



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, i.e. the position on 1st April 2016. It is an update to the November 2016 version and should be read in conjunction with the Briefing Note on the 2016 Five-year Housing Supply (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 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 1 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)¹; 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 months²)³.

As part of demonstrating progress against its housing target, [Paragraph 47 of the NPPF](#)

¹ London Plan Policy 3.3 makes clear that housing targets include "...household spaces in non-self contained accommodation". Paragraph 3.53C further explains that "... student accommodation is accounted as part of overall housing completions..."

² [DCLG Live Table 615: Vacant dwellings by local authority district \(2016\)](#)

³ In accordance with Section 3, Paragraph 39 of the PPG, the Council has an empty property strategy and has been successful in bringing vacant homes back into use - *Empty Property Strategy 2014-2017*

requires local planning authorities 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 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 (Components of the Projected Conventional Housing Supply) and Table 5 (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, please refer to the Briefing Note on the 2016 Five-year Housing Supply (December 2016).

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 2013 Strategic Housing Land Availability Assessment report, although some of the pipeline sites are expected to come forward in years 1 to 5.

Table 7 (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 8 and 9 respectively.

It should be noted that, as part of a review of housing data, previous iterations of the AMR did not include data on:

- long-term vacant housing coming in or out of use in the assessment of housing completions;
- some housing completions that were not included in previous AMRs, in particular a net loss in non-self-contained housing, for the 2011/12 monitoring year; and

- different phases of major developments, such as at Kingston Power Station, which have now been recorded by the monitoring year in which each phase was completed.

Table 1 - 2016 Housing Trajectory

1	2	3	4	5	6	7	8	9	10	11
Monitoring Year	Annual Net Additional New Homes Completed	Annual Projected Housing Supply	Cumulative Projected Housing Completions		Annual Net Additional Housing Target (2011/12 - 2014/15)		Cumulative Housing Target		Number Above or Below Cumulative Housing Target	
			2011/12 to 2014/15	2015/16 to 2030/31	2011/12 to 2014/15	2015/16 to 2030/31	2011/12 to 2014/15	2015/16 to 2030/31	2011/12 to 2014/15	2015/16 to 2030/31
2011/12	437	-	437	-	375	-	375	-	62	-
2012/13	355	-	792	-	375	-	750	-	42	-
2013/14	397	-	1,189	-	375	-	1,125	-	64	-
2014/15	466	-	1,655	-	375	-	1,500	-	155	-
2015/16	467	-	-	467	-	643	-	643	-	-176
2016/17	-	491	-	958	-	643	-	1,286	-	-328
2017/18	-	1,235	-	2,193	-	643	-	1,929	-	264
2018/19	-	631	-	2,824	-	643	-	2,572	-	252
2019/20	-	648	-	3,472	-	643	-	3,215	-	257
2020/21	-	1,338	-	4,810	-	643	-	3,858	-	952
2021/22	-	1,536	-	6,346	-	643	-	4,501	-	1,845
2022/23	-	889	-	7,235	-	643	-	5,144	-	2,091
2023/24	-	177	-	7,412	-	643	-	5,787	-	1,625
2024/25	-	299	-	7,711	-	643	-	6,430	-	1,281
2025/26	-	99	-	7,810	-	643	-	7,073	-	737
2026/27	-	177	-	7,987	-	643	-	7,716	-	271
2027/28	-	99	-	8,086	-	643	-	8,359	-	-273
2028/29	-	1,395	-	9,481	-	643	-	9,002	-	479
2029/30	-	99	-	9,580	-	643	-	9,645	-	-65
2030/31	-	99	-	9,679	-	643	-	10,288	-	-609

Chart showing annual housing completions and projected housing supply

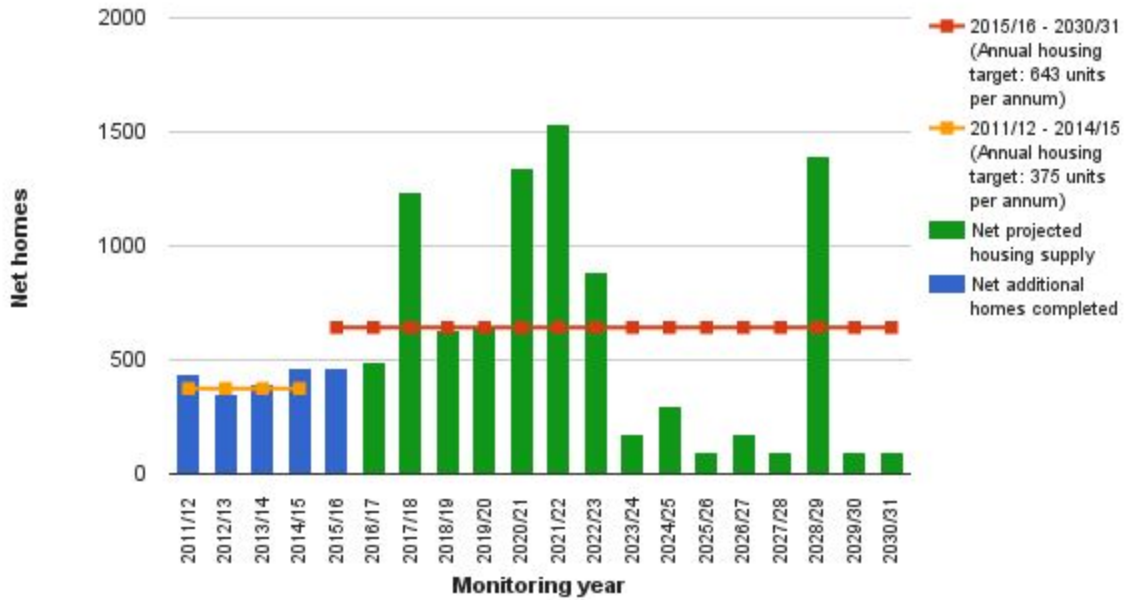
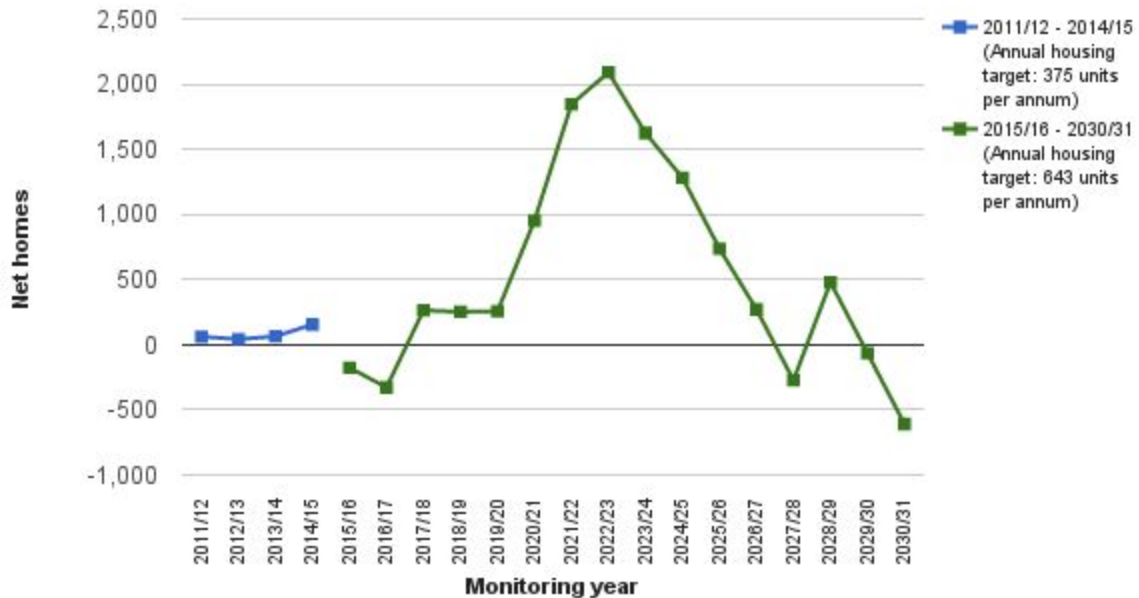


Chart showing net homes above or below the cumulative housing target



Explanatory Notes for Table 1 (2016 Housing Trajectory)

The components of the 2016 housing trajectory are set out in Table 1.

- **Column 1 - Monitoring year:** 1st April to 31st March.
- **Column 2 - Annual net additional new homes completed:** The total of the net conventional and non-self-contained housing completions, and long-term vacant being brought in or out of use, for the monitoring year.
- **Column 3 - Annual projected housing supply:** The total of net conventional and non-self-contained housing supply for the monitoring year.
- **Columns 4 - Cumulative projected housing supply (2011/12 to 2014/15):** The cumulative total of all net housing supply or the monitoring years from 2011/12 to 2014/15.
- **Column 5 - Cumulative projected housing supply (2015/16 to 2030/31):** The cumulative total of all net housing supply for the monitoring years from 2015/16 to 2030/31.
- **Columns 6 - Annual net additional housing target (2011/12 to 2014/15):** The annual net additional housing target for the monitoring years from 2011/12 to 2014/15 (375 units per annum, as set by the 2011 London Plan).
- **Columns 7 - Annual net additional housing target (2015/16 to 2030/31):** The annual net additional housing target for the monitoring years from 2015/16 to 2030/31 (643 units per annum, as set by the 2015 Further Alterations to the London Plan).
- **Column 8 - Cumulative housing target (2011/12 to 2014/15):** The cumulative total of the annual net additional housing target for the monitoring years from 2011/12 to 2014/15.
- **Column 9 - Cumulative housing target (2015/16 to 2030/31):** The cumulative total of the annual net additional housing target for the monitoring years from 2015/16 to 2030/31.
- **Column 10 - Net homes above or below cumulative housing target (2011/12 to 2014/15):** The net of the cumulative housing supply compared to the cumulative housing target for the monitoring years from 2011/12 to 2014/15. For each monitoring year this is calculated by deleting the figure in column 8 from the figure in column 4.
- **Column 11 - Net homes above or below cumulative housing target (2015/16 to 2030/31):** The net of the cumulative housing supply compared to the cumulative housing target for the monitoring years from 2015/16 to 2030/31. For each monitoring year this is calculated by deleting the figure in column 9 from the figure in column 5.

Table 2 - Components of the Projected Conventional Housing Supply

1	2	3	4	5	6	7
Monitoring 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	0	0	441
2017/18	15	359	0	93	0	467
2018/19	36	183	308	104	0	631
2019/20	0	0	313	236	99	648
2020/21	328	203	106	92	99	828
2021/22	0	0	881	366	99	1,346
2022/23	0	0	541	249	99	889
2023/24	0	0	0	78	99	177
2024/25	0	0	0	0	99	99
2025/26	0	0	0	0	99	99
2026/27	0	0	0	78	99	177
2027/28	0	0	0	0	99	99
2028/29	0	0	0	1,296	99	1,395
2029/30	0	0	0	0	99	99
2030/31	0	0	0	0	99	99
Total	716	849	2,149	2,592	1,188	7,494

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

The components of the projected conventional housing delivery are set out in Table 2.

- **Column 1 - Monitoring year:** 1st April to 31st March.
- **Column 2 - Sites under construction:** Schemes that were under construction on 1st April 2016.
- **Column 3 - Sites with planning permission:** Schemes with valid, but unimplemented, planning permissions on 1st April 2016.
- **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. Assumptions about capacity on these sites take into account factors such as site size, densities, constraints etc. A breakdown of these sites is shown in Table 3 (LDF Opportunity Sites).
- **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. A breakdown of these sites is shown in Table 4 (Other Pipeline Sites).
- **Column 6 - Small sites windfall estimate:** An analysis of past development trends supports the assumption that windfall sites will also come forward. Based on the evidence produced in Table 10 (Small Sites Windfall Estimate for Conventional Housing), 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.
- **Column 7 - Total projected housing supply:** Shows the total projected supply of conventional housing.

Table 3 - LDF Opportunity Sites

LDF Delivery Plan Reference	Housing capacity (units)	Address	Site type	Estimated completion (monitoring year)
01	50	Clarence Street North	LDF Allocation (P1)	2022/23
02	408	Eden Quarter South of Clarence Street	LDF Allocation (P2). Planning application submitted for Eden Walk (15/13063/FUL).	2021/22
03	313	Development Site At Former Post Office, Ashdown Road	LDF Allocation (P3). Planning application 14/13247/FUL consented for approval on 26/02/2016.	2019/20
04	39	St James	LDF Allocation (P4)	2021/22
05	15	Cattle Market	LDF Allocation (P5)	2021/22
06	15	Kingfisher Area	LDF Allocation (P6)	2021/22
10/11	78	61-71 Richmond Road	LDF Allocation (Part of P19) Pre-application discussions underway.	2020/21
15	400	Cocks Crescent	Partially council-owned site. Former UDP allocation (excludes Brycbox House).	2022/23
16	300	Surbiton Station Car Park - Phase 1	Former UDP allocation.	2021/22
17	308	Tolworth Tower	LDF Delivery Site. Planning application 15/16356/FUL approved for consent at Development Control Committee on 12/01/2016 - pending decision from Mayor (excludes Prior Approval for 78 units)	2018/19
18	400	Former Government Offices, Hook Rise South - Phase 1	Former UDP allocation. SHLAA site.	2022/23
19	13	43 Richmond Road	LDF Allocation (P20).	2021/22
Total	2,339			

Table 4 - Other Pipeline Sites

Reference	Housing capacity (units)	Address	Site type	Estimated completion (monitoring year)
OPS01	93	New Malden House, Blagdon Road	Planning application consented for approval on 17/12/2015.	2017/18
OPS02	14	Petrol Filling Station, Brighton Road	Planning application (16/16185/FUL) submitted. Excludes units approved under planning permission 15/16069/FUL (32 units).	2018/19
OPS03	41	Confidential site	LDF Delivery Site Priority 2. Pre-application discussions underway.	2018/19
OPS04	49	Unigate Milk Depot, Lower Marsh Lane/Villiers Avenue	LDF Delivery Plan Site Priority 2. Planning application 15/16840/FUL consented for approval on 17/02/2016.	2018/19
OPS05	10	24 Cowleaze Road	Planning application 15/13013/FUL submitted following pre-app discussions.	2019/20
OPS06	15	Confidential site	SHLAA site.	2019/20
OPS07	26	Hotel Antoinette	Planning application 15/13251/FUL consented for approval on 17/12/2015.	2019/20
OPS08	85	Confidential site	Pre-application discussions underway.	2019/20
OPS09	100	Confidential site	Pre-application discussions underway.	2019/20
OPS10	92	Confidential site	Pre-application discussions underway.	2020/21
OPS11	21	Shell Garage, 71-73 Coombe Road, New Malden	Pre-application discussions underway.	2021/22
OPS12	50	Confidential site	Pre-application discussions	2021/22
OPS13	50	Kaleidoscope, Cromwell Road	LDF Delivery Plan Site Priority 2.	2022/23
OPS14	190	Confidential site	Pre-application discussions underway.	2022/23
OPS15	304	Confidential site	Pre-application discussions underway.	2022/23

OPS16	20	Land at Cumberland House	Council-owned site. In SHLAA for 88 units.	2023/24
OPS17	58	Hobkirk House	Council-owned site. In SHLAA for 58 units.	2023/24
OPS18	78	Land at Sheepphouse Way	Council-owned site. In SHLAA for 78 units.	2026/27
Total	1,296			

Table 5 - Components of the 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	-32	0	50
2017/18	389	379	0	768
2018/19	0	0	0	0
2019/20	0	0	0	0
2020/21	0	210	300	510
2021/22	0	0	190	190
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	690	1,718

Explanatory Notes for Table 5 (Components of the Projected Non-self-contained Housing Supply)

The components of the projected non-self-contained housing delivery are set out in Table 3.

- **Column 1 - Monitoring year:** 1st April to 31st March.
- **Column 2 - Sites under construction:** Schemes under construction on 1st April 2016.
- **Column 3 - Sites with planning permission:** Schemes with valid, but unimplemented, planning permissions on 1st April 2016.
- **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. A breakdown of these sites is shown in Table 6 (Non-self-contained Housing Pipeline Sites).
- **Column 5 - Total projected housing supply:** The total projected supply of non-self-contained housing.

Table 6 - Non-self-contained Housing Pipeline Sites

LDF Delivery Plan Reference	Housing capacity (units)	Address	Site type	Estimated completion (monitoring year)
13	300	Hogsmill Valley	LDF Delivery Plan Site. Strategic Site Allocation in the Core Strategy.	2020/21
11	100	Kingsgate Car Park and Richmond Road	LDF allocation (Part of P19).	2021/22
-	90	Confidential site	Pre-application discussions underway.	2021/22
8	200	Kingston Station	LDF allocation (P10).	2024/25
Total	690			

Table 7 - Components of Recent Housing Completions

Monitoring year	Net additional new conventional homes completed	Net additional new non-self-contained homes completed	Net additional long-term vacant homes⁴ brought back in or out of use	Net additional new homes completed	Annual housing target	Net homes above or below annual housing target
2011/12	267	-113	283	437	375	62
2012/13	204	57	94	355	375	-20
2013/14	254	49	94	397	375	22
2014/15	358	86	22	466	375	91
2015/16	396	72	-1	467	643	-176

⁴ Council Tax rateable properties that - *inter alia* - have been empty for at least six months.

Table 8 - 2015/16 Conventional Housing Completions

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-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	210	210	Kingston Power Station, Skerne Road (Kingston Riverside Phase)	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	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	488	396		

Table 9 - 2015/16 Non-self-contained Housing Completions

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		

Table 10 - Small Sites Windfall Estimate for Conventional Housing

Monitoring year⁵	Total net completions (all sites)	Total net completions (sites of fewer than 10 units)	Total net completions on residential garden land (sites of fewer than 10 units)	Total net conventional completions not on residential garden land
2012/13	204	95	4	91
2013/14	254	117	5	112
2014/15	358	124	4	120
2015/16	396	90	16	74
Total	1,212	426	29	397
Average	303	107	7	99

⁵ The methodology for recording conventional housing units on residential garden land through the GLA's London Development Database changed in 2012, therefore only data from the 2012/13 monitoring year onwards is used in the assessment of sites.