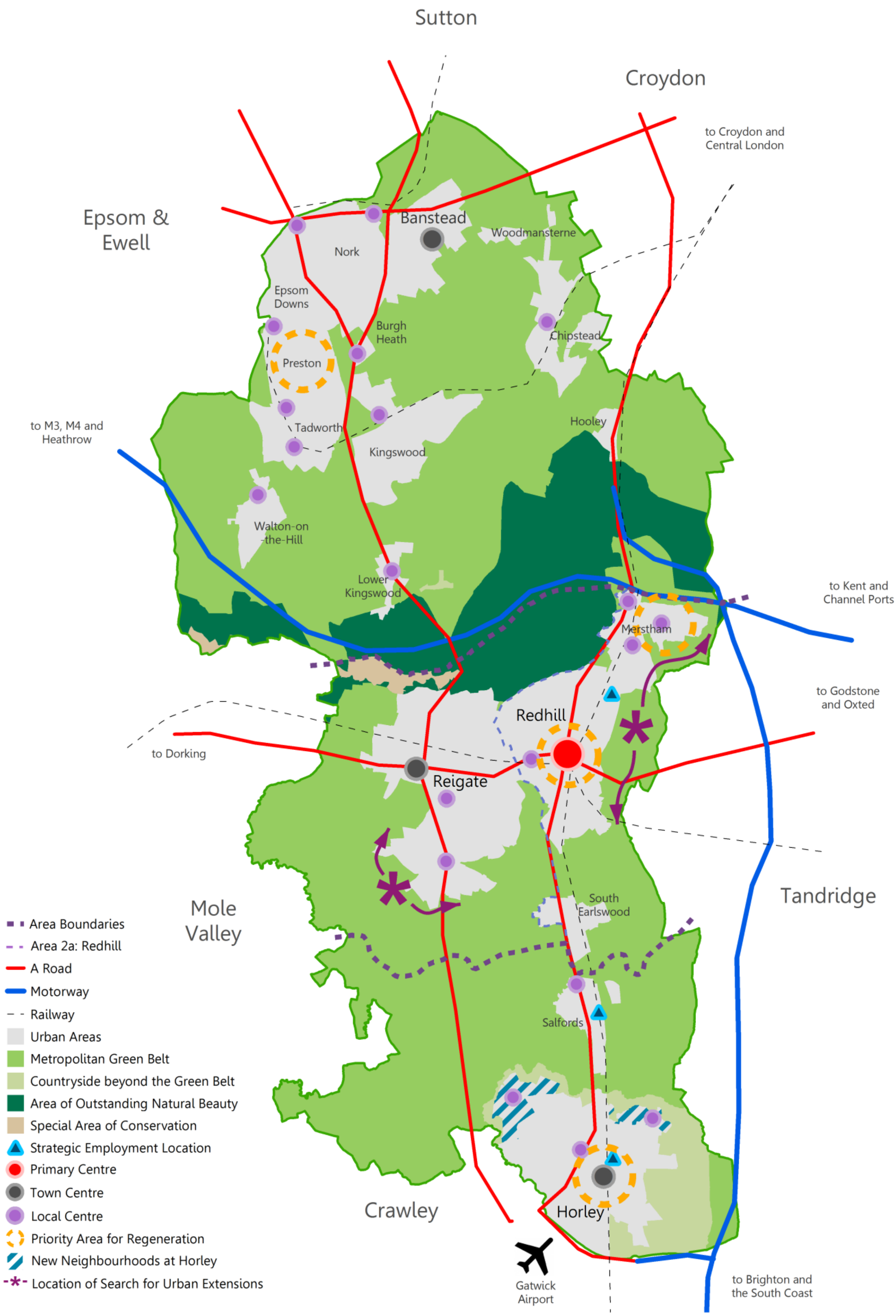
Housing Delivery Monitor

Including Five Year Land Supply
Position at 31 March 2014

Published May 2014

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



Sutton
Croydon
to Croydon and Central London
Epsom & Ewell
Banstead
Woodmansterne
Nork
Epsom Downs
Burgh Heath
Chipstead
Preston
Tadworth
Kingswood
Hooley
to M3, M4 and Heathrow
Walton-on -the-Hill
Lower Kingswood
to Kent and Channel Ports
Merstham
to Godstone and Oxted
Redhill
to Dorking
Reigate
Mole Valley
Tandridge
South Earlswood
Salfords
Crawley
Horley
Gatwick Airport
to Brighton and the South Coast
Area Boundaries
Area 2a: Redhill
A Road
Motorway
Railway
Urban Areas
Metropolitan Green Belt
Countryside beyond the Green Belt
Area of Outstanding Natural Beauty
Special Area of Conservation
Strategic Employment Location
Primary Centre
Town Centre
Local Centre
Priority Area for Regeneration
New Neighbourhoods at Horley
Location of Search for Urban Extensions

Housing Delivery Monitor

Position at End March 2014

Contents

Please Note:

The information contained within this monitor details housing completions and outstanding permissions within Reigate & Banstead during the period 1 April 2013 to 31 March 2014. The housing trajectory and five year land supply is compiled using monitoring data at 31 March 2014 and information from the 2013 Strategic Housing Land Availability Assessment.

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, including its saved policies, is in the process of being replaced by new local planning documents. The Council expects to adopt a Core Strategy in Summer 2014, with detailed policies and employment land allocations set out in a subsequent Development Management Policies DPD.

The Core Strategy sets the overarching strategic approach for delivering new homes in the borough. Detailed policies and housing allocations will be set out in the emerging Development Management Policies DPD.

Relevant Emerging Core Strategy Policies and Indicators

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	Type and size of unit completed compared to SHMA recommendations. Appropriate mix of dwellings in line with housing need, site size & characteristic.
CS15	A minimum of 1,500 gross new units of affordable housing between 2012 and 2027. 30% of affordable housing secured on permissions for developments of 15+ net additional units. Financial contribution equivalent to % of affordable housing for developments of 1-9 and 10-14 units.
CS17	% of residential dwellings built within 15 minutes of a public transport stop. Target – at least 80%.

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

The UK economy continues to show signs of recovery, with house prices in the UK increasing by 9% between February 2013 and February 2014 compared to the previous year (January 2012-13) when average house prices increased by around 6%. This is largely due to an increase in average house prices since 2012 as a result of falling unemployment rates, low interest rates, economic growth and improved customer confidence. There continues to be regional variation in average house prices with the biggest increase in average house prices in London followed by the South East which increased by 18% and 8% respectively. Conversely, the North East saw a drop in annual house prices by 1.3% in the last 12 months.UK inflation fell for the first time in four years down to 1.7% in March 2014 significantly below the 2013 figure of 2.8% (March 2013). The UK housing market has shown further resilience with mortgage lending increasing by 33% between March 2013 and March 2014, with a high proportion of lending focused in London and the South East.

Over the past year the average house price in England and Wales at February 2014 was £170,000 an annual growth of 5.3% (February 2014). This reflects ongoing growth in improvements to the housing market which is partly down to lending schemes introduced by the government such as, help to buy. This has led to an increase in demand particularly from new buyers which reached its highest level since 2007 coupled with a shortage of homes available on the market.

In the last year transaction volumes across England and Wales accounted for 781,179, significantly below the peak figures of around 1.25 million in 2007, however the housing market is showing signs of recovery with an increase in sales in the last year.

Borough Key Messages

- **House Prices:** The average house price in Q3 2013 was 9.2% higher than the previous years figure at over £382,000. Part of this increase is being driven by lower interest rates, higher employment, increased demand and greater availability of mortgages. All dwelling types across the borough (detached, semi detached, terraces and flats) saw an increase in average prices.
- **Affordability:** Affordability ratio changed improved slightly from 7.65 to 7.93 as a result of this overall house price drop. However, the borough still remains one of the most affordable in Surrey.
- **Sales:** Annual sales increased slightly over the past year to 2,719. These figures remain significantly below the peak transaction levels of more than 3,500 seen prior to the recession.
- **Housing Delivery:** The borough plans to deliver at least 6,900 new homes over the planned period of 2012-2027, equivalent to an annual average of 460 additional homes per year. At least 5,800 homes will come from within the existing urban area, the remainder from sustainable broad locations, set out in policy CS6.
- **Completions:** The number of net completions for 2013-14 was 433, a drop from the previous year’s figure of 469.
- **Previously Developed Land (PDL):** Around 47% of completions were on previously developed land (PDL) a decrease compared to the previous year, due to a higher contribution from the North East Sector. The North East Sector alone accounts for over 40% of total completions in the last year.
- **New Permissions:** A gross total of 1,186 residential units were permitted during the past year, significantly above the previous year. The net yield of new permissions is 1,016 dwellings.

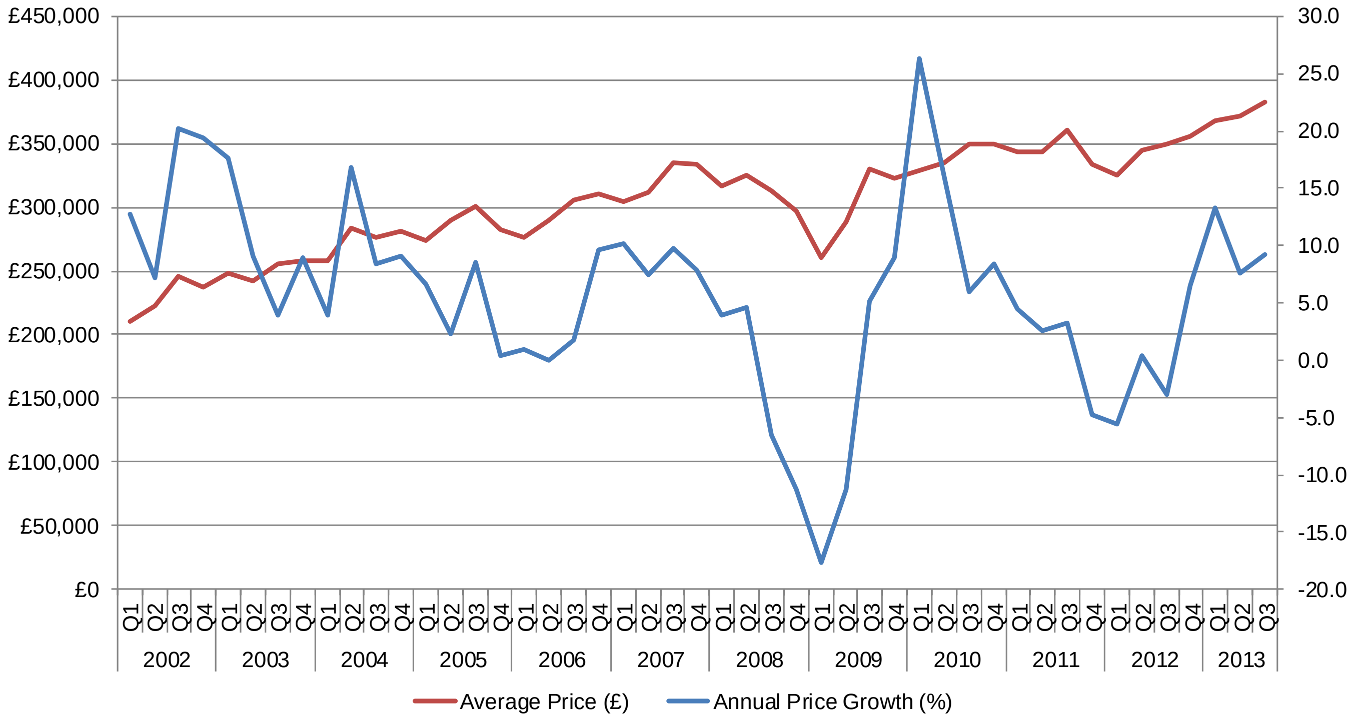
Housing Market

Average House Prices

According to Land Registry/ Department for Communities and Local Government data, average house prices in the borough increased from just under £350,000 in Q3 2012 to just over £382,000 in Q3 2013. Since 2002, annual price growth for the borough has fluctuated as can be seen from figure 1 below, with a sharp drop in 2008/09 at the height of the economic recession before increasing significantly in 2010. In the last year the housing market has shown signs of recovery across the borough, with average prices now at their highest.

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 2002 – Q3 2013



House Price Inflation

According to Land Registry/DCLG data, house prices in Reigate & Banstead increased by 9.2% in the last year. Since 2002 inflation rates across the borough have fluctuated considerably, reaching its peak in 2010, before falling to its lowest in late 2011/ early 2012. In the last year average house prices increased considerably for the first time since 2010 which is reflected in the continued improvement in the housing market.

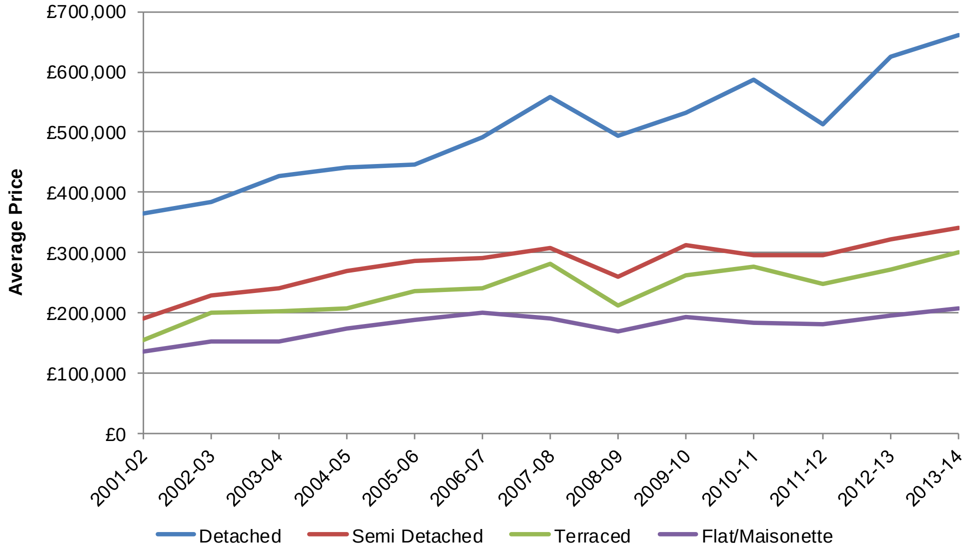
However, as above it is important to note that local analysis of house price movements is particularly sensitive to local housing development.

Price Breakdown by Dwelling Type

As can be seen in figure 2 below, the average price for all housing types has increased over the past year.

In the last 12 months Reigate & Banstead saw the biggest increase in average house prices for a detached dwelling, at around £660,000 compared to £624,500 recorded in the previous year. Meanwhile the average price for terraced dwellings in the borough increased to £300,487 (5%), whilst average prices for flats increased by 2.8% to £207,807. Average prices for semi-detached properties across the borough also increased by 3% (£341,141).

Figure 2 Dwelling Type Price Trend 2002 - 2013

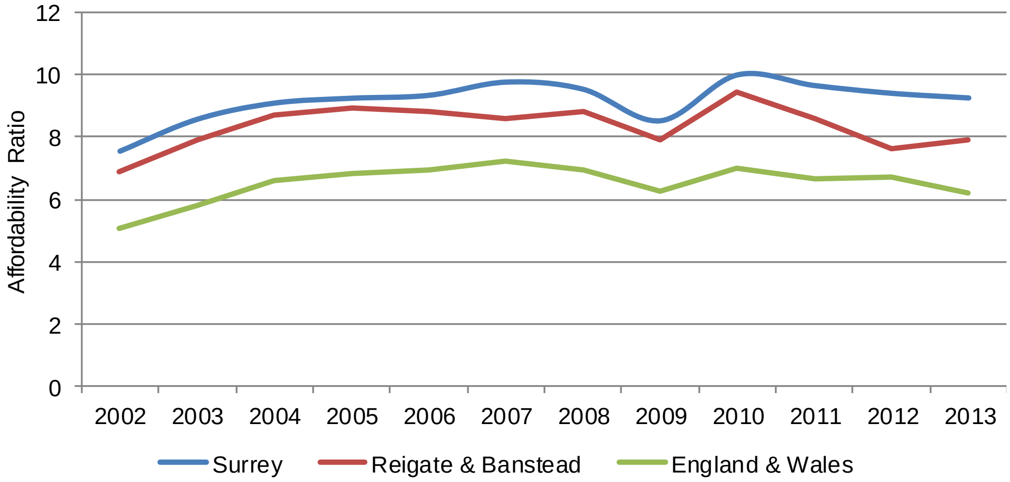


Affordability

Market affordability is recognised as one of the most significant challenges facing the housing market and one which has intensified over the past couple of decades. In the last year affordability has once again shown a slight improvement across the borough, whilst affordability nationally and regionally has become exacerbated. Median house prices across England have dropped and are currently 6.21 times median annual income, compared to the previous year's figure of 6.70. The median house price in Surrey is 9.26 times median annual income, a slight drop from the previous years figure of 9.41,Although affordability across Surrey has improved slightly, the ratio of median incomes to median house prices remains high further highlighting there is still an insufficient supply of affordable properties across the region.

Conversely, Reigate & Banstead median house price is 7.93 times median annual income, an increase from 7.65 recorded in the previous year. However, the borough is still one of the most affordable areas to live in Surrey (figure 3 overleaf)

Figure 3 Affordability Ratio Comparison 2002 - 2013

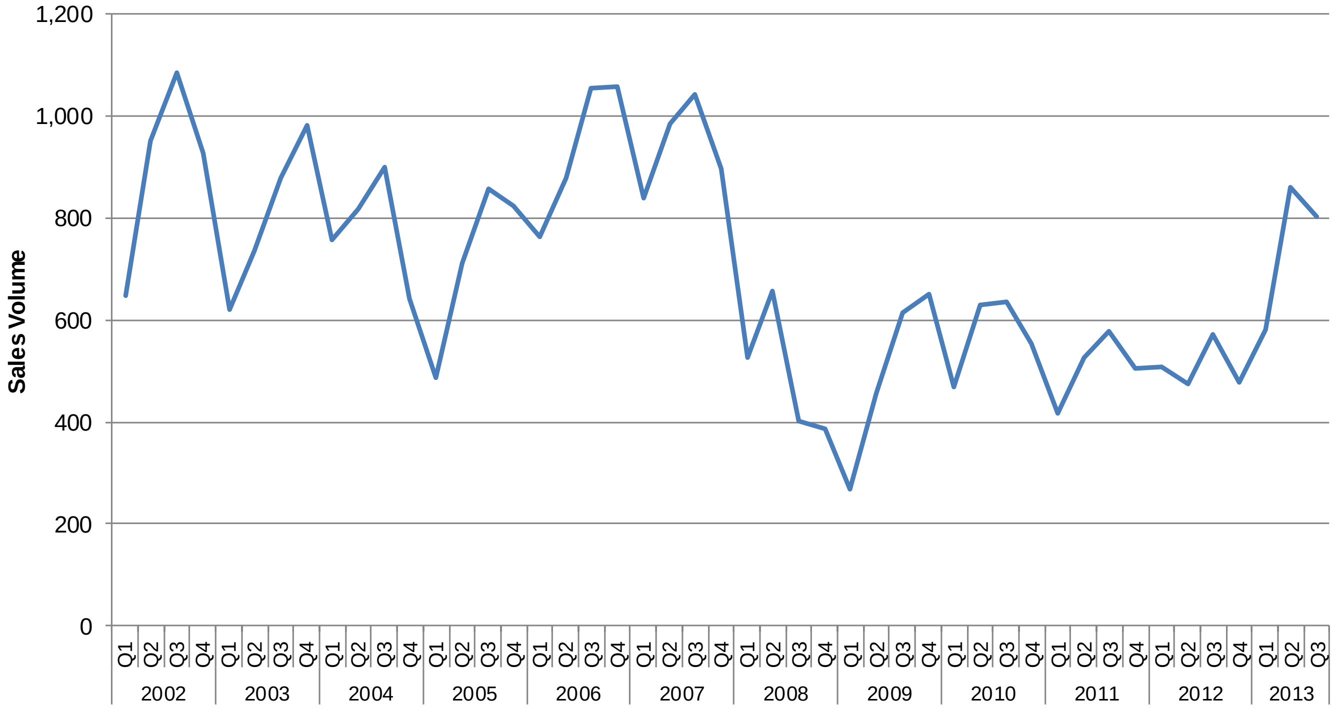


Despite recent improvements, affordability remains a pertinent issue and has been for the past decade. Since 2002, the national affordability ratio has risen from 5.07 to 6.21, exacerbated by the rapid growth in house prices in the mid 2000s. In recent years, this growth has stabilised, initially due to the strong employment market and more recently from increased property sales which has seen residential property prices increases. This is likely to further increase as the economy continues to grow.

Transaction Volumes

Figure 4 below shows transaction volumes have increased in the last year but still remain below the peak level reached in the late 2007/ early 2008, but has continued to show signs of improvement over the last year. A total of 2,719 transactions were recorded in the last year an increase from the previous year's figure of 2,061.

Figure 4 Annual Sales Volume Trend 2002 - 2012



Summary of Housing Delivery

Figure 5 Summary of Housing Completions

1 April 2013 to 31 March 2014		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	61	73	25	44	11	2	14	193	423
	Change of Use	2	4	3	0	2	23	0	0	34
	Conversions	0	0	5	0	0	0	0	0	5
	Total Completions	**63**	**77**	**33**	**44**	**13**	**25**	**14**	**193**	**462**
Losses	Demolitions	8	11	1	0	5	2	0	0	27
	Changes of Use	0	0	0	0	2	0	0	0	2
	No. of Units Before Conversion	0	0	0	0	0	0	0	0	0
	Total Losses	**8**	**11**	**1**	**0**	**7**	**2**	**0**	**0**	**29**
	Total Net Gain	**55**	**66**	**32**	**44**	**6**	**23**	**14**	**193**	**433**

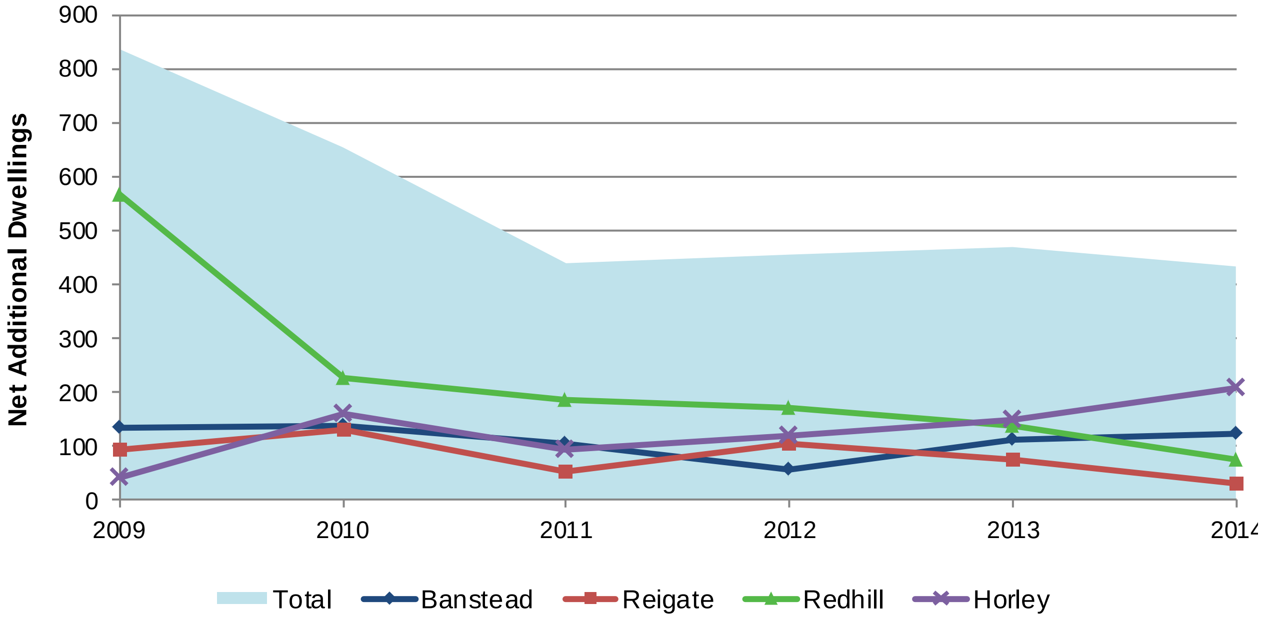
1 April 2013 to 31 March 2014 (Plan Period)	Area 1- Banstead	Area 2a – Redhill	Area 2b – Reigate	Area 3 - Horley	Total
Large Site Gross Completions	77	44	25	193	339
Large Site Losses	11	0	2	0	13
Large Site Net Gain	66	44	23	193	**326**
Small Site Gross Completions	63	33	13	14	123
Small Site Losses	8	1	7	0	16
Small Site Net Gain	55	32	6	14	**107**
Gross Completions	140	77	38	207	462
Losses	19	1	9	0	29
Total Net Gain	**121**	**76**	**29**	**207**	**433**

Delivery Trends

Overall Completion Rates in the last 5 years (2010-2014)

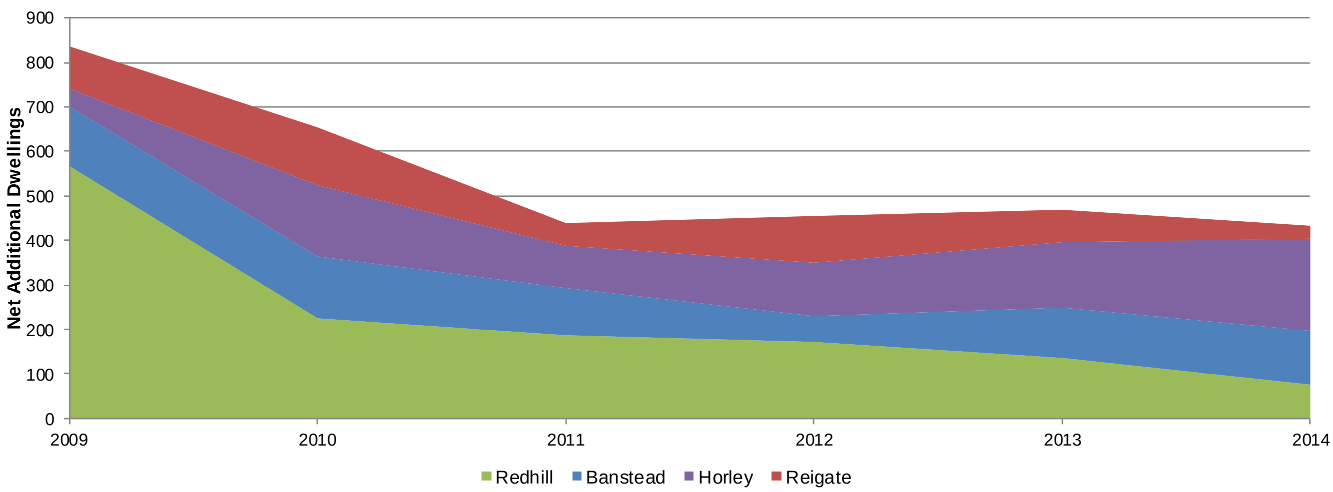
Net completions for the 2013-14 year stood at 433, a decrease compared to the previous year. Gross completions, at 462, were also below the level recorded in the previous year. Nationally, house building levels are showing signs of recovery partly down to several government initiatives to drive an increase in supply.

Figure 6 Net Completion Trend 2009 - 2014



In terms of spatial distribution, Horley (Area 3) contributed the largest proportion of net completions at 48%, the majority came from the continued development of the North East Sector. Banstead (Area 1) was the second largest contributor accounting for 28% of net completions delivered in this area. Conversely, Reigate (Area 2b) made the smallest contribution at 7%, a significant drop in the proportion delivered in this area during the previous monitoring period.

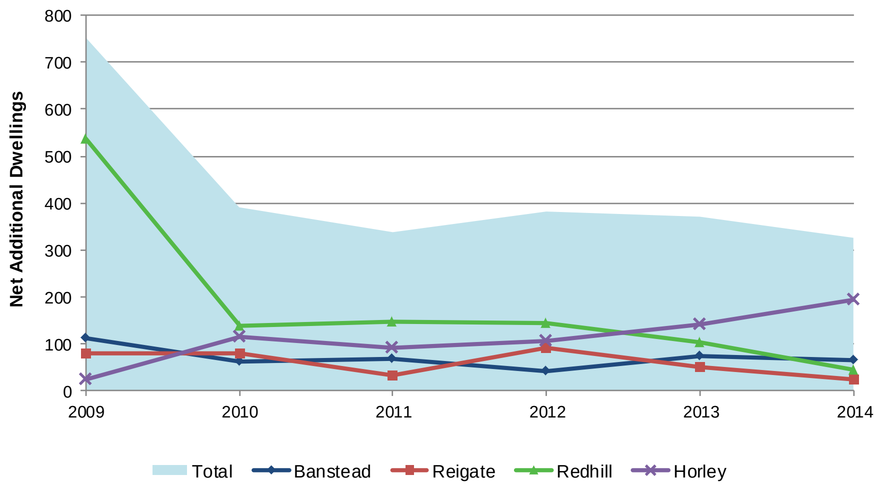
Figure 7 Area Contribution to Total Net Completions 2009 - 2014



Large Site Completion Rates

Over the past year total completions on large sites of 10 or more units have dropped and now account for 75% of the total. Similarly the number of net additional dwellings delivered on large sites with 10+ units has decreased from 371 in 2012/13 down to 326 in 2013/14. In the last 6 years net completions on large sites have fluctuated, yet still remain below the 2009 figure, when completion rates peaked to 753. In the last year there has been some change in net completions across the borough's four areas with Horley (Area 3) experiencing an increase in net completions on large sites up to 193 units. This is down to the continued development on the North East Sector. Against this Banstead (Area 1), Redhill (Area 2a) and Reigate (Area 2b) all saw a fall in large site net completions.

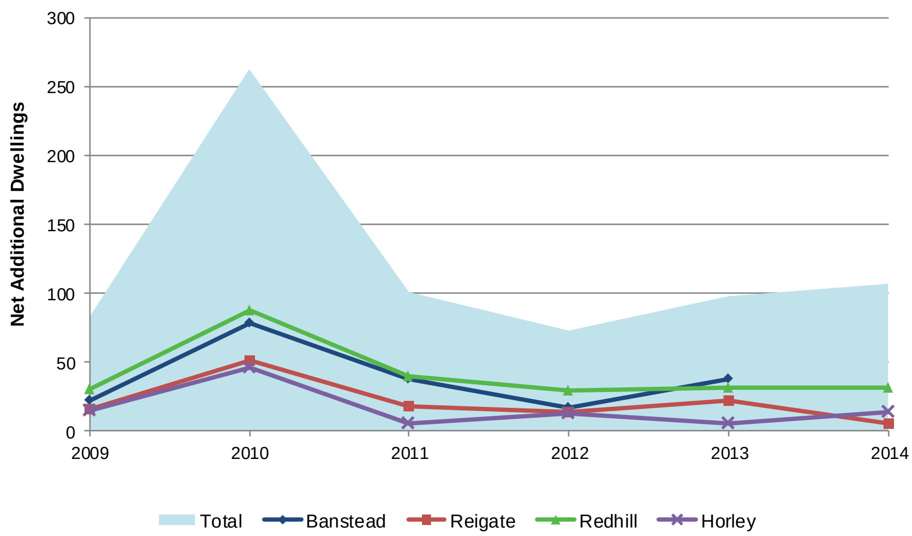
Figure 8 Large Site Net Completion Trend 2009 - 2014



Small Site Completion Rates

In the last year a total of 107 units were completed on small sites, an increase from the previous year's figure of 98. Banstead (Area 1) and Horley (Area 3) both saw an increase in small site completions over the past year, with the majority of completions coming from infilling. Conversely, completions on small sites in Reigate (Area 2b) dropped in the last year. Once again total completions on small sites in Redhill (Area 2a) have stayed the same accounting for 30%.

Figure 9 Small Site Net Completion Trend 2009 - 2014

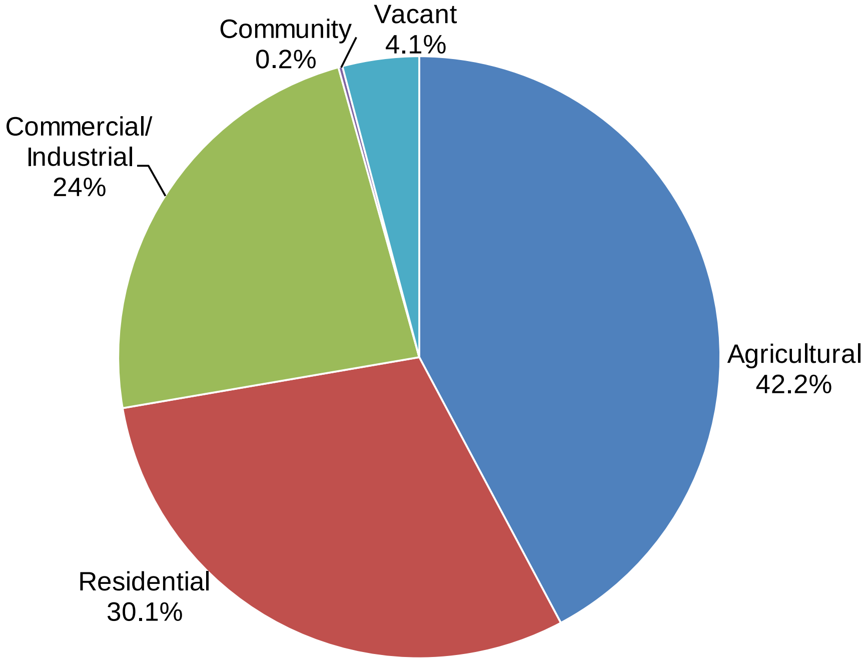


Completion Characteristics

Sources of Supply – Previous Land Use (PDL)

The primary source of completions on previously developed land (PDL) was once again on land previously in agricultural use, accounting for over 40% of all PDL in 2013/14. The general trend has shown that total residential use continues to fall from the previous monitoring year's figure, when such land use accounted for 40% of the total. For reference, developments on previously residential land typically include replacement dwellings, dwelling and plot subdivisions and infill or back land development. There has been a decrease in the number of completions on community (0.2%) and vacant (4.1%) land.

Figure 10 Previous Land Use of Completed Dwellings



The Council's emerging Core Strategy Policy CS10 prioritises the use of previously developed land (PDL) in order to promote the efficient and sustainable use of land. Over the last year there has been a significant drop in total completions on PDL down from 80% to 47%. This is largely due to the Horley North East development, where the majority of dwellings were completed in this monitoring year and also from the proposed housing development at Horley North West, both of which are on Greenfield land. Until these sites are completed the overall percentage of completions on PDL will be significantly lower than pre 2010, as the vast majority of the borough's housing will come from both Horley sites over the next few years.

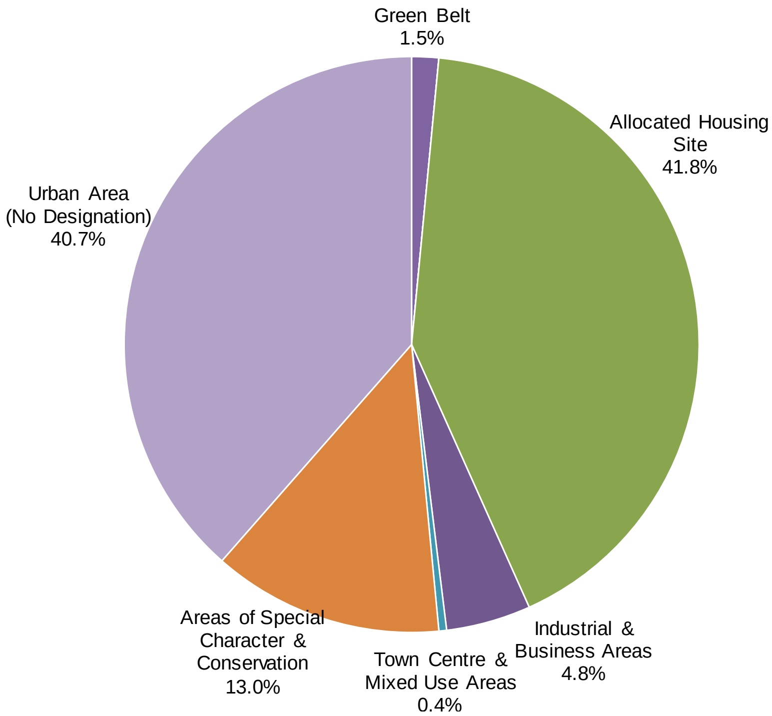
In the last year around 47% of all completions across the borough were on PDL. A large proportion of development was on the Horley North East Sector, this alone accounted for over 40% of total completions in the borough.

Figure 11 Previously Developed Land

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Dwellings on PDL	394	429	627	617	614	836	632	425	381	408	216
% on PDL	96.7	87.6	99.4	98.9	99.4	99.9	83.9	87.1	77.4	80.3	46.8

Sources of Supply – Designation

Figure 12 Designation of Completed Housing Sites



There has been no change in the total number of dwellings completed in urban areas that are not subject to any specific policy designations. This has stayed at around 41%. The percentage of completions on allocated housing sites has increased to 42%, due to continued development on the Horley North East Sector. Conversely, the total number of dwellings completed within the borough's designated industrial and business areas has dropped to around 5%.

Housing Density

Policy CS10 of the emerging Core Strategy states all development should 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 proposed Development Management Policies DPD.

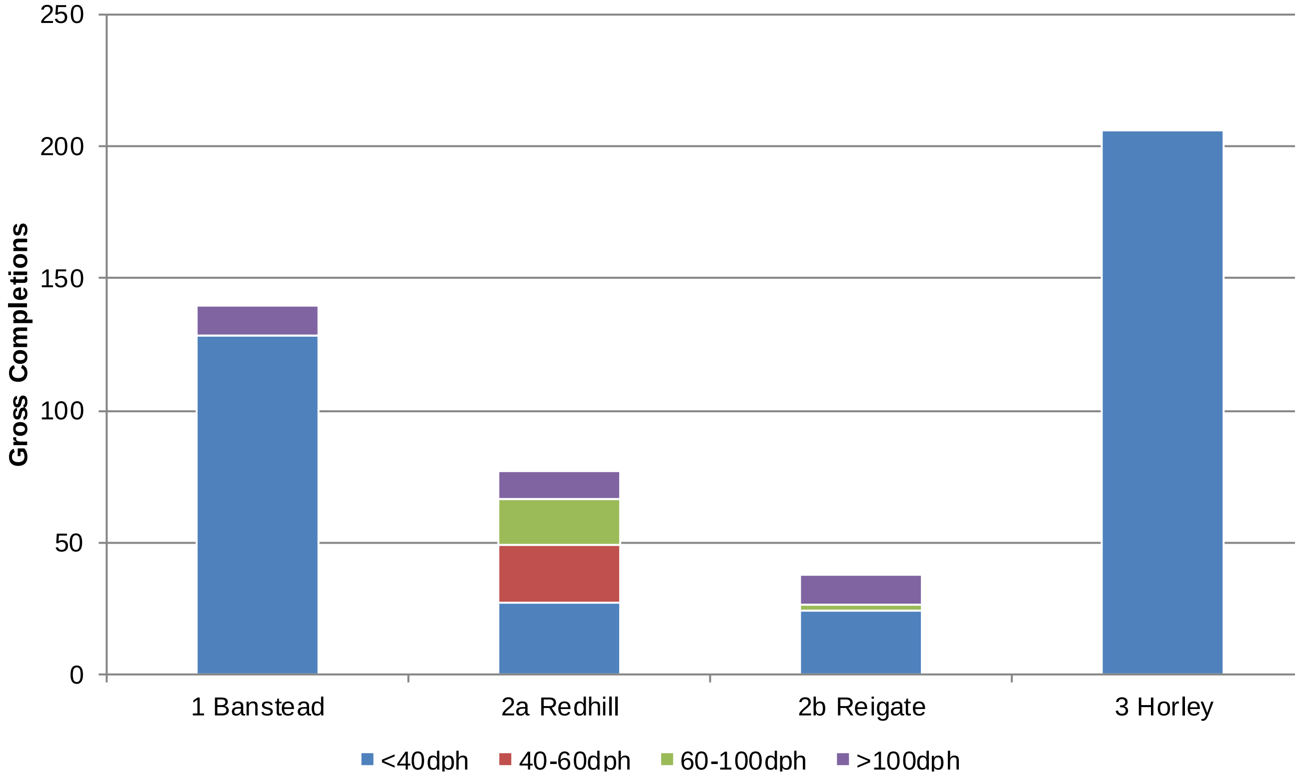
Figure 13 Density of Completions 2013

	Less than 40dph	40-60dph	60-100dph	More than 100dph
Number of Units	385	23	19	35
Percentage (%)	83.3%	5.0%	4.1%	7.6%

The majority of housing completions were at densities below 40dph accounting for 83% of the total, an increase from the previous monitoring year's figure of 254 units (58%). Since the last monitoring period there has been a significant drop in completed units at densities over 40dph most notably at a density between 60-100dph making up around 4%.

Figure 15 overleaf demonstrates the variation in the density of completions across the four borough areas. In this monitoring period dwellings completed in Horley (Area 3) were all at densities below 40dph. Similarly, the majority of completions in Banstead (Area 1) were also at densities below 40dph and is largely reflected by their character and more limited public transport accessibility. Compared to Redhill (Area 2a) and Reigate (Area 2b) where higher densities are more commonly found, which is not surprising given their more dense urban character and closer proximity to public transport.

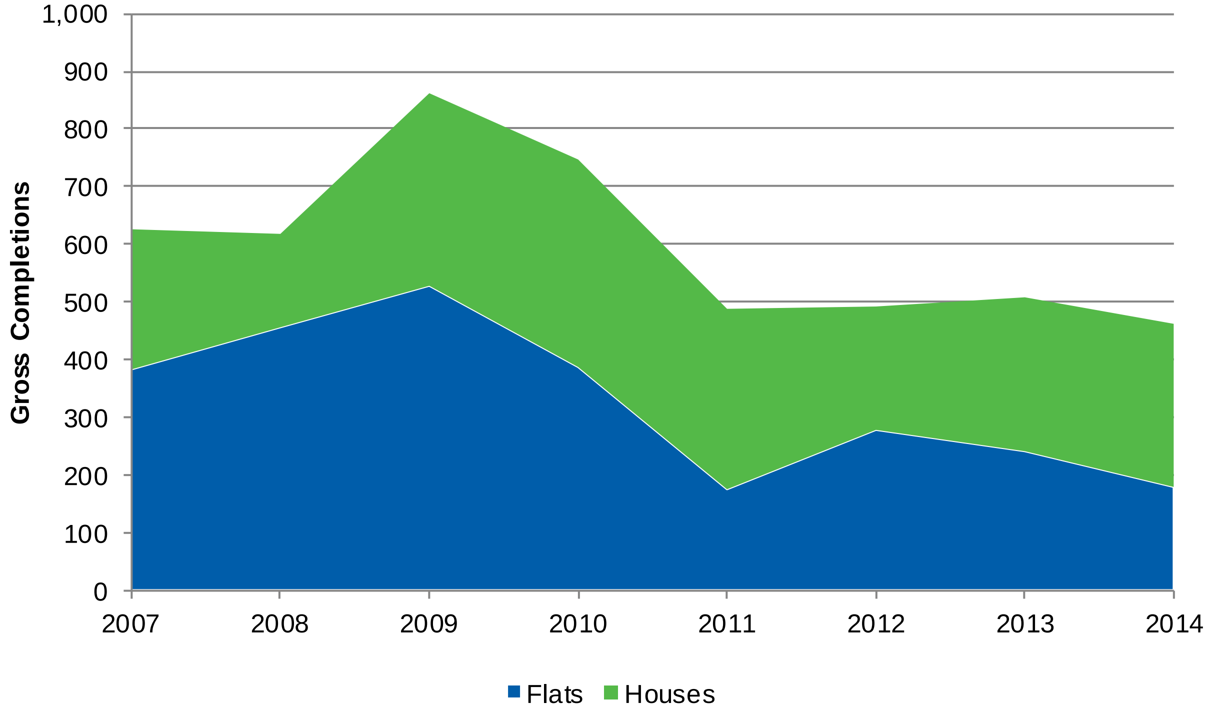
Figure 14 Density of Completions by Borough Area



Dwelling Size & Type

Figure 15 shows that over the past year, there has been an increase in housing completions accounting for 61% of the total, compared to total flat completions which has fallen down to 39% and is broadly in line with the long term trend since 2007. Total completions of flats and houses across the borough continue to be below the peak levels reached in 2009.

Figure 15 Breakdown by Dwelling Type



Conversely, Figure 16 below shows 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

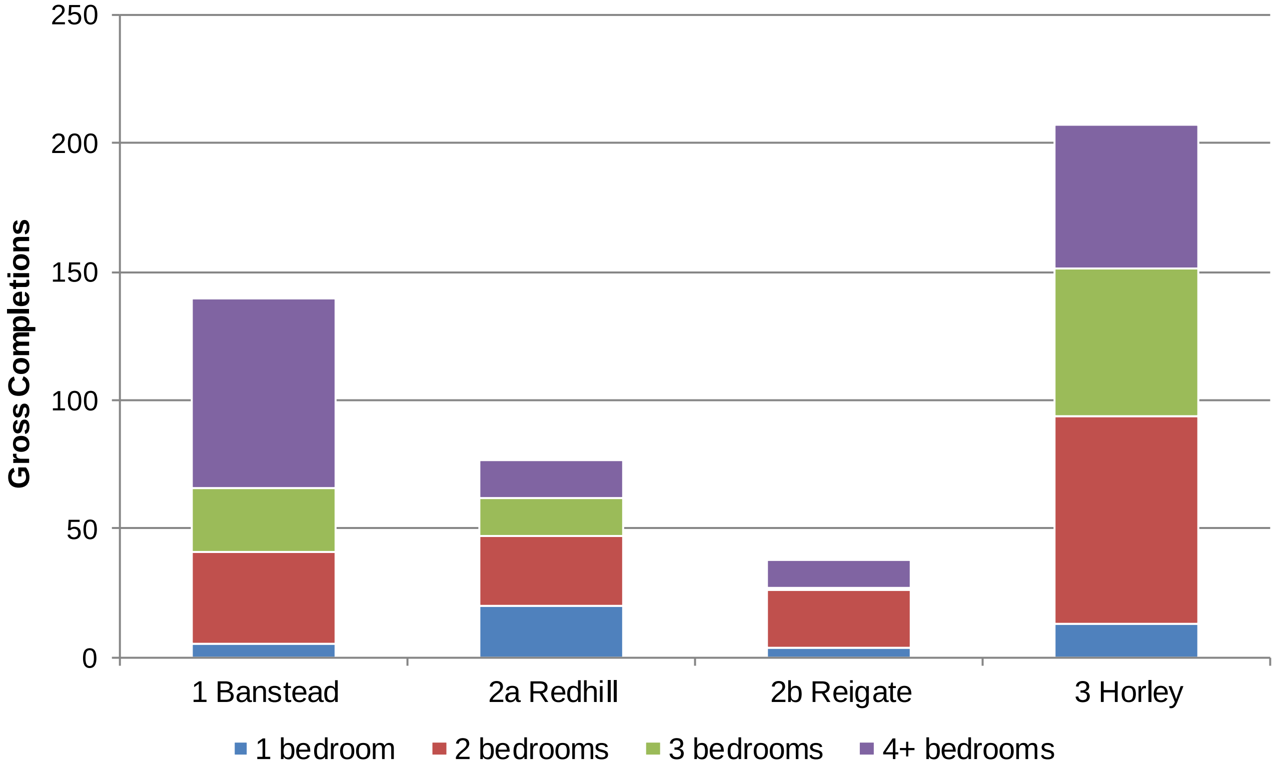
	Flats	Houses
Area 1 – Banstead	36 (26%)	104 (74%)
Area 2a – Redhill	47 (61%)	30 (39%)
Area 2b - Reigate	26 (68%)	12 (32%)
Area 3 - Horley	70 (34%)	137 (66%)

Once again the majority of completions were 2 bedroom dwellings accounting for 36% of the total; followed by 4+ bedroom dwellings at 34%. Conversely, 1 bedroom units had the fewest number of completions at 9%. Over the past year, the total number of 3 bedroom units increased up to 21% (of completed units). When compared to the latest SHMA recommendations, the Council once again under delivered in terms of larger 3 and 4+ dwellings and over delivered on smaller 1 and 2 bedroom properties. Figure 18 below show the variation in dwelling size across the borough's four areas.

Figure 17 Completions by Size Compared to SHMA Recommendations

	Completions 2014	SHMA 2012 Market Housing Recommendation
1 bedroom	9%	40%
2 bedrooms	36%	
3 bedrooms	21%	60%
4+ bedrooms	34%	

Figure 18 Completed Dwelling Size by Borough Area

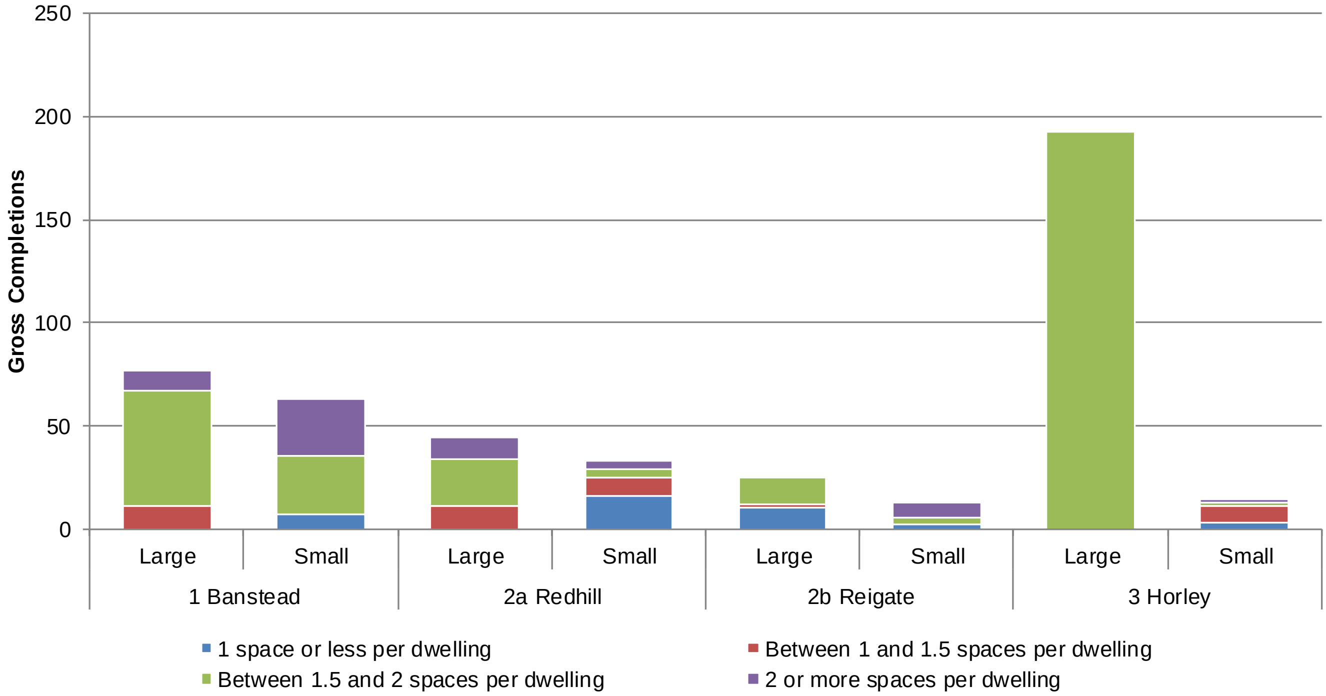


Car Parking Standards

In the last year, the average number of parking spaces per dwellings on completions was 1.55 marginally below the level in the previous year (1.54 spaces per dwellings). The majority of dwellings completed across the borough in this monitoring period had between 1.5 and 2 parking spaces accounting for around 70% of the total, whilst 13% had more than 2 parking spaces per dwelling.

Figure 19 shows parking space provision varies considerably across the four borough areas and largely reflects their location and levels of accessibility. As evident in Banstead (Area 1) where the majority of completed dwellings had on average between 1.5 and 2 parking spaces per dwellings. The same can be said for Horley (Area 3) with a high proportion of completed dwellings on the Horley North East Sector having between 1.5 and 2 parking spaces. Conversely, Reigate (Area 2b) and Redhill (Area 2a) had fewer completions with parking provision which is not surprising, given their proximity to services and transport links.

Figure 19 Average Parking Spaces on Completed Dwellings by Site Size



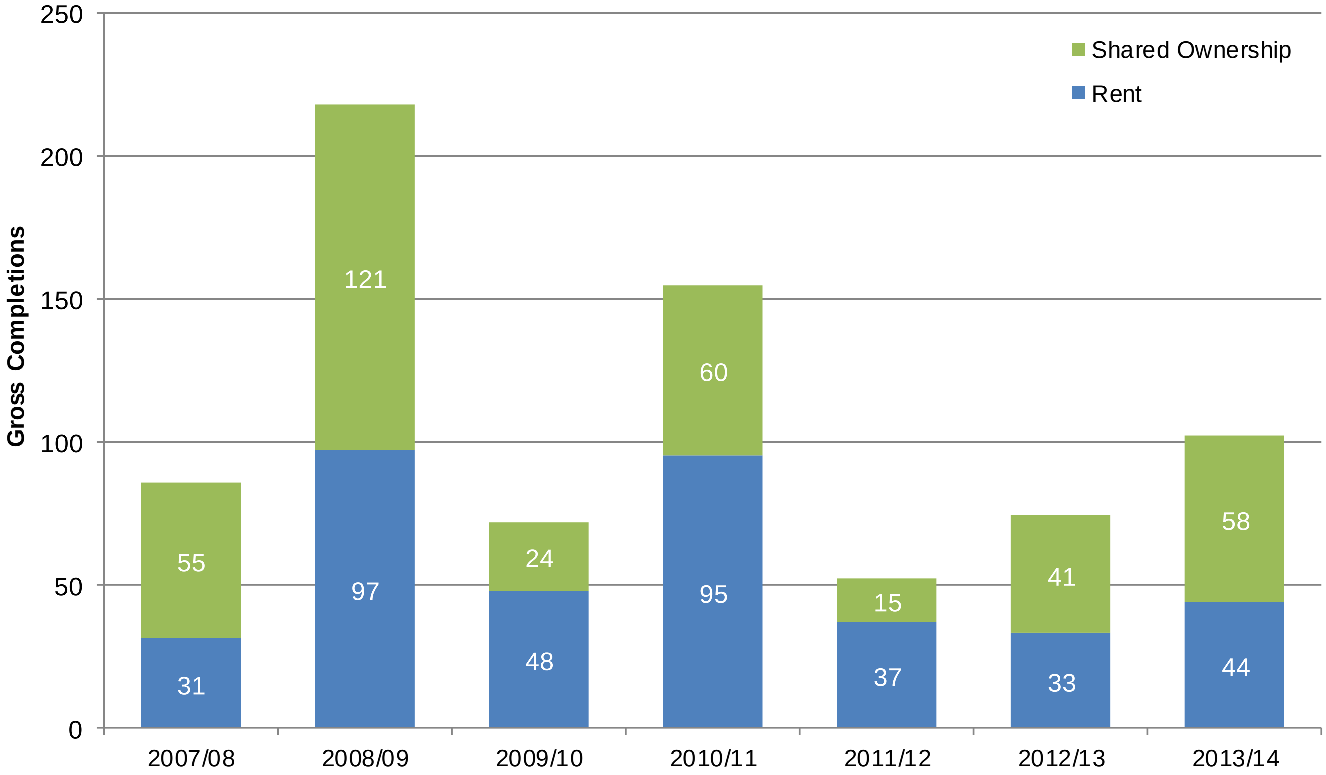
Affordable Housing

Figure 20 Affordable Housing Completions Summary

	Gross Completions
Total Units Completed 2013/14	462
Affordable Completions	102
Affordable (%)	**22.1%**
Social Rented	44
Social Rented (%)	**43.1%**

A total of 102 gross affordable housing units were completed in the last year, accounting for 22% of all gross completions, an increase compared to the previous monitoring year. The total number of completions on social rented units also increased over the past year up to 44 units equal to 43% of the total. The majority of affordable housing units were completed on the Horley North East Sector. A small proportion of affordable units were also completed on Cro Madra, St Monicas Road, Kingswood.

Figure 21 Affordable Housing Completions Trend



New Permission Characteristics

Number of New Permissions

Figure 22 Number of New Units Permitted

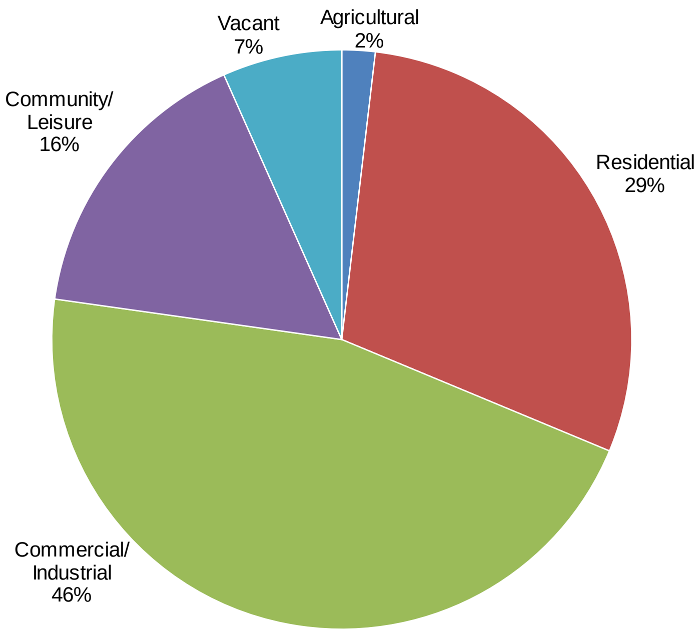
		Area 1 - Banstead	Area 2a - Redhill	Area 2b - Reigate	Area 3 - Horley	TOTAL
Large (10+ units)	Gross	218	362	65	236	**881**
	Net	212	286	44	225	**767**
Small (1-9 units)	Gross	109	65	89	42	**305**
	Net	80	53	77	39	**249**
All Sites	Gross	**327**	**427**	**154**	**278**	**1,186**
	Net	**292**	**339**	**121**	**264**	**1,016**

A total of 155 applications with the potential to deliver 1,032 net additional dwellings were granted permission during the past year. This represents around a 32% increase of potential additional dwellings compared to the previous year (2012-13).

The majority of new permissions (net) during 2013/14 were on large sites accounting for 75% of the total compared to 2012/13 when 66% of new permissions were granted for large sites. The location of development influences the total number of gross permissions granted across the borough as shown in figure 22 above, with Redhill (Area 2a) making up the majority of all gross permissions accounting for around 36% of the total.

Source of New Permissions – Previous Land Use

Figure 23 Previous Land Use of New Permissions



The majority of gross new housing permissions granted this year were on commercial/ industrial sites accounting for 46% of the total, an increase from 36% recorded in the previous monitoring year. This is largely due to the Redhill Railway Station redevelopment and several permitted development notifications for changes of use from office to residential uses. There has also been an increase in the total number of permissions granted on community and leisure sites (16%) which form part of the Preston Regeneration on Merland Rise/ Purbeck Close. Conversely, permissions granted on sites already in residential use and also on vacant sites dropped to 29% and 7% respectively.

Source of New Permissions – Designation

The majority of dwellings permitted over the last year are in undesignated urban areas accounting for 50% of the total. Since the last monitoring period there has been an increase in the total number of dwellings permitted in town and local centres (25%) as a result of the Redhill Railway Station redevelopment. The number of dwellings permitted on industrial & business areas has also increased to 8% since the last monitoring period, the majority of which are permitted development notifications to convert offices into residential use. A further 6% were located within Conservation Areas or Residential Areas of Special Character (RASCs) and 4% were located within the Rural Surrounds of Horley

Housing Density

The majority of dwellings permitted in the last year were at densities below 40dph accounting for over 46% of the total, an increase from 44% recorded in the previous monitor. The current figure is still above the 2009-10 figures of 41%. More than 12% of dwellings permitted in the borough over the past year were at densities between 40-60dph, an increase from the 2012/13 figure of 2%. Subsequently, the total number of dwellings permitted at densities over 100dph has dropped to less than 20%.

Figure 25 Density of New Permissions

	Less than 40dph	40-60dph	60-100dph	More than 100dph
Number of Units	553	152	246	235
Percentage (%)	46.7%	12.8%	20.7%	19.8%

Dwelling Type & Size

Figure 26 Size & Type of Newly Permitted Dwellings

	Flats	Houses	Total
1 bedroom	236	10	246 (20.7%)
2 bedrooms	420	120	540 (45.5%)
3 bedrooms	4	221	225 (19.0%)
4+ bedrooms	0	175	175 (14.8%)
Total	660 (55.6%)	526 (44.4%)	1,186

In the last year there has been a drop in the number of flats permitted accounting for almost 56% of the total, conversely the total number of houses permitted has increased to 44%. The total number of 1 & 2 bedroom flats outweighs the number of permitted 1 & 2 bedroom houses and also 3 & 4+ bedroom houses and has been the case for over a year. Over the last year there has been a sharp increase in the number of smaller units (1 & 2 bedroom) flats and largely comes from a number of large scale developments permitted. These include the redevelopment of Redhill train station, the Former Liquid & Envy nightclub in Redhill and Preston Regeneration at Merland Rise. There are also a number of permitted development notifications in Horley including, Beulah Court and Consort House proposing changes of use from offices to residential uses.

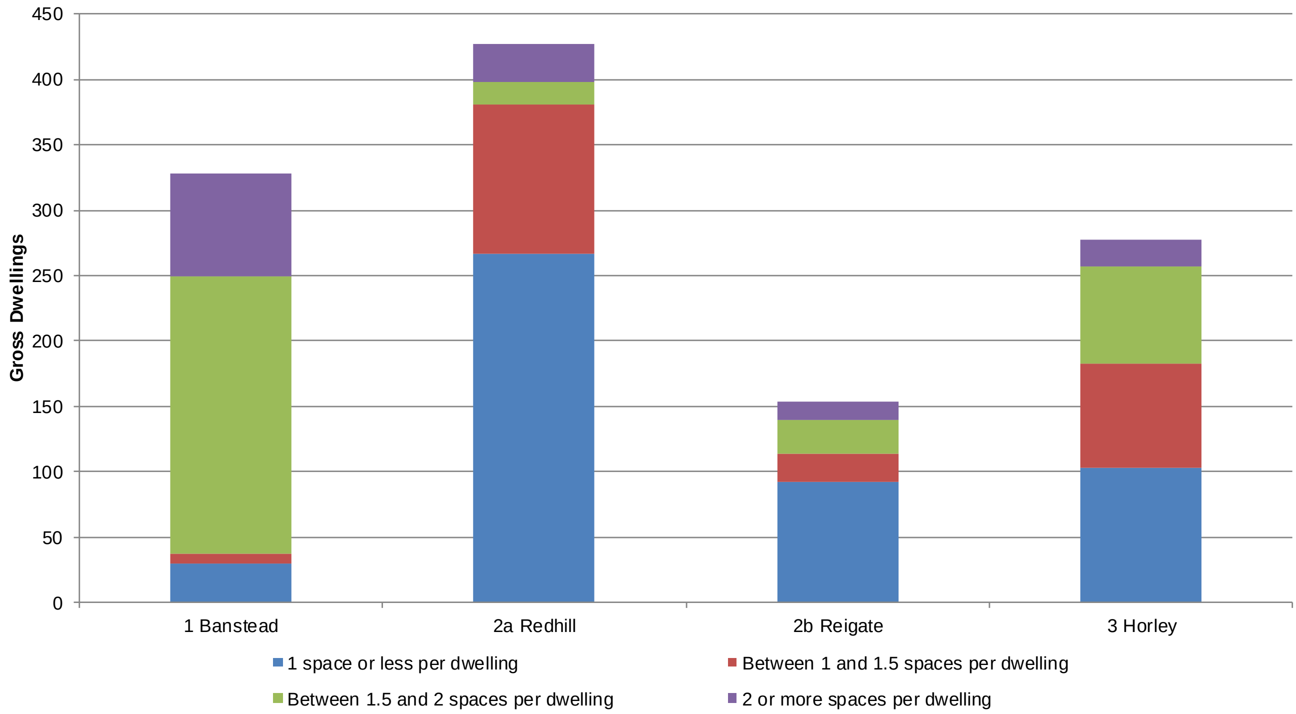
There is notable variation in the dwellings permitted across the four borough areas in terms of their size and type. In Banstead (area 1) the majority of dwellings permitted were for 3 or more bedrooms accounting for nearly 60% of the total, whilst a significant proportion of 1& 2 bedroom units were permitted in Redhill (area 2a), Reigate (area 3b) and Horley (area 3).

Car Parking Standards

Over the past year the average number of car parking spaces per dwelling for new permissions granted in the borough has increased to 2, compared to the previous years monitoring figure of 1.57.

A total of 492 (21%) dwellings were granted permission with 1 parking space or less, a significant increase from the previous monitoring year and a further 223 (24%) permissions granted had on average, between 1 and 1.5 parking spaces. The majority of new permissions granted in the last year had an average of 1.5 and 2 parking spaces accounting for almost 30% (330 permissions) of the total. Once again the level of parking provision per dwelling varies across the borough the main contributing factors being; location and levels of access to amenities, public transport, etc, as shown in figure 27 below. On average Banstead (Area 1 has more parking spaces per dwelling which is expected given its lower levels of accessibility. Conversely, Redhill (Area 2b) and Reigate (Area 2a) tend to have fewer parking spaces per dwelling, as the majority of development within these areas is in or on the edge of town centres, which is in close proximity to public transport and local amenities.

Figure 27 Parking Spaces on Newly Permitted Dwellings by Area



Housing Supply & Delivery Position

Plan Period Performance

Whilst not formally adopted, the Core Strategy (Policy CS13) will set the housing requirement for the borough moving forward to 2027. The plan was found sound by the inspector in January 2014 with no further modifications to the housing requirement required. Performance is therefore monitoring against this target The Council expects to adopt a Core Strategy in Summer 2014.

Figure 27 Performance against Core Strategy – 2012 to 2027

Housing requirement	Net completions to date	Average per year	Completed	Residual	Residual per annum
6,900	902	451	13.1%	5,998	461

Figure 27 summarises the progress that has been made against the Core Strategy housing requirement. Since 2012, a total of 902 net additional units have been delivered across the borough, against the annual requirement of 460. In the last year 433 net units were delivered, a slight under provision against the 460 annual requirement, leaving an outstanding requirement for 5,998 additional dwellings over the next 13 years, equivalent to 461 net additional homes per annum.

Five Year Land Supply Position

This section sets out the five year deliverable housing land supply position in Reigate & Banstead. The five year supply runs from 1 April 2014 to 31 March 2019. 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 is based on the findings of the 2012 Strategic Housing Land Availability Assessment, evidence submitted and tested at the additional Core Strategy examination session in December 2013 and on-going analysis of identified sites.

Five Year Housing Requirement

The Council's emerging Core Strategy will set the housing requirement for the borough moving forward. Policy CS13 of the document sets out that at least 6,900 homes will be delivered in the borough between 2012 and 2027, equivalent to 460 homes per annum.

Whilst the Core Strategy is not yet adopted, it has been found sound by the planning inspector with no further modifications to the housing requirement set out in Policy CS13 and is awaiting adoption. The Council therefore considers it appropriate to base assessment of five year land supply on this figure.

On this basis, the Council considers that the five year requirement, with no account for past delivery or the NPPF buffer is 2,300 (460 x 5) dwellings.

The NPPF 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. There was significant over supply of housing during the period of the SEP (2006-2012) – equivalent to some 20% above the requirement at the time. For this reason, it is considered that the 5% figure is applicable to Reigate & Banstead.

Over the past two years the Council has under delivered by 18 units against the cumulative Core Strategy requirement. In accordance with Policy CS13 and paragraph 7.4.6, this under-supply will be annualised over the remainder of the plan period, requiring an extra 1.4 dwellings to be delivered in each of the remaining years.

The overall five year requirement is therefore 2,300 units with an additional NPPF buffer of 115 units and an allowance of 7 units to address past under-supply. This results in a total five year requirement of 2,422 dwellings, equating to an annual requirement of 484. These figures 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)
- Specific sites without planning permission
- 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 1 April 2014, there are a total of 1,757 outstanding net additional dwellings on sites with planning permission. A total of 126 units are excluded from this figure to reflect instances where the Council has evidence that sites are unlikely to be implemented (either at all or in their permitted form).

Therefore, the total number of deliverable dwellings (i.e. in years 1-5) on sites under construction is 1,631 net additional dwellings.

As context, 607 of these units are on sites which are currently under construction and the remaining 1,024 are on sites which have yet to be implemented.

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 1,631 net additional dwellings.

Specific Sites without Planning Permission

Through the SHLAA and plan-making process, the Council has identified a number of specific sites without planning permission which are deliverable within the five year supply. The deliverable capacity on these sites (i.e. those units which will come forward in the five years to 2019 taking account of any phasing plans) is **792 net additional dwellings.**

All of these sites have been assessed for suitability and achievability and regular contact with landowners or promoters has been maintained to ascertain availability and likely timing. They are therefore deliverable in the context of the definition contained within the NPPF.

Full details of the sites in this category are 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 2012 SHLAA and detailed analysis can be found in Appendix 5 of the 2012 SHLAA. Taking account of sites and broad locations specifically identified within through the SHLAA process, the SHLAA calculates a 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.

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. Residential intensification forms a significant part of windfall supply and analysis of recent trends suggests they alone have contributed an additional 167 units per annum. Furthermore, the recent introduction of permitted development rights for office to residential uses will lead to a short term upsurge in such developments. These two factors demonstrate that there is considerable scope for even greater windfall development in the borough than the 50 dwellings per annum which has been allowed for.

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 **2,673 net additional dwellings.** This represents a 5.52 years supply against the emerging Core Strategy requirement and NPPF 5% buffer.

Figure 30 Summary of Five Year Land Supply

Source		
1)	Sites with planning permission	1,631
2)	Sites without planning permission	298
3)	Horley North West Sector	494
4)	Specific Deliverable Sites (1+2+3)	2,423
5)	Windfall allowance	250
6)	**Total Capacity (4+5)**	**2,673**
7)	Core Strategy five year requirement	2,300
8)	5% Buffer	115
9)	Annualise over/under supply	7
10)	Total five year requirement (7+8+9)	2,422
11)	Annual equivalent (10 ÷ 5)	484
	Years Supply (6 ÷11)	**5.52(years)**

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 @ 1 April 2013	Gross Dwellings Permitted	Net Dwellings Permitted	Units completed @ 31 March 2014	Total net remaining @ 1 April 2014	Net Deliverable by 31 March 2019
13/00667/F	Blue Haze, Outwood Lane, Chipstead	CHW	Unimplemented	14	13	0	13	13
13/01617/OUT	The Sea Cadet Association, 2 Hooley Lane	RE	Unimplemented	11	11	0	11	11
12/01813/F	Redstone Hall, 10 Redstone Hill, Redhill	RE	Unimplemented	11	11	0	11	11
13/01578/F	Former Crown Buildings, 73-75 London Road	RW	Unimplemented	14	14	0	14	14
12/02102/F	Red House School, Kingswood Park, Tadworth	KBH	Unimplemented	14	11	0	11	11
13/00202/F	303-309 Fir Tree Road, Epsom Downs	N	Unimplemented	10	9	0	9	9
13/01729/OUT	Recreation Ground, Merland Rise, Preston	P	Unimplemented	130	130	0	130	130
13/00846/F	L/A Longfield Crescent, Tadworth	P	Unimplemented	16	16	0	16	16
13/01338/F	White Lodge, 50 Tadworth Street. Tadworth	TW	Unimplemented	11	11	0	11	11
13/01366/F	The Royal Phoenix, 84 Dorking Road, Tadworth	TW	Unimplemented	11	10	0	10	10
13/02147/OUT	Darby House, 162 Bletchingley Road, Merstham	M	Unimplemented	20	20	0	20	20
13/02289/OUT	Portland Drive, Merstham	M	Unimplemented	48	6	0	6	6
13/00420/F	Liquid & Envy, Redhill	RE	Unimplemented	61	61	0	61	61
13/00802/F	The Frenches Club, The Frenches, Redhill	RE	Unimplemented	11	11	0	11	11
13/00848/F	Redhill Railway Station, Princess Way, Redhill	RE	Unimplemented	150	150	0	150	150
13/01938/F	Reigate Business Mews, 38 Albert Road North, Reigate	RC	Unimplemented	14	14	0	14	14
13/01912/P3JPA	Imperial Buildings, 68-70 Victoria Road, Horley	HC	Unimplemented	13	13	0	13	13
13/01786/P3JPA	Consort House, Consort Way, Horley	HC	Unimplemented	32	32	0	32	32
13/00962/P3JPA	Bealuh Court, 15-19 Albert Road, Horley	HC	Unimplemented	29	29	0	29	29
13/02114/P3JPA	129 Victoria Road, Horley	HC	Unimplemented	14	14	0	14	14
13/01421/OUT	Longwood, 121 Smallfield Road, Horley	HE	Unimplemented	36	35	0	35	35
13/01973/OUT	Inholms, Haroldslea Drive, Horley	HE	Unimplemented	50	50	0	50	50
12/01940/F	Former Court Lodge Primary School, Court Lodge Road, Horley	HW	Unimplemented	18	18	0	18	18
12/02030/F	Colne House, Linkfield Lane, Redhill	RW	Unimplemented	19	17	0	17	17
12/01276/F	Dacre Cottage, Outwood Lane, Chipstead	CHW	Under Construction	10	9	0	9	9
12/00341/F	Former Ship Public House, Copse Road	MSJ	Under Construction	12	11	0	11	11
11/01903/F	Church Hall, Yorke Road, Reigate	RC	Under Construction	12	12	0	12	12
12/01989/F	9 Dovers Green Road, Reigate	SPW	Under Construction	12	12	0	12	12
12/01881/F	Newman House, Victoria Road, Horley	HC	Under Construction	90	90	0	90	90
12/01988/F	Kingswood Mitsubishi, 3-4 Waterhouse Lane, Kingswood, Tadworth	KBH	Under Construction	14	14	0	14	14
12/01584/F	141-147 Nork Way & 37 & 39 Parsonsfield Road	N	Under Construction	10	9	0	9	9
12/01885/F	British Transport Police Training Centre St Cross Sandilands Grove, Walton on the Hill	TW	Under Construction	13	13	0	13	13
10/01423/F	Woodlands Court, 23 Woodlands Road	EW	Under Construction	18	14	0	14	14

Application Reference	Site Address	Ward	Implementation Status @ 1 April 2013	Gross Dwellings Permitted	Net Dwellings Permitted	Units completed @ 31 March 2014	Total net remaining @ 1 April 2014	Net Deliverable by 31 March 2019
04/02411/F	L/A Former Holmethorpe Quarry (Watercolour)	RE	Under Construction	551	551	535	16	16
11/01893/F	Land at Trowers Way/The Kilns, Redhill	RE	Under Construction	37	37	10	27	27
12/00424/F	Alton House, Carlton Road, Redhill	RW	Under Construction	12	2	0	2	2
13/02031/P3JPA	Surrey Mirror, Trinity House, 51 Reigate Road, Reigate	RH	Under Construction	18	18	0	18	18
04/01778/OUT	L/A Langshott & Lake Lane (Horley NE Sector)	HE	Under Construction	718	718	549	169	169
13/00504/F	Rosemary Court, Court Lodge Road, Horley	HW	Under Construction	30	20	0	20	20
Total Net Deliverable								**1,142**

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 Remaining @ 1 April 2014	Net Deliverable by31 March 2019
Under Construction	Area 1 – Banstead	87	59	56	56
	Area 2a – Redhill	31	25	25	25
	Area 2b- Reigate	62	56	56	56
	Area 3 – Horley	40	34	34	34
Not Implemented	Area 1 – Banstead	141	93	93	93
	Area 2a – Redhill	83	70	70	70
	Area 2b- Reigate	104	92	92	92
	Area 3 – Horley	72	63	63	63
				Total Net Deliverable	**489**

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

Site Address	Ward	Total Net Capacity	Net Deliverable in five year supply
Horley North West Sector, Meath Green, Horley	HW	1,510	550
Former garage site, Victoria Road, Horley	HC	50	50
Former Iron Horse Public House, Bletchingley Road, Merstham	M	10	10
Former Oakley Centre, Radstock Way, Merstham	M	15	15
Former De Burgh School, Preston	P	180	120
RNIB 'Redhill College', Philanthropic Road, Redhill	EW	65	65
Chatham Court & Linden Court, Lesbourne Road, Reigate	RC	38	38
			848

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:

Planning Policy Team

Tel: 01737 276000

Email: LDF@reigate-banstead.gov.uk