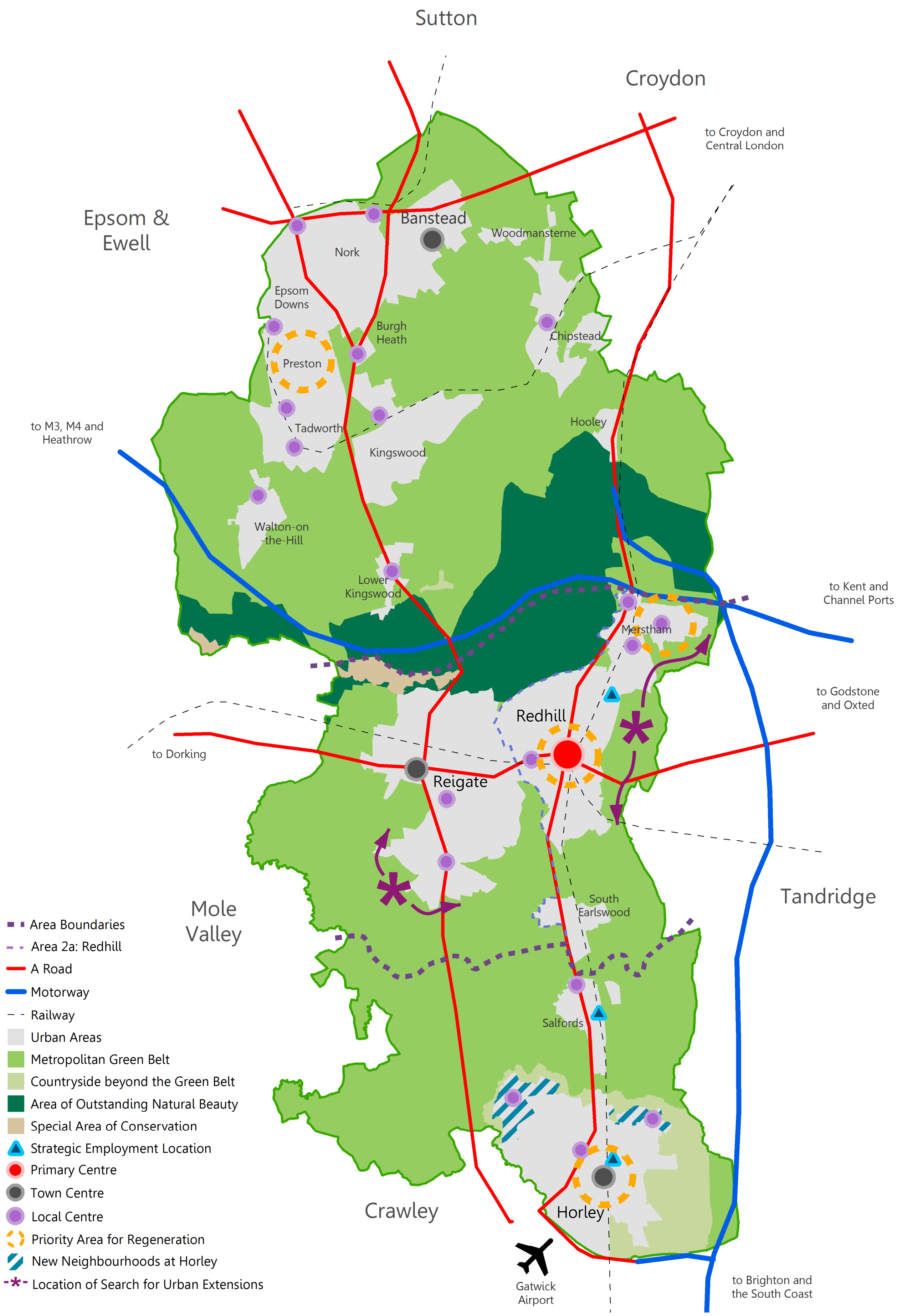
Housing Delivery Monitor

Including Five Year Land Supply
Position at 31 March 2018

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
to M3, M4 and Heathrow
Tadworth
Kingswood
Hooley
Walton-on-the-Hill
Lower Kingswood
to Kent and Channel Ports
Merstham
to Godstone and Oxted
Redhill
to Dorking
Reigate
Tandridge
Mole Valley
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 2018

Contents

Please Note:

The information contained within this monitor details housing completions and outstanding permissions within Reigate & Banstead during the period 1 April 2017 to 31 March 2018. The housing trajectory and five year land supply is compiled using monitoring data at 31 March 2018 and information obtained from a 2018 update of the Housing Economic Land Availability Assessment.

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

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

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
- Provide the base data for the evaluation of Local Plan and Core Strategy policies
- Set out the borough's 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 Core Strategy was formally adopted in July 2014; it details how much growth will take place until 2027 and sets out the overarching strategic approach for delivering new homes and development in the Borough. The emerging Development Management Plan will contain detailed policies and allocate sites for development across the Borough.

Relevant 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 Core Strategy is available on the Council's web site www.reigate-banstead.gov.uk/corestrategy

The Housing Monitoring Report measures the Boroughs performance against the indicators set out in the policies above. Information on housing permissions, completions and projections are included within this monitor to provide an insight on how the Borough is performing against the policies outlined in the Core Strategy and DMP. Reports on CS15 & 17 can be found in the Annual Monitoring Report.

Geographical Information

The monitor presents information on the basis of the Borough's four main settlement areas:

- **Area 1 - The North Downs**
- **Area 2a - Wealden Greensand Ridge- Redhill and Merstham**
- **Area 2b - Wealden Greensand Ridge- Reigate**
- **Area 3 - The Low Weald**

Key Messages

UK Trends

The Department for Housing, Communities & Local Government reports a 16% increase in the number of new build dwelling completions in England, totalling 163,250 in the year to December 2017. A number of dwellings under construction has also increased during the same period by 5% to 162,180 (House building; new build dwellings, England: December Quarter 2017).

Despite the increased rate of new housing supply, the Royal Institute of Chartered Surveyors' (RICS) residential market survey from March 2018 reported that the UK housing market activity remained subdued with number of agreed sales and new enquiries continuing to slip. RICS reports that a significant factor contributing to the slow market is the lack of fresh sales listings, which have been continuously dropping for the past seven months, making the average estate agent stock levels 'within a whisker of an all-time low'.

The average house price in the UK has been recorded by Halifax at £220,962, representing an annual increase of 2.2% (Halifax House Price Index April 2018). According to the latest Halifax Housing Market Confidence Tracker, half of the respondents believe the prices will continue to rise. This compares to 58% in the previous year. The consumer optimism in the housing market remains at a five year low despite climbing from +30 in October 2017 to current +33 in April 2018. Despite November base rate rise, fewer mortgage holders are concerned with potential rate increase than 6 months ago. The main barriers to buying a new home, according to the Halifax tracker, are deposits and job security.

Borough Key Messages

- **House Prices:** Land Registry reports that within 2017/18 the average house price transaction within Reigate & Banstead saw a 4.8% increase (from £463,000 to £485,417). Terraced and semi-detached dwellings saw a slight increase (2.17% and 1.09% respectively), whilst detached properties and flats both saw a drop in value (6% and 2.08% respectively.
- **Affordability:** The affordability ratio has shown a minor improvement from 11.69 to 11.58 in Reigate and Banstead. This is due to a 4.8% increase in the median salary compared to a 3.9% increase in the median house value.
- **Sales:** There has been a 2.7% increase in the number of transactions within the last twelve months in the borough (2,324 to 2,387).
- **Housing targets:** Core Strategy Policy CS13 plans for 6,900 new homes to be delivered between 2012 and 2027, this equates to an annual average of 460 additional dwellings. At least 5,800 of these additional dwellings will come from the existing urban area, whilst the remainder will be from sustainable broad locations set out in Core Strategy Policy CS8.
- **Completions:** Within the last twelve months 510 net additional dwellings were completed, this is a slight decrease from 517 within 2016/17 but remains above the Council's annual average target.
- **Previously Developed Land (PDL):** Within the last twelve months 53% of completed properties were built on previously developed land, this is in line with the 50% target set out in Core Strategy Policy CS10.
- **New Permissions:** Within the past twelve months 145 planning applications were granted planning permission, equating to 1,036 gross dwellings and 971 net dwellings.

Housing Market

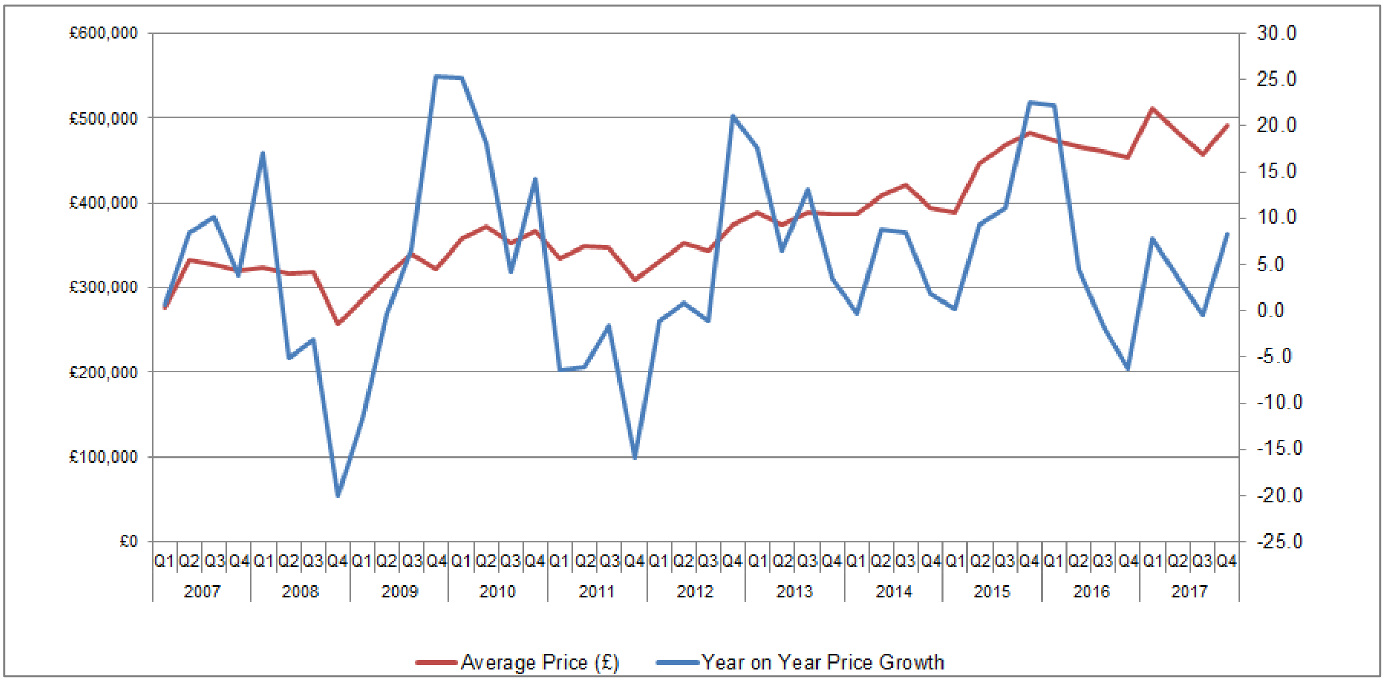
Average House Prices

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

Within the last twelve months, the Land Registry reports that the average annual house price within the Borough has increased compared to 2016/17 from £463,250 to £485,417, indicating a 4.8% rise for the Borough. In this monitoring period, house values peaked in the first quarter, declining slowly throughout the year, before increasing again in the last quarter. The average annual increase within Reigate and Banstead is in line with the average house prices in the UK, which have been recorded by Halifax House Price Index as a 2.2% increase.

Figure 1 shows that despite an overall increase in the average house price for the borough since 2006 there have been fluctuations, most noticeably a sharp drop in 2008 at the height of the economic recession.

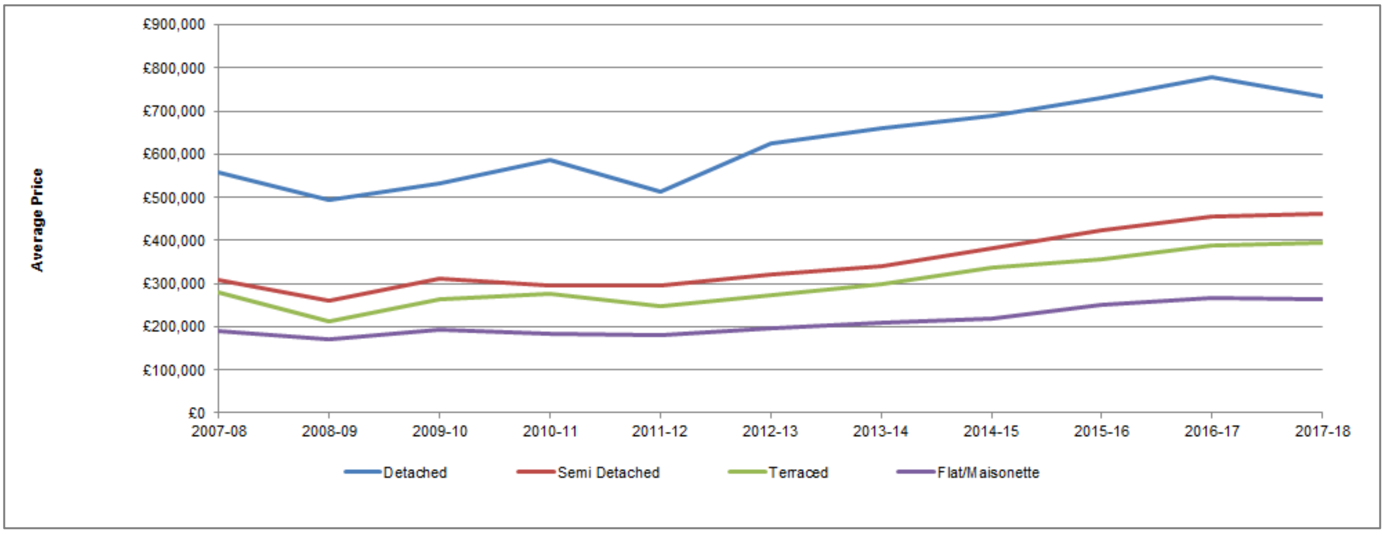
Figure 1 Average House Price 2007-2018 (Land Registry Data)



Price Breakdown by Dwelling Type

Figure 2 shows a slight increase in the average house price for terraced and semi-detached dwellings within the last twelve months (2.17% to £395,279 and 1.09% to £461,593 respectively). Detached properties and flats both saw a drop in value, with detached properties experiencing the most significant fluctuation in price with nearly 6% decrease to £733,766. Average house prices for flats declined by 2.08% to £262,493.

Figure 2 Dwelling Type Price Trend 2007 – 2018 (Land Registry Data)

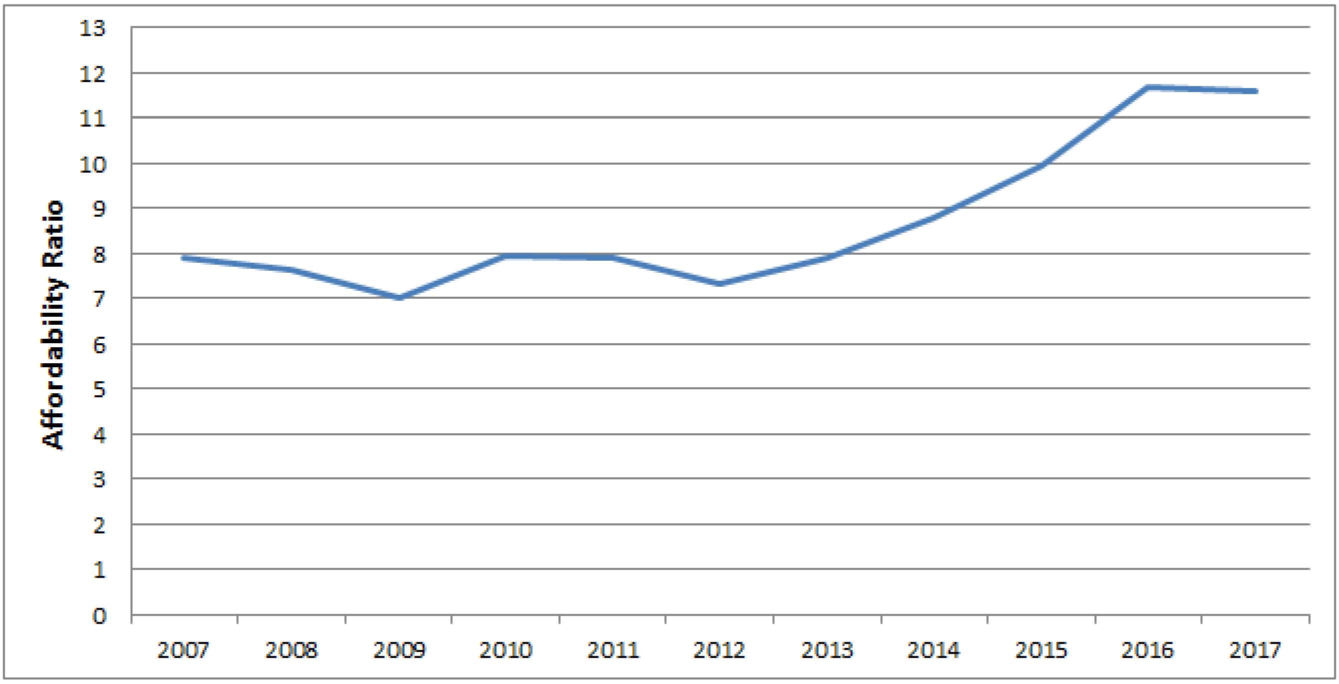


Affordability

Market affordability is recognised as one of the most significant challenges facing the housing market and one that has intensified over the past couple of decades. Despite the general trend, the last twelve months saw the affordability ratio remaining relatively steady, showing a minor decline (11.69 to 11.58).

Figure 3 shows that since 2007/8 the affordability ratio for Reigate and Banstead has increased from around 7.5 to 11.6. The affordability ratio has seen substantial growth for the last 5 years which forms part of a wider regional issue.

Figure 3 Affordability Ratio Comparison 2007 – 2018 (ONS data)



Transaction Volumes

Figure 4 shows fluctuation in the annual transaction volume between 2007 and 2018. In particular it shows a much higher number of transactions in 2007 just before the financial crisis.

The Royal Institute of Chartered Surveyors' (RICS) residential market survey for March 2018 reported that the UK housing market activity remained subdued with number of agreed sales and new enquiries continuing to slip on national level.
RICS reports that a significant factor contributing to the slow market is the lack of fresh sales listings, which have been continuously dropping for the past seven months, making the average estate agent stock levels 'within a whisker of an all-time low'.

Within the Borough there has been a 2.7% increase in the number of transactions in the last twelve months bucking the national trend (2,324 to 2,387).

Figure 4 Quarterly Sales Volume Trend 2007 – 2018 (Land Registry Data)

Summary of Housing Delivery

Figure 5 Summary of Housing Completions

1 April 2017 to 31 March 2018		Area 1 - Banstead Small Sites	Area 1 - Banstead Large Sites	Area 2a - Redhill Small Sites	Area 2a - Redhill Large Sites	Area 2b - Reigate Small Sites	Area 2b - Reigate Large Sites	Area 3 - Horley Small sites	Area 3 - Horley Large Sites	Total
Completions	New Build	37	42	11	0	24	0	6	350	458
	Change of Use	7	0	24	0	5	0	10	3	44
	Conversions	2	0	3	0	1	0	5	0	11
	Total Completions	**46**	**42**	**38**	**0**	**30**	**0**	**21**	**353**	**530**
Losses	Demolitions	7	0	2	0	4	0	3	1	17
	Changes of Use	1	0	0	0	0	0	1	0	2
	No. of Units Before Conversion	1	0	0	0	0	0	0	0	1
	Total Losses	**9**	**0**	**2**	**0**	**4**	**0**	**4**	**1**	**20**
Total Net Gain		**37**	**42**	**36**	**0**	**26**	**0**	**17**	**352**	**510**

1 April 2012 to 31 March 2018 (Plan Period)	Area 1- Banstead	Area 2a – Redhill	Area 2b – Reigate	Area 3 - Horley	Total
Large Site Gross Completions	388	402	206	1198	2192
Large Site Losses	33	52	18	16	118
Large Site Net Gain	355	350	188	1182	**2073**
Small Site Gross Completions	397	204	231	149	966
Small Site Losses	80	19	17	13	129
Small Site Net Gain	317	185	214	136	**837**
Gross Completions	785	606	437	1347	3158
Losses	113	71	35	29	248
Total Net Gain	**672**	**535**	**402**	**1318**	**2927**

Delivery Trends

Overall Completion Rates in the last 6 years (2012-2018)

Net completions for 2017/18 stand at 510, this is a 1.4% decrease in the number delivered in the previous financial year (517) and exceeds the plan period average of 488 and the annual average target set by the Core Strategy of 460. Completions have remained at an elevated level for another year.

Figure 6 Net Completion Trend 2012-2018

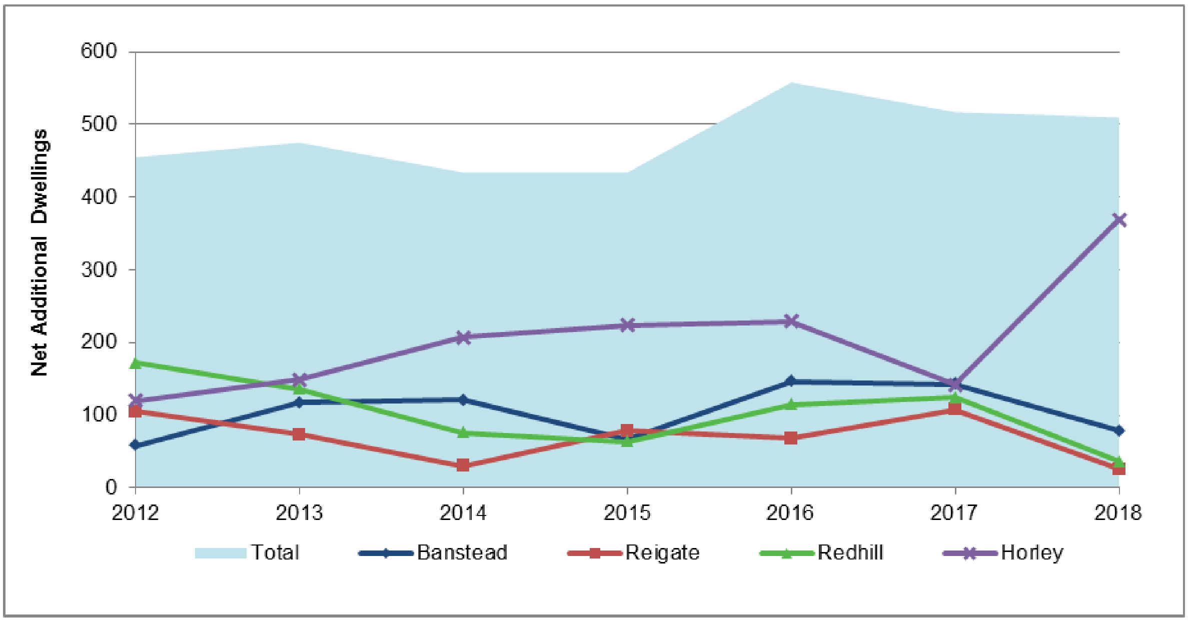
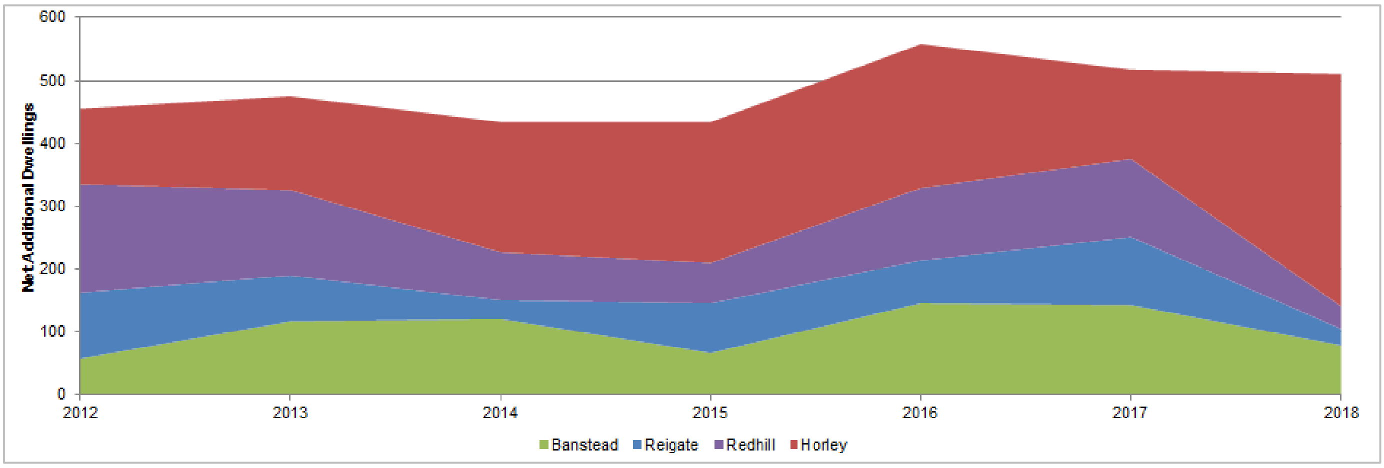


Figure 7 shows the spatial distribution of net additional dwellings since 2012; it shows that the majority of net additional dwellings have been completed within Horley (Area 3).

Within the last twelve months, levels of completions within the borough's 4 main towns have converged Banstead- 15.5%, Reigate- 5.1%, Redhill- 7.1%, Horley- 72.3%. The high level of completions within Horley is largely due to the progress at the Horley North West Sector, a trend which is expected to continue over the coming months.

Figure 7 Area Contribution to Total Net Completions 2012 – 2018

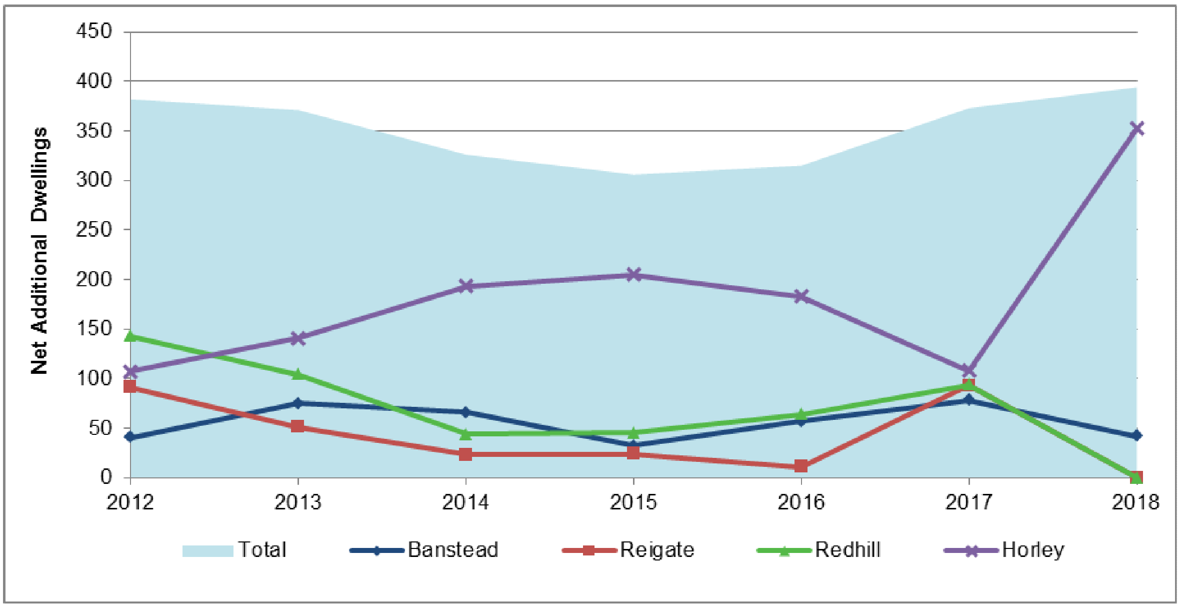


Large Site Completion Rates

Figure 8 shows that since 2012, despite fluctuation in the number of dwellings completed on sites of over 10 units, the latest figures suggest a recovery of large site completions in the last 12 months compared to 2012/13 levels. Large site dwelling completions represented 77.2% of all completions in 2016/17 - an increase on the previous year from 72.1%.

The last twelve months have seen a sharp increase in completions within Horley area with a total of 352 completed dwellings, representing 89.3% of all large site completions within the Borough. This increase is due to the progress at the Horley North West Sector. Meanwhile, Reigate and Redhill both recorded zero dwellings completed and completions in Banstead fell down by 48%.

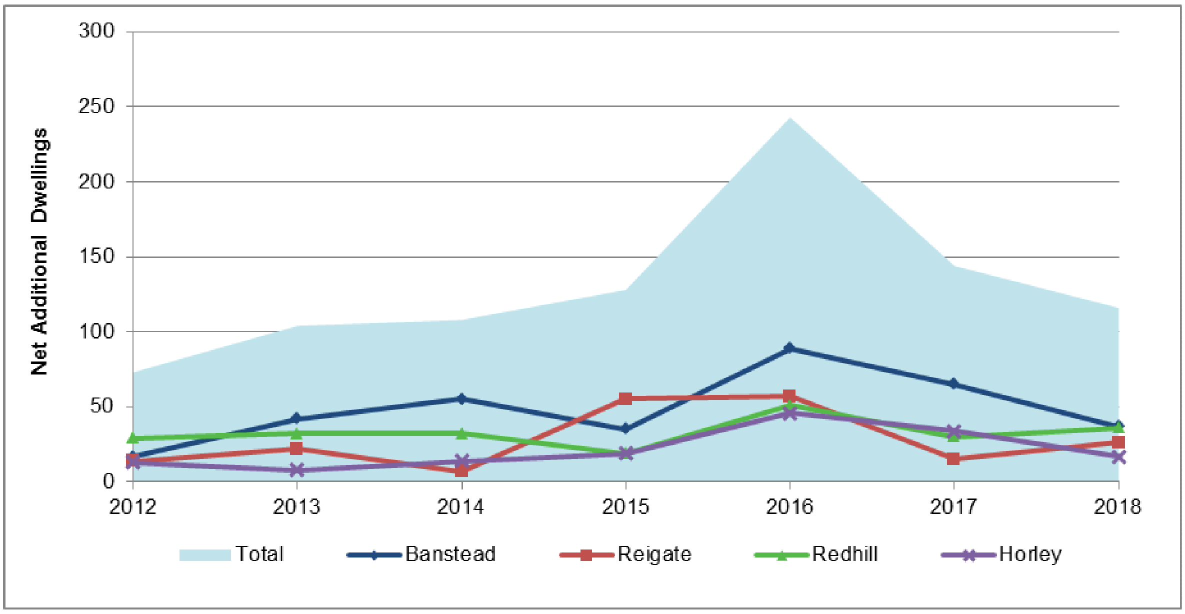
Figure 8 Large Site Net Completion Trend 2012 – 2018



Small Site Completion Rates

Figure 9 shows that within the most recent year there has been a decline in the number of dwellings completed on sites with less than 10 units from 27.9% in 2016/17 to 22.8%, continuing the trend from previous year.

Figure 9 Small Site Net Completion Trend 2012 – 2018



Completion Characteristics

Sources of Supply – Previous Land Use (PDL)

The Core Strategy Policy CS10 prioritises the use of PDL in order to promote the efficient and sustainable use of land. 53% of dwellings completed within the last twelve months were built on PDL, which is in line with the Core Strategy monitoring target of 50%.

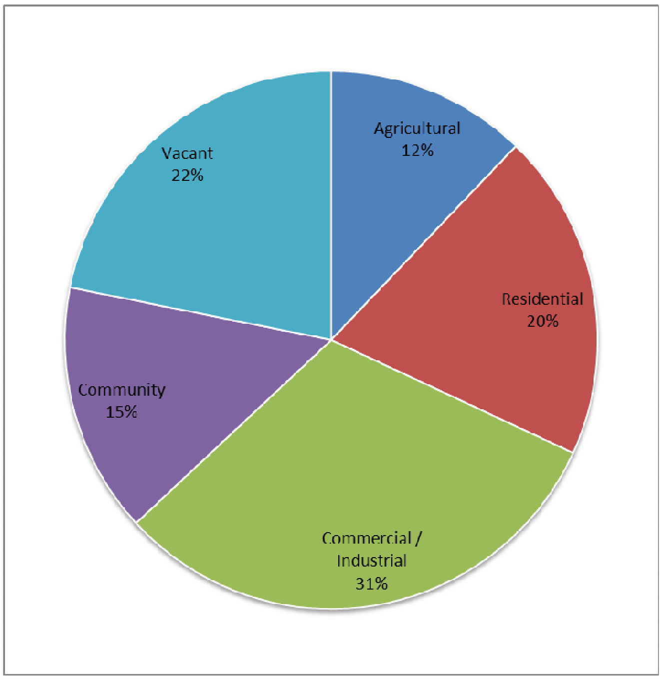
Within the last twelve months there has been a decrease in the percentage of dwellings built on PDL (88% - 53%). This decrease is largely due to the high proportion of completions within the Horley North West Sector, which was previously green-field land.

Figure 10 Previously Developed Land

	2012	2013	2014	2015	2016	2017	2018
Dwellings on PDL	381	409	217	326	465	520	279
% on PDL	77.4	80.4	46.8	70	79.2	88.1	53

Figure 11 shows 31% of the completions on PDL were on previously commercial/industrial land and further 22% on previously vacant land.

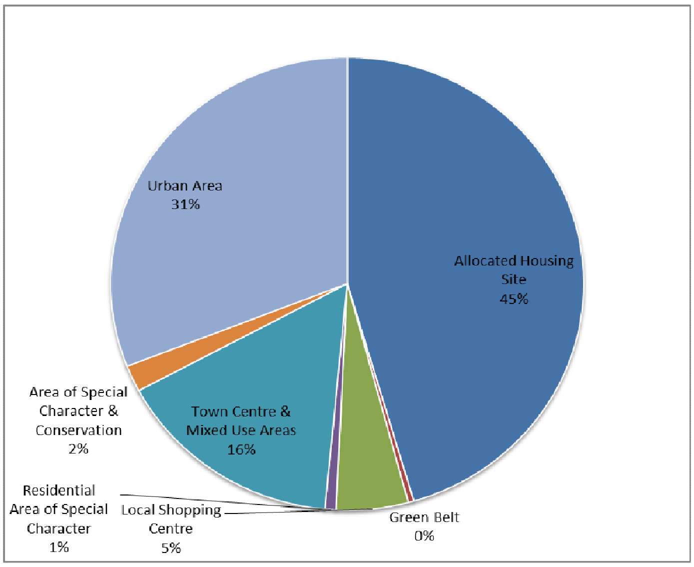
Figure 11 Previous Land Use of Completed Dwellings



Sources of Supply – Designation

Nearly half of the dwellings completed within the last twelve months were on Allocated Housing Sites, compared to only 3% last year, largely due to the rapid progress on the Horley North West Sector site. Urban sites without any specific designation represented 31% of all completions (down from 46%) and Town Centre & Mixed Use Area developments also featured strongly with 16%, following the completion of 49 flats in Horley Town Centre.

Figure 12 Designation of Completed Housing Sites



Housing Density

Housing density is affected by factors such as the location of the site, the character of the surrounding area and the size and shape of the site. Core Strategy Policy CS10 requires that developments should reflect the local character and levels of accessibility.

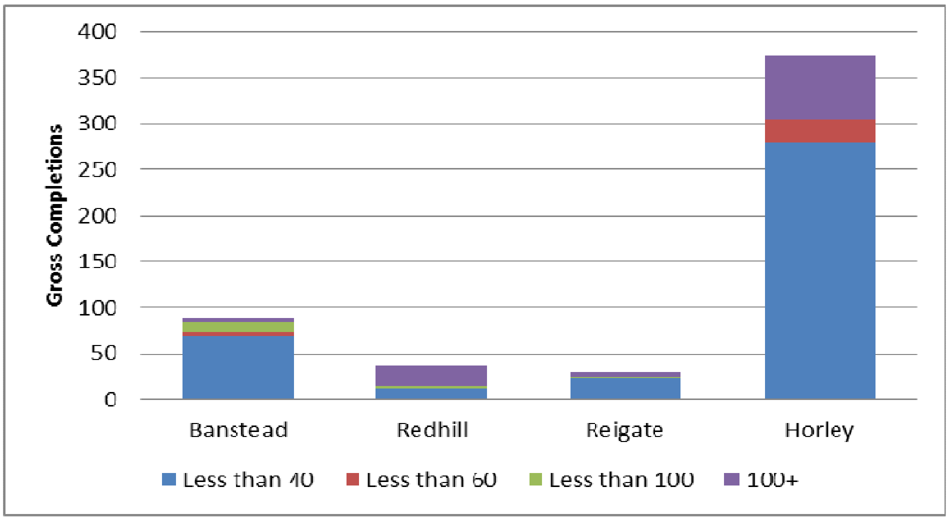
Within this monitoring period, nearly three quarters of the dwellings completed were on sites with a density of less than 40dph and nearly a fifth on sites with more than 100dph.

Figure 13 Density of Completions

	Less than 40dph	40 60dph	60 100dph	More than 100dph
Number of Units	382	31	15	102
Percentage (%)	72.1%	5.8%	2.8%	19.2%

The dwelling per hectare values (dph) of completions varies by borough area. All areas have the greatest proportion of completions on sites with a density of less than 40dph except for Redhill where more dwellings were completed in developments with 100+dph density.

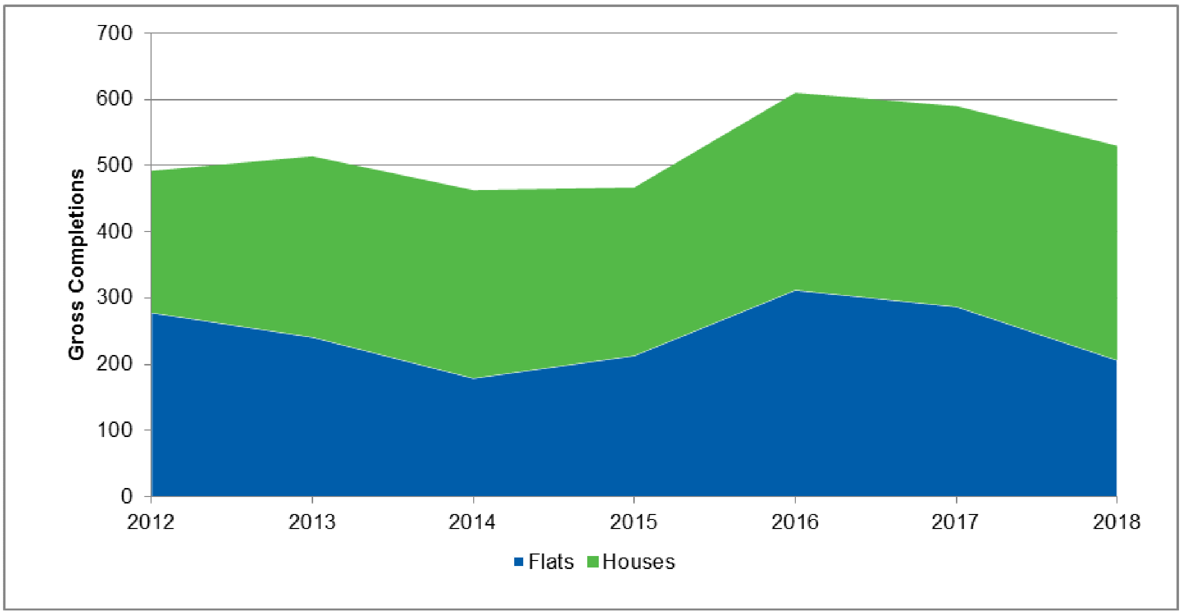
Figure 14 Density of Completions by Borough Area



Dwelling Size & Type

After a couple of years of even split in terms of the type of dwelling completed, the last 12 months have seen the proportion of houses rise to 61% compared to 39% of completed flats.

Figure 15 Breakdown by Dwelling Type (2012-2018)



However, the split varies by borough area. Figure 16 shows that Redhill has the largest proportion of flat completions and Banstead, Reigate and Horley have the greatest proportion of house completions.

Figure 16 Proportion of Houses & Flats by Borough Area

	Flats	Houses
Area 1 – Banstead	30 (34%)	58 (66%)
Area 2a – Redhill	32 (84%)	6 (16%)
Area 2b - Reigate	6 (20%)	24 (80%)
Area 3 - Horley	138 (37%)	236 (63%)

Figure 17 compares the mix of completions to SHMA 2012 Housing Market Recommendations; it shows that completions again under delivered in terms of larger 3 and 4+ dwellings and over delivered on smaller 1 and 2 bedroomed properties.

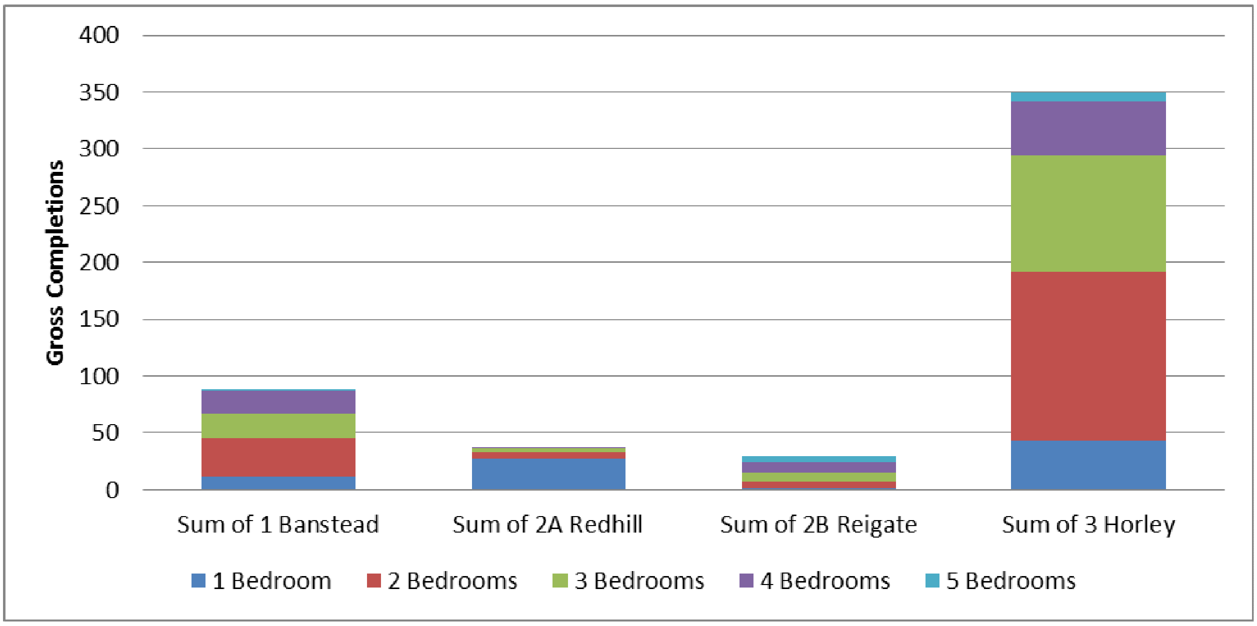
Within the last twelve months 55% of completions were 1 and 2 bedroom dwellings and 45% of completions were 3 and 4+ bedroom dwellings.

Figure 17 Completions by Size Compared to SHMA Recommendations

	Completions 2017/18	SHMA 2012 Market Housing Recommendation
1 bedroom	17%	40%
2 bedrooms	38%	
3 bedrooms	27%	60%
4+ bedrooms	18%	

Figure 18 shows variation in the completed dwelling size across the four areas. Specifically, it shows that there are a greater number of completed 1 and 2 bedroomed properties in Redhill and Horley and a greater number of 3 and 4+ bedroomed properties in Banstead and Reigate.

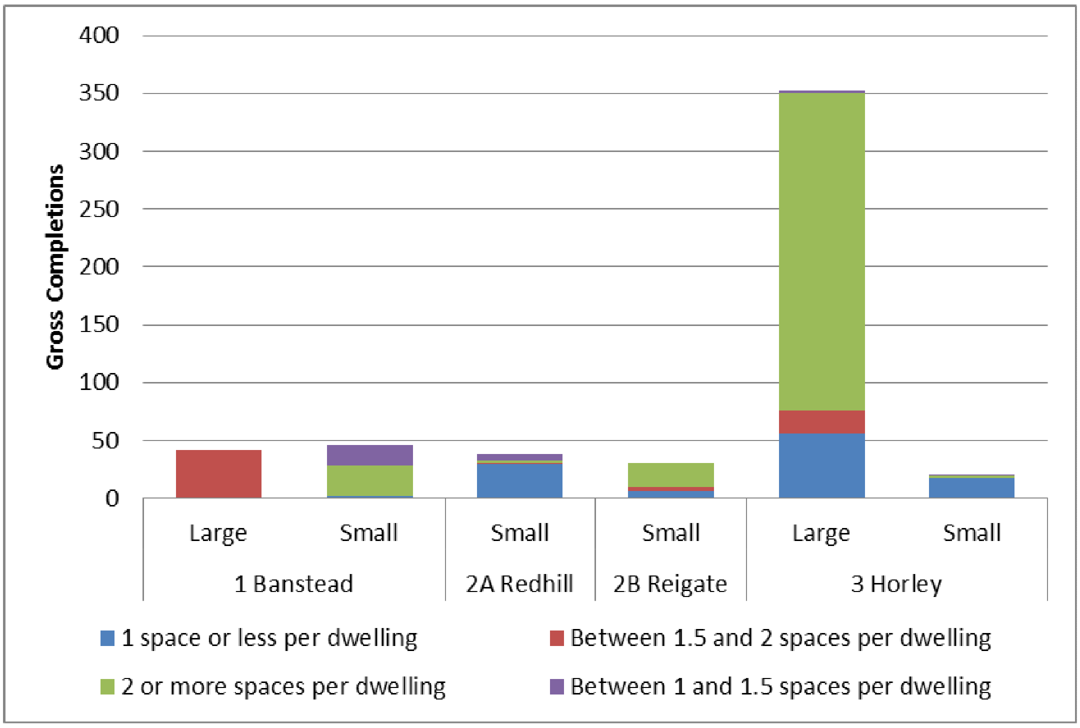
Figure 18 Completed Dwelling Size by Borough Area



Car Parking Standards

Parking space provision varies depending upon the location and level of accessibility of the site. Within this monitoring period, the average number of parking spaces per completed dwelling is 1.82, representing an increase on the previous year (1.42 in 2016/17). This is largely due to completions on the Horley North West Sector that averaged more than 2 spaces per dwelling.

Figure 19 Average Parking Spaces on Completed Dwellings by Site Size



Affordable Housing

Within this monitoring period 99 affordable units have been completed – 18.7% of all gross completions. This is just below the Core Strategy Monitoring target of 100 dwellings per annum but is an increase from the previous monitoring period (90 units – 15.3% of gross completions).

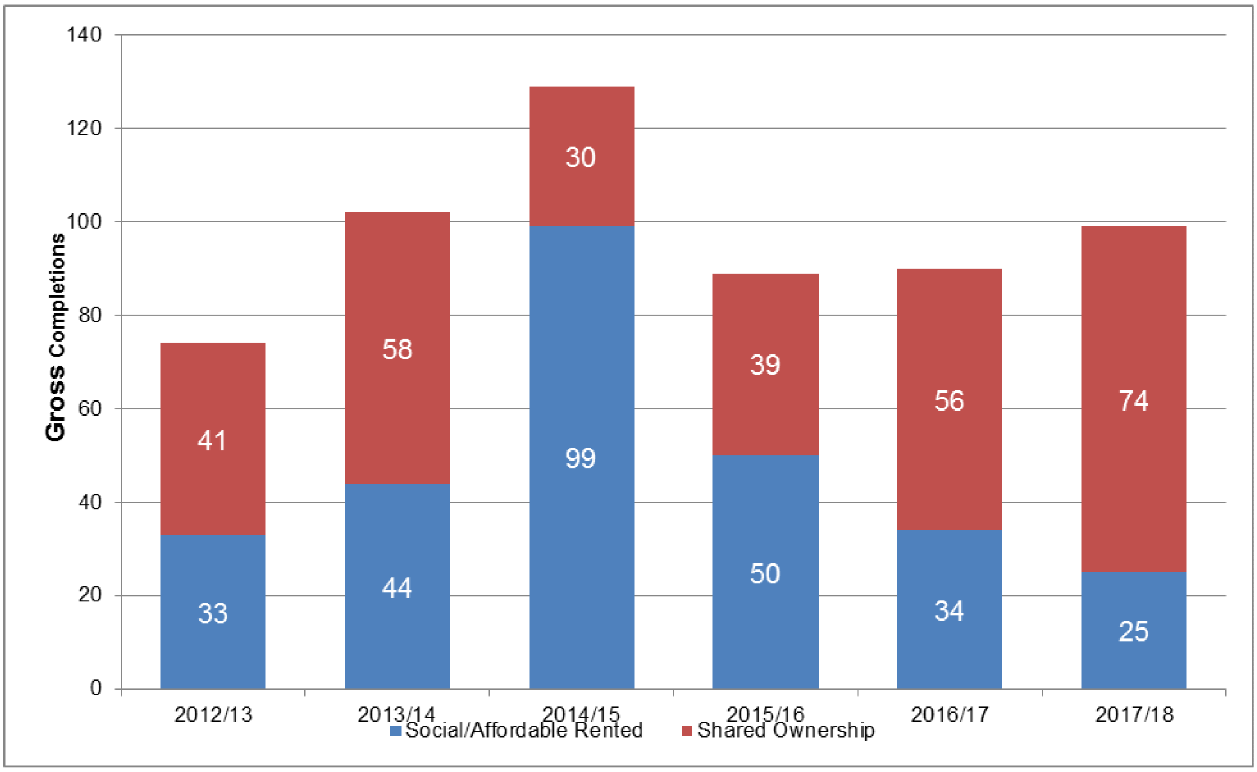
Within the last twelve months there has been a drop in the number of affordable rented dwellings – 34 to 25, marking a third year of consecutive decrease in affordable rented properties.

Figure 20 Affordable Housing Completions Summary

	Gross Completions
Total Units Completed 2017/18	530
Affordable Completions	99
Affordable (%)	**18.7%**
Affordable Rented	25
Affordable Rented (%)	**4.7%**

Figure 21 shows that since 2012/13 583 affordable units have been completed (285 social/affordable rented and 298 shared ownership). After the drop in affordable completion numbers in 2015/16, the numbers have been marginally increasing over the past two years.

Figure 21 Affordable Housing Completions Trend



New Permission Characteristics

Number of New Permissions

Within the last twelve months 145 planning permissions were approved, these have the potential to deliver 971 net dwellings.

Once again the majority of net dwellings permitted were on large sites (78%); this is consistent with the previous monitoring period. Banstead and Redhill saw the largest proportion of newly permitted net dwellings (33.5% and 44% of the borough total respectively).

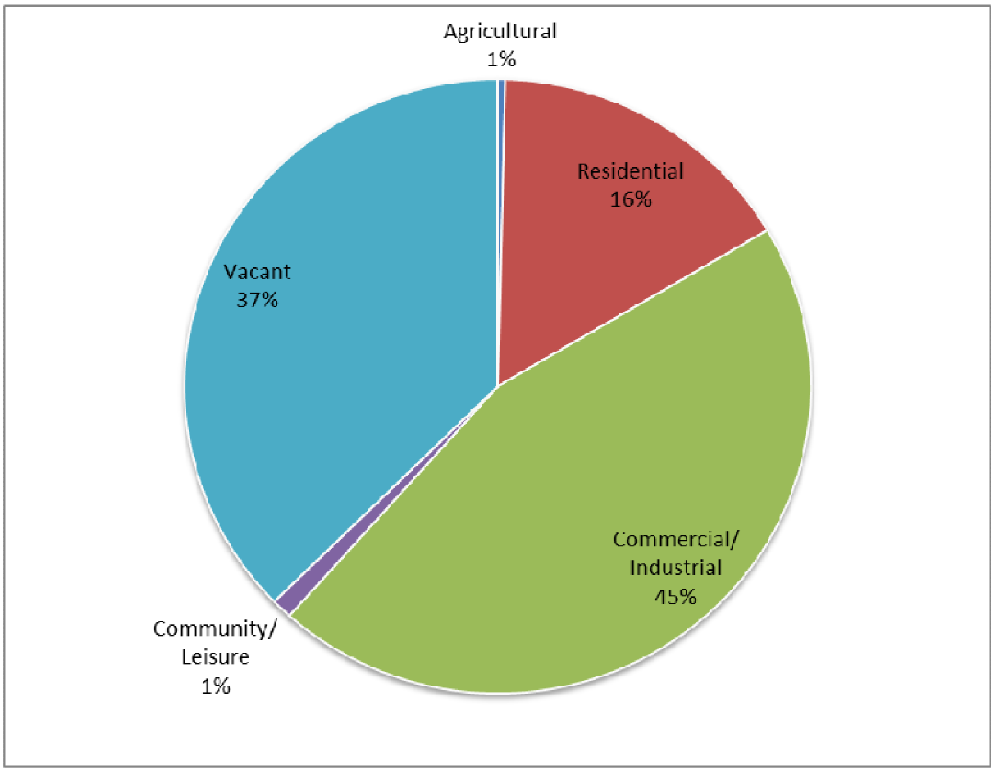
Figure 22 Number of New Units Permitted

		Area 1 Banstead	Area 2a Redhill	Area 2b Reigate	Area 3 Horley	TOTAL
Large (10+ units)	Gross	257	383	73	44	**757**
	Net	257	383	73	44	**757**
Small (1-9 units)	Gross	91	53	54	81	**279**
	Net	68	44	40	62	**214**
All Sites	Gross	**348**	**436**	**127**	**125**	**1,036**
	Net	**325**	**427**	**113**	**106**	**971**

Source of New Permissions – Previous Land Use

82% of gross dwellings permitted within 2017/18 were on sites that were either, commercial/industrial (45%) or vacant (37%). The high percentage of dwellings permitted on vacant land can be mostly attributed to the approval of the Former Liquid & Envy Club planning application for 133 dwellings and the Former De Burgh School planning application for 229 dwellings.

Figure 23 Previous Land Use of New Permissions

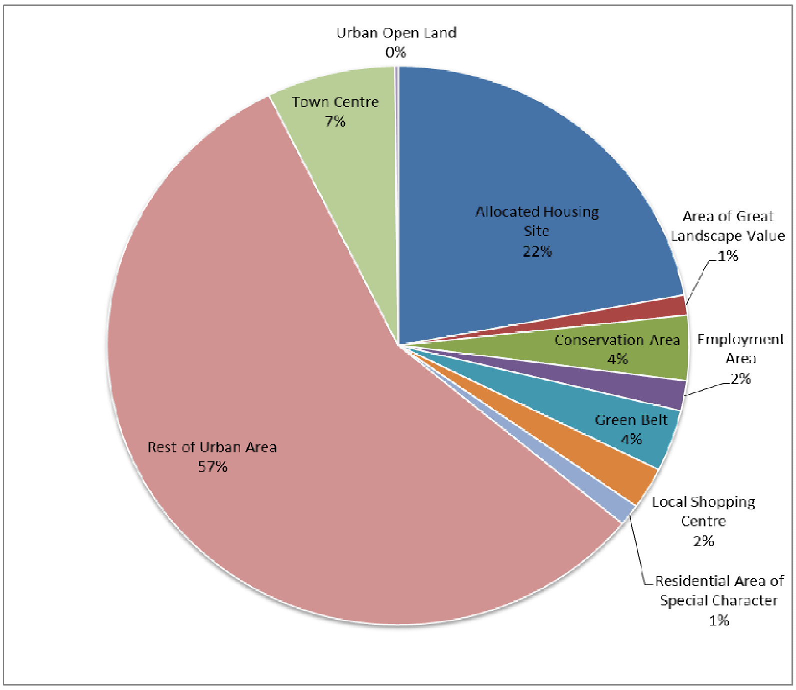


Source of New Permissions – Designation

Majority of the new dwelling permitted in this monitoring period (57%) came from the rest of urban area. This compares to 29% of the dwellings permitted in the last monitoring period. This increase can be in part attributed to the number of large development permissions in Redhill, including the Former Liquid & Envy Club new permission for 133 dwellings as well as the permitted development of 72 new dwellings in Furness House.

Town Centres have seen a significificate decrease in the proportion of dwellings (30% to 7%): 153 dwellings were permitted on the Marketfield Public Car Park site in Redhill in 2016/17.

Figure 24 Designation of New Permissions



Housing Density

Permitted housing density is affected by factors such as the location of the site, the character of the surrounding area and the size and shape of the site. Nearly half of the dwellings (gross) permitted within the last twelve months were on sites with a density of less than 40dph. A further 37% were permitted on sites with a density of more than 100dph. Comprehensive data is not always available to produce the below figures, therefore the total number of completed of units in Figure 25 is less than the total expressed throughout the monitor, the Council will be working to improve collection of this data.

Figure 25 Density of New Permissions (dwellings per hectare)

	Less than 40dph	40 60dph	60 100dph	More than 100dph
Number of Units	413	20	121	335
Percentage (%)	46%	2%	14%	38%

Dwelling Type & Size

Just over two-thirds of the dwellings permitted (gross) within the last twelve months were for 1 or 2 bedroomed properties.

This high percentage is in part due to a large permission of 133 dwellings on site of the former Liquid & Envy Club.

Figure 26 Size & Type of Newly Permitted Dwellings

	Flats	Houses	Total
1 bedroom	407	12	419
2 bedrooms	266	33	299
3 bedrooms	6	141	147
4+ bedrooms	0	171	171
Total	679	357	1036

Figure 27 shows that there is a notable variation in type of dwelling permitted by borough area, in particular it shows a greater proportion of flats permitted in Redhill, Reigate and Horley and a greater proportion of houses permitted in Banstead.

Figure 27 Proportion of Newly Permitted Houses and Flats by Borough Area

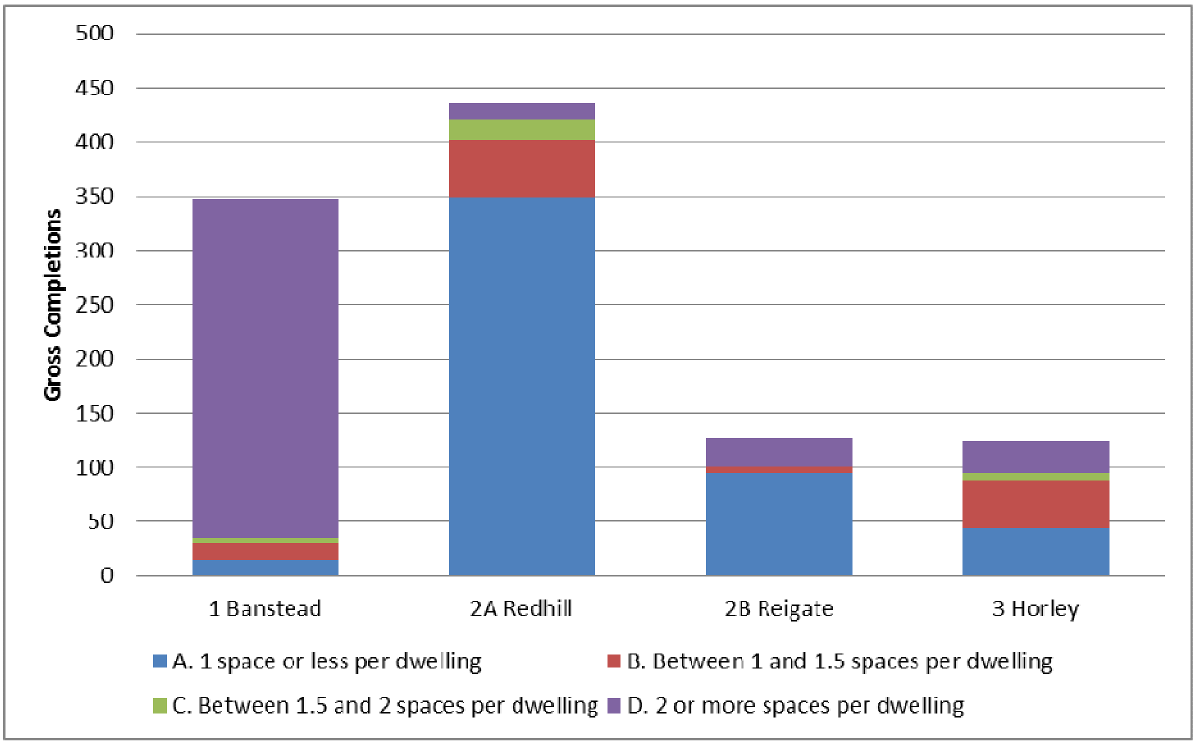
	Flats	Houses
Area 1 – Banstead	80	268
Area 2a – Redhill	413	23
Area 2b - Reigate	89	38
Area 3 - Horley	97	28

Car Parking Standards

The level of parking provision per permitted dwelling varies across the borough depending upon factors such as location, levels of access to amenities and accessibility to public transport. Within the last twelve months the average number of parking spaces for new permissions was 1.96, a slight increase from 1.85 recorded previously.

Figure 28 shows that Redhill and Horley have the greatest number of developments permitted with one space or less, this is due to a large number of flat developments permitted with minimal parking provision.

Figure 28 Parking Spaces on Newly Permitted Dwellings by Area



Housing Supply & Delivery Position

Plan Period Performance

Policy CS13 of the recently adopted Core Strategy plans for at least 6,900 dwellings to be completed between 1st April 2012 and 31st March 2027. This equates to an annual average provision of 460 homes per year.

Figure 29 summarises progress made against the Core Strategy housing requirement; it shows that since 1st April 2012, 2,927 net dwellings were completed within the borough (equating to an annual average completion of 488 units) leaving an outstanding requirement 3,973 dwellings over the plan period.

Figure 29 Performance against Core Strategy – 2012 to 2027

Housing requirement	Net completions to date	Average per year	Completed	Residual
6,900	2,927	488	42%	3,973

Five Year Land Supply Position

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 2018 Housing Economic Land Availability Assessment and on-going analysis of identified sites.

The Council bases its assessment of five year land supply on figures provided in the Core Strategy Policy CS13 which plans for an additional 6,900 dwellings to be completed in the borough between 2012 and 2027, the equivalent of 460 dwellings per annum.

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.

Buffer

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. In this regard, the Council's delivery performance is as follows:

- Since the beginning of the plan period (1 April 2012): average annual delivery of 488 units, with a cumulative oversupply of 167 units. This period includes two years of under delivery (6% and 6%) and four years of over delivery (3%, 21%, 12% and 11%)

On this basis, the Council is not considered to have a record of persistent under delivery and as such the 5% buffer is therefore applicable to the Council's five year supply calculations.

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."

Past delivery

Since the start of the plan period in 2012, the Council has experienced a cumulative over delivery of housing by 167 units. This past oversupply will be factored into the next 5 years requirement.

Summary of 5 year requirement

Therefore, the overall five year requirement is 2,300 units with an additional buffer of 115 units minus the oversupply of 167 units which has occurred to date in the plan period. This equates to a total 5 year requirement of 2,248 units, equivalent to an annual requirement of 450. These figures will be used to determine whether a five year supply can be demonstrated.

Sources of Deliverable Land Supply

In accordance with the NPPF, 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 NPPF, sites with planning permission should be considered deliverable unless there is evidence that they will not be implemented within five years. Excluding the North West Sector, as of 1st April 2018 there are a total of 1,614 outstanding net additional dwellings on sites with planning permission (tables B and C of the Appendix). A total of 196 units have been excluded from this figure (table A of the Appendix) to reflect instances where the Council has evidence that sites are unlikely to be implemented (either at all or in their permitted form).

In addition, the North West Sector – which has outline consent for a total of 1,510 homes, reserved matters consent for the first phase and is on-site - is expected to deliver 900 units over the next 5 years. This is based on current quoted delivery rates from major housebuilders (nationally and locally), past delivery trends on the North East Sector and information received from the developers indicating that by 2023 the first phase of 600 units will have been completed and the second phase will be progressing.

Therefore, **the total capacity from sites with planning permission in the five year supply is 2,514 net additional dwellings.** Of these 1,655 are on sites which are currently under construction and the remaining 859 are on sites which have yet to be implemented. Tables B and C of the Appendix provide more detail.

Specific Sites without Planning Permission

Through the HELAA 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 31st March 2023 taking account of any phasing plans) is **209 net additional dwellings.**

All of these sites have been assessed by the Council for suitability. They are all deliverable in the context of the definition contained within the NPPF.

Full detail of the sites relied upon in this category are set out in Table D of the Appendix.

Windfall Allowance

The HELAA 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'.*

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 and will continue to form a reliable source of supply. It is however clear that it should not include development on residential gardens.

It is recognised that windfalls and small sites make a significant contribution to housing supply in the borough[2]. As part of the 2012 SHLAA an assessment of a robust windfall allowance was undertaken. Taking account of sites and broad locations specifically identified through the SHLAA process, the SHLAA calculated a figure of 50 per annum (detailed analysis can be found in Appendix 5 of the SHLAA). As such, **a total windfall allowance of 250 additional dwellings** within the five year supply was considered by the Core Strategy Inspector to be conservative and in line with provisions in the NPPF.

In particular, in determining this windfall allowance, the Council took a conservative approach and all forms of residential intensification, not simply development on garden land, were excluded from the allowance. As a result, and as recognised by the Core Strategy Inspector, the 50 per annum allowance is likely to under-estimate the true level of windfalls which will come forward in the borough and likely to be significantly exceeded in practice.

The analysis in the 2012 SHLAA (and later the 2014 SHLAA) also excluded any additional allowance for the impact of office to residential permitted development rights which had only just been introduced at the time. The Core Strategy Inspector recognised that information available to him suggested that a significant addition to the first five years of windfall supply was likely as a result of the temporary extension to the office to residential permitted development regime. These permitted development rights have now been made permanent, and there is therefore more certainty that they will continue to add to housing supply over the long-term. It is therefore considered appropriate to now make an additional windfall allowance for these types of conversion.

Since the introduction of office to residential permitted development rights in May 2013, a total of 926 dwellings have been permitted through this route (240 dwellings 2013/14, 161 dwellings 2014/15, 125 dwellings 2015/16, 87 dwellings 2016/17 and 313 dwellings 2017/18)[3], this compares to 35 dwellings permitted through office to residential conversions/redevelopment in the three years prior to the rights.

Assuming the number of approvals and the current implementation rate continues it is anticipated that at least an additional 135 dwellings will be delivered from office to residential developments over the next 5 years (27 per annum). On this basis, **an additional allowance of 125 dwellings** (25 per annum) is included as part of the windfall allowance within the five year supply.

2 For example, see Core Strategy Inspector's Report para 36

3 There has also been a significant increase in office to residential redevelopments approved through full permissions in the time since the rights were introduced however these have not been factored into the windfall calculations.

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 **3,098 net additional dwellings** over the next five years**.** This represents a 6.88 years supply against the Core Strategy requirement and NPPF 5% buffer.

Figure 30 Summary of Five Year Land Supply

Source		
1)	Sites with planning permission	2,514
2)	Sites without planning permission	209
3)	**Specific Deliverable Sites (1+2)**	**2,723**
4)	Windfall allowance	375
5)	**Total Five Year Supply (3+4)**	**3,098**
6)	Core Strategy Annualised Housing Requirement	460
7)	5% Buffer	23
8)	Annualise plan period over/under supply	-33
9)	**Total annual requirement (6+7+8)**	**450**
10)	**Equivalent years supply (5 ÷ 9)**	**6.88**

Appendix

Table A: Sites with Planning Permission Excluded from 5 Year Land Supply

Application Reference	Site Address	Ward	Total Net Capacity
14/00967/OUT	Acacia House, Reigate Hill, Reigate	Reigate Hill	13
15/00556/F	Redstone Hall, 10 Redstone Hill, Redhill, Surrey	Redhill East	13
17/01467/PAP	Grosvenor House, 65 - 71 London Road, Redhill, Surrey, RH1 1LQ	Redhill West	100
17/01404/PAP	Castlefield House, 3 - 5 Castlefield Road, Reigate, Surrey, RH2 0SB	Reigate Central	41
16/00043/F	2 Fonthill, 58 Reigate Road, Reigate, Surrey, RH2 0QN	Reigate Central	29
Total Undeliverable			196

Table B: Large Sites (5+ Units) with Planning Permission in the Five Year Supply (Excl. NW Sector)

Application Reference	Site Address	Ward	Implementation Status @ 1 April 2018	Gross Dwellings Permitted	Net Dwellings Permitted	Units completed @ 31 March 2018	Total net remaining @ 1 April 2018	Net Deliverable by 31 March 2023
16/02949/F	Site Of Former De Burgh School, Chetwode Road, Tadworth, Surrey	Preston	Under Construction	229	229	0	229	229
16/01066/F	Marketfield Public Car Park, Marketfield Road, Redhill, Surrey,	Redhill East	Not Started	153	153	0	153	153
16/02680/F	Former Liquid And Envy, Station Road, Redhill, Surrey	Redhill East	Under Construction	133	133	0	133	133
13/01729/OUT	Recreation Ground, Merland Rise, Tadworth, KT20 5JG	Preston	Under Construction	130	130	99	31	31
14/02562/F	RNIB Soundscape, Philanthropic Road, Redhill	Earlswood & Whitebushes	Under Construction	102	102	0	102	102
17/01825PAP	Furness House, 53 Brighton Road, Redhill, Surrey	Redhill East	Not Started	72	72	0	72	72
15/00500/F	Land Parcel at 71 Victoria Road, Horley, Surrey	Horley Central	Under Construction	62	62	56	6	6
15/01008/OUT	Hockley Industrial Centre, Hooley Lane, Redhill, Surrey, RH1 6ET	Earlswood & Whitebushes	Not Started	50	50	0	50	50
13/02289/OUT	Portland Drive, Merstham, RH1 3HY	Merstham	Under Construction	48	6	0	6	6
14/00317/F	Saxley Court, 121-129 Victoria Road, Horley, RH6 7AS	Horley Central	Under Construction	43	43	0	43	43
14/02124/F	Landens Buildings, Meath Green Lane, Horley, Surrey, RH6 8HZ	Horley West	Under Construction	38	38	33	5	5
14/02647/PP	Consort House, Consort Way, Horley, RH6 7AF	Horley Central	Under Construction	38	38	35	3	3
14/01494/F	Frith Park, Sturts Lane, Walton on the Hill, Surrey, KT20 7NQ	Tadworth & Walton	Under Construction	37	33	0	33	33
15/01798/F	126 London Road, 2-10 Claremont Road & 1-11 Ranmore Close, Redhill	Redhill East	Under Construction	34	17	0	17	17
17/00943/PAP	The Gables, 17 Massetts Road, Horley, Surrey, RH6 7TG	Horley Central	Not Started	25	25	0	25	25
17/00693/F	96-100 Victoria Road, Horley, Surrey, RH6 7AB	Horley Central	Not Started	19	19	0	19	19

16/01777/F	Station Yard, Waterhouse Lane, Kingswood, Surrey, KT20 6EN	Kingswood with Burgh Heath	Not Started	18	18	0	18	18
17/02486/PAP	St Johns Court, 51 St Johns Road, Redhill, Surrey, RH1 6DS	Earlswood & Whitebushes	Not Started	18	18	0	18	18
17/00847/PAP	77 - 83 Bell Street, Reigate, Surrey, RH2 7AN	Reigate Central	Under Construction	16	16	0	16	16
17/02405/PAP	Millennium House, 99 Bell Street, Reigate, Surrey, RH2 7AN	Reigate Central	Not Started	16	16	0	16	16
16/02884/PAP	Bourne House, 17 Lesbourne Road, Reigate, Surrey RH2 7JS	Meadvale & St Johns	Not Started	13	13	0	13	13
15/00252/F	NRT Electical & Mechanical, Castle House, Park Road, Banstead	Banstead Village	Not Started	10	10	0	10	10
16/00428/F	4-10 Church Street, Reigate	Reigate Central	Not Started	10	6	0	6	6
17/00785/PAP	Patteson Court, Nutfield Road, Redhill, Surrey, RH1 4ED	Redhill East	Not Started	10	10	0	10	10
17/01584/F	105 - 125 Ashurst Road, Tadworth, Surrey KT20 5PX	Tadworth & Walton	Not Started	10	10	0	10	10
15/02780/F	88 Epsom Lane North And To The Rear Of 86 & 90 Epsom Lane Norh Epsom Downs, Surrey, KT18 5QA	Tattenhams	Under Construction	9	8	0	8	8
16/00612/F	Horley Place, 17 Bonehurst Road, Horley, Surrey, RH6 8PP	Salfords & Sidlow	Not Started	9	8	0	8	8
16/01013/F	Courtlands Farm, Park Road,Banstead,Surrey, SM7 3EF	Chipstead, Hooley & Woodmansterne	Not Started	9	9	0	9	9
16/02111/F	5 Claremount Gardens & Land To Rear Of 1 ,3 ,7, 7A ,9, 11, 13 & 15 Claremount Gardens, Epsom Downs, Surrey KT18 5XF	Nork	Under Construction	9	9	0	9	9
16/02517/F	Former Kings Barn, Waterhouse Lane, Kingswood, Surrey	Kingswood with Burgh Heath	Under Construction	9	8	0	8	8
17/01161/F	Prospect Housing Association, 5 Gloucester Road, Redhill, Surrey RH1 1BP	Redhill West	Not Started	9	9	0	9	9
17/02549/F	Exchange House, 229 London Road North, Merstham, Surrey, RH1 3BN	Merstham	Not Started	9	9	0	9	9
14/02551/PJP	Rawlinson House, 7-9 London Road, Redhill, Surrey, RH1 1LY	Redhill West	Under Construction	8	8	6	2	2

15/01543/F	Group House, 2A Albion Road, Reigate, Surrey, RH2 7JY	Meadvale & St Johns	Not Started	8	8	0	8	8
15/02148/PAP	First & Second Floors, 39-41 High Street & 2 Lumley Road, Horley, Surrey, RH6 7BN	Horley Central	Under Construction	8	8	0	8	8
15/02914/F	Land to the North of Merrywood Park, Reigate, Surrey	Reigate Hill	Under Construction	8	8	0	8	8
16/00976/F	118 Nork Way, Banstead, Surrey, SM7 1HP	Nork	Under Construction	8	7	0	7	7
16/02374/F	Former Denoras Rest, Meath Green Lane, Horley, Surrey	Horley West	Not Started	8	7	0	7	7
17/01839/F	Kerriemuir And Wheatridge, Langshott, Horley, Surrey, RH6 9LJ	Horley East	Not Started	8	8	0	8	8
17/02433/F	Barclays Bank Plc, 24 Station Approach, Tadworth, Surrey	Tadworth & Walton	Not Started	8	8	0	8	8
16/00688/F	Garage Blocks Arbutus Road Redhill	Meadvale & St Johns	Not Started	7	7	0	7	7
16/01161/F	Former Knights & Sons, 8-10 Bell Street, Reigate	Reigate Central	Under Construction	7	7	0	7	7
17/01914/F	Hengest Farm, 21A, Woodmansterne Lane, Woodmansterne, Surrey SM7 3EY	Banstead Village	Not Started	7	7	0	7	7
17/02261/F	19 Church Road And Rear Of 17-23 Church Road, Horley, Surrey RH6 7EY	Horley Central	Not Started	7	7	0	7	7
15/02752/F	Stanton Lodge & To The Rear Of 1-7 Shelvers Way, Shelvers Way, Tadworth, Surrey KT20 5QJ	Tadworth & Walton	Under Construction	6	5	0	5	5
16/01349/F	St Georges House, 6 Yattendon Road, Horley, Surrey RH6 7BS	Horley Central	Not Started	6	6	0	6	6
16/01758/F	43-49 High Street,Horley, Surrey RH6 7BN	Horley Central	Not Started	6	6	0	6	6
16/02905/OUT	Units 1 & 2 & Land To Rear Of 8-13, Maple Works, 14A Maple Road, Redhill, Surrey, RH1 5HE	Earlswood & Whitebushes	Under Construction	6	6	0	6	6
16/02928/F	49 Ladbroke Road , Redhill, Surrey, RH1 1JU	Redhill East	Not Started	6	6	0	6	6
17/02019/F	Copperwood, 3 Russells Crescent, Horley, Surrey, RH6 7DJ	Horley Central	Not Started	6	6	0	6	6

18/00058/F	Don Ruffles, 138 Victoria Road, Horley, Surrey	Horley Central	Not Started	6	6	0	6	6
14/01615/F	2 & 3 Hitherwood Close, Reigate, Surrey, RH2 0JJ	Redhill West	Under Construction	5	3	0	3	3
15/01372/PAP	City Space Filestores, Chapel Warehouse, 23a Lesbourne Road, Reigate, Surrey, RH2 7JS	Meadvale & St Johns	Under Construction	5	5	0	5	5
15/02288/OUT	1 Claremount Road, Redhill	Redhill East	Under Construction	5	4	0	4	4
15/02725/F	8 Brighton Road, Hooley, Surrey, CR5 3EB	Chipstead, Hooley & Woodmansterne	Not Started	5	4	0	4	4
16/01760/F	Oakdene House, Oakdene Road, Redhill, Surrey	Reigate Central	Not Started	5	5	0	5	5
16/02235/F	34 Limes Avenue, Horley, SurreyRH6 9DG	Horley Central	Under Construction	5	5	0	5	5
17/00131/F	Sangers House, Horley Row, Horley, Surrey	Horley Central	Under Construction	5	5	0	5	5
17/00276/F	Kimberley, 1A Castle Drive, Reigate, Surrey, RH2 8DQ	South Park & Woodhatch	Not Started	5	5	0	5	5
17/00661/F	Swaylands, 1 Ringley Avenue, Horley, Surrey, RH6 7EZ	Horley Central	Not Started	5	5	0	5	5
17/02097/F	Land To Rear, 9-17 Shelvers Way, Tadworth, Surrey KT20 5QJ	Tadworth & Walton	Not Started	5	5	0	5	5
17/02787/F	40 Fir Tree Road, Banstead, Surrey, SM7 1NG	Nork	Not Started	5	5	0	5	5
17/02942/F	31 Blackborough Road, Reigate, Surrey, RH2 7BS	Reigate Central	Not Started	5	5	0	5	5
Total Net Deliverable on Large Sites (More than 5 Units) with Planning Permission in the Five year Supply (Excl. NW Sector)								**1,285**
04/02120/OUT	Horley North West Sector, Meath Green, Horley	HW	Under construction	1,510	1,510	256	1,254	900
Total Net Deliverable on the Horley North West Sector in the Five Year Supply								**900**

Table C: Summary of Small Sites (Less than 5 Units) with Planning Permission in the Five Year Supply

Implementation Status	Borough Area	Gross Dwellings Permitted	Net Dwellings Permitted	Net Remaining @ 1 April 2018	Net Deliverable by 31 March 2023
Under Construction	Area 1 – Banstead	42	28	20	20
	Area 2a – Redhill	15	13	11	11
	Area 2b- Reigate	5	4	3	3
	Area 3 – Horley	12	9	7	7
Not Implemented	Area 1 – Banstead	107	86	86	86
	Area 2a – Redhill	53	42	42	42
	Area 2b- Reigate	98	93	93	93
	Area 3 – Horley	74	67	67	67
Total Net Deliverable on Small Sites (Less than 5 Units) with Planning Permission in the Five Year Supply					**329**

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

Site Address	Ward	Total Net Capacity	Net Deliverable in five year supply
High Street Car Park	Horley Central	40	40
Horley Library	Horley Central	35	35
Redhill Youth Association	Redhill East	50	50
Cromwell Road	Redhill West	32	32
Kingsley Grove Garages	South Park & Woodhatch	6	6
Laboratory site, Pitwood Park Industrial Estate	Preston	23	23
Elgar Works	Merstham	14	14
The Limes Public House	Merstham	9	9
Total Net Deliverable on Sites without Planning Permission in the Five Year Supply			**209**

Monitoring Publications

Regular Monitors:

Commercial Development

Contains the amounts, types and location of all commercial commitments i.e. premises with outstanding planning permissions or vacant floorspace (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 276178

Email: LDF@reigate-banstead.gov.uk