



Briefing Note on the 2016 Five-year Housing Supply (2016/17 to 2020/21)

The purpose of this briefing note is to provide an update on the five-year housing supply for the borough at the end of the 2015/16 monitoring year, i.e. the position on 1st April 2016. It is an update on the November 2016 version and should be read in conjunction with the Briefing Note on the 2016 Housing Trajectory (December 2016 update). The contents of both briefing notes will be incorporated into the 2015/16 Authority Monitoring Report (AMR) when it is published.

The National Planning Policy Framework (NPPF) requires local planning authorities to identify specific 'deliverable' sites to provide a five-year supply of housing, as part of the AMR process. The Further Alterations to the London Plan (adopted in 2015) set an increased housing target for the borough of 6,434 during the period 2015 to 2025, equivalent to **643 net additional homes per annum**. The 2016 five-year housing target (before addressing recent delivery performance) is 3,215 and covers the period from 1st April 2016 to 31st March 2021.

Housing completions in 2015/16 resulted in a net under supply of 176 units against the cumulative housing target (see Table 1 of the Briefing Note on the 2016 Housing Trajectory (December 2016)). Kingston Council must address this and has added the under supply figure to the five-year housing target, seeking to deliver this under supply within the next five years (also known as the 'Sedgefield' method). [Paragraph 47 of the NPPF](#) also requires that, in order to "provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land", the five-year housing requirement should identify an additional 5% or 20% buffer above housing targets (with the under supply added). Specifically, where there has been a record of persistent under delivery of housing, the 20% buffer should be applied. Where there has been a record of consistent delivery against the housing target, the 5% buffer is appropriate.

The Council has reviewed the past five years of housing delivery in assessing whether or not it been consistently delivering against its housing targets¹. Despite a shortfall in 2012/13 and 2015/16, there has been a consistent delivery against the housing target in three of the past five years (see Table 7 of the 2016 Housing Trajectory (December 2016)). As such, 5% is

¹ This reflects the judgement made in *Cotswold DC v SSCLG* [2013] EWHC 3719 (Admin), Lewis J

considered the most appropriate buffer to apply to the five-year housing requirement.

Calculation of the five-year housing requirement (2016/17 to 2020/21)

Five-year housing target (2016/17 to 2020/21)	$5 \times 643 = 3,215$
Under supply (2015/16)	176
Five-year housing target plus under supply	$3,215 + 176 = 3,391$
5% buffer	$0.05 \times 3,391 = 170$
Five-year housing requirement (2016/17 to 2020/21)	$3,391 + 170 = 3,561$

In accordance with guidance set out in the NPPF, to be considered 'deliverable', sites should meet the following criteria:

- 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.

As set out in the following tables, the assessment of the five-year housing supply includes the following site types:

- sites that are currently under construction;
- sites with current, valid planning permissions; 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.

[Paragraph 48 of the NPPF](#) states that a windfall allowance may be justified in the five-year housing supply if a local planning authority has 'compelling evidence'. An analysis of past development trends supports the assumption that windfall sites will also come forward. Based on the evidence produced in Table 10 of the Briefing Note on the 2016 Housing Trajectory (December 2016), it is assumed that an additional 99 conventional housing units per annum will be delivered through small (fewer than 10 units) windfall sites. This excludes development on residential garden land. 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.

It should be noted that, as the five-year housing supply reflects the current position of sites (in terms of development activity), projections may differ to those in the 2016 Housing Trajectory, e.g. sites identified within it could have been inactive during the 2015/16 monitoring year, but could still come forward during the mid-to-later years of the five-year housing supply.

The sites identified sites for the five-year housing supply are detailed in Tables 1 to 7 at the end of this document.

Calculation of the five-year housing supply (2016/17 to 2020/21)

Monitoring year		2016/17	2017/18	2018/19	2019/20	2020/21	Total
Conventional housing	Under construction	337	15	36	0	328	716
	With planning permission	104	359	183	0	203	849
	LDF Opportunity Sites	0	0	308	313	106	727
	Other pipeline sites	0	93	104	236	92	525
	Windfall allowance	0	0	0	99	99	198
Non-self-contained housing	Under construction	82	389	0	0	0	471
	With planning permission	-32	379	0	0	0	557
	Pipeline sites	0	0	0	0	300	300
Total		491	1,235	631	648	1,338	4,343

A comparison of the the five-year housing supply against the five-year housing requirement shows that at the end of the 2015/16 monitoring year, the Borough's five-year housing supply exceeds the five-year housing requirement 22%. This is equivalent to 6.10 years' worth of housing supply.

Calculation of the number of years' worth of housing supply

Five-year housing supply	4,343
Five-year housing requirement	3,561
Five-year housing supply divided by the five-year housing requirement	$4,343 \div 3,561 = 1.22$
Percentage of the five-year housing supply above the five-year housing requirement	22%
Years' worth of housing supply	$1.22 \times 5 = 6.10$

Table 1 - Conventional Housing Sites Under Construction

Borough Planning Reference	Proposed Units	Net Gain	Address	Start Date	Estimated Completion (Monitoring Year)
07/15101/FUL	1	1	Land Adjacent To 18 Sandal Road	13/01/2011	2016/17
08/10018/FUL	2	1	129 Fullers Way South	24/03/2011	2016/17
09/14538/FUL	6	6	58-60 Kingston Road	01/11/2012	2016/17
12/16142/FUL	2	2	1st Floor, 93 & 97 Brighton Road	09/11/2012	2016/17
12/14205/FUL	1	0	Green Ways, Coombe Park	20/11/2012	2016/17
08/16579/FUL	1	1	Rear Of 27-29, St James Road	10/01/2013	2016/17
12/14363/FUL	4	4	Upper Floors, 350-354 Malden Road	18/04/2013	2016/17
12/12453/FUL	1	1	1st Floor, Hawks House School Passage	01/05/2013	2016/17
13/16361/PNO	22	22	1-3 Jupiter Court, Tolworth Rise South	09/08/2013	2016/17
10/16400/EXT	23	23	Former Car Compound At 2a, And Land Adjacent 2, Ellerton Road	07/11/2013	2016/17
10/14887/FUL	1	0	Orchard House, Coombe Park	20/02/2014	2016/17
12/14764/FUL	2	1	1 Ullswater Close	02/03/2014	2016/17
13/12528/PNO	3	3	Linear House, 145a London Road	04/04/2014	2016/17
12/16166/FUL	16	16	Garages, South Terrace	28/04/2014	2016/17
11/10021/FUL	2	1	8 Ashcroft Road	15/05/2014	2016/17
14/14295/FUL	1	0	Asquith House, Coombe Hill Road	23/05/2014	2016/17
13/12788/FUL	2	1	Watergate 11, Albany Park Road	26/05/2014	2016/17
13/16521/FUL	1	-1	17 Corkran Road	01/06/2014	2016/17
13/12655/FUL	1	1	Ground & Basement, 79 Surbiton Road	01/06/2014	2016/17
11/16609/FUL	2	2	Upper Floors, 37 Victoria Road	01/06/2014	2016/17
13/14520/FUL	2	2	Site Of 44 Grafton Road	21/07/2014	2016/17
13/12568/PNO	1	1	1st Floor, 73-77 London Road	01/08/2014	2016/17
12/14710/FUL	1	0	Woodlands, Coombe Park	20/08/2014	2016/17

13/14121/FUL	2	2	Land Adjacent To 3 Coombe Lane West	01/09/2014	2016/17
13/13109/PNO	12	12	39-49 Cowleaze Road	02/10/2014	2016/17
13/14603/FUL	1	0	Casa Mia, Coombe Park	03/10/2014	2016/17
13/14797/FUL	1	0	Development At 43 Derwent Avenue	24/10/2014	2016/17
13/12422/FUL	2	1	295 Richmond Road	01/11/2014	2016/17
12/12014/FUL	4	4	Roof Space, Town End House, 1-8 Town End Parade High Street	17/11/2014	2016/17
14/14531/PNO	2	2	1st Floor, 188-190 Kingston Road	04/12/2014	2016/17
14/16446/PNO	2	2	1st & 2nd Floors, 300-302 Ewell Road	09/12/2014	2016/17
14/10235/FUL	4	4	Former 318-320, Hook Road	11/12/2014	2016/17
11/14479/FUL	1	1	Plot 5, Telegraph Cottage Warren Road	05/01/2015	2016/17
14/14223/FUL	0	-1	Kingston Vale Service Station And 1a, Robin Hood Way	12/01/2015	2016/17
14/12664/PNO	7	7	Ground, 1st & 2nd Floors, Chichester House, 145a London Road	27/01/2015	2016/17
14/14169/FUL	1	0	80 Coombe Lane West	01/02/2015	2016/17
14/12686/FUL	1	-1	35 Staunton Road	10/03/2015	2016/17
12/16138/FUL	1	1	R/O 80 Southwood Drive	10/03/2015	2016/17
13/12232/FUL	1	0	41 Staunton Road	11/03/2015	2016/17
14/14105/FUL	1	1	18 Voewood Close	16/03/2015	2016/17
14/15298/FUL	2	1	Red Roofs, Coombe Hill Road	20/03/2015	2016/17
11/14044/FUL	2	2	Roof Space At 55 & 56 Charter Court, Linden Grove	25/03/2015	2016/17
14/14558/FUL	1	0	1 High Coombe Place	01/04/2015	2016/17
14/14795/FUL	3	2	74 Malden Hill	07/04/2015	2016/17
14/16936/PNO	2	2	Ground & 1st Floors, 5 St Marys Road	23/06/2015	2016/17
13/16902/FUL	19	19	34 Berrylands Road	23/06/2015	2016/17
14/15200/FUL	1	0	Quinta, Warren Park	24/06/2015	2016/17
15/14384/FUL	1	0	21 Coombe Ridings	17/07/2015	2016/17
14/12889/PNO	1	1	Ground & 1st Floors, 5 Bridle Close	20/07/2015	2016/17

15/14190/FUL	1	0	Woodcroft, Coombe End	21/07/2015	2016/17
14/12229/PNO	7	7	116 London Road	23/07/2015	2016/17
14/12230/PNO	7	7	120 London Road	23/07/2015	2016/17
14/12231/PNO	7	7	118 London Road	23/07/2015	2016/17
14/14507/PNO	2	2	Part Of 1st & 2nd Floors, 180-186 Kingston Road	24/07/2015	2016/17
14/15109/LDP	2	2	Part Of 1st And 2nd Floors, 186 (180-186) Kingston Road	24/07/2015	2016/17
15/14313/PNRR	3	3	Part Of 1st Floor, 180-186 Kingston Road	24/07/2015	2016/17
12/14273/FUL	0	-1	3 Bodley Road	30/07/2015	2016/17
15/14315/PNO	3	3	Part Of Second Floor, 180-186 Kingston Road	24/07/2015	2016/17
13/14647/FUL	1	1	Plot 'Domus I' Rear Of Camelot, Renfrew Road	26/07/2015	2016/17
15/12132/FUL	1	1	4th Floor, 7 Penrhyn Road	30/07/2015	2016/17
14/12725/FUL	2	1	Ground Floor Flat, 42 Fairfield South	30/07/2015	2016/17
15/16054/FUL	2	1	Land At 47 Langley Avenue	30/07/2015	2016/17
14/13004/FUL	4	4	42 Mill Place	30/07/2015	2016/17
14/12909/PNO	10	10	7 Penrhyn Road	30/07/2015	2016/17
14/12895/FUL	10	10	50 Park Road	30/07/2015	2016/17
15/14365/FUL	3	0	11-15 Greenwood Park	02/08/2015	2016/17
14/12983/FUL	1	1	2 Kingston Hill	06/08/2015	2016/17
13/14869/FUL	2	1	55 Blakes Avenue	19/08/2015	2016/17
14/13290/PNRR	2	2	143 Richmond Road	19/08/2015	2016/17
13/12370/FUL	4	3	Upper Floor And Rear, 35 Richmond Road	19/08/2015	2016/17
14/14888/PNO	3	3	1st Floor, 2 High Street	19/08/2015	2016/17
14/14916/FUL	6	4	2 High Street	19/08/2015	2016/17
13/15167/PNO	7	7	Mitchell House, 2 Montem Road	19/08/2015	2016/17
11/14284/FUL	1	0	Post House', Warren Road	20/08/2015	2016/17
14/14643/FUL	1	0	Coombe Pines, Warren Cutting	20/08/2015	2016/17
15/14700/PNO	6	6	1st And 2nd Floor, Kings Avenue House, Kings Avenue	24/08/2015	2016/17
15/14651/FUL	1	0	Former Site Of Summer Leas, Coombe Park	25/08/2015	2016/17
14/16198/FUL	3	2	3 Burney Avenue	26/08/2015	2016/17

15/14276/FUL	1	0	Former Juniper Cottage, Kingston Hill	01/09/2015	2016/17
15/12796/PNO	3	3	2a & 2b, Gladstone Road	23/09/2015	2016/17
11/14936/OUT	6	5	Christchurch And Vicarage, 93 Coombe Wood	28/09/2015	2016/17
15/10192/FUL	1	1	401 Hook Road	05/10/2015	2016/17
15/16149/PNO	2	2	462 Ewell Road	26/10/2015	2016/17
15/12083/FUL	4	3	25 Victoria Road	29/10/2015	2016/17
15/12570/PNO	3	3	Victoria Hall, Victoria Road	03/11/2015	2016/17
15/14575/FUL	1	-1	Whyte Chase, Golf Club Drive	12/11/2015	2016/17
15/15075/FUL	1	0	25 Burghley Avenue	01/12/2015	2016/17
14/12357/FUL	8	8	Former Jani King, 150 London Road	18/12/2015	2016/17
13/12926/PNO	15	15	Former Jani King, 150 London Road	18/12/2015	2016/17
15/10019/FUL	5	5	392 Leatherhead Road	04/01/2016	2016/17
14/13216/FUL	2	2	Former Sutherland House, Clifton Road	19/01/2016	2016/17
11/14908/EXT	3	3	Part First Floor And Second Floor, 62-64 High Street	19/01/2016	2016/17
14/12330/PNO	6	6	Sutherland House, 3-4 Bridge End Close	19/01/2016	2016/17
15/13033/PNRR	1	1	Front Of Ground Floor, 13 Cambridge Road	22/01/2016	2016/17
14/15012/PNRR	1	1	155 Kingston Road	25/01/2016	2016/17
12/12589/FUL	9	9	1st - 2nd Floor, 28-30 Castle Street	25/01/2016	2016/17
14/14126/FUL	2	1	Former Greywood (Pre 2014), Coombe Hill Road	27/01/2016	2016/17
15/12672/FUL	3	2	315 Kingston Road	28/01/2016	2016/17
15/14554/FUL	8	8	Land At 49 Montem Road	01/02/2016	2016/17
15/16920/PNO	11	11	Ground, 1st And 2nd Floors, 119-125 Ewell Road	04/02/2016	2016/17
14/12153/PNO	5	5	1st, 2nd and 3rd Floors, 8 Eden Street	15/02/2016	2016/17
12/16612/OUT	3	3	21a, Victoria Road	01/03/2016	2016/17
15/12353/FUL	2	2	39-49 Cowleaze Road	04/03/2016	2016/17
15/14030/FUL	1	1	100a Elm Road	09/03/2016	2016/17
15/14525/FUL	1	1	50 Acacia Grove	21/03/2016	2016/17
13/12552/FUL	5	5	124-126 London Road	13/09/2013	2017/18
15/16661/FUL	6	4	140 Ewell Road	02/02/2016	2017/18

15/16253/FUL	6	6	Flats 70-89 Surbiton Court, St Andrews Square	07/03/2016	2017/18
07/12889/FUL	9	8	16-18 Richmond Road	13/04/2012	2018/19
12/16273/FUL	28	28	Alpha Wharf, Howard Road	25/08/2015	2018/19
15/12787/FUL	109	109	Gas Holder Site, Kingsgate Road (North West Phase)	04/01/2016	2020/21
14/12215/FUL	219	219	Gas Holder Site, Kingsgate Road (South East Phase)	04/01/2016	2020/21
Total	765	716			

Table 2 - Conventional Housing Sites With Planning Permission

Borough Planning Reference	Proposed Units	Net Gain	Address	Permission Date	Estimated Completion (Monitoring Year)
12/12732/FUL	1	2	90-92 Willoughby Road	19/07/2013	2016/17
13/10124/FUL	13	13	Service Station, Bridge Road	02/09/2013	2016/17
13/14743/PNO	6	6	2nd Floor, Apsley House, Apsley Road	07/10/2013	2016/17
13/12833/PNO	1	1	11 Station Road	02/12/2013	2016/17
13/14921/PNO	4	4	Ground Floor, 63-67 Kingston Road	09/12/2013	2016/17
13/12832/PNO	24	24	Hickman & Bishop Kingstons House, 15 Coombe Road	09/12/2013	2016/17
13/12814/PNO	1	1	5 Gibbon Mews	16/12/2013	2016/17
13/12802/PNO	5	5	39-41 Surbiton Road	17/12/2013	2016/17
13/16750/PNO	10	10	1st & 2nd Floors, St Andrews House, Victoria Road	23/12/2013	2016/17
13/15060/PNO	4	4	15 Lime Grove	06/01/2014	2016/17
14/14013/PNO	4	4	Ground Floor, 52-54 Oriel House	05/03/2014	2016/17
12/12300/FUL	2	1	Upper Floors, 44, London Road	06/03/2014	2016/17
14/16039/PNO	1	1	First And Second Floors, 13 Victoria Road	21/03/2014	2016/17
14/10254/PNO	1	1	174 Hook Road	01/10/2014	2016/17
14/10179/PNO	1	1	326a Hook Rise North	02/12/2014	2016/17
14/16881/PNO	4	4	1st & 2nd Floors, Queensborough House, 2 Claremont Road	05/03/2015	2016/17
15/16557/PNO	1	1	12 St Andrews Road	18/08/2015	2016/17
15/10207/FUL	1	1	Land To The Rear Of, 36, Pyne Road	20/08/2015	2016/17
15/14642/FUL	1	1	Birchglades, Coombe Park	22/09/2015	2016/17
14/16966/PNRR	1	1	Ground Floor (Front), 438, Ewell Road	26/10/2015	2016/17
15/15093/FUL	1	1	Playground, Fairmead Close	07/12/2015	2016/17
15/15218/PNO	4	4	Ground Floor, 69 Kingston Road	31/12/2015	2016/17
15/14886/FUL	5	4	First Floor, The Malden	20/01/2016	2016/17

			Manor 131, Manor Drive North		
15/16807/FUL	4	2	421 Ewell Road	05/02/2016	2016/17
15/17019/FUL	4	4	32 The Avenue	10/02/2016	2016/17
15/12730/PNO	1	1	Ground Floor, 75, Park Road	01/03/2016	2016/17
15/16653/FUL	3	3	153 Surbiton Hill Park	10/03/2016	2016/17
11/16541/EXT	3	2	70 Brighton Road	01/08/2013	2017/18
13/14521/FUL	2	2	Land Rear Of 5 Coombe Lane West	22/08/2013	2017/18
13/16471/FUL	2	2	Basement & Ground Floor, 70 Claremont Road	28/08/2013	2017/18
13/15030/FUL	2	1	Three Gables, Coombe Wood Road	28/02/2014	2017/18
13/10383/FUL	1	0	19 Church Lane	29/04/2014	2017/18
14/14215/FUL	1	0	1 The Drive	06/05/2014	2017/18
14/10097/PNO	28	28	Northamber House, 23, Davis Road	13/05/2014	2017/18
14/10120/PNO	1	1	1st Floor, Unit 5, Accessory House, Cox Lane	27/05/2014	2017/18
13/16724/FUL	4	3	Bramshott Lodge, South Bank	03/06/2014	2017/18
14/14380/FUL	1	1	1a Somerset Close	18/06/2014	2017/18
14/14387/PNO	1	1	1st Floor, Clapro Ltd, 2a Sussex Road	25/06/2014	2017/18
13/12766/FUL	2	2	Ground Floor, The Kelly Arms, 2 Glenthorne Road	26/06/2014	2017/18
14/14390/FUL	1	1	Land At 154 Coombe Lane West	03/07/2014	2017/18
14/14453/PNO	14	14	1st & 2nd Floors, 23-37 Blagdon Road	10/07/2014	2017/18
14/14419/FUL	1	0	Hurston House, Stoke Road	17/07/2014	2017/18
13/13053/FUL	1	-1	217 Park Road	22/07/2014	2017/18
13/14146/FUL	1	1	Rear Of 79-93 Woodfield Gardens	23/07/2014	2017/18
14/12556/PNO	3	3	13 Borough Road	31/07/2014	2017/18
14/12669/PNO	10	10	125 Richmond Road	22/08/2014	2017/18
13/16211/FUL	1	1	Chancery Court 4-20, Tolworth Close	04/09/2014	2017/18
13/16611/FUL	1	1	120 Ewell Road	12/09/2014	2017/18
13/16565/FUL	1	1	33 Tolworth Broadway	16/09/2014	2017/18
14/12771/PNO	4	4	1st & 2nd Floors, 34 Market Place	18/09/2014	2017/18

14/12871/PNO	32	32	45-51, High Street	06/10/2014	2017/18
14/13006/PNO	4	4	1st & 2nd Floors, 2-2a Clarence Street	12/11/2014	2017/18
14/15015/FUL	1	0	3 Brook Gardens	01/12/2014	2017/18
14/15003/FUL	1	0	Cotswood, Kingston Hill	08/12/2014	2017/18
14/14882/FUL	4	0	2 Sycamore Grove	09/12/2014	2017/18
14/14818/FUL	2	1	100 Dukes Avenue	09/12/2014	2017/18
14/14980/FUL	2	1	Birch Dell, 30 Henley Drive	09/12/2014	2017/18
14/12651/FUL	2	1	The Bungalow, 87 Alfred Road	30/12/2014	2017/18
14/12213/FUL	1	1	Ross Villa 10, Fairfield West	07/01/2015	2017/18
14/15100/FUL	1	1	Scout Hut, 6 Gloster Road	07/01/2015	2017/18
14/15161/PNO	23	23	46-50 Coombe Road	07/01/2015	2017/18
14/10070/FUL	2	2	Former 68 Tolworth Broadway	08/01/2015	2017/18
14/10278/FUL	2	1	81 Fullers Way South	09/01/2015	2017/18
13/16900/FUL	2	2	65 The Avenue	12/01/2015	2017/18
14/14911/FUL	1	0	18 Brook Gardens	14/01/2015	2017/18
14/16878/PNO	78	78	Floors 3 To 7 Of Section A, North Wing, Tolworth Tower, Tolworth Broadway	14/01/2015	2017/18
14/14855/FUL	3	2	Coombe Green, Coombe Hill Road	20/01/2015	2017/18
14/15223/FUL	1	0	Bel Horizon, 8 The Drive	21/01/2015	2017/18
14/15167/FUL	1	1	1 The Triangle	21/01/2015	2017/18
14/13277/PNO	18	18	2nd & 3rd Floors, Surrey House, 34 Eden Street	10/02/2015	2017/18
13/12623/FUL	3	2	17 Cambridge Road	12/02/2015	2017/18
13/10351/FUL	10	10	36-42 Leatherhead Road	17/02/2015	2017/18
14/12870/FUL	1	1	28 Gibbon Road	02/03/2015	2017/18
15/14039/PNO	6	6	1st & 2nd Floors, 8-12 Coombe Road	10/03/2015	2017/18
14/14566/FUL	3	2	55 Albemarle Gardens	17/04/2015	2017/18
14/10334/FUL	2	1	145 Hook Rise South	01/05/2015	2017/18
15/14222/PNO	7	7	1st Floor & Part Ground Floor, 33-37, Elm Road	01/05/2015	2017/18
15/10062/PNRR	1	1	336 Hook Rise North	06/05/2015	2017/18
15/14146/FUL	1	0	Little Hollow, 6 The Drive	07/05/2015	2017/18
15/14226/FUL	2	1	71 Knightwood Crescent	19/05/2015	2017/18
15/14171/FUL	1	1	4 Vicarage Close	27/05/2015	2017/18

15/14066/FUL	1	0	8 Greenwood Park	28/05/2015	2017/18
15/14401/FUL	1	0	Pandora House, Warren Road	28/05/2015	2017/18
15/16126/FUL	1	1	Pembury Court, Ewell Road	04/06/2015	2017/18
15/14292/FUL	1	1	82 High Street	09/06/2015	2017/18
14/14154/FUL	1	1	3 Coombe Lane West	23/06/2015	2017/18
15/14516/FUL	1	1	2a Somerset Close	13/07/2015	2017/18
14/13268/FUL	1	1	42 Staunton Road	16/07/2015	2017/18
15/14426/FUL	1	0	Zanta, Coombe Park	17/07/2015	2017/18
14/16668/FUL	1	1	64 Cranes Park	17/07/2015	2017/18
15/10116/FUL	1	1	61 Gladstone Road	20/07/2015	2017/18
15/14469/FUL	1	1	Kincross, 13 Coombe Lane West	20/07/2015	2017/18
15/16377/FUL	1	1	8 Hook Road	29/07/2015	2017/18
15/10133/FUL	3	2	150 Leatherhead Road	29/07/2015	2017/18
15/16152/FUL	1	0	35 Woodlands Road	03/08/2015	2017/18
15/14641/FUL	1	0	17 Greenwood Park	06/08/2015	2017/18
15/14704/PNO	2	2	2nd Floor, Registrar Of Births Deaths And Marriages, 35 Coombe Road	11/08/2015	2017/18
15/14638/FUL	8	8	Orchard Court, The Avenue	18/08/2015	2017/18
15/14711/FUL	1	0	Park Lodge, Warren Park	20/08/2015	2017/18
14/12933/FUL	1	1	17-19 Grove Road	26/08/2015	2017/18
15/14655/FUL	1	1	3a Chestnut Grove	08/09/2015	2017/18
15/16255/FUL	2	1	122a Ewell Road	14/09/2015	2017/18
15/14873/PNO	1	1	1st Floor, 40a High Street	25/09/2015	2017/18
15/12740/PNO	1	1	Rear Of 96b, Former, 96b, Richmond Road	28/09/2015	2017/18
15/14892/PNO	12	12	Ground And 1st Floors, Registrar Of Births Deaths And Marriages, 35, Coombe Road	30/09/2015	2017/18
14/16041/FUL	1	1	280 Ewell Road	01/10/2015	2017/18
15/14364/FUL	1	0	Culmpine, Beverley Lane	05/10/2015	2017/18
15/14905/FUL	1	-3	7 Crescent Road	07/10/2015	2017/18
15/14509/FUL	1	0	Pinewood, Coombe Hill Road	09/10/2015	2017/18
15/16379/FUL	1	1	19 Minniedale	12/10/2015	2017/18
15/14670/FUL	1	1	49 The Crescent	15/10/2015	2017/18
15/14726/FUL	1	0	131 Coombe Lane West	19/10/2015	2017/18

15/14792/FUL	1	0	49 Matlock Way	23/10/2015	2017/18
15/12419/FUL	2	2	New 3rd Floor, 27 Victoria Road	23/10/2015	2017/18
14/12440/FUL	2	2	Rear Of 1 Thames Street	26/10/2015	2017/18
15/14979/PNRR	2	2	Rear 1st Floor, 181-185 High Street	27/10/2015	2017/18
15/12086/FUL	0	-2	2-4 Old London Road	28/10/2015	2017/18
15/12822/FUL	2	2	55-59 Fife Road	28/10/2015	2017/18
15/10304/FUL	1	1	73 Church Lane	29/10/2015	2017/18
15/14885/FUL	1	1	43 Connaught Road	30/10/2015	2017/18
15/16742/FUL	3	3	39 King Charles Road	03/11/2015	2017/18
15/16729/FUL	1	1	242 Tolworth Rise South	05/11/2015	2017/18
15/15038/FUL	1	1	New Rear Extension, Registrar Of Births Deaths And Marriages 35, Coombe Road	11/11/2015	2017/18
15/12924/FUL	1	1	10 Norbiton Common Road	18/11/2015	2017/18
15/15073/FUL	2	1	19 Selwyn Road	18/11/2015	2017/18
15/12956/PNRR	1	1	142 Richmond Road	23/11/2015	2017/18
15/12958/PNRR	1	1	140 Richmond Road	23/11/2015	2017/18
15/16045/FUL	1	1	88 Ditton Road	26/11/2015	2017/18
15/16658/PNO	1	1	Land Adj To Worcester Park Nursery Centre, Old Malden Lane	26/11/2015	2017/18
15/16833/FUL	1	1	123 Warren Drive South	02/12/2015	2017/18
15/15159/PNRR	1	1	1a & 1b, Alric Avenue	04/12/2015	2017/18
15/12816/FUL	1	-1	Former 195a, Park Road	09/12/2015	2017/18
15/15155/FUL	1	1	23 Dukes Avenue	14/12/2015	2017/18
15/15150/FUL	2	1	63 Beechcroft Avenue	15/12/2015	2017/18
15/15065/FUL	0	-1	1st And 2nd Floors, 75 Kingston Road	21/12/2015	2017/18
15/16856/FUL	1	1	Land To The Rear Of, 70, Ewell Road	24/12/2015	2017/18
15/15199/FUL	1	0	4a (Tree Tops), The Drive	29/12/2015	2017/18
15/15224/FUL	1	0	25 Henley Drive	06/01/2016	2017/18
15/14412/FUL	1	1	Flat 1, Edgar Court 4-10, Sycamore Grove	06/01/2016	2017/18
15/16655/FUL	1	1	1 Hill Crescent	06/01/2016	2017/18
15/16850/PNO	2	2	1st Floor, Rear Of 108 Ewell Road	08/01/2016	2017/18
15/14986/FUL	1	1	27 Keswick Avenue	12/01/2016	2017/18

15/15240/FUL	1	1	Land Adj To 1 Bazalgette Close	13/01/2016	2017/18
15/15104/FUL	1	0	Copse End 152, Coombe Lane West	14/01/2016	2017/18
15/10427/FUL	1	1	Barn, 449 Leatherhead Road	16/02/2016	2017/18
15/13259/FUL	1	1	37 Hardman Road	18/02/2016	2017/18
15/17038/FUL	1	1	Ground Floor, 113, Red Lion Road	22/02/2016	2017/18
15/16826/FUL	1	0	126 Brighton Road	24/02/2016	2017/18
16/16017/PNRR	1	1	1st Floor, 72 Victoria Road	24/02/2016	2017/18
15/14980/FUL	1	1	2 Ladderstile Ride	04/03/2016	2017/18
15/15388/FUL	4	0	11, Church Road	08/03/2016	2017/18
15/10379/FUL	1	1	128 Tolworth Road	08/03/2016	2017/18
15/12906/FUL	2	2	52 Richmond Road	11/03/2016	2017/18
14/10273/FUL	0	-1	15 Church Rise	15/03/2016	2017/18
16/14071/FUL	1	1	Sahara, Coombe Park	18/03/2016	2017/18
16/14116/FUL	1	0	Coombe Wood Oaks 3, Coombe Hill Glade	30/03/2016	2017/18
15/12668/FUL	7	7	1st, 2nd & 3rd Floors, 3-5 Thames Street	31/03/2016	2017/18
13/13017/FUL	14	14	22-30 (Gala Bingo Hall), Richmond Road	31/03/2015	2018/19
15/14020/FUL	4	4	Stag Lodge, Kingston Vale	01/07/2015	2018/19
15/10106/OUT	1	1	Heath Cottage 414, Leatherhead Road	24/07/2015	2018/19
15/16069/FUL	32	32	90-100, Brighton Road	26/08/2015	2018/19
15/16570/PNO	12	12	1st & 2nd Floors, 145-155 Ewell Road	02/09/2015	2018/19
15/14545/OUT	4	3	180 Coombe Lane West	10/09/2015	2018/19
15/12280/FUL	26	26	Car Park, 40 Cowleaze Road	29/10/2015	2018/19
15/12343/FUL	39	39	Eden House, 62-68 Eden Street	30/10/2015	2018/19
15/14435/FUL	6	5	124 Kingston Road	16/02/2016	2018/19
16/12049/FUL	35	35	HM Remand Centre, Latchmere Lane	09/03/2016	2018/19
15/16662/FUL	12	12	51-53 The Avenue	21/03/2016	2018/19
13/12264/FUL	97	97	Development At Thames Side Wharf, Vicarage Road	17/11/2014	2020/21
14/10306/FUL	106	106	Tolworth Girls School And Tolworth Rec, Fullers Way North	04/09/2015	2020/21

Total	915	849	
--------------	------------	------------	--

Table 3 - Conventional Housing on LDF Opportunity Sites

Address	Proposed units	Net gain	Status	Estimated completion (monitoring year)
Tolworth Tower	308	308	LDF Delivery Site. Planning application 15/16356/FUL consented for approval by Development Control Committee on 12/01/2016.	2018/19
Development Site At Former Post Office, Ashdown Road	319	313	Proposal Site P3 of the K+20. Planning application 14/13247/FUL consented for approval by Development Control Committee on 26/02/2016.	2019/20
Confidential site	28	28	Pre-application discussions underway.	2020/21
Confidential site	78	78	Pre-application discussions underway.	2020/21
Total	733	727		

Table 4 - Conventional Housing on Other Pipeline Sites

Address	Proposed Units	Net Gain	Status	Estimated completion (monitoring year)
New Malden House, Blagdon Road	93	93	Planning application 15/14657/FUL consented for approval by Development Control Committee on 17/12/2015.	2017/18
Confidential Site	41	41	Pre-application discussions underway.	2018/19
Unigate Milk Depot, Lower Marsh Lane/Villiers Avenue	49	49	LDF Delivery Plan Site (Priority 2). Planning application 15/16840/FUL consented for approval by Development Control Committee on 17/02/2016.	2018/19
Petrol Filling Station, Brighton Road	14	14	Pre-application discussions underway for 46 units. Proposed units excludes planning permission 15/16069/FUL for 32 units.	2018/19
Confidential Site	85	85	Pre-application discussions underway.	2019/20
Confidential Site	15	15	Pre-application discussions underway.	2019/20
Hotel Antoinette, Beaufort Road	73	26	Planning application 15/13251/FUL consented for approval by Development Control Committee on 21/04/2016.	2019/20
Confidential Site	100	100	Pre-application discussions underway.	2019/20
24 Cowleaze Road	10	10	Planning application 15/13013/FUL submitted following pre-application discussions.	2019/20
Confidential Site	0	92	Pre-application discussions underway.	2020/21
Total	480	525		

Table 5 - Non-self-contained Housing Sites Under Construction

Planning Reference	Proposed Units	Net Gain	Address	Start Date	Estimated Completion (Monitoring Year)
14/14223/FUL	59	59	Kingston Vale Service Station And 1a Robin Hood Way	12/01/2015	2016/17
12/14273/FUL	10	10	3 Bodley Road	30/07/2015	2016/17
11/16259/FUL	13	13	Hamilton Nursing Home, 24 Langley Avenue	25/08/2015	2016/17
14/13010/FUL	300	300	64-80 Cambridge Road	01/10/2015	2017/18
15/12344/FUL	89	89	73-77 Penrhyn Road	24/02/2016	2017/18
Total	471	471			

Table 6 - Non-self-contained Housing Sites With Planning Permission

Planning Reference	Proposed Units	Net Gain	Address	Start Date	Estimated Completion (Monitoring Year)
15/12094/FUL	6	6	40-46 Cromwell Road	15/06/2015	2016/17
15/17019/FUL	-10	-10	32 The Avenue	10/02/2016	2016/17
15/16653/FUL	-7	-7	153 Surbiton Hill Park	10/03/2016	2016/17
14/10273/FUL	7	7	15 Church Rise	15/03/2016	2016/17
15/16662/FUL	-28	-28	51-53 The Avenue	21/03/2016	2016/17
13/12967/FUL	11	11	Former 36-38 Beaufort Road	26/01/2015	2017/18
14/14459/FUL	310	310	171-173 Kingston Road	17/02/2015	2017/18
15/12086/FUL	58	58	2-4 Old London Road	28/10/2015	2017/18
13/12690/OUT	210	210	Kingsgate Business Centre	03/11/2014	2020/21
Total	557	557			

Table 7 - Non-self-contained Pipeline Sites

Address	Proposed units	Net gain	Status	Estimated completion (monitoring year)
Land At Clayhill Halls Of Residence, Burney Avenue (Hogsmill Valley)	300	300	LDF Delivery Plan site. Strategic site allocation in the Core Strategy.	2020/21
Total	300	300		