

Spelthorne Local Plan

Housing Trajectory and Five Year Housing Land Supply

1. Spelthorne Local Plan Regulation 19: Housing Trajectory

- 1.1 The housing trajectory shows housing completions for the last seven years and the anticipated delivery for the 15-year period to 2037. It combines information on past completions, existing planning permissions and identified housing sites from the Strategic Land Availability Assessment to illustrate projected housing supply over the plan period from 2022-2037.
- 1.2 Net completions for the previous seven years (including the reporting year) are recorded and broken down into four main categories – conversions, change of use, small sites with fewer than 5 dwellings (net) and large sites of 5 or more dwellings (net).
- 1.3 Anticipated completions of those sites under construction are split based on the assumption that 60% units will be completed during the next year and the remaining 40% would then complete over the next two years with 25% in year 2 and 15% in year 3. This is to allow time for dwellings on large sites to be completed and to ensure that regard is had to past performance so that the likely number of completions in the current year is not overestimated.
- 1.4 For the period from 2022/2023 to 2036/37 the estimated net annual completions are based on the following components:
 - Dwellings under construction
 - Dwellings with planning permission (unimplemented)
 - Sites of 5 or more dwellings identified for allocation in the draft Local Plan and Brownfield Tier 2 sites identified in the Strategic Land Availability Assessment
 - Windfall allowance for small sites (fewer than 5 units net) and office to residential conversions
- 1.5 Given the past trends in the Borough's implementation rates of planning permissions it has been assumed that most remaining unimplemented permissions will be completed over the next five years. However, a small non-implementation factor of 5% has been applied on a precautionary basis to allow for permissions which expire. This has also been applied to identified sites of 5 units or more.
- 1.6 The data is illustrated in the trajectory below which shows by means of the columns, the actual and forecast completion rates. The horizontal black line illustrates the annual housing need figure of 618 dwellings based on the Government's standard method. The columns show the anticipated completions each year and this incorporates all draft allocation sites identified in the Local Plan and the projected completions against the Local Housing Need requirement. The red line shows the

residual requirement taking account of the forecast number of completions each year. Based on the projected completions over the next 15 years, it is anticipated that the annual requirement will fall over time and supply will meet need over the plan period.

Figure 1: Housing Trajectory 2022-2037

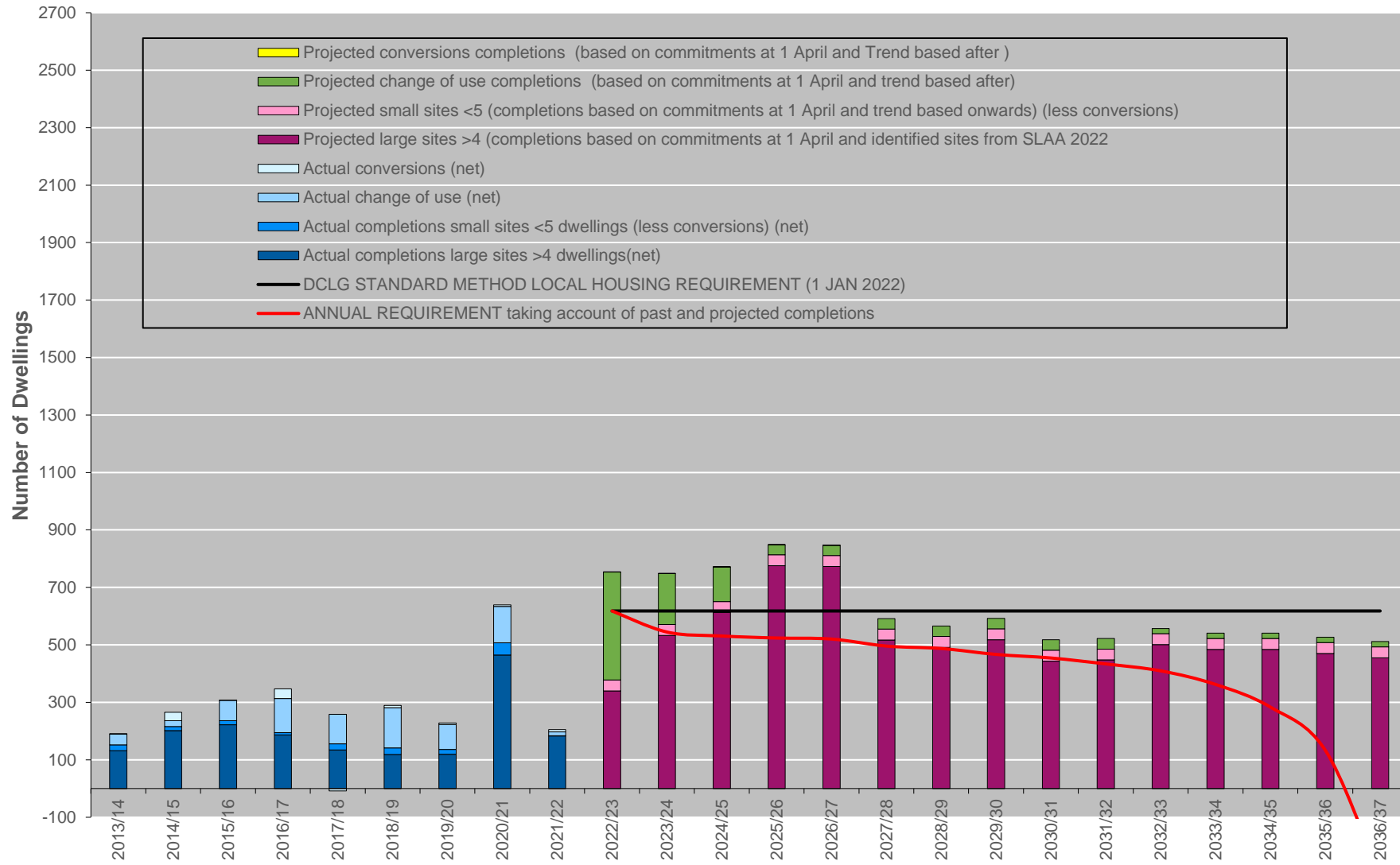


Table 1: Housing Trajectory data

	Totals	Latest 7 year average	Fixed Freeze Line	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37
Actual Total completions (gross)				262	222	198	333	355	374	287	310	248	656	210															
Actual Total completions (net)		332		159	170	191	265	308	347	250	289	228	639	205	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Actual conversions (net)		11		-4	6	2	29	1	34	-8	8	5	5	8															
Actual change of use (net)		95		1	1	37	20	71	118	102	140	87	127	13															
Actual completions small sites <5 dwellings (less conversions) (net)		20		35	24	20	14	14	8	22	23	17	42	1															
Actual completions large sites >4 dwellings(net)		207		127	139	132	202	222	187	134	118	119	465	183															
Annual Losses		34		103	52	7	68	47	27	37	21	20	17	5	34														
Losses due to conversions		8		6	6	3	8	4	7	17	7	7	4	2	8														
Losses due to change of use		1		0	1	0	0	0	0	0	2	0	4	0	1														
Losses on small sites <5 dwellings (less conversions)		13		13	3	4	17	13	20	8	11	13	9	3	13														
Losses on large sites >4 dwellings (net)		12		84	42	0	43	30	0	12	1	0	0	0	12														
Under Construction at start of year (gross)		682		287	303	295	359	413	439	476	1010	1094	982	538	792														
Difference between u/c and comps in each year				25	81	97	26	58	65	189	700	846	326	328	792														
Completions as a percentage of U/C figure at start of year		63		91.289	73.267	67.119	92.758	85.956	85.194	60.29	30.69	22.67	66.80	39.03	0.00														
Projected annual completions (net) all sources															755	749	772	849	848	591	566	592	518	522	557	541	541	527	511
Projected conversions completions (based on commitments at 1 April and Trend based after)															1	1	1	1	1	0	0	0	0	0	0	0	0	0	0
Projected change of use completions (based on commitments at 1 April and trend based after)															376	177	120	35	35	37	37	37	37	37	18	18	18	18	18
Projected small sites <5 (completions based on commitments at 1 April and trend based onwards) (less conversions)															38	38	38	38	38	38	38	38	38	38	38	38	38	38	38
Projected large sites >4 (completions based on commitments at 1 April and identified sites from SLAA 2022															340	533	612	775	773	517	491	518	444	447	501	485	485	470	455
Residual at start of year	9270														9270	7766	6994	6145	5297	4706	4140	3548	3030	2508	1951	1410	870	343	-168
ANNUAL REQUIREMENT taking account of past and projected completions	618														618	555	538	512	482	471	460	444	433	418	390	353	290	172	-168
SUMMARY OF SUPPLY																													
SUPPLY (with pp) as at 31 03 22															475	198	119												
Commitments - Sites under construction	792																												
Commitments - unimplemented	961														192.2	192.2	192.2	192.2	192.2										
SLAA TOTALS (Urban Sites >4)															0	157	305	502	502	544	465	545	447	471	447	510	510	495	479
GREEN BELT SITES															62	191	150	160	158	0	52	0	20	0	80	0	0	0	0
SUM SITES															59	331	432	629	627	517	491	518	444	447	501	485	485	470	455

Table 2: Sites Under Construction

Application Number	PA Type	Address	Street	Town	Postcode	Ward	SCHEME GROSS TOTAL	PRIVATE UNITS GROSS TOTAL	AFFORDABLE UNITS GROSS	Residential Losses Total	Net Total	TOTAL STARTS	TOTAL COMPS	SCHEME TOTAL U/C	SCHEME TOTAL COMPLETE
14/01347	FUL	Sunlink One, 1-3	Station Road	Sunbury	TW16 6SB	SUNE	33	33	0	0	33	33	0	33	0
17/01274	FUL	Brooklands College	Church Road	Ashford	TW15 2XD	ASHT	357	73	284	0	357	357	250	107	250
18/00995	PDO	5 - 7	Clarence Street	Staines	TW18 4SU	STNS	5	5	0	0	5	5	0	5	0
18/01267	PDO	West Wing, Council Offices	Knowle Green	Staines	TW18 1XB	STNS	25	25	0	0	25	25	0	25	0
18/01228	FUL	Ashford Depot	Poplar Road	Ashford	TW15 1YA	ASHC	37	37	0	0	37	37	0	37	0
19/00102	PDO	HM Revenue & Customs, Forum House, 14	Thames Street	Staines	TW18 4UD	STNS	40	40	0	0	40	40	0	40	0
18/01282	FUL	103	London Road	Staines	TW18 4HN	STNS	9	9	0	0	9	9	0	9	0
18/01533	FUL	Two Rivers Pub and Restaurant, 43	Church Street	Staines	TW18 4EN	STNS	11	11	0	0	11	11	0	11	0

Application Number	PA Type	Address	Street	Town	Postcode	Ward	SCHEME GROSS TOTAL	PRIVATE UNITS GROSS TOTAL	AFFORDABLE UNITS GROSS	Residential Losses Total	Net Total	TOTAL STARTS	TOTAL COMPS	SCHEME TOTAL U/C	SCHEME TOTAL COMPLETE
18/01760	FUL	196	Laleham Road	Staines	TW18 2PA	RVLA	5	5	0	1	4	5	0	5	0
19/01070	FUL	Drake House	Drake Avenue	Staines	TW18 2AW	STNS	14	14	0	0	14	14	0	14	0
20/00252	RVC	Forum House, 14	Thames Street	Staines	TW18 4UD	STNS	9	9	0	0	9	9	0	9	0
20/01274	PDO	3	Station Approach	Ashford	TW15 2QN	ASHT	8	8	0	0	8	8	0	8	0
19/00290	FUL	17 - 51	London Road	Staines	TW18 4EX	STNS	467	426	41	0	467	467	0	467	0
19/01051	FUL	15 (15-51)	London Road	Staines	TW18 4EX	STNS	22	20	2	0	22	22	0	22	0

Table 3: Sites With Planning Permission

Application Number	PA Type	Address	Street	Town	Postcode	Ward	SCHEME GROSS TOTAL	PRIVATE UNITS GROSS TOTAL	<u>AFFORDABLE UNITS GROSS TOTAL</u>	Residential Losses Total	Net Total	SCHEME TOTAL NOT
17/01365	OUT	Renshaw Industrial Estate	Mill Mead	Staines	TW18 4UQ	STNS	275	250	25	0	275	275
18/01259	FUL	Former Police Station 69	Staines Road East	Sunbury	TW16 5AA	SUNE	5	5	0	0	5	5
19/00187	FUL	26 & 26A	Charles Road	Laleham	TW18 1JT	STSO	6	6	0	0	6	6
19/01069	FUL	Shepperton House, 2-4	Green Lane	Shepperton	TW17 8DN	SHET	13	13	0	0	13	13
16/00547	FUL	The Grange, Glenthorne, 33	Rookery Road	Staines	TW18 1BT	STNS	19	19	0	0	19	19
19/01237	FUL	Staines Ex Servicemen Club Limited, 6	Laleham Road	Staines	TW18 2DX	RVLA	14	14	0	0	14	14
20/00101	FUL	Poundland 95-99	High Street	Staines	TW18 4PQ	STNS	9	9	0	0	9	9
19/01516	FUL	381-385	Staines Road West	Ashford	TW15 1RH	ASHC	12	12	0	2	10	12
20/00559	FUL	96-98	High Street	Shepperton	TW17 9BB	SHET	5	5	0	0	5	5
20/00052	FUL	Inglewood	Green Street	Sunbury	TW16 6QB	SUNE	8	8	0	1	7	8

Application Number	PA Type	Address	Street	Town	Postcode	Ward	SCHEME GROSS TOTAL	PRIVATE UNITS GROSS TOTAL	AFFORDABLE UNITS GROSS TOTAL	Residential Losses Total	Net Total	SCHEME TOTAL NOT
20/00858	PDO	Viewpoint, 240	London Road	Staines	TW18 4JD	STNS	82	82	0	0	82	82
20/01312	FUL	Acacia Lodge	Rookery Road	Staines	TW18 1BT	STNS	14	14	0	0	14	14
21/00172	PDNF	Claydon Court	Kingston Road	Staines	TW18 4NG	STNS	8	8	0	0	8	8
20/00990	FUL	59	Staines Road West	Sunbury	TW16 7AG	SUNC	8	8	0	0	8	8
21/00009	PDO	51-53	Church Street	Ashford	TW15 2TY	ASHT	8	8	0	0	8	8
20/01483	FUL	487-491	Staines Road West	Ashford	TW15 2AB	ASHE	11	11	0	3	8	11
21/01220	PDO	Magna House, 18 - 32	London Road	Staines	TW18 4BP	STNS	26	26	0	0	26	26
21/01199	PDO	Elizabeth House, 56-60	London Road	Staines	TW18 4HB	STNS	20	20	0	0	20	20
21/01259	PDO	Atrium, 31 - 37	Church Road	Ashford	TW15 2UD	ASHT	20	20	0	0	20	20
21/01507	FUL	Vivienne House	Budebury Road	Staines	TW18 2BB	STNS	7	7	0	0	7	7

Application Number	PA Type	Address	Street	Town	Postcode	Ward	SCHEME GROSS TOTAL	PRIVATE UNITS GROSS TOTAL	<u>AFFORDABLE UNITS GROSS TOTAL</u>	Residential Losses Total	Net Total	SCHEME TOTAL NOT
21/00912	FUL	Works	Langley Road	Staines	TW18 2EJ	STNS	22	22	0	0	22	22
21/01717	FUL	Land To The Rear Of 109	Ashgrove Road	Ashford	TW15 1NY	ASHT	6	6	0	0	6	6
20/00802	FUL	Car Park R/O Tesco Supermarket	Town Lane	Stanwell	TW15 3AA	ANSS	127	105	22	0	127	127
21/01742	FUL	Crownage Court, 99	Staines Road West	Sunbury	TW16 7AE	SUNC	14	14	0	0	14	14
20/01199	FUL	The Old Telephone Exchange, Masonic Hall And Adjoining Land	Elmsleigh Road	Staines	TW18 4PN	STNS	206	112	94	0	206	206

Application Number	PA Type	Address	Street	Town	Postcode	Ward	SCHEME GROSS TOTAL	PRIVATE UNITS GROSS TOTAL	<u>AFFORDABLE UNITS GROSS TOTAL</u>	Residential Losses Total	Net Total	SCHEME TOTAL NOT
18/01749	PDO	61-63	High Street	Staines	TW18 4QW	STNS	5	5	0	0	5	5
21/01755	OUT	66-68	High Street	Staines	TW18 4DY	STNS	6	6	0	0	6	6

Table 4: Identified Sites – Urban Area

	Regulation 19 Allocation sites
	Brownfield Tier 2 sites

Site ID	Site Address	Street	Town	Yield	Timeframe
AS1/010	484	London Road	Ashford	7	Years 1-5
AT3/007	Ashford Multi-storey car park	Church Road	Ashford	55	Years 1-5
AT3/016	23-31 (not 11-19)	Woodthorpe Road	Ashford	120	Years 1-5
SC1/005	Sunbury Cross Ex Services Association Club	Crossways	Sunbury	50	Years 1-5
SE1/005	Benwell House	Green Street	Sunbury	39	Years 1-5
SE1/024	Annandale House, 1	Hanworth Road	Sunbury	295	Years 1-5
ST1/037	Thameside House	South Street	Staines	140	Years 1-5
ST2/029	Cadline House	Drake Avenue	Staines	14	Years 1-5
ST3/004	34-36 (OAST House) /Car park	Kingston Road	Staines	180	Years 1-5
ST3/017	Phase 1C Charter Square	High Street	Staines	65	Years 1-5
ST4/001	Jewson's Builders Yard	Moor Lane	Staines	36	Years 1-5
ST4/002	Car Park, Hanover House & Sea Cadet Building	Bridge Street	Staines	158	Years 1-5
ST4/019	Former Debenhams site, 35-45	High Street	Staines	150	Years 1-5
ST4/026	Communications House	South Street	Staines	120	Years 1-5
ST4/028	William Hill/Vodafone, 91	High Street	Staines	14	Years 1-5
ST4/030	131	High Street	Staines	23	Years 1-5
AC2/002	126	Feltham Hill Road	Ashford	6	Years 6-10
AC2/006	170/172	Feltham Hill Road	Ashford	5	Years 6-10
AC2/009	Rowland Pine Centre, 373	Staines Road West	Ashford	10	Years 6-10
AE3/006	158-166	Feltham Road	Ashford	75	Years 6-10
AS1/001	Tesco Extra	Town Lane	Stanwell	350	Years 6-10

Site ID	Site Address	Street	Town	Yield	Timeframe
AS1/003	Staines Fire Station	Town Lane	Stanwell	50	Years 6-10
AT2/001	145-149	Stanwell Road	Ashford	5	Years 6-10
LS3/001	r/o 151-153	Charlton Road	Shepperton	6	Years 6-10
SC1/002	115	Staines Road West	Sunbury	25	Years 6-10
SC1/003	147	Staines Road West	Sunbury	15	Years 6-10
SC1/006	Tesco Extra	Escot Road	Sunbury	225	Years 6-10
SC1/022	Oakhall Court	Oakhall Drive	Sunbury	15	Years 6-10
SE1/004	12	Park Road	Sunbury	6	Years 6-10
SE1/007	St Pauls Catholic College	Green Street	Sunbury	5	Years 6-10
SE1/020	Sunbury Adult Education Centre	The Avenue	Sunbury	24	Years 6-10
SE1/025	Elmbrook House, 18-19	Station Road	Sunbury	50	Years 6-10
SH1/010	Shepperton Library	High Street	Shepperton	10	Years 6-10
SH3/005	Walton Bridge Garage	Walton Bridge Road	Shepperton	20	Years 6-10
SS1/002	White House	Kingston Road	Ashford	0	Years 6-10
ST1/022	39	Gresham Road	Staines	6	Years 6-10
ST1/028	Leacroft Centre	Leacroft	Staines	17	Years 6-10
ST1/029	Surrey CC Buildings	Burges Way	Staines	30	Years 6-10
ST1/030	Fairways Day Centre	Knowle Green	Staines	30	Years 6-10
ST1/036	Universal Tyre Co Ltd	Laleham Road	Staines	12	Years 6-10
ST1/042	273-275	London Road	Staines	40	Years 6-10
ST2/025	Manse and associated land to the rear of Staines Congregational Church	Stainash Crescent	Staines	24	Years 6-10
ST2/027	85A	Laleham Road	Staines	9	Years 6-10
ST3/002	Florida Court	Station Approach	Staines	9	Years 6-10
ST3/014	Birch House/London Road,	Fairfield Avenue	Staines	400	Years 6-10
ST3/015	153-155	High Street	Staines	7	Years 6-10
ST4/004	96-104	Church Street	Staines	100	Years 6-10
ST4/007	25-27	Clarence Street	Staines	6	Years 6-10

Site ID	Site Address	Street	Town	Yield	Timeframe
ST4/010	Riverside Surface Carpark	Thames Street	Staines	35	Years 6-10
ST4/011	Thames Lodge	Thames Street	Staines	40	Years 6-10
ST4/023	Two Rivers Retail Park Terrace	Mustard Mill Road	Staines	750	Years 6-10
ST4/024	Frankie & Benny's/Travelodge, Two Rivers	Hale Street	Staines	55	Years 6-10
AC2/007	180/182	Feltham Hill Road	Ashford	8	Years 11-15
AC2/008	Land at	School Road	Ashford	5	Years 11-15
AE1/004	7	Manor Road	Ashford	5	Years 11-15
AE3/002	Land to west of 39	Feltham Road	Ashford	5	Years 11-15
AE3/003	71-75	Feltham Road	Ashford	5	Years 11-15
AE3/005	28-44	Feltham Road	Ashford	26	Years 11-15
AS1/004	Happy Landing PH	Clare Road	Stanwell	30	Years 11-15
AS1/005	524-538	London Road	Ashford	55	Years 11-15
AS1/009	540-544	London Road	Ashford	17	Years 11-15
AS2/001	Ashford Youth Club	Kenilworth Road	Stanwell	5	Years 11-15
AS2/003	648	London Road	Ashford	21	Years 11-15
AT1/011	Universal Creations, 134	Chesterfield Road	Ashford	8	Years 11-15
AT3/001	Headline House	Stanwell Road	Ashford	14	Years 11-15
AT3/002	55A	Woodthorpe Road	Ashford	10	Years 11-15
AT3/008	The Old Post Office, 1	Knapp Road	Ashford	14	Years 11-15
AT3/009	Ashford Telephone Exchange	Church Road	Ashford	20	Years 11-15
HS1/001	R/O The Goat Public House, 47	Upper Halliford Road	Shepperton	5	Years 11-15
LS3/004	Ashborne Hall	Littleton Road	Shepperton	5	Years 11-15
SC1/013	RMG Warehouse & Delivery Office, 47-79	Staines Road West	Sunbury	22	Years 11-15
SC1/019	Sunbury Social Services Centre	108 Vicarage Road	Sunbury	11	Years 11-15
SC1/021	Land at Spelthorne Grove	Spelthorne Grove	Sunbury	250	Years 11-15
SE1/003	77	Staines Road East	Sunbury	75	Years 11-15
SE1/008	Telephone Exchange	Green Street	Sunbury	22	Years 11-15
SE1/010	Ritzbury House, Bridge Foot	Green Street	Sunbury	6	Years 11-15

Site ID	Site Address	Street	Town	Yield	Timeframe
SE1/011	75-77	Green Street	Sunbury	6	Years 11-15
SE1/022	Units 3 and 4, The Summit Business Park	Hanworth Road	Sunbury	100	Years 11-15
SE1/023	41	Orchard Road	Sunbury	6	Years 11-15
SH1/015	Shepperton Youth Centre	Laleham Road	Shepperton	24	Years 11-15
SH2/003	Shepperton Delivery Office, 47	High Street	Shepperton	20	Years 11-15
SN1/012	Stanwell Bedsits	De Havilland Way	Stanwell	175	Years 11-15
SN1/013	Garage Court to rear of 83-105	Park Road	Stanwell	8	Years 11-15
SN2/001	Minerva House	Minerva Close	Stanwell	20	Years 11-15
SN2/002	Hope Inn	Hithermoor Road	Stanwell Moor	5	Years 11-15
SS1/004	Ashman Service Station, 286	Kingston Road	Ashford	5	Years 11-15
ST1/003	Denby	Stanwell New Road	Staines	5	Years 11-15
ST1/031	Thameside Arts Centre	Wyatt Road	Staines	19	Years 11-15
ST1/035	44A	Gresham Road	Staines	8	Years 11-15
ST2/004	The Retreat	Pinewood Drive	Staines	8	Years 11-15
ST2/006	Builders Yard	Gresham Road	Staines	343	Years 11-15
ST3/007	140-154	High Street	Staines	7	Years 11-15
ST3/012	Staines Telephone Exchange	Fairfield Avenue	Staines	180	Years 11-15
ST4/005	20	Bridge Street	Staines	8	Years 11-15
ST4/009	The Elmsleigh Centre and adjoining land	South Street	Staines	850	Years 11-15

Table 5: Identified Sites – Green Belt

Regulation 19 Allocation sites

Site ID	Site Address	Street	Town	Yield	Timeframe
AS1/011	Land at former Bulldog Nurseries	London Road	Ashford	24	Years 1-5
AS2/006	land east of Desford Way	Desford Way	Ashford	15	Years 1-5
AT1/002	Ashford Sports Club	Woodthorpe Road	Ashford	108	Years 1-5
AT1/012	Ashford Community Centre	Woodthorpe Road	Ashford	32	Years 1-5
HS1/002	Land at Croysdale Avenue/ Hazelwood Drive	Croysdale Avenue	Shepperton	67	Years 1-5
HS1/009	Bugle Nurseries, 171	Upper Halliford Road	Shepperton	79	Years 1-5
HS1/012	Land East of Upper Halliford	Nursery Road	Shepperton	60	Years 1-5
HS2/004	Land South of Nursery Road	Nursery Road	Sunbury	41	Years 1-5
LS1/024	Land at Staines Road West and Cedar Way (east of Spelthorne sports club)	Staines Road West	Sunbury	77	Years 1-5
SN1/006	Land to the west of Long Lane and South of Blackburn Trading Estate	Long Lane	Stanwell	200	Years 1-5
ST1/043	Land East of 355	London Road	Staines	3	Years 1-5
ST4/025	Land at Coppermill Road	Coppermill Road	Wraysbury	15	Years 1-5
HS1/012b	Land East of Upper Halliford (site B)	Upper Halliford Road	Sunbury	20	Years 6-10
RL1/011	Land at Staines and Laleham Sports Club	Worple Road	Staines	52	Years 6-10
SN1/005	Land at Northumberland Close	Northumberland Close	Stanwell	80	Years 11-15

2. Statement of Five-Year Housing Land Supply – Regulation 19

Introduction

- 2.1 Through the Regulation 19 stage of the Local Plan, Spelthorne Borough Council is seeking to confirm its Five-Year Housing Land Supply Position utilising the data in the preceding tables. The five-year period runs from 2022/23 to 2027/28.
- 2.2 This statement is intended to meet the requirements of the National Planning Policy Framework NPPF 2021 (paragraph 74) for local authorities to assess and demonstrate the extent to which they can identify and maintain a rolling five year supply of deliverable land for housing. This statement has been prepared in line with the guidance set out in the NPPF and the Planning Practice Guidance, utilising the Government's standard method for calculating Local Housing Need.

Background

- 2.3 The NPPF confirms that local authorities should update annually a supply of deliverable sites sufficient to provide five years' worth of housing against their housing requirements. The most recently adopted plan in Spelthorne is the Core Strategy and Policies DPD 2009 which gave an annual average requirement of 166 dwellings per annum. However as this is now more than five years old and Spelthorne is seeking to adopt a new Local Plan, national policy sets out that the five-year housing land supply should be measured against the area's local housing need calculated using the Government's standard method¹. The standard method is based on the 2014 household growth projections and local affordability, with Spelthorne having a need of 618 dwellings per annum². This figure forms the basis for calculating the five-year supply of deliverable sites.
- 2.4 Spelthorne Borough Council is seeking to meet its Local Plan Housing Need figure through the emerging Local Plan (2022-2037) and will use the figure of 618 homes per annum as its target once the plan is adopted.
- 2.5 There is also a minimum requirement to include an additional buffer of 5% to ensure choice and competition in the market for land, or a 20% buffer, where there has been significant under delivery of housing over the previous three years (NPPF paragraph 74). The NPPF (paragraph 71) also permits local planning authorities to make an allowance for windfall sites in the five year land supply if they have compelling evidence that such sites have consistently become available in the area and will continue to provide a reliable source of supply. The base date for this assessment is the first five years of the plan period, running from 1 April 2022 to 31 March 2027.
- 2.6 There are three stages to the assessment:
- a. Identifying the level of housing to be delivered in the five year period from 1 April 2022 to 31 March 2027.

¹ Planning Practice Guidance Reference ID: 68-005-20190722

² With the period 2022 – 2032 used as the baseline for household projections.

- b. Identifying the sites that have the potential to deliver housing during the five-year period.
- c. Assessing deliverability – guidance in the NPPF explains that for sites to be considered deliverable they must be:
 - i. available – the site is available now;
 - ii. suitable – the site offers a suitable location for development now;
 - iii. achievable – there is a reasonable prospect that housing will be delivered on the site within five years.

Identifying the level of housing to be delivered

- 2.7 The five year requirement is now based on the standard method figure of 618 as explained above and also includes any under provision in previous years³.
- 2.8 Based on previous under delivery, as required by paragraph 74 of the NPPF, a 20% buffer has to be applied to ensure that a choice of sites is available to meet need. An additional 618 units per annum have therefore been added to the requirement.
- 2.9 The total five year requirement is therefore 3708 dwellings.

Table 6: Total Housing Requirement

	Dwellings (net)
Annual Requirement for 2022/23	618
Five year requirement April 2022 – March 2027 (618 x 5)	3090
20% buffer	618
Five year requirement	3708

Sites with potential to deliver housing

- 2.10 The Council has assessed the availability of housing in its Strategic Land Availability Assessment (SLAA), 2021. The Council is in the process of updating the SLAA for 2022 but in the interim has updated sites through the Regulation 19 stage of the Local Plan, as set out in Table 4 and 5 above. New housing over the next five year period (April 2022 to March 2027) will come from sites under construction, commitments – sites with planning permissions - and the sites identified through the Local Plan. These are either allocation sites or those identified as brownfield tier 2.
- 2.11 As the Council is unable to meet its development needs in the urban area alone, it is seeking to release a small amount of Green Belt land to meet development needs. These are included in the five year housing supply statement to reflect that the Council is seeking to confirm its five year housing land supply position through the Local Plan and through exceptional circumstances these sites will be released on adoption of the Plan.

³ As per Planning Practice Guidance, Paragraph: 011 Reference ID: 2a-011-20190220. Past under delivery is addressed through the application of the affordability adjustment.

- 2.12 Sites under construction are assumed to be completed over the next three years and definitely in the five year period. There is no evidence to suggest that any of the sites under construction would not currently be completed within this timeframe.
- 2.13 The NPPF ('deliverable' definition, page 66) confirms that sites with planning permission may be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented. For the purposes of this five year housing land supply statement the assumptions set out in the housing trajectory are used, whereby it is anticipated that all sites with outstanding planning permission at 31 March 2021 will be implemented and completed over the three years commencing 1 April 2022, subject to the application of a non-implementation rate. Historic trend records indicate that the level of non-implementation of planning permissions in Spelthorne is very low.
- 2.14 A windfall or trend-based figure has been included to demonstrate the continued supply which derives from small sites, either through conversion, change of use (including office to residential) or development of small sites (fewer than 5 dwellings). The estimate is based on average provision in the various categories over the last seven years completions. The windfall allowance of small sites is based on completions rather than permissions therefore an under delivery discount has not been applied to this element of the five year supply. This reflects the rate of certainty and actual delivery of sites and is therefore not considered to warrant the application of an additional buffer.
- 2.15 A windfall allowance for office to residential schemes is not applied in the 1-5 year period of the trajectory as it instead looks at actual granted permissions and specific schemes to provide more certainty. An allowance is applied to the 6-15 year of the trajectory but is not of relevance for this calculation.
- 2.16 Allocation sites identified in the 1-5 year period are included in the five year supply. These are strategic sites, those publicly owned or with the potential for some form of enabling or improvement role. Similarly those sites included in the brownfield tier 2 supply are also included. These are generally smaller sites that will help to meet the borough's housing needs, and have been assessed as suitable, available and achievable through the Local Plan process.
- 2.17 The broad timescales for implementation take account of the owners' views as to when the sites will come forward and also recognise the lead-in times necessary before particular developments may commence. The Council has liaised with site promoters to confirm the availability of sites and have used the most up to date information available at the time of writing to set out its position. It is acknowledged that specific sites may shift in their timeframe and yield once the Local Plan is submitted and adopted therefore the statement of five year housing land supply will be updated to take account of updated information once available.
- 2.18 All the sites listed in Tables 4 and 5 above are in suitable locations and will contribute to the creation of sustainable mixed communities by providing appropriate housing to meet identified needs.

Table 7: Five Year Housing Supply

	Dwellings (net)
Units under construction with anticipated completion in the three years 2022-2025 (see table 2)	792
Dwellings (net) on sites (>4 units) with planning permission as at 1 April 2022 (see Table 3 for a full list of these sites)	961
Dwellings on large sites without planning permission (allocations and brownfield tier 2) as at 1 April 2022 (see Table D)	2187
Estimated supply from small sites (<5 dwellings) through conversion, change of use and new build (avoiding double counting)	190
Total five year supply	4130

2.19 It should be noted that the total supply figure set out in table 7 differs to the total tallied in the housing trajectory in Figure 1 owing to the application of a 5% under delivery discount within the trajectory across all large sites. The 20% buffer applied to the five year housing supply is made up of sites brought forward from later in the plan period as per Planning Practice Guidance⁴ and this therefore includes the necessary buffer.

Conclusion

2.20 In summary the requirement and availability are:

- | | | |
|----|---|----------------|
| a. | Requirement (Local Housing Need derived from standard method) | 3090 dwellings |
| b. | Additional 20% requirement | 618 dwellings |
| c. | Total requirement | 3708 dwellings |
| d. | Potential housing supply | 4130 dwellings |

2.21 The Council is therefore able to demonstrate a deliverable five year housing supply based on the current requirement of 618 dwellings using the standard method for calculating housing need and including a 20% buffer, as set out in the National Planning Policy Framework and Planning Practice Guidance.

2.22 The total supply as set out in paragraph 2.20 represents the equivalent of 5.6 years based on a requirement of 618 dwellings per annum.

⁴ Paragraph: 022 Reference ID: 68-022-20190722