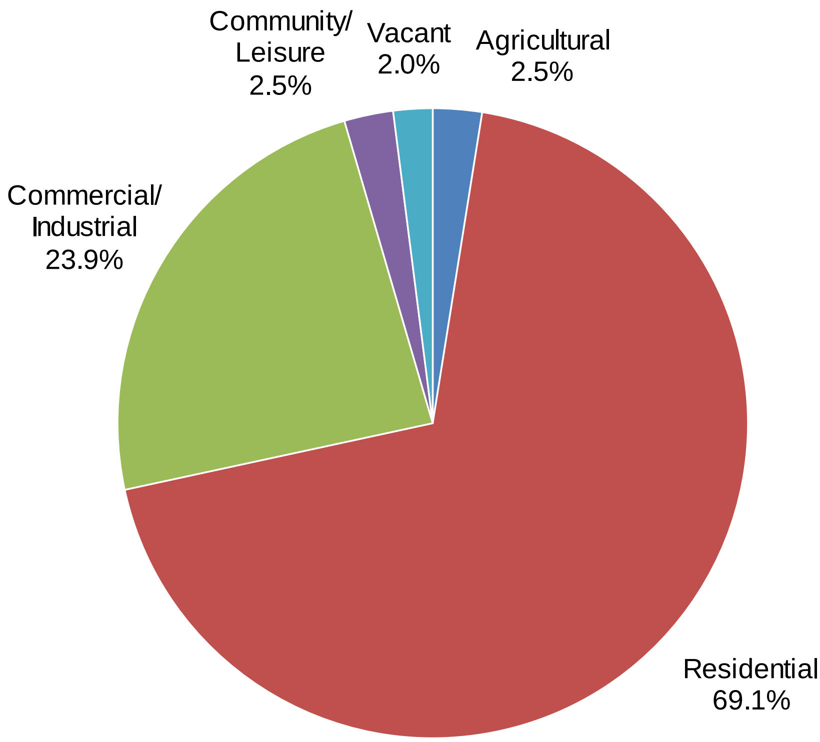
		Area 1 - Banstead	Area 2a - Redhill	Area 2b - Reigate	Area 3 - Horley	TOTAL
Large (10+ units)	Gross	55	49	0	31	**135**
	Net	47	47	0	27	**121**
Small (1-9 units)	Gross	114	50	53	46	**263**
	Net	70	42	44	37	**193**
All Sites	Gross	**169**	**99**	**53**	**77**	**398**
	Net	**117**	**89**	**44**	**64**	**314**

A total of 116 applications with the potential to deliver 314 net additional dwellings were granted permission during the past year. This represents a 20% decrease in additional dwelling potential compared to 2010-11.

Unlike previous years, the majority of new permissions during 2011/12 were on small sites (61% of new permissions). Geographically, Banstead (Area 1) remains the main contributor accounting for 42% of gross permissions, followed by Redhill (Area 2a) which contributed just over a quarter.

Source of New Permissions – Previous Land Use

Figure 23 Previous Land Use of New Permissions



Following the recent trend, the majority of gross new housing permissions this year were on sites which are already in residential use. Land previously in commercial use was the second largest source, with 24% of gross new permissions over the past year on such sites, including the redevelopment of a number of former public house sites and town centre redevelopment schemes in Horley.

Source of New Permissions – Designation

The majority (64%) of dwellings permitted over the past year are located on sites within the urban area which are not subject to any designations, whilst a further 20% were within Conservation Areas or Residential Areas of Special Character (RASCs). Around 9% of newly permitted dwellings were on sites within town or local centres and 3% were on sites within designated industrial or business areas. Only 3% of newly permitted dwellings were within the Green Belt, the majority of which are simply replacements of existing dwellings.

Housing Density

More than 60% of the dwellings permitted over the past year were at densities below 40dph. Over recent years, the proportion of new dwellings permitted at densities below 40dph has increased significantly; up from 41% in 2009-10, reflecting the continued change in national policy stance towards residential densities following the deletion of the indicative minimum density target in June 2010.

Figure 24 Density of New Permissions

	Less than 40dph	40-60dph	60-100dph	More than 100dph
Number of Units	244	53	49	52
Percentage (%)	61.3%	13.3%	12.3%	13.1%

Dwelling Type & Size

Figure 25 Size & Type of Newly Permitted Dwellings

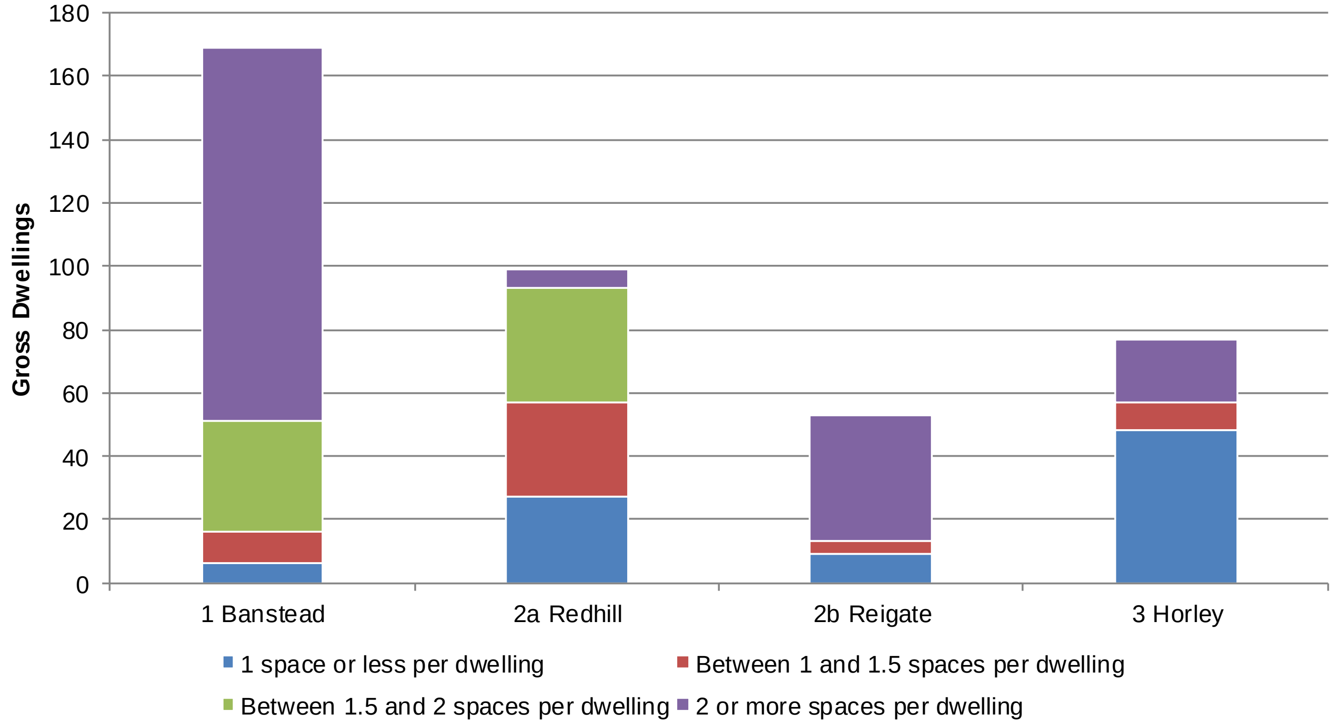
	Flats	Houses	Total
1 bedroom	56	2	58 (14.6%)
2 bedrooms	111	29	140 (35.2%)
3 bedrooms	1	64	65 (16.3%)
4+ bedrooms	0	135	135 (33.9%)
Total	168 (42.2%)	230 (57.8%)	398

Overall, houses accounted for 58% of dwellings permitted over the past year whilst flats accounted for 44%. Permitted dwellings were split evenly between smaller units (1 & 2 bedrooms) and larger family units (3 & 4+ bedrooms). The size of dwellings permitted over the past year varies across the four borough areas. Over 70% of dwellings permitted in Banstead were over 3 bedrooms whilst conversely; over 75% in Redhill were 1 or 2 bedroom units.

Car Parking Standards

Across the borough, the average number of spaces per dwelling on new permissions granted over the past year was 1.76, a slight increase compared to 2010/11. Around 23% (90) of dwellings granted over the past year had 1 parking space or less; however, 46% (184) were granted with 2 or more spaces. Figure 26 indicates that across the borough, the amount of parking provision differs greatly, with permissions in Banstead (Area 1) generally providing more spaces per dwelling, in line with the lower levels of accessibility associated with this part of the borough. The correlation between car parking and accessibility is also apparent in the fact that all of the dwellings permitted in town centre/edge of centre business areas include less than 1 space per dwelling.

Figure 26 Parking Spaces on Newly Permitted Dwellings by Area



Housing Supply & Delivery Position

Plan Period Performance

Whilst, the government has stated its intention to formally revoke Regional Spatial Strategies (RSSs), they remain part of the development plan until such time and as such, regional housing targets remain in place. Therefore, this monitor considers performance against the South East Plan.

The South East Plan requires Reigate & Banstead to provide an additional 10,000 homes between 2006 and 2026 - with 2,500 in the Gatwick Area and the remaining 7,500 in the London Fringe sub-region.

Figure 27 Performance against SEP Target 2006 - 2026

Area	Housing requirement	Net completions to date	Average per year	Completed	Residual
London Fringe	7,500	3,068	511	40.9%	4,432
Gatwick Area	2,500	525	88	21.0%	1,975
TOTAL	**10,000**	**3,593**	**599**	**35.9%**	**6,407**

Figure 27 summarises the progress that has been made against the South East Plan target. Since 2006, a total of 3,593 net additional dwellings have been delivered across the borough, equating to an annual average of 599; significantly exceeding the annualised target from the South East Plan. The outstanding requirement of 6,407 additional dwellings equates to an annual average of approximately 458 per annum. The proposed Core Strategy housing figure of 6,900 additional units across the period from 2012-2027 is broadly equivalent to this residual at 460 per annum.

Performance in the London Fringe area has been particularly strong with just over 40% of the total requirement completed during the first 6 years of the plan period. This is largely due to major developments in Redhill such as Park 25 and Watercolour. 21% of the Gatwick Area target has been delivered to date, with provision in this sub-area largely dependent upon the delivery of the North East and North West sectors.

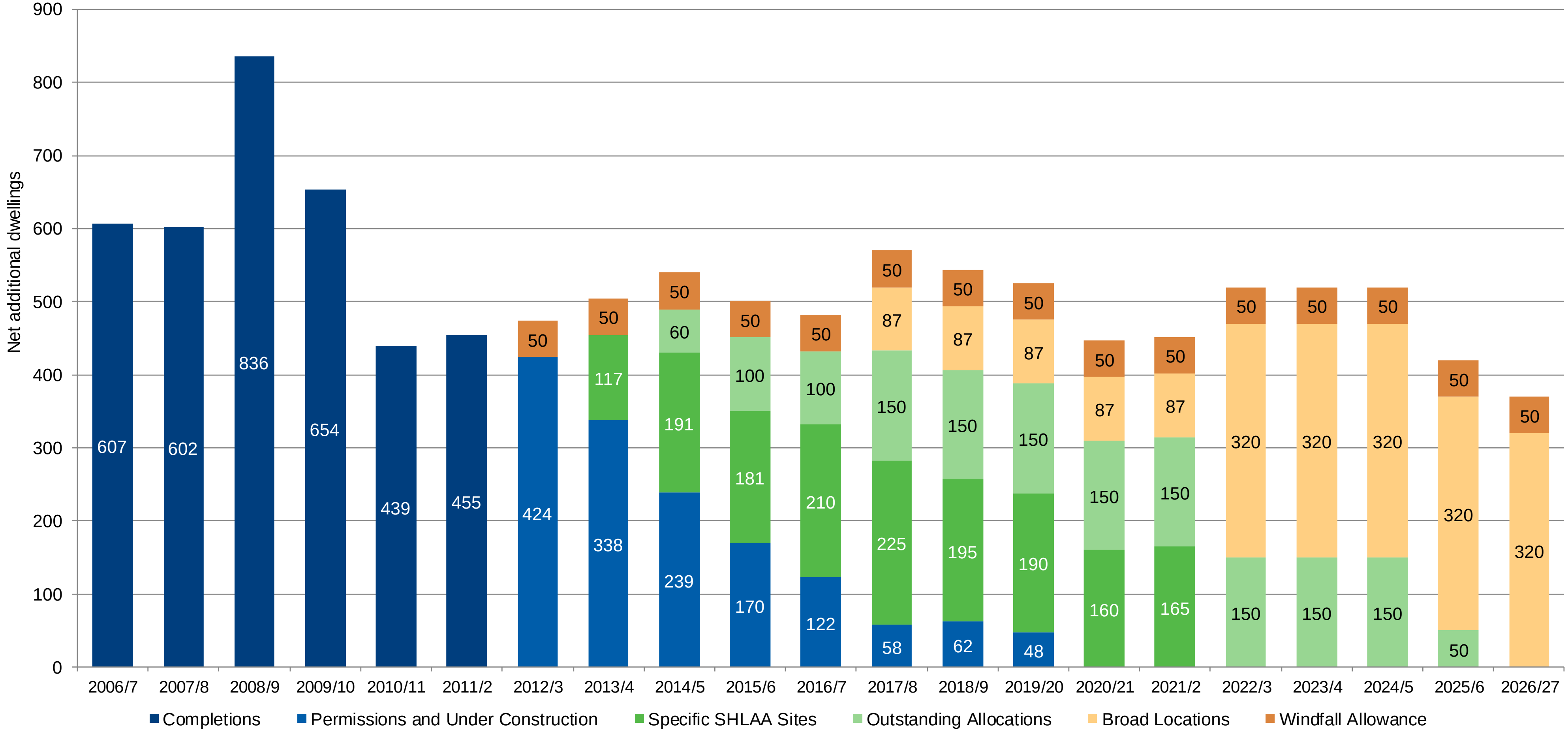
Future Supply

Figures 28 and 29 overleaf set out the trajectory of future housing supply in Reigate & Banstead across the plan period (2012-2027).

Figure 28 Detailed Housing Trajectory

Area			Completed						Projected															TOTAL
			2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2006-2026
Area 1 - The North Downs (Banstead)	Sites with Planning Permission	Large Permissions	180	103	112	61	68	41	83	52	31	21	21											**772**
		Small Permissions	46	25	22	78	39	17	41	41	27	20	7											**362**
	SHLAA Sites	Preston											30	100	75	75	40	40						**360**
		Rest of Area										25		10			20							**55**
	Broad Locations	Banstead Town Centre												34	34	34	34	34						
TOTAL Area 1 (BANSTEAD)			226	128	134	139	107	58	123	92	58	66	57	144	109	109	94	74	0	0	0	0	0	1,549
Area 2(a) - Redhill	Sites with Planning Permission	Large Permissions	217	330	537	137	151	143	64	40	24	16	16											**1,676**
		Small Permissions	29	20	30	88	38	29	46	46	30	23	8											**386**
	SHLAA Sites	Redhill AAP								47	100	111	95	15			60	125						**553**
		Merstham									36				15									**51**
		Rest of Area									37	45	45	25	25	40								**217**
	Broad Locations	Redhill Town Centre												40	40	40	40	40						
TOTAL Area 2(a) (REDHILL)			246	350	567	225	189	172	110	133	228	195	164	80	80	80	100	165	0	0	0	0	0	2,883
Area 2(b) - Reigate	Sites with Planning Permission	Large Permissions	31	83	79	79	29	91	36	23	14	9	9											**482**
		Small Permissions	20	17	16	51	17	14	36	36	24	18	6											**256**
	SHLAA Sites									50	18													**68**
TOTAL Area 2(b) (REIGATE)			51	100	95	130	46	105	72	109	56	27	15	0	0	0	0	0	0	0	0	0	0	806
TOTAL London Fringe			**523**	**578**	**796**	**494**	**342**	**335**	**306**	**334**	**341**	**288**	**236**	**224**	**189**	**189**	**194**	**239**	**0**	**0**	**0**	**0**	**0**	**5,238**
Area 3 - Low Weald (Horley)	Sites with Planning Permission	Large Permissions	72	20	25	114	90	107	98	81	75	53	53	58	62	48								**955**
		Small Permissions	12	4	15	46	7	13	20	20	14	10	3											**165**
	SHLAA Sites									20			40	75	80	75	40							**330**
	Allocated Sites	Horley North West									60	100	100	150	150	150	150	150	150	150	150	50	0	**1,510**
TOTAL Area 3 (HORLEY) - Gatwick Area			**84**	**24**	**40**	**160**	**97**	**120**	**118**	**121**	**149**	**163**	**196**	**283**	**292**	**273**	**190**	**150**	**150**	**150**	**150**	**50**	**0**	**2,960**
Borough-wide Broad Locations														13	13	13	13	13	320	320	320	320	320	1,665
Windfalls									50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	750
GRAND TOTAL DELIVERY			**607**	**602**	**836**	**654**	**439**	**455**	**474**	**505**	**540**	**501**	**482**	**570**	**544**	**525**	**447**	**452**	**520**	**520**	**520**	**420**	**370**	**10,983**

Figure 29 Illustrated Trajectory



Five Year Land Supply Position

This section sets out the five year deliverable housing land supply position in Reigate & Banstead. It covers the period from 1 April 2012 to 31 March 2017. The National Planning Policy Framework (NPPF) requires local planning authorities to identify and update annually a supply of specific deliverable[1] sites sufficient to provide five years worth of housing against their housing requirements. To establish the five year position, the analysis below combines plan period performance information set out above along with the findings of the latest Strategic Housing Land Availability Assessment.

Five Year Housing Requirement

As discussed above, the South East Plan (SEP) – which remains part of the development plan until formally revoked – sets an average annual housing target of 500 additional dwellings per annum for Reigate & Banstead. Therefore, the requirement for the period from 2012 to 2017 with no account for historic oversupply or buffer is 2,500 (500 x 5) dwellings.

Department for Communities and Local Government (DCLG) advice for demonstrating a 5 Year supply of deliverable sites states: *"Local Planning Authorities should use, where available, housing figures in adopted Development Plans, adjusted to reflect the level of housing that has already been delivered (within the lifetime of the current plan)".* As identified above, there has been an oversupply of 593 dwellings over the first six years of the plan period (2006-2012). Annualising this oversupply for the remaining 14 year period reduces the requirement from 500 dwellings per annum to 458 dwellings per annum. A five year requirement accounting for the annualised oversupply is 2,290 (458 x 5) dwellings. It should be noted that the emerging Core Strategy includes a housing target of at least 6,900 additional dwellings between 2012 and 2027, equivalent to an annual average of 460 and broadly on par with the SEP residual and thus this statement also determines whether a five year supply can be demonstrated against Core Strategy requirements.

The National Planning Policy Framework requires local planning authorities to include a buffer within the five year supply. This buffer should be 5%; increased to 20% where there has been a record of persistent under delivery of housing. It is the Council's view that a 5% additional buffer is applicable to Reigate & Banstead for the following reasons:

- There has been a significant over supply of housing during the first six years of the plan period – equivalent to 20% above the SEP requirement.
- Recent levels of lower delivery are a reflection of the housing market not land supply constraints and are not considered to represent "persistent" under delivery. This is particularly clear when compared to completion levels prior to the economic and market downturn which continually exceeded 600 dwellings per annum.
- Current supply of deliverable permissions alone is almost 1,300 dwellings, indicating that the Council continues to take a positive and proactive approach to maintaining a healthy stock of permissions.

The five year requirement accounting for a 5% buffer is therefore 2,405 dwellings ((458 x 5) + 115), equating to an annual requirement of 481 dwellings. This figure will be used to determine whether a five year supply can be demonstrated.

1 The NPPF states that "To be considered deliverable sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five 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."

Sources of Deliverable Land Supply

In accordance with the National Planning Policy Framework, the sources of supply which are included within the five year supply comprise:

- Sites with planning permission (outline or full)
- Outstanding allocations without permission
- Identified specific unallocated sites
- Windfall allowance

Sites with Planning Permission

In line with the National Planning Policy Framework (NPPF), sites with planning permission should be considered deliverable unless there is evidence that they will not be implemented within five years.

As at 31 March 2012, there are a total of 965 outstanding net additional dwellings on sites with planning permission which are currently under construction. However, this figure includes the Horley North East Sector development which has phasing plans which extend beyond the 2012 to 2017 time period. On the basis of the latest phasing information available, 168 units on this scheme have therefore been "pushed back" to post 2017. Therefore, the total number of deliverable dwellings (i.e. in years 1-5) on sites under construction is 797 net additional dwellings.

In addition, there are a total of 615 outstanding net additional dwellings on sites with unimplemented planning permissions. As the NPPF states, these should be considered part of the deliverable supply unless there is evidence that they will not be implemented within five years. Through discussions with landowners and evidence obtained as part of the Strategic Housing Land Availability Assessment (SHLAA), it has been identified that of these permissions, 119 dwellings are unlikely to be implemented. The total capacity of deliverable dwellings through unimplemented planning permissions is therefore 496 net additional dwellings.

More detail is provided in Tables A & B of the Appendix.

The total capacity from sites with planning permission in the five year supply is therefore 1,293 net additional dwellings.

Outstanding Allocations without Planning Permission

The deliverability of outstanding Borough Local Plan allocations was reviewed as part of the SHLAA process. The following Borough Local Plan allocations are deemed to be deliverable:

- SHLAA Ref: S2011HC01 (Land at the Grove, Horley) – 40 net additional dwellings
- SHLAA Ref: S2011HW01 (Land at Meath Green Lane, Horley (North West Sector) 1,510 net addition dwellings.

Taking account of the status and any delivery phasing/lead in associated with the sites, the SHLAA indicates that outstanding allocations have a deliverable capacity of **300 net additional dwellings** over the next five years**.** Full detail is provided in Table C of the Appendix.

Identified Specific Sites

The SHLAA identifies a number of specific and deliverable unallocated sites with the capacity to deliver **659 net additional dwellings.** All of these sites have been fully assessed for suitability, availability and achievability (including viability testing) and are subsequently deemed to have a realistic prospect of delivery in the five year period, in line with the definition contained within the NPPF. None of the sites identified as deliverable would require any change to current policy or designation in order to be delivered.

Full detail is set out in Table C of the Appendix

Windfall Allowance

The NPPF allows local planning authorities to include an allowance for windfall sites in the five year supply if there is compelling evidence that such sites consistently become available in the local area and will continue to form a reliable source of supply. However, it is clear that the allowance should not include development on residential gardens. The SHLAA practice guidance defines windfalls as:

"Those which have not been specifically identified as available in the local plan process. They comprise previously-developed sites which have unexpectedly become available. These could include, for example, large sites resulting from, for example, a factory closure or small sites such as a residential conversion or a new flat over a shop."

Windfalls make a significant contribution to housing supply in Reigate & Banstead. Since 2005, a total of 2,249 additional dwellings have been permitted on windfall sites, representing some 52% of all permissions. Additionally, monitoring information shows that 1,956 additional units have been delivered on windfall sites since 2006, again equating to almost half of all completions. The contribution made by small sites and windfalls to housing supply in the area is widely recognised and was also accepted by the Inspector at the previous Core Strategy examination.

Assessment of a robust windfall allowance has been undertaken through the SHLAA and detailed analysis can be found in Appendix 5 of the 2012 SHLAA. The Council has taken a conservative approach and all forms of residential intensification[2], not simply development on garden land, have been excluded from the allowance. Past trends indicate that 105 dwellings per annum have been delivered on windfall sources other than residential intensification, equivalent to a 5 year allowance of 525 additional dwellings. This figure has then been discounted to take account of sites and broad locations specifically identified within the SHLAA, resulting in an annual figure of 50 per annum. As such, a total allowance of **250 additional dwellings** is included within the five year supply in line with the provisions of the NPPF.

Summary of Five Year Land Supply Position

Figure 30 below sets out the current deliverable land supply in Reigate & Banstead and identifies a total capacity of **2,502 net additional dwellings.** With a 5% buffer and reflecting supply which has already been delivered within the life of the plan period, the deliverable **land supply equates to 5.20 years.**

Figure 30 Summary of Five Year Land Supply

Source	Capacity
Sites with planning permission	1,293
Outstanding allocations	300
Identified specific sites	659
Windfall allowance	250
Total Capacity	**2,502**
SEP requirement	500
Less annualised oversupply	42
Residual annual requirement/Core Strategy requirement	458
Plus 5% NPPF buffer	23
Total annual requirement	481
Specific deliverable supply	2,502
Equivalent Years Supply	**5.20**

2 For clarification, residential intensification is taken to mean all developments involving the redevelopment (not conversion) of existing residential sites. This includes – but is not limited to – instances of curtilage development, backland developments involving the demolition of "donor" properties or the intensification of a single residential plot by replacing a single house with several or a block of flats.

Appendix

Table A: Large Sites (10+ Units) with Planning Permission in the Five Year Supply

Application Reference	Site Address	Ward	Implementation Status	Site Area	Gross Dwellings Permitted	Net Dwellings Permitted	Net Outstanding	Net Deliverable in year 1-5
10/01490/F	Former Valley Saab, 2 Outwood Lane, Chipstead	CHW	Under Construction	0.11	11	11	11	11
09/00535/F	Blue Haze, Outwood Lane, Chipstead	CHW	Not Implemented	0.38	13	12	12	12
10/01423/F	Woodlands Court, 23 Woodland Road, Redhill	EW	Not Implemented	0.41	18	14	14	14
11/00423/F	43-49 High Street, Horley	HC	Not Implemented	0.16	19	19	19	19
09/00169/F	Former Kingswood Mitsubishi, Waterhouse Lane, Kingswood	KBH	Not Implemented	0.12	16	16	16	16
10/00608/F	Land at Purbeck Close, Merstham	M	Not Implemented	1.2	49	15	15	15
10/01048/F	359-365 Reigate Road & 68-72 Partridge Mead, Epsom	TAT	Under Construction	0.42	12	10	10	10
10/00746/F	Fonthill, 58 Reigate Road, Reigate	RC	Not Implemented	1.65	29	29	29	29
11/00048/F	Redstone Hall, 10 Redstone Hill, Redhill	RE	Not Implemented	0.2	11	11	11	11
09/00729/OUT	Sea Cadet Association, 2 Hooley Lane, Redhill	RE	Not Implemented	0.06	11	11	11	11
07/02404/F	The Façade, Holmesdale Road, Reigate	RH	Not Implemented	0.07	10	10	10	10
09/00141/OUT	Former Horley Adult Education Centre, Court Lodge Road, Horley	HW	Not Implemented	0.36	15	14	14	14
11/01804/F	Tealby, Hillerton & R/O Kingswood Village Club, Brighton Road, Lower Kingswood	KBH	Not Implemented	0.39	13	11	11	11
11/01440/F	Former Traffic Garages, Walton Street, Walton on the Hill	TW	Not Implemented	0.1	10	10	10	10
06/00525/F	Frith Park, Sturts Lane, Walton on the Hill	TW	Not Implemented	0.65	24	20	20	20
09/00416/F	Alton House, Carlton Road, Redhill	RW	Under Construction	0.18	12	2	2	2
07/02175/F	Land at The Grange, 40 Bonehurst Road, Horley	HC	Under Construction	0.16	10	10	10	10
11/01552/F	6-18 Station Road, Horley	HC	Under Construction	0.07	12	8	8	8
07/00996/F	Former Depot Site, Whitmore Way, Horley	HW	Under Construction	1.08	36	36	36	36
10/00104/F	93A & 95 Doods Way, Reigate	RH	Under Construction	0.22	14	12	12	12
08/01490/F	Former Dairy Site, Warren Road, Reigate	RH	Under Construction	0.32	40	40	27	27

Application Reference	Site Address	Ward	Implementation Status	Site Area	Gross Dwellings Permitted	Net Dwellings Permitted	Net Outstanding	Net Deliverable in year 1-5
06/00313/F	Former St Bedes Annexe, Frenches Road, Redhill	RE	Under Construction	0.48	50	50	30	30
08/00743/F	Home Farm, Quality Street, Merstham	M	Under Construction	0.51	10	9	9	9
11/00973/F	Brackenwood, Heath Drive, Walton on the Hill	TW	Under Construction	0.52	10	9	9	9
08/01486/OUT	South Tadworth Farm, Epsom Lane North, Epsom	TAT	Under Construction	0.3	14	13	13	13
10/00256/F	22-28 Brighton Road, Banstead	N	Under Construction	0.34	24	24	24	24
07/00663/OUT	91-95 Nork Way & 12A Roundwood Way, Banstead	N	Under Construction	0.77	24	20	11	11
09/00061/F	82-90 Nork Way, Banstead	N	Under Construction	0.47	13	12	12	12
09/01657/F	Almavista, Furze Hill, Kingswood	KBH	Under Construction	0.32	11	10	10	10
10/00179/F	Kingswood Warren, 41 Woodland Way, Kingswood	KBH	Under Construction	3.81	22	22	22	22
11/01087/F	Cro Madra, Lincoln & Anchorage, St Monicas Road, Kingswood	KBH	Under Construction	0.74	22	17	17	17
09/01372/F	Farling, Farnsfield, Highbank & Honeyburn, Outwood Lane, Chipstead	CHW	Under Construction	0.64	12	8	0	0
04/02411/F	Watercolour, Trowers Way, Redhill	RE	Under Construction	11.9	551	550	69	69
04/01778/OUT	Horley North East Sector, Langshott Lane, Horley	HE	Under Construction	21.4	710	710	440	271
09/01097/F	Garage Block, Fir Tree Walk, Reigate	RC	Under Construction	0.15	12	12	12	12
							Total Net Deliverable	**817**

Table B: Summary of Small Sites (Less than 10 Units) with Planning Permission in the Five Year Supply

Implementation Status	Borough Area	Gross Dwellings Permitted	Net Dwellings Permitted	Net Outstanding	Net Deliverable in Years 1-5
Under Construction	Area 1 – Banstead	106	69	65	65
	Area 2a – Redhill	96	81	81	81
	Area 2b- Reigate	46	35	33	33
	Area 3 – Horley	21	17	16	16
Not Implemented	Area 1 – Banstead	110	70	70	70
	Area 2a – Redhill	84	71	71	71
	Area 2b- Reigate	112	88	88	88
	Area 3 – Horley	60	52	52	52
				Total Net Deliverable	**476**

Table C: Identified Sites and Allocated Sites without Planning Permission in the Five Year Supply

SHLAA Reference	Site Address	Ward	Site Type	Site Area	Net Capacity	Net Deliverable in year 1-5
S2011HW01	Horley North West Sector, Meath Green, Horley	HW	Allocated	70.0	1,510	260
S2011HC01	Land at The Grove, Horley	HC	Allocated	1.1	40	40
S2011MSJ02	The Ship Public House, Copse Road, Redhill	MSJ	Identified	0.3	12	12
S2011M04	Former Iron Horse Public House, Bletchingley Road, Merstham	M	Identified	0.3	16	16
S2011P03	Merland Rise Recreation Ground, Preston	P	Identified	3.2	130	30
S2011RW11	Social Club, Frenches Road, Redhill	RW	Identified	0.5	10	10
S2011RE21	Quarryside Business Park, Trowers Way, Redhill	RE	Identified	3.2	90	90
S2011M12	Merstham Library, Weldon Way, Merstham	M	Identified	0.57	20	20
S2011MSJ03	Redhill Ambulance Station, Pendleton Road, Redhill	MSJ	Identified	0.27	12	15
S2011RH08	Dorchester Court, Wray Common Road, Reigate	RH	Identified	0.17	10	10
S2011RE01	Redhill Station Car Park, Princess Way, Redhill	RE	Identified	0.97	155	155
S2011RE02	Site at Marketfield Way, Redhill	RE	Identified	0.65	21	21
S2011RE04	Colebrook Day Centre, Noke Drive, Redhill	RE	Identified	1.3	105	105
S2011RW03	Former Longmead Adult Education Centre, Holland Close, Redhill	RW	Identified	0.26	26	25
S2011RE06	Former Liquid & Envy Nightclub, Marketfield Way, Redhill	RE	Identified	0.3	47	47
S2012KBH01	Land at Kingswood Station, Kingswood	KBH	Identified	0.55	25	25
S2012RH02	Wray Coppice House, Oaks Road, Reigate	RH	Identified	0.47	20	20
S2012HW01	Former Court Lodge Infants School, Court Lodge Road, Horley	HW	Identified	0.44	20	20
S2011RC11	Chatham Court & Linden Court, Lesbourne Road, Reigate	RC	Identified	0.39	38	38
					Total Net Deliverable	**959**

Monitoring Publications

Regular Monitors:

Areas for Small Businesses

Provides a list of all uses in the Borough's seven Areas for Small Businesses (Annual)

Commercial Commitments

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

Housing Delivery

Provides information on general housing market trends and the delivery of the amount, type and location of housing commitments in the Borough (Annual)

Industrial Estates

Contains an analysis of occupational trends in the Borough's nine main Industrial Estates including a schedule of occupiers (Annual)

Local Centres

Provides information on retail provision in the Borough's eighteen local shopping centres (Annual)

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 (Bi-annual)

Population and Demographic Information

These publications are available on the Council website:

http://www.reigate-banstead.gov.uk

Search for: *"monitors":*

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

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