



Briefing Note on the 2016 Housing Trajectory

The purpose of this briefing note is to provide an update on the housing trajectory for the borough at the end of the 2015/16 monitoring year. It should be read in conjunction with the Briefing Note on the 2016 Five-year Housing Supply. The contents of both briefing notes will be incorporated into the 2015/16 Authority Monitoring Report (AMR) when it is published.

The 2011 iteration of the London Plan required the council to deliver at least 3,750 net additional homes during the period from 2011 to 2021, equivalent to 375 net new homes per annum. This target is set out in Core Strategy Policy CS10 (Housing Delivery). However, the Further Alterations to the London Plan (adopted in March 2015) set an increased housing target for the borough of 6,434 for the period from 2015 to 2025, equivalent to 643 net additional homes per annum. As such, housing projections for the borough are set against the new target from the 2015/16 monitoring year.

In accordance with [Footnote 11 of London Plan Policy 3.3 \(Increasing Housing Supply\)](#), the following count towards the council's housing supply:

- conventional housing (i.e. Use Class C3 and C4 dwellings);
- non-self-contained housing (i.e. relevant Use Class C1, C2 and Sui Generis housing or hostels, including student accommodation); and
- long-term vacant housing coming in or out of use (Council Tax rateable properties that - *inter alia* - have been empty for at least six months)¹.

As part of demonstrating progress against its housing target, [Paragraph 47 of the NPPF](#) requires the council to demonstrate the availability of housing sites for 15 years. This is broken down into five years worth of 'deliverable' sites (for years 1 to 5) and, where possible, 'developable' sites (for years 6 to 15).

Table 1 (2016 Housing Trajectory) below shows projected delivery against the 15-year housing target. In accordance with guidance in the London Plan, the new 643 annual housing target has

¹ [DCLG Live Table 615: Vacant dwellings by local authority district \(2016\)](#)

been rolled forward to cover the 15 years up to 2030/31.

The components of the total projected housing supply are summarised in Table 2 (Projected Conventional Housing Supply) and Table 3 (Projected Non-self-contained Housing Supply). These tables are covered in further detail in the Explanatory Notes.

The projected housing supply is based on the availability of sites and the likelihood of development taking place. 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. For this purpose, the first five years of housing supply considers:

- sites currently under construction;
- sites where planning permission has been granted; and
- other pipeline sites with a capacity of 10 or more units - those where:
 - a planning application has been submitted, but not yet determined;
 - favourable pre-application advice has been issued; or,
 - the site is owned by the Council and there are plans for housing development.

For details of the sites that comprise the first five years of projected delivery, see the Briefing Note on the 2016 Five-year Housing Supply.

The NPPF states that, to be considered 'developable', sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged. For this purpose, sites for years 6 to 15 include LDF Opportunity Sites and any other pipeline sites that could come forward, e.g. as identified in the Strategic Housing Land Availability Assessment report, although some of the pipeline sites are expected to come forward in years 1 to 5.

Table 4 (Components of Recent Housing Completions) below sets out net additional completions for 2015/16 and the four preceding monitoring years. A breakdown of the conventional and non-self-contained homes completed in 2015/16 is shown in Tables 5 and 6 respectively. It should be noted that, as part of a review of housing data, previous iterations of the AMR did not include long-term vacant housing coming in or out of use in the assessment of housing completions. The review of data also was also revealed that some housing completions were not included in previous AMRs, in particular a net loss in non-self-contained housing, for the 2011/12 monitoring year. The 2016 Housing Trajectory has now been updated to include this missing data, going back to the 2011/12 period.

Table 1 - 2016 Housing Trajectory

1	2	3	4	5	6	7
Monitoring Year	Annual Net Additional Homes Completed	Annual Projected Housing Supply	Cumulative Projected Housing Completions	Annual Net Additional Housing Target	Cumulative Housing Target	Number Above or Below Cumulative Housing Target
2011/12	437	-	437	375	375	62
2012/13	355	-	792	375	750	42
2013/14	341		1,133	375	1,125	8
2014/15	385	-	1,518	375	1,500	18
2015/16	604	-	2,122	643	2,143	-21
2016/17	-	637	2,759	643	2,786	-27
2017/18	-	880	3,639	643	3,429	210
2018/19	-	1,301	4,940	643	4,072	868
2019/20	-	537	5,477	643	4,715	762
2020/21	-	1,296	6,773	643	5,358	1,415
2021/22	-	1,888	8,661	643	6,001	2,660
2022/23	-	370	9,031	643	6,644	2,387
2023/24	-	630	9,661	643	7,287	2,374
2024/25	-	132	9,793	643	7,930	1,863
2025/26	-	210	10,003	643	8,573	1,430
2026/27	-	132	10,135	643	9,216	919
2027/28	-	132	10,267	643	9,859	408
2028/29	-	132	10,399	643	10,502	-103
2029/30	-	132	10,531	643	11,145	-614
2030/31	-	132	10,663	643	11,788	-1,125

Table 2 - Components of Projected Conventional Housing Supply

1	2	3	4	5	6	7
Year	Sites Under Construction	Sites With Planning Permission	LDf Opportunity Sites	Other Pipeline Sites	Small Sites Windfall Estimate	Total Projected Housing Supply
2016/17	337	104	0	114	0	555
2017/18	15	359	13	104	0	491
2018/19	36	183	386	696	0	1,301
2019/20	0	0	313	92	132	537
2020/21	328	203	168	465	132	1,296
2021/22	0	0	1,234	522	132	1,888
2022/23	0	0	160	78	132	370
2023/24	0	0	0	498	132	630
2024/25	0	0	0	0	132	132
2025/26	0	0	0	78	132	210
2026/27	0	0	0	0	132	132
2027/28	0	0	0	0	132	132
2028/29	0	0	0	0	132	132
2029/30	0	0	0	0	132	132
2030/31	0	0	0	0	132	132
Total	716	849	2,274	2,647	1,584	8,070

Explanatory Notes for Table 2 (Components of Projected Conventional Housing Supply)

The components of the Borough's projected housing delivery are set out in Table 2.

- **Column 1 - Monitoring Year:** 1st April to 31st March.
- **Column 2 - Sites Under Construction:** Schemes currently under construction or with valid but, as yet, unimplemented planning permissions.
- **Column 3 - Sites With Planning Permission:** Schemes currently under construction or with valid but, as yet, unimplemented planning permissions.
- **Column 4 - LDF Opportunity Sites:** These sites are the Priority 1 Opportunity Sites (with housing capacity) as set out in the council's LDF Delivery Plan. All sites are over 0.25 ha, and are expected to come forward for residential or mixed-use redevelopment, but do not yet have planning permission (to avoid duplication with column 2). Further information on the LDF Opportunity Sites is set out in Chapter 5 of the 2015/16 AMR. Assumptions about capacity on these sites take into account factors such as site size, densities, constraints etc.
- **Column 5 - Other Pipeline Sites:** These are sites with an identified housing capacity that do not fall within the other categories. Assumptions about capacity on these sites take into account factors such as site size, densities, constraints, etc.
- **Column 6 - Small Sites Windfall Estimate:** In addition to the identified sites, an analysis of past development trends strongly supports the assumption that windfall sites will also come forward during this period. Based on the evidence produced to support the Core Strategy, it is assumed that an additional 132 conventional housing units per annum will be delivered through small (less than 10 units) windfall sites. This additional windfall allowance is only assumed for year 4 onwards to reflect the fact that completions in earlier years (1-3) will come from those schemes that already have planning permission.
- **Column 7 - Total Projected Housing Supply:** Shows the total projected supply of conventional housing.

Table 3 - Components of Projected Non-self-contained Housing Supply

1	2	3	4	5
Monitoring Year	Sites Under Construction	Sites With Planning Permission	Pipeline Sites	Total Projected Housing Supply
2016/17	82	178	0	260
2017/18	389	379	0	768
2018/19	0	0	0	0
2019/20	0	0	0	0
2020/21	0	0	300	300
2021/22	0	0	100	100
2022/23	0	0	0	0
2023/24	0	0	0	0
2024/25	0	0	200	200
2025/26	0	0	0	0
2026/27	0	0	0	0
2027/28	0	0	0	0
2028/29	0	0	0	0
2029/30	0	0	0	0
2030/31	0	0	0	0
Total	471	557	600	1,628

Explanatory Notes for Table 3 (Components of Projected Non-self-contained Housing Supply)

The components of the borough's projected housing delivery are set out in Table 3.

- **Column 1 - Monitoring Year:** 1st April to 31st March.
- **Column 2 - Sites Under Construction:** Schemes currently under construction or with valid but, as yet, unimplemented planning permissions.
- **Column 3 - Sites With Planning Permission:** Schemes currently under construction or with valid but, as yet, unimplemented planning permissions.
- **Column 4 - Pipeline Sites:** These are sites with an identified housing capacity that do not fall within the other categories. Assumptions about capacity on these sites take into account factors such as site size, densities, constraints, etc.
- **Column 5 - Total Projected Housing Supply:** This shows the total projected supply of non-self-contained housing.

Table 4 - Components of Recent Housing Completions

Monitoring Year	Net Additional Conventional Homes Completed	Net Additional Non-self-contained Homes Completed	Net Additional Long-term Vacant Homes Coming In Or Out Of Use	Total Net Additional Homes Completed
2011/12	267	-113	283	437
2012/13	204	57	94	355
2013/14	198	49	94	341
2014/15	277	86	22	385
2015/16	533	72	-1	604

Table 5 - 2015/16 Conventional Housing Completions

Borough Planning Reference	Proposed Units	Net gain	Address	Completion Date
14/16376/PNO	1	1	Unit 4, Sage Yard Ewell Road	15/04/2015
14/12936/LDP	1	-1	33 Fleetwood Road	17/04/2015
14/10088/FUL	1	1	42 Thrigby Road	01/05/2015
13/14480/FUL	8	8	Yew Tree House Church Road	05/05/2015
13/12330/FUL	1	1	130 Acre Road	08/05/2015
09/16331/FUL	39	39	39-42 Victoria Road	01/06/2015
14/16502/PNO	5	5	Units A,B,C & D, Guildford House, 40 Alpha Road	08/06/2015
13/12586/PNO	1	1	85-87 Clarence Street	10/06/2015
13/12686/FUL	3	3	85-87 Clarence Street	10/06/2015
06/12424/FUL	347	347	Kingston Power Station, Skerne Road	24/06/2015
11/14033/EXT	1	0	Brinkworth, 147 Coombe Lane West	01/07/2015
11/14213/FUL	1	1	138 Manor Drive North	01/07/2015
12/10268/FUL	1	1	R/O 20 Ashby Avenue	01/07/2015
12/14335/FUL	1	0	Ranworth, Traps Lane	01/07/2015
13/16031/FUL	1	1	Chancery Court, 4-20 Tolworth Close	01/07/2015
15/12148/FUL	0	-1	136 Richmond Road	01/07/2015
13/10211/FUL	1	1	10 Church Rise	13/07/2015
14/14493/FUL	1	1	47 Beverley Way	23/07/2015
13/12275/FUL	1	1	63a-63b Park Road	04/08/2015
13/12319/FUL	4	4	145 Elm Road	04/08/2015
12/16354/FUL	1	1	62a Brighton Road	05/08/2015
12/16467/FUL	1	1	7 Southborough Road	05/08/2015
13/14218/FUL	1	1	Brackendale, 15 Gloucester Road	05/08/2015
14/14561/FUL	1	-4	2 Crescent Road	05/08/2015
12/14783/FUL	1	0	38a Lime Grove	19/08/2015
13/12526/FUL	3	2	131 Richmond Road	19/08/2015
13/14485/PNO	4	4	Oriel House, 52 Coombe Road	19/08/2015
09/16099/REM	2	1	34 Park Road	25/08/2015
14/10040/FUL	2	1	28 Woodgate Avenue	04/09/2015
15/12070/PNO	4	4	2-6 High Street	30/09/2015

12/14260/FUL	2	1	Prospect Cottage, Coombe Wood Road	13/10/2015
15/12472/PNO	1	1	30-32 Thames Street	13/10/2015
15/16349/FUL	1	1	100 Alexandra Drive	02/11/2015
13/12622/FUL	8	8	117 London Road	04/11/2015
14/16810/FUL	8	8	174 Ewell Road	09/11/2015
14/12576/PNO	6	6	7-9 Burnham Street	10/11/2015
13/12784/FUL	1	1	65 Surbiton Road	11/11/2015
14/12442/HOU	1	-1	9 & 9a Chesfield Road	16/11/2015
12/14276/FULL	1	0	Beauchamp, Coombe Hill Road	17/11/2015
13/16684/FUL	5	5	55 The Avenue	18/11/2015
14/16437/PNO	56	56	Sundial Court, Barnsbury Lane	20/11/2015
11/12503/FUL	6	5	Land Adjoining 24-26 Dinton Road And 219 Park Road	01/12/2015
13/16572/FUL	1	1	Land Adjacent To St Matthews Vicarage, 20 Kingsdowne Road	01/12/2015
14/10260/FUL	1	1	Scout Hall, 62 Hartfield Road	01/12/2015
15/12009/PNO	16	16	31-39 Kingston Hill	04/12/2015
11/12492/FUL	0	-10	180 -190 London Road	08/12/2015
14/15062/PNO	2	2	98 Burlington Road	14/12/2015
13/16414/PNO	11	11	32-33 Victoria Road	15/12/2015
13/14681/FUL	1	0	Woodlawn Cottage, Kingston Vale	17/12/2015
15/13132/LDP	2	2	30 Thames Street	19/01/2016
14/12279/FUL	2	1	13 Cambridge Road	02/02/2016
15/10044/HOU	1	1	2 Ashcroft Road	02/02/2016
11/14481/FUL	2	1	27 Green Lane	15/02/2016
15/12814/LDP	2	2	15 Thames Street	16/02/2016
14/12560/PNO	2	2	8-10 High Street	03/03/2016
14/13062/FUL	1	1	8-10 High Street	03/03/2016
13/10142/FUL	2	2	Land At 63 Haycroft Road	09/03/2016
13/12933/FUL	2	2	Rear Of 14-16 Springfield Road	14/03/2016
13/12763/FUL	6	6	Willow Court, Cambridge Road	16/03/2016
13/16840/FUL	1	1	Former Garages, Kings Keep	16/03/2016
14/15134/FUL	1	0	Wild Croft, Coombe Park	17/03/2016
13/16056/FUL	4	-11	The Laurels, 7 Oakhill Road	18/03/2016
14/14537/FUL	1	0	16 Brook Gardens	21/03/2016
13/12333/FUL	20	-15	1-35 Waters Square	22/03/2016

14/16445/FUL	1	0	3 Avenue South	23/03/2016
15/14080/FUL	1	1	59 Howard Road	24/03/2016
Total	618	533		

Table 6 - 2015/16 Non-self-contained Housing Completions

Borough Planning Reference	Proposed Units	Net Gain	Address	Completion Date
13/14480/FUL	0	-21	Yew Tree House, Church Road	05/05/2015
12/16467/FUL	0	-17	7 Southborough Road	05/08/2015
14/16810/FUL	0	-16	174 Ewell Road	09/11/2015
13/16684/FUL	0	-12	55 The Avenue	18/11/2015
11/12492/FUL	138	138	180 -190 London Road	08/12/2015
Total	138	72		