

Draft Statement of Five Year Housing Supply

Deliverable Housing Sites as at 1 April 2019

Introduction

1. This statement is intended to meet the requirements of the National Planning Policy Framework NPPF 2012 (paragraph 47) 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. In July 2018 the Government published its revised NPPF which provides for the new standardised method for calculating housing need effective from January 2019. This draft statement has been prepared against the guidance in the original NPPF and the Government's draft methodology published in September 2017. It will be updated once the implications of the new household projections due to be published in September 2018 become clear and the final methodology is published.

Background

2. 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. Where a Local Plan is out of date government guidance now suggests that the statement should be based on the latest objectively assessed need (OAN) in the most recently published Strategic Housing Market Assessment (SHMA). This statement is therefore no longer based on the housing figures set out in the Council's Core Strategy and Policies DPD adopted February 2009 but on the figure set out in the Government's latest draft single methodology for determining the OAN for each local authority area published in September 2017. For Spelthorne the methodology provides a provisional figure of 590 which is within the range of 552 and 757 dwellings per annum set out in the Council's SHMA 2015. For the purposes of this draft statement the Government's proposed figure has been used although it is recognised that the figure may change once the Government's final version is published. It is also important to note that the OAN figures in the SHMA and those provided in the Government's new single methodology represent a starting point for considering the housing requirement for the Local Plan and are not a specific target.
3. There is also a requirement to include an additional buffer of 5% to ensure choice and competition in the market for land. The NPPF (paragraph 48) 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 NPPF requires a local authority to demonstrate a full five year supply of deliverable sites at all times. For this reason the base date for this assessment is 1 April 2018 but the full five year time period runs from the end of the current year 1 April 2019 up to 31 March 2024 rather than the start of the current year.
4. There are three stages to the assessment:
 - a. Identifying the level of housing to be delivered from 1 April 2019 to the end of March 2024.
 - b. Identifying the sites that have the potential to deliver housing during the five year period.
 - c. Assessing deliverability – the guidance (NPPF paragraph 47) 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;

Draft Statement of Five Year Housing Supply

- 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

5. The figures set out in the adopted Core Strategy and Policies DPD conformed to the approved South East Plan (now revoked) and required 3320 dwellings to be provided in the period 1 April 2006 to March 2026. This equated to an annual average of 166 dwellings over the 20-year period and the Council had consistently demonstrated that it was meeting that requirement as illustrated in Table 12 of the Authority Monitoring Report and in previous housing trajectories. However the five year requirement is now to be based on the OAN of 590 as explained above. In order to provide a five year period starting in April 2019 and to assess the extent of any under delivery in the period 2018/19 the number of net completions for the year 2018/19 has been assessed.
6. At 1 April 2018 there were 1010 dwellings under construction. It is reasonable to expect these all to be completed within the next three years and for the purpose of this assessment it has been assumed that 60% will be completed in the year ending 31 March 2019. A deduction of 49 dwellings is applied to allow for units which will be demolished in the year to provide an overall net completions figure of 557. When compared to the Government's proposed draft OAN figure of 590 there is a notional shortfall of 33 dwellings. This shortfall has been added to the overall five year requirement.
7. Table A below sets out the figures to illustrate the total requirement for the five year period from 1 April 2019 to 31 March 2024. As required by paragraph 48 of the NPPF an additional 148 units have been added to provide a 5% buffer. The total five year requirement is therefore 3131 dwellings

Table A: Five year housing requirement

	Dwellings (net)
Annual Requirement for 2018/19	590
Anticipated Completions 2018/19	557
Notional Shortfall 2018/19 (590-557)	33
Five year requirement April 2019 – March 2024 (590 x 5)	2950
5% buffer	148
Five year requirement	3131

Sites with potential to deliver housing

8. The Council has assessed the availability of housing in its Strategic Land Availability Assessment (SLAA), May 2018. The AMR 2018 contains the updated housing trajectory as at 1 April 2018 (Table 12 and Figure 4) and that has been used to inform the five year supply of sites. New housing over the next five year period (April 2019 to March 2024) will come from sites under construction, commitments – sites with planning permissions - and the sites identified in the SLAA summarised in Table B.
9. The remaining 40% of dwellings under construction at 1 April 2018 are assumed to be completed over the next two years and definitely during the five year period. There is no reason to include a non-completion factor for units under construction based on past performance.

10. The NPPF (footnote 11, page 12) 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 2018 will be implemented and completed over the three years commencing 1 April 2019, subject to the application of a non-implementation rate. Records indicate that the level of non-implementation of planning permissions in Spelthorne is very low, on average, over the last seven years 1.75% of dwellings granted in any one year are not implemented due to the expiry of the planning permission. However, for the purpose of the housing trajectory and this statement, a precautionary 5% has been allowed to take account of permissions which may expire or which are not started for any reason. Sites still awaiting the conclusion of a Section 106 Agreement have not been included within the five year period because there are uncertainties over likely implementation.
11. 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 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. In order to avoid any double counting the windfall figure has not been applied in any years where there is actual provision forecast from known planning permissions.

Assessing deliverability

12. The owners of all the identified large sites listed in Table E have confirmed the availability of their sites through the SLAA process. 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.
13. All the sites listed in Tables D and E are in suitable locations and will contribute to the creation of sustainable mixed communities by providing appropriate housing to meet identified needs.

Table B: Potential five year housing supply

	Dwellings (net)
Units under construction with anticipated completion in the two years 2019-2021	404
Dwellings (net) on large and small sites with planning permission as at 1 April 2018 (see Table D for a full list of these sites) ¹	630
Dwellings on large sites without planning permission as at 1 April 2018 identified within the Council's Strategic Land Availability Assessment May 2018 (see Table E)	2140
Estimated supply from small sites (<0.4ha) through conversion, change of use and new build (avoiding double counting)	44
Total five year supply	3218

N.B. Dwelling numbers in Table D below indicate the number of units likely to come forward within the five year period rather than the total supply from the site.

¹ This figure does not include all sites listed in Table D as it is the intention of some landowners to develop an alternative scheme. These sites are included in Table D SLAA sites to avoid double counting.

Draft Statement of Five Year Housing Supply

Conclusion

14. In summary the requirement and availability are:

a.	Requirement (latest proposed single draft methodology)	2950 dwellings
b.	Additional 5% requirement	148 dwellings
	Potential Shortfall 2017/18 and 18/19 carried forward	33 dwellings
c.	Total requirement	3131 dwellings
d.	Potential housing supply	3218 dwellings
	Overall surplus in five year period	87 dwellings

15. The Council is therefore able to demonstrate a deliverable five year housing supply based on the current requirement of 590 dwellings as set out in the Government's proposed draft single methodology published in September 2017.

Draft Statement of Five Year Housing Supply

Table C: Dwellings on sites under construction as at 1 April 2018

Application Number	PA Type	Address	Street	Town	Postcode	House 1 Bed	House 2 Bed	House 3 Bed	House 4+ Bed	Flat 1 Bed	Flat 2 Bed	Flat 3 Bed	Flat 4+ Bed	SCHEME GROSS TOTAL	PRIVATE UNITS GROSS TOTAL	<u>AFFORDABLE UNITS GROSS TOTAL</u>	Date Comm
05/00285	FUL	R/O 132	Green Lane	Sunbury	TW16 7PH		1							1	1	0	Feb-06
09/00802	FUL	60	Viola Avenue	Stanwell	TW19 7SB						2			2	2	0	Mar-13
10/00305	HOU	5	Doris Road	Ashford	TW15 1LS					1	1			2	2	0	Jan-14
09/00566	OUT	Land Including the former Majestic House Site to the north of High Street, Extending To Mill Mead and Fairfield Avenue	High Street	Staines	TW18 4DA					97	157	6		260	260	0	Sep-17
11/00070	REN	Land adj to Lavender Lodge	Ferry Lane	Laleham	TW18 1SP			1						1	1	0	Aug-13
13/00652	FUL	Furzecroft and land adj	Percy Avenue	Ashford	TW15 2PD			2						2	2	0	Mar-17
13/01021	FUL	R and R joinery, 103	London Road	Staines	TW18 4HN					8				8	8	0	Dec-16
13/01661	FUL	46-48	Littleton Road	Ashford	TW15 1UQ			1			10			11	11	0	Mar-17
14/00405	FUL	Lyndale & The Elders	Russell Road	Shepperton	TW17 9HQ				2					2	2	0	Mar-17
14/00275	FUL	London Irish RF Club	The Avenue	Sunbury	TW16 5EQ		12	70	51	12	49			194	154	40	Oct-14
14/01183	FUL	Shepperton House, 2-4 (First & second floors)	Green Lane	Shepperton	TW17 8DW					6	2			8	8	0	Feb-18
14/01347	FUL	Sunlink One, 1-3	Station Road	Sunbury	TW16 6SB					20	13			33	33	0	Nov-15
14/01789	FUL	Norwood	Penny Lane	Shepperton	TW17 8NF				1					1	1	0	Feb-16
14/02049	FUL	R/O 6	New Park Road	Ashford	TW15 1EG		1							1	1	0	Jan-18
14/02085	FUL	The Boathouse	Willow Way	Sunbury	TW16 6BT			1						1	1	0	May-16
14/01959	FUL	Downstream	Towpath	Shepperton	TW17 9LL			1						1	1	0	Jan-18
14/01537	FUL	44	Shortwood Avenue	Staines	TW18 4JL			1						1	1	0	Feb-17
15/00428	FUL	18	Sunbury Court Island	Sunbury	TW16 5PP		1							1	1	0	Mar-16
15/00114	FUL	143	Vicarage Road	Sunbury	TW16 7QB						1			1	1	0	Mar-18
15/01031	FUL	24	Alexandra Road	Ashford	TW15 1TP						2			2	2	0	Feb-17
15/01267	HOU	Ferry House	Thames Street	Sunbury	TW16 6AG				1					1	1	0	Mar-18
15/01268	FUL	1	Farm Way	Stanwell Moor	TW19 6AY		1	1						2	2	0	Mar-18
16/00080	FUL	3	Kenilworth Gardens	Staines	TW18 1DW		2							2	2	0	Mar-17
16/00196	FUL	Land to r/o Imtech House, 33-35	Woodthorpe Road	Ashford	TW15 2RP					7	17	2		26	26	0	Nov-17
15/01603	FUL	111	High Street	Staines	TW18 4PQ					4	5			9	9	0	Mar-18
15/00427	FUL	6	Green Lane	Shepperton	TW17 8DW					4	2			6	6	0	Feb-18
16/01283	PDO	158	Chesterfield Road	Ashford	TW15 3PT					1				1	1	0	Mar-18
16/01200	FUL	Happy Days	Towpath	Shepperton	TW17 9LL			1						1	1	0	Mar-17

Draft Statement of Five Year Housing Supply

Table C: Dwellings on sites under construction as at 1 April 2018 (contd)

Application Number	PA Type	Address	Street	Town	Postcode	House 1 Bed	House 2 Bed	House 3 Bed	House 4+ Bed	Flat 1 Bed	Flat 2 Bed	Flat 3 Bed	Flat 4+ Bed	SCHEME GROSS TOTAL	PRIVATE UNITS GROSS TOTAL	AFFORDABLE UNITS GROSS TOTAL	Date Comm
16/01412	RVC	64	Desford Way	Ashford	TW15 3AT					1	2			3	3	0	Mar-17
16/01570	FUL	98	Chesterfield Road	Ashford	TW15 2ND					1	1			2	2	0	Jan-17
16/01210	FUL	Kenavon	Ferry Lane	Shepperton	TW17 9LH			1						1	1	0	Jan-17
16/01670	FUL	9a	Everest Road	Stanwell	TW19 7EA		1							1	1	0	Jun-17
16/02019	PDO	Dolphin House, 140	Windmill Road	Sunbury	TW16 7HS					110				110	110	0	Mar-17
16/01429	FUL	168	Staines Road East	Sunbury	TW16 5AY			1						1	1	0	Nov-17
16/02045	FUL	Churchill Hall	Churchill Way	Sunbury	TW16 7RY		3							3	3	0	Feb-18
17/00027	OUT	Shepperton Home Care & DIY, 92-94	High Street	Shepperton	TW17 9AU					4				4	4	0	Jan-18
16/01987	FUL	75	High Street	Stanwell	TW19 7LJ					1				1	1	0	Jun-17
17/00588	FUL	Welltown Cottage	Woodlands Drive	Sunbury	TW16 5JS				1					1	1	0	Jan-18
17/00174	FUL	Land adj to Rika	Grays Lane	Ashford	TW15 1BY			2	1					3	3	0	Mar-18
17/00630	FUL	7-11	Manygate Lane	Shepperton	TW17 9EQ					13	9			22	22	0	Jan-18
17/00353	FUL	HSBC, 47-49 (2nd floor)	Church Road	Ashford	TW15 2UA					8				8	8	0	Mar-18
17/00980	FUL	Adjacent to, 3	Douglas Road	Stanwell	TW19 7HD		1							1	1	0	Mar-18
17/00641	FUL	28A	Lynegrove Avenue	Ashford	TW15 1ER						5			5	5	0	Mar-18
17/00844	FUL	66	Greenlands Road	Staines	TW18 4LR				1					1	1	0	Mar-18
17/00926	FUL	75	Woodthorpe Road	Ashford	TW15 3JT						4			4	4	0	Oct-17
17/01028	FUL	The Bugle Returns Public House, 173	Upper Halliford Road	Shepperton	TW17 8SN					2	6			8	8	0	Feb-18
17/01017	PDO	7A	High Street	Staines	TW18 4QY					2				2	2	0	Mar-18
17/01212	RVC	8-12	Clarendon Road	Ashford	TW15 2QE					4	6			10	10	0	Nov-17
17/01227	FUL	Woodcott	Church Road	Shepperton	TW17 9JT			1						1	1	0	Mar-18
17/01103	FUL	Philae	Pharaohs Island	Shepperton	TW17 9LN		1							1	1	0	Jan-18
17/01320	FUL	Sankby	Leacroft	Staines	TW18 4PB				2					2	2	0	Mar-18
17/01530	PDR	HSBC, 1st Floor, 47-49	Church Road	Ashford	TW15 2UA					4				4	4	0	Mar-18
16/01357	FUL	Former London Irish RF Club	The Avenue	Sunbury	TW16 5EQ						24			24	24	0	Jan-18
17/01274	FUL	Brooklands College	Church Road	Ashford	TW15 2XD			10		125	222			357	325	32	Mar-18
16/01302	OUT	94	High Street	Shepperton	TW17 9AU	3								3	3	0	Jan-18
17/01871	RVC	Dolphin House, 140	Windmill Road	Sunbury	TW16 7FH					1	1			2	2	0	Feb-18
17/01025	RVC	Garage and land site	Vibia Close	Stanwell	TW19 7HR						6	3		9	9	0	Mar-18

Draft Statement of Five Year Housing Supply

Table D: Sites with planning permission as at 1 April 2018

Application Number	PA Type	Address	Street	Town	Postcode	Date on Decision Notice	PP Expiry Date	House 1 Bed	House 2 Bed	House 3 Bed	House 4+ Bed	Flat 1 Bed	Flat 2 Bed	Flat 3 Bed	Flat 4+ Bed	SCHEME GROSS TOTAL	PRIVATE UNITS GROSS TOTAL	AFFORDABLE UNITS GROSS TOTAL
12/01700	FUL	96-104	Church Street	Staines	TW18 4DQ	27/01/2014	27/01/2019			14	2	11	19	2		48	44	4
14/01096	FUL	The Old Station	Moor Lane	Staines	TW18 4BB	31/03/2015	31/03/2018					2	2			4	4	0
15/00177	FUL	5	Station Road	Ashford	TW15 2UW	12/05/2015	12/05/2018							1		1	1	0
15/00530	FUL	39	Gresham Road	Staines	TW18 2BD	26/06/2015	26/06/2018						7			7	7	0
14/01882	FUL	Jewsons	Moor Lane	Staines	TW18 4YN	03/09/2015	03/09/2018		7	8	10	3	8			36	29	7
14/01692	FUL	47	Lower Hampton Road	Sunbury	TW16 5PR	12/08/2015	12/08/2018	1								1	1	0
15/00953	FUL	Markway House	Lower Hampton Road	Sunbury	TW16 5PN	13/10/2015	13/10/2018				1					1	1	0
15/00363	FUL	62	Kenilworth Road	Ashford	TW15 3EL	23/12/2015	23/12/2018	1	2							3	3	0
15/01420	FUL	4a	Church Street	Staines	TW18 4EP	23/12/2015	23/12/2018					2				2	2	0
15/00715	FUL	Ye Olde House	Church Square	Shepperton	TW17 9JY	24/12/2015	24/12/2018	1	1							2	2	0
15/00248	FUL	136a	Chesterfield Road	Ashford	TW15 3PD	04/01/2016	04/01/2019									0	0	0
15/01587	FUL	Land to East of	Cherry Way	Shepperton	TW17 8QG	12/01/2016	12/01/2019				1					1	1	0
15/01498	FUL	430	Staines Road West	Ashford	TW15 1RZ	04/01/2016	04/01/2019						6			6	6	0
15/01288	FUL	27	Gordon Road	Ashford	TW15 3ES	15/01/2016	15/01/2019			1						1	1	0
15/01481	FUL	29	Clarence Street	Staines	TW18 4SY	25/01/2016	25/01/2019						2			2	2	0
15/01107	FUL	r/o 32 & 32A	Harrow Road	Ashford	TW14 8RT	27/01/2016	27/01/2019	1								1	1	0
15/01707	FUL	50	Shortwood Avenue	Staines	TW18 4JL	11/02/2016	11/02/2019			1						1	1	0
15/01658	FUL	Land at r/o Elmstead	Elmsway	Ashford	TW15 2SH	12/02/2016	12/02/2019			1						1	1	0
15/01738	FUL	Land to south of	Hawley Way	Ashford		17/02/2016	17/02/2019		2							2	2	0
15/01718	FUL	Car Park & Sea Cadet Building	Bridge Street	Staines	TW18 4TG	15/03/2016	16/03/2019					72	100	33		205	205	0
15/00897	FUL	7 - 9	Church Street	Staines	TW18 4EN	11/03/2016	12/03/2019						1			1	1	0
14/02213	FUL	Land to East of	Churchill Way	Sunbury	TW16 7RY	09/05/2016	10/05/2019		3							3	0	3
15/01630	OUT	Land to r/o 6	Reedsfield Road	Ashford	TW15 2HE	28/04/2016	27/09/2018		3							3	3	0
15/00187	FUL	Garage site	Kenyngton Drive	Sunbury	TW16 7RU	10/05/2016	11/05/2019		3							3	0	3
16/00344	FUL	48	Town Lane	Stanwell	TW19 7RX	28/06/2016	29/06/2019			2						2	2	0
16/00891	FUL	23	Willowbrook Road	Stanwell	TW19 7AB	22/07/2016	23/07/2019						1	1		2	2	0
16/00842	FUL	83	Groveley Road	Sunbury	TW16 7JZ	22/08/2016	23/08/2019		1							1	1	0
16/01130	FUL	Shapla Restaurant	Russell Road	Shepperton	TW17 9HQ	07/10/2016	08/10/2019						3	2		5	5	0
16/01662	FUL	Brook Cottage, 25-27	High Street	Stanwell	TW19 7JR	30/11/2016	01/12/2019			1						1	1	0
16/01587	FUL	2	Burgoyne Road	Sunbury	TW16 7PW	22/11/2016	23/11/2019		2							2	2	0
16/01558	FUL	9	Thetford Road	Ashford	TW15 3BW	16/11/2016	17/11/2019			3						3	3	0
16/01325	FUL	498	London Road	Ashford	TW15 3AE	15/11/2016	16/11/2019		1							1	1	0
16/01525	FUL	DC Hill & Son (Textiles) Ltd, Hill House	Alexandra Road	Ashford	TW15 1TN	16/12/2016	17/12/2019		4							4	4	0
16/00819	FUL	Bridge House	Bridge Street	Staines	TW18 4TW	15/12/2016	16/12/2019					2	7			9	9	0
16/01883	PDO	Allington House, 3	Station Approach	Ashford	TW15 2QN	19/12/2016	20/12/2019					6	2			8	8	0
16/01376	FUL	2	Explorer Avenue	Stanwell	TW19 7SS	27/01/2017	28/01/2020		1	1						2	2	0
16/01900	FUL	381-385	Staines Road West	Ashford	TW15 1RH	13/02/2017	14/02/2020		1	2	1	4	4			12	12	0

Draft Statement of Five Year Housing Supply

Table D: Sites with planning permission as at 1 April 2018 (contd)

Application Number	PA Type	Address	Street	Town	Postcode	Date on Decision Notice	PP Expiry Date	House 1 Bed	House 2 Bed	House 3 Bed	House 4+ Bed	Flat 1 Bed	Flat 2 Bed	Flat 3 Bed	Flat 4+ Bed	SCHEME GROSS TOTAL	PRIVATE UNITS GROSS TOTAL	AFFORDABLE UNITS GROSS TOTAL
17/00121	FUL	Land at	Orchard Close	Ashford		20/03/2017	20/03/2020	1								1	1	0
17/00189	FUL	3	Glen Avenue	Ashford	TW15 2JE	16/03/2017	16/03/2020			1						1	1	0
17/00358	PDO	Imtech House, 33-35	Woodthorpe Road	Ashford	TW15 2RP	27/04/2017	27/04/2020					50				50	50	0
17/00106	FUL	87	Adelaide Road	Ashford	TW15 3LL	05/05/2017	05/05/2020						2			2	2	0
17/00541	FUL	2	Willow Way	Sunbury	TW16 6BT	30/05/2017	30/05/2020		1							1	1	0
16/01158	FUL	17 - 51	London Road	Staines	TW18	30/10/2017	30/10/2020					141	110	2		253	253	0
16/01591	FUL	Hithermoor Farm, 6	Farm Way	Stanwell Moor	TW19 6AY	07/11/2017	07/11/2020		12	3		2	2	4		23	23	0
16/00638	FUL	R & R Joinery, 103	London Road	Staines	TW18 4HN	01/06/2017	01/06/2020						1			1	1	0
17/00634	OUT	Land adj to 8/9	York Close	Staines	TW18 1GA	07/06/2017	07/06/2020			1						1	1	0
17/00540	OUT	33	Beverley Road	Sunbury	TW16 6NF	10/07/2017	10/07/2020			1						1	1	0
17/00922	FUL	10	Cecil Road	Ashford	TW15 1RJ	28/07/2017	28/07/2020		2							2	2	0
17/00700	FUL	10A	Thames Street	Staines	TW18 4SD	28/07/2017	28/07/2020					8	2			10	10	0
17/00621	FUL	156	Chesterfield Road	Ashford	TW15 3PT	04/08/2017	04/08/2020					1	2			3	3	0
17/00556	FUL	18	Greenlands Road	Staines	TW18 4LR	08/08/2017	08/08/2020				1					1	1	0
17/00560	FUL	55A	Woodthorpe Road	Ashford	TW15 2RP	29/08/2017	29/08/2020					5	4			9	9	0
16/02012	FUL	Sandmead, 5	Sandhill Meadow	Shepperton	TW17 9HY	04/09/2017	04/09/2020		1							1	1	0
17/00981	FUL	90	Kingsway	Stanwell	TW19 7QE	11/09/2017	11/09/2020						1	2		3	3	0
17/00635	FUL	6 to 8/2 to 4	Station Road/Woodthorpe Road	Ashford	TW15 2RY	13/09/2017	13/09/2020						2			2	2	0
17/00758	FUL	Wardle Dental Surgery, 68	Church Road	Ashford	TW15 2TW	14/09/2017	14/09/2020					3				3	3	0
17/00745	FUL	64	Desford Way	Ashford	TW15 3AT	13/09/2017	13/09/2020					1				1	1	0
16/01075	FUL	Jobi	Short Lane	Stanwell	TW19 7BQ	11/09/2017	11/09/2020					4				4	4	0
17/01181	FUL	19	Comet Road	Stanwell	TW19 7HP	22/09/2017	22/09/2020			1						1	1	0
17/00782	FUL	Headline House	Stanwell Road	Ashford	TW15 3QH	22/09/2017	22/09/2020					5	5			10	10	0
17/00366	FUL	Monkey Puzzle House, 69-71	Windmill Road	Sunbury	TW16 7DT	26/09/2017	26/09/2020						12	2		14	14	0
16/01811	FUL	6	Stanwell Road	Ashford	TW15 3ER	25/09/2017	25/09/2020									0	0	0
17/00190	FUL	6	Sandhill Meadow	Shepperton	TW17 9HY	09/10/2017	09/10/2020			1						1	1	0
17/01364	FUL	8	Elizabethan Close	Stanwell	TW19 7QL	19/10/2017	19/10/2020		1							1	1	0
17/01021	FUL	6-8 Station Road and 2-4	Woodthorpe Road	Ashford	TW15 2UP	20/10/2017	20/10/2020					2	2			4	4	0
17/00933	FUL	Land rear of 109	Ashgrove Road	Ashford	TW15 1NY	19/10/2017	19/10/2020			1						1	1	0
17/01379	FUL	Windmill Stores, 96	Windmill Road	Sunbury	TW16 7HB	03/11/2017	03/11/2020					1				1	1	0
17/01128	FUL	52A	Thames Meadow	Shepperton	TW17 8LT	03/11/2017	03/11/2020			1						1	1	0
17/01400	FUL	Inglewood Hall	Green Street	Sunbury	TW16 6QB	10/11/2017	10/11/2020					1	3	2		6	6	0
17/01313	FUL	Ash View,39	Church Road	Ashford	TW15 2QF	10/11/2017	10/11/2020						2			2	2	0
17/01495	FUL	Land to rear of, 43 and 45	Ashford Road	Ashford	TW15 1UE	16/11/2017	16/11/2020				1					1	1	0
17/01475	FUL	95	Desford Way	Ashford	TW15 3AS	13/11/2017	13/11/2020						2			2	2	0
17/01475	FUL	95	Desford Way	Ashford	TW15 3AS	13/11/2017	13/11/2020						2			2	2	0
17/01218	FUL	Galower Builders Limited, 100 - 102	Long Lane	Stanwell	TW19 7AE	01/12/2017	01/12/2020	1	2							3	3	0

Draft Statement of Five Year Housing Supply

Table D: Sites with planning permission as at 1 April 2018 (contd)

Application Number	PA Type	Address	Street	Town	Postcode	Date on Decision Notice	PP Expiry Date	House 1 Bed	House 2 Bed	House 3 Bed	House 4+ Bed	Flat 1 Bed	Flat 2 Bed	Flat 3 Bed	Flat 4+ Bed	SCHEME GROSS TOTAL	PRIVATE UNITS GROSS TOTAL	AFFORDABLE UNITS GROSS TOTAL
17/01415	FUL	19	Plover Close	Staines	TW18 4RW	07/12/2017	07/12/2020		1							1	1	0
17/01122	FUL	Brecknock	Stanwell New Road	Staines	TW18 4HY	12/12/2017	12/12/2020			2						2	2	0
17/01694	FUL	217	Staines Road West	Sunbury	TW16 7BH	22/12/2017	22/12/2020	1								1	1	0
17/01847	PDO	Benwell House	Green Street	Sunbury	TW16 6QF	15/01/2018	15/01/2021					14	19			33	33	0
17/01376	FUL	79A	Thames Street	Sunbury	TW16 6AD	29/01/2018	29/01/2021							3		3	3	0
17/01753	FUL	5	Sunbury Court Island	Sunbury	TW16 5PP	25/01/2018	25/01/2021			1						1	1	0
17/01604	FUL	9a Lantern House	Station Approach	Ashford	TW15 2QN	30/01/2018	30/01/2021									0	0	0
17/01802	PDO	32	Church Road	Ashford	TW15 2UY	30/01/2018	30/01/2021					1				1	1	0
16/01941	FUL	Dockett Cottage	Towpath	Shepperton	TW17 9LL	23/11/2017	23/11/2020				1					1	1	0
17/00581	FUL	9	Roberts Close	Stanwell	TW19 7NN	08/06/2017	08/06/2020		2							2	2	0
17/00463	FUL	55	Cherry Orchard	Staines	TW18 2DQ	05/02/2018	05/02/2021						4			4	4	0
17/01143	FUL	Staines Town Hall	Market Square	Staines	TW18 4RH	09/02/2018	09/02/2021					8	5			13	13	0
17/01925	FUL	40	Glenfield Road	Ashford	TW15 1JL	14/02/2018	14/02/2021					1	1			2	2	0
17/01795	FUL	25	Orchard Avenue	Ashford	TW15 1JB	20/02/2018	20/02/2021					2				2	2	0
17/01634	FUL	42	High Street	Shepperton	TW17 9AX	09/02/2018	09/02/2021					4	2			6	6	0
17/01920	FUL	Land to r/o 7-9 Woodthorpe Road & 5	Station Road/Woodthorpe Road	Ashford	TW15 2UW	23/02/2018	23/02/2021						5			5	5	0
17/01851	FUL	20-22	High Street	Staines	TW18 4EE	28/02/2018	28/02/2021					3				3	3	0
17/01761	FUL	Land to r/o 1	Riverfield Road	Staines	TW18 2EE	20/03/2018	20/03/2021		1							1	1	0
18/00146	FUL	47a	Chertsey Road	Ashford	TW15 1SR	27/03/2018	27/03/2021				1					1	1	0
17/01763	FUL	Land south of (north of Birkholme and Willow Cottage)	Lower Hampton Road	Sunbury	TW16 5PR	14/03/2018	14/03/2021				1					1	1	0
18/00048	PDO	Old Police Station, 2	London Road	Staines	TW18 4BP	06/03/2018	06/03/2021					9	5			14	14	0
18/00008	PDO	Units 3 & 4, The Summit Business Park	Hanworth Road	Sunbury	TW16 5DB	01/03/2018	01/03/2021					29	16	12		57	57	0
17/01065	FUL	Hallford Studios Ltd	Manygate Lane	Shepperton	TW17 9EG	09/03/2018	09/03/2021		6	6	4	5	3			24	24	0
17/01878	RVC	19	Clockhouse Lane	Ashford	TW15 2EP	21/03/2018	21/03/2021				1					1	1	0
17/00485	FUL	4	Ethel Road	Ashford	TW15 3RB	28/03/2018	28/03/2021		2							2	2	0
17/01927	FUL	Land west of 1	Ford Close	Shepperton	TW17 0EA	28/03/2018	28/03/2021	1								1	1	0
18/00258	FUL	The Laurels	Park Road	Shepperton	TW17 9LL	29/03/2018	29/03/2021			1						1	1	0
18/00165	FUL	Loyola Centre	Green Street	Sunbury	TW16 6QE	29/03/2018	29/03/2021			1						1	1	0
15/01527	PDO	61-63	High Street	Staines	TW18 4QW	27/01/2016	27/01/2019					3	2			5	5	0
17/01546	FUL	33	Kempton Court	Sunbury	TW16 5PA	21/12/2017	21/12/2020					1	1			2	2	0

Draft Statement of Five Year Housing Supply

Table E Large sites without planning permission identified as deliverable in next five Years 2018 – 2023					
Site ID	Address	Street	Area (ha)	Yield (net dwellings 2018-2024)	Comments
AC1/001	Land adjoining	Feltham Hill Road and Poplar Road	0.72	36	Existing allocation A3 – northern part of site already developed. Planning permission sought for southern part of site.
AS1/001	Tesco Extra	Town Lane	3.6	50	Potential mixed use scheme – in addition to existing use. Submitted to call for sites.
AS1/004	Happy Landing PH	Clare Road	0.21	30	Potential residential development. Owner shown interest in redeveloping site in past 3 years.
AS1/005	524-538	London Road	0.39	56	Planning permission sought on site – currently pending consideration.
AS1/008	Ashford Hospital (East Yard)	Town Lane	0.8	108	Landowner confirmed site surplus to needs. Relocate existing uses on site.
AT1/001	Hitchcock and King	Stanwell Road	1.14	200	Potential residential development. Owner shown interest in redeveloping site in past 3 years.
AT1/010	Harper House	Fordbridge Road	0.15	15	Potential residential redevelopment.
AT2/001	145-149	Stanwell Road	0.08	5	Potential residential redevelopment. Owner confirmed availability subject to provision of new site for existing use.
AT3/007	Ashford Multi-storey car park	Church Road	0.27	50	Potential residential development. Sustainable urban location.
AT3/008	The Old Post Office, 1	Knapp Road	0.12	12	Landowner expressed interest in redeveloping site.
AT3/013	6-8	Wolsey Road	0.04	9	Permission sought for redevelopment of site.
LS3/001	r/o 151-153	Charlton Road	0.13	6	Potential residential development to rear of existing dwellings. Owners confirmed site availability. Subject to access arrangements.
RL1/001	Staines Ex Servicemen Club, 6	Laleham Road	0.13	10	Potential mixed use development in addition to existing use. Owner shown interest in redeveloping site in past 3 years.
SC1/002	115	Staines Road West	0.11	20	Potential residential development. Owner shown interest in redeveloping site in past 3 years.
SC1/003	147	Staines Road West	0.08	20	Potential residential development. Owner shown interest in redeveloping site in past 3 years.
SC1/004	Sunbury Fire Station	Staines Road West	0.31	25	Potential residential development. Owner confirmed availability subject to re-provision of existing use within Borough.

Draft Statement of Five Year Housing Supply

Table E Large sites without planning permission identified as deliverable in next five Years 2018 – 2023					
Site ID	Address	Street	Area (ha)	Yield (net dwellings 2018-2024)	Comments
SC1/006	Tesco Extra	Escot Road	3.6	50	Potential mixed use scheme – in addition to existing use. Submitted to call for sites
SC1/015	Dolphin House, 140	Windmill Road	0.1	7	Permission already implemented for 112 units on site – permission sought for a further 7 units.
SE1/002	69-71	Staines Road East	0.12	10	Potential residential development. Owner confirmed availability. Existing old Sunbury Police Station vacant.
SE1/005	Benwell House	Green Street	0.79	77	Planning permission granted on part of the site (see Table D). Potential for further development within grounds and extension.
SE1/007	St Pauls Catholic College	Green Street	0.41	7	Surplus land (2 parcels) submitted to call for sites.
SE1/021	1-3	Station Road Sunbury	0.18	27	Planning permission granted 2014 however potential to extend for additional units.
SE1/023	41	Orchard Road	0.05	6	Site deliverable, subject to overcoming employment area designation. Potential mixed use.
SN2/001	Minerva House	Minerva Close	0.21	11	Potential residential development. Owner shown interest in redeveloping site in past 3 years.
SS1/002	White House	Kingston Road	0.19	55	Potential flatted residential redevelopment.
ST1/021	Majestic House	High Street	0.42	104	Site under construction - planning permission sought for additional 104 units.
ST1/029	Surrey CC Buildings	Burges Way	0.5	29	Subject to re-provision of existing use. Surrey CC service review underway.
ST1/030	Fairways Day Centre	Knowle Green	0.63	36	Subject to re-provision of existing use. Surrey CC service review underway.
ST1/036	Universal Tyre Co Ltd	Laleham Road	0.07	12	Site currently in commercial use. Landowner confirmed site's availability.
ST1/037	Thameside House	South Street	0.23	120	Potential flatted residential redevelopment.
ST2/001	Glenthorne, 33	Rookery Road	0.25	19	Planning permission sought on site – currently pending consideration.
ST2/021	Drake House	Drake Avenue	0.08	14	Planning permission sought on site – currently pending consideration.

Draft Statement of Five Year Housing Supply

Table E Large sites without planning permission identified as deliverable in next five Years 2018 – 2023					
Site ID	Address	Street	Area (ha)	Yield (net dwellings 2018-2024)	Comments
ST3/001	62	Kingston Road	0.05	6	Potential residential development. Owner shown interest in redeveloping site in past 3 years.
ST3/004	34-36 (OAST House) /Car park	Kingston Road	0.93	180	Potential residential/ mixed use scheme on site. Buildings on site currently vacant.
ST3/006	Renshaw Trading Estate	Mill Mead	0.86	275	Planning permission sought on site – currently pending consideration.
ST3/008	Burma House	Station Path	0.14	14	Currently in office use. Owners confirmed availability.
ST3/009	Heliting House, 4	London Road	0.17	35	Potential residential development. Owner shown interest in redeveloping site in past 3 years.
ST3/010	15	London Road	0.02	8	Potential residential development. Owner shown interest in redeveloping site in past 3 years.
ST4/001	Jewsons	Moor Lane	0.59	45	Existing allocation A7 - Availability of site confirmed and submitted to call for sites – residential use proposed by developer.
ST4/002	Car Park, Hanover House & Sea Cadet Building	Bridge Street	0.90	300	Potential mixed use scheme on site – sustainable town centre location.
ST4/005	20	Bridge Street	0.02	9	Potential residential development. Owner shown interest in redeveloping site in past 3 years.
ST4/011	Thames Lodge	Thames Street	0.32	65	Submitted to call for sites – residential use proposed by developer.