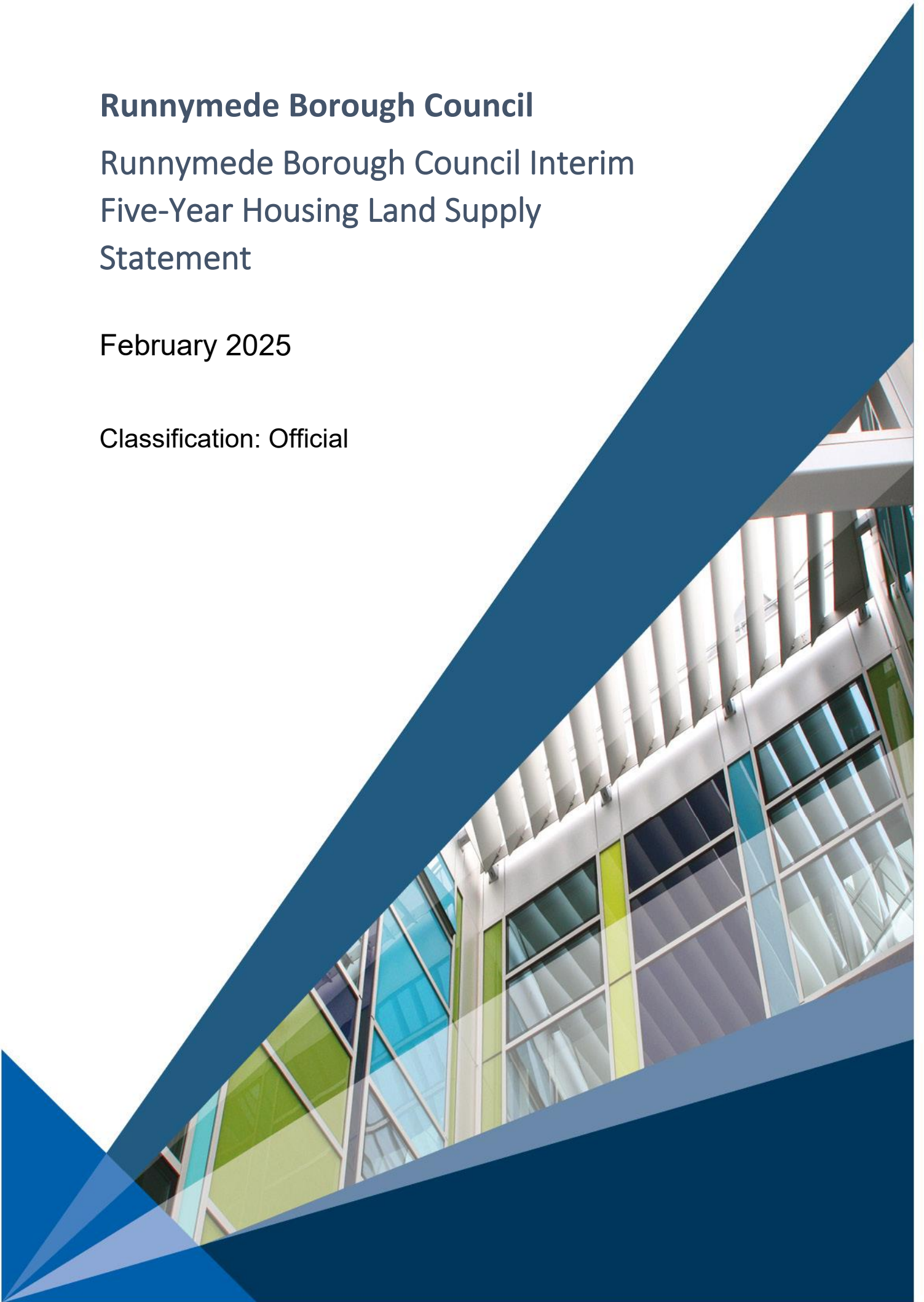


Runnymede Borough Council
Runnymede Borough Council Interim
Five-Year Housing Land Supply
Statement

February 2025

Classification: Official



Introduction

1. In accordance with paragraph 78 of the 2024 NPPF¹ 'Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old'; the so-called 'five year housing land supply'. The Runnymede 2030 Local Plan was adopted on the 16th July 2020 and therefore its policies are not more than five years old. On that basis, the Council has prepared an assessment of the current position in relation to housing supply in Runnymede Borough against the housing requirement set out in the 2030 Local Plan.
2. This assessment shows that at the time of production, Runnymede Borough Council cannot demonstrate five years' supply of deliverable housing sites from a 1 April 2024 base date. This assessment identifies that there is a 3.98-year supply of housing sites.
3. This interim position statement has been prepared in line with the 2024 National Planning Policy Framework (NPPF) and the latest national Planning Practice Guidance. It supersedes any earlier assessment of Five-Year Housing Land Supply (5YHLS) produced by the Council.

Basis for Calculation

4. The five-year period is 1st April 2024 to 31st March 2029. To update the supply figures, all completed sites, and expired permissions were removed from the data, and sites with a development permission from the baseline date were added (unless there was clear evidence that homes would not be delivered within five years). Completions are captured separately and are reflected in the calculation of the 5-year requirement.
5. The housing requirement for Runnymede is set out in the adopted Runnymede 2030 Local Plan². The requirement is 7,507 dwellings over the period 2015 to 2030. This gives an annualised rate of 500 dwellings per annum. Table 1 below updates the 5-year supply requirement, taking account of the completions already delivered between 1st April 2015 and 31st March 2024, along with any shortfall in provision to date.
6. When it comes to calculating the 5YHLS requirement, Councils are required to determine what level of 'buffer' is applied – either 5% to ensure choice and competition in the market for land; or 20% if there has been significant under delivery of housing as defined by national planning policy. In Runnymede, a 5% buffer is required (in line with paragraph 78(a) of the 2024 NPPF) because the most recent Housing Delivery Test result for the Borough (the 2023 measurement³) indicates that delivery was 114% of the housing requirement. If the Test indicates that delivery was below 85% of the housing requirement, the Local Planning Authority must apply a 20% buffer onto their requirement when calculating the 5YHLS (see footnote 40 of the 2024 NPPF).

¹ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

² <https://www.runnymede.gov.uk/localplan>

³ <https://www.gov.uk/government/publications/housing-delivery-test-2023-measurement>

7. The Council must also consider if a shortfall of housing has been generated since the start of the Local Plan period. The following table identifies the total shortfall of homes that is subsequently added to the requirement over the 5YHLS period.

Table 1: Housing Requirement

Completions against Local Plan requirement	
Adopted Local Plan requirement 1 April 2015 - 31 March 2030	7,507
Annualised Local Plan requirement	500
Requirement 1 April 2015 – 31 March 2024 (9 x 500)	4,500
Completions 2015-2024	3,743
Supply shortfall against requirement	-757
5 Year Housing Land Supply requirement	
Requirement 1 April 2024 – 31 March 2029 (5 x 500)	2,500
Shortfall to be added	757
Sub-total	3,257
Plus 5% buffer	163
Total including shortfall and buffer	3,420
Annualised requirement	684

8. In line with the figures in the table above, the total five-year housing land supply requirement for 1st April 2024 – 31st March 2029 is 3,420 homes.

Calculating the deliverable supply

9. The Council's monitoring data has been reviewed and updated, with the deliverability of sites being considered against the revised definition of 'deliverable' as contained in the 2024 NPPF (taking account of the further guidance provided in the national Planning Policy Guidance (PPG)).

10. The NPPF Glossary in Annex 2 divides up deliverable sites into categories, as follows:

'Deliverable: To be considered deliverable, sites for housing 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 5 years. In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
 - b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.'
11. The first part of the five-year housing trajectory therefore includes the sites that meet these definitions from the NPPF and are split into two categories: category A sites or category B sites, in accordance with the national definition set out above.

12. In deciding whether sites meet the above definition and are likely to deliver completions within the relevant 5-year period, guidance in the 'Housing supply and delivery'⁴ section (specifically Paragraph 007) of the PPG (2024) has been considered. This sets out that the 'clear evidence' to demonstrate that housing completions will begin within this timeframe may include:
- Current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;
 - Firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;
 - Firm progress with site assessment work; or
 - Clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.
13. Sites have only been included in the five-year housing trajectory, where the Council is satisfied that there is clear evidence of a realistic prospect of delivery. Information relating to the deliverability of each site are set out in the 'Notes' column in the accompanying trajectory below. In line with the definition of 'deliverable' itself and accompanying guidance in the PPG as referred to above, this does not require complete certainty, and reflects conclusions drawn at the time at which each site was assessed.

Assumptions and methodologies used for calculating specific elements of the 5YHLS trajectory

14. The national Planning Practice Guidance (PPG) advises that all student accommodation and housing provided for older people, including residential institutions in use class C2, can be included towards meeting the housing requirement. The calculation of the number of equivalent use class C3 units that developments containing residential institutions and student accommodation provide are based on the approach set out in the PPG. For Residential institutions, this comes from Paragraph: 016a Reference ID: 63-016a-20190626⁵. For Student accommodation⁶ this is Paragraph: 034 Reference ID: 68-034-20190722.
15. In addition to the above approach to calculating the contribution of Residential institutions and Student accommodation, there have been a number of minor changes to the approach in calculating the 5YHLS since the previous 5YHLS statement (set out in an appendix to the 2021 SLAA⁷). These are described in more detail below.
16. Previously, in the 2021 SLAA, a discount rate was applied to the following types of development:
- a) allocated sites (7% discount rate); and

⁴ <https://www.gov.uk/guidance/housing-supply-and-delivery>

⁵ <https://www.gov.uk/guidance/housing-for-older-and-disabled-people#para016a>

⁶ <https://www.gov.uk/guidance/housing-supply-and-delivery>

⁷ <https://www.runnymede.gov.uk/downloads/file/1279/slaa-2021-report-final>

- b) sites with an implemented planning consent (7% discount rate).
17. It should also be noted that prior approval sites where no response has been received from applicants about their development intentions have their own separate non-implementation rate (more information on this is provided in paragraphs 18-19 below).
 18. However, as explained in paragraphs 11-12 above, the Council is now taking a much stricter approach to the sites included in the trajectory in this 2025 calculation of the 5YHLS given the change in the Government's definition of 'deliverable'. Therefore the 7% discount rate is no longer being applied to allocated and unimplemented sites. This is due to these types of sites only now being included in the 5YHLS calculation where this is a much greater level of certainty around their delivery.
 19. The non-implementation rate for large (e.g. 10 units or more) Permitted Development sites where the Council has not had confirmation of implementation (or the intention to do so from the site owner / agent) etc. has been amended compared to the 2021 5YHLS calculation. The first change to the non-implementation rate is that it has now been based on the number of units each application would permit, where previously this had been based on the floorspace of the permitted developments. This change has been made as the floorspace data for Permitted Development applications is not a mandatory piece of information that applicants are required to submit, and thus the information collected as part of the Council's monitoring records is inherently incomplete, and thus could have the potential to give an inaccurate picture of the non-implementation rate.
 20. In addition to the change in approach to the calculation of the rate itself, the figure used in the calculation of the 2025 5YHLS position has been based on 2015-2024 data (as opposed to 2015-2021 in the previous 5YHLS statement). These changes to the approach mean that the 2025 non-implementation rate now stands at 32% being removed from the initial total of permitted units coming forward via Permitted Development applications, compared to a non-implementation rate of 67% in the 2021 SLAA 5YHLS calculation. This has resulted in 30 units being removed from the 2025 trajectory.
 21. The non-implementation rate on specific windfall sites (0-4 net residential units) in the Council's monitoring records, and thus included in years 1-3 of the trajectory has been retained at 7%. This represents the low rate of lapses of planning permissions in the Borough, and accounts for the removal of four units from the trajectory (initially 56 units down to 52).
 22. On a different matter, a number of allocated sites in the Runnymede 2030 Local Plan are noted as being dependent on the delivery of necessary mitigation on the A320. Improvements along this corridor are being funded by the Housing Infrastructure Fund. Some of these sites now have planning permission and are included in the appended trajectory. In assessing the suitability of including these sites in the 5YHLS calculation, the Council has had regard to the contents of the S.106 agreements attached to the planning consents to ensure that the delivery rates in the trajectory reflect any Grampian conditions or other phasing arrangements which may have been imposed.

Table 2 Overview of 5 Year Housing Land Supply

Component	Net Class C3 dwellings (including C3 equivalent where these have been converted for student / residential institutions)
1 st April 2024 – 31 st March 2029 - category A sites ⁸	1,539
1 st April 2024 – 31 st March 2029 - category B sites ⁸	867
PD total post application of non-implementation rate @ 32%	65
Small site commitments (years 1-3): under construction	23
Small sites commitments (years 1-3): permissions, not yet started	52
Residential institutions	35
Student accommodation	0
Windfall allowance (years 4-5)	102
Deliverable 5-Year Housing Land Supply (total)	2,682

5 Year Housing Land Supply – conclusion

23. The 5-Year Housing Land Supply calculation is as follows:

Table 3: 5 Year Housing Land Supply Calculation

Component	Dwellings
Total Housing Requirement	3,420
Annualised requirement (3,420 divided by 5 years)	684 per annum
5 Year Housing supply (See Table 2)	2,682
Supply divided by annualised requirement	3.92 years of supply

24. Taking the requirement from Table 1 of 3,420 homes and the supply of 2,682 homes from Table 2 gives a housing supply of 3.92 years. This is arrived at by calculating the percentage of the Total Housing Requirement (3,420) that has been met by the 5YHLS identified (2,682) which is 78.43% and gives the result of 3.92 years. The Council can therefore demonstrate a supply of 3.92 years of housing land against its Local Plan housing requirement.

⁸ This refers to the categories set out in the definition of deliverable development as contained in the NPPF and as reproduced at paragraph 10 above.

SLAA site number	Site name	Settlement Area	Total site capacity (net) for years 1-5 (does not always reflect total site capacity which can for some sites go further into the future).	New housing units 2024/25	New housing units 2025/26	New housing units 2026/27	New housing units 2027/28	New housing units 2028/29	Notes (as at 1 April 2024)
C3 accommodation									
318	Addlestone East	Addlestone	75			35	40		This allocated site (Policy IE7) has an extant (implemented) planning consent under RU.18/0743 and a new application has been submitted under RU.22/1373 by the new site owner.
48	Hanworth Lane, Chertsey	Chertsey	48			48			The remaining 48 units on this allocated site (under Policy SL3) have been granted reserved matters planning permission under RU.23/0557 on 15/09/2023.
60	Pycroft Road, Chertsey	Chertsey	228	106	58	64			Allocated site (Policy SL6). There are applications permitted / pending for a total of 277 units under RU.23/1508 (38 units, pending), RU.22/1569 (69 units, granted with conditions being discharged) and RU.21/0893 (170 units, granted with conditions being discharged and the Council's monitoring records state that this permission is now delivering units).
231	St Peters Hospital, Chertsey	Chertsey	225	45	45	45	45	45	Implemented planning permission under RU.17/1815. Delivery rates provided by the developer Cala Homes. The Council's monitoring records show that there are 254 units remaining to be built on site as of 01/04/2024.
314	Culverdon House, Abbots Way, Chertsey	Chertsey	27		27				Prior approval granted under RU.21/1236 with conditions being discharged and removed demonstrating that the site is being implemented. There is also a pending application for 9 additional units under RU.23/1564 which further demonstrates the intention to develop this site for residential uses.
352	ADP House (Syward Place), 40-48 Pycroft Road, Chertsey	Chertsey	127	42	42	43			Prior approval granted under RU.21/0704 and RU.21/0944 and implemented.
379	Chertsey Bittams A	Chertsey	112			37	37	38	Allocated site (Policy SL14). Planning permission granted under RU.21/0272 for 149 units with discharge of conditions applications being submitted with a number now granted, and others coming forwards showing that the site is progressing.
382	Chertsey Bittams D	Chertsey	175			87	88		Allocated site (Policy SL17). Granted outline consent under RU.17/1749 with a reserved matters application pending subject to the signing of a s.106 agreement (RU.23/0607).
383	Chertsey Bittams E	Chertsey	5			5			Allocated under (Policy SL18). A small part of this overall site has full planning permission for 5 net units under RU.21/1766 (granted 26/04/2023) which could come forward.
417	2 and 2a Guildford Road, Chertsey	Chertsey	47				47		A recent application under RU.23/0357 had a resolution to grant planning permission agreed at the meeting of the Council's Planning Committee on 25th October 2023. This is for 47 units, with the loss of the 12 C2 units taken account of further below in the trajectory in the Specialist- residential institutions section (equivalent to 6 C3 units). The RBC Housing Team have confirmed that they expect this site to be completed in 2026/27, however, due to ongoing delays in the process of signing the legal agreement (as of 30/04/2024) this proposed completion has been moved back a year in the trajectory.
422	Eastworth House, Eastworth Road, Chertsey	Chertsey	73	73					Prior approval granted (and varied) under applications RU.21/1359 and RU.23/1814. The agent for this site has confirmed that they expect the units to be delivered in the 2024/25 year so all the units will be added into year one of the trajectory.
436	118 Guildford Street, Chertsey	Chertsey	5			5			Extant planning permission under RU.23/0251 with Listed Building Consent granted under RU.23/0253.
463	83-87 Guildford Street,	Chertsey	5			5			Extant planning permission under RU.22/1883 (granted 24/03/2024).
465	Land at 24 and 36-38 Station Road, Chertsey	Chertsey	26			26			Extant planning permission under RU.22/0553 (granted 13/04/2023) with a discharge of conditions application pending.

256	Thorpe Lea Road North	Egham	52		26	26		Allocated site (Policy SL7). The submission of two planning applications for both parts of the site for a total of 100 dwellings (net) demonstrates that this development is coming forward, in part ahead of its expected development date. However, there is no confirmed indication as to when the Glenville Farm part of the site may come forward (despite the currently pending application under RU.23/0698) with the owner not confirming when this may happen and casting doubt on obtaining planning permission under the current application. Therefore these units have not been added into the trajectory. For the other half of the site, with a pending application under RU.23/1162 (Thorpe Lea Manor / Kerry Foods) is expected to come forward by the end of 2025 according to the agent for the site. Therefore the delivery the 52 units has been spread out over the 2025/26 and 2026/27 years of the trajectory.			
257	Thorpe Lea Road West	Egham	75				37	38	Allocated site (Policy SL8). The site has a resolution to grant outline planning permission for 75 units under RU.21/1324) which isn subject to the signing of a s.106 agreement which is due imminently. The agent for this site has also confirmed that the intention is for the site to be sold and developed within the next 5 years.		
353	Lakeside, 30 The Causeway, Staines upon Thames	Egham	103				34	34	35	Prior approvals granted for 103 units under RU.21/0482, RU.21/0483 and RU.21/0484 and have been implemented.	
388	Centrum, 36 Station Road, Egham	Egham	29				29			Prior approval granted under RU.20/1727. The site agent has stated that they expect the site to come forward in the next 2 to 3 years, possibly with all units coming forward in one year.	
452	The Rear of 1 North Street, Egham	Egham	7				7			Planning permission granted under RU.22/0992, with conditions being discharged under RU.22/1394 and RU.22/1582. The agent for the site has confirmed that they intend to build out the scheme once the finances for it are finalised which should be early in the 2024/25 year.	
464	Egham	Egham	9				9			Planning permission granted under RU.23/0833 (decision issued on 27/10/2023).	
52	Dial House & Wisteria, Englefield Green	Englefield Green	10				10			Planning permission granted under RU.18/1649 (decision issued in Jan 2020). Subsequently there have been numerous variation and discharge of conditions applications being submitted and approved, with the most recent being submitted to the Council in October 2023 showing that this site is in progress. The Council's monitoring records show that this site is under construction.	
299	Barbara Clark House, St Jude's Road, Englefield Green	Englefield Green	26		26					Planning permission granted under RU.18/1908 and under construction with delivery expected in 2024/25. Also known as Ashdene House.	
453	The Chapel, Former Brunel University Campus, Englefield Green	Englefield Green	9				9			This site is suitable for the development of nine residential units as per the implemented permission granted under RU.20/0728. However, as some of the conditions are still pending the determination of their discharge (e.g. RU.23/1139) this site's completion has been added into the second year of the trajectory.	
99	Longcross Garden Village	Longcross	375				25	100	100	150	Allocated site (Policy SD9). Longcross South has (on 24/04/2024) been granted (subject to the signing of a s.106 agreement) outline planning permission for up to 1,700 homes under RU.22/0393. The current trajectory is based on information provided by the developer in April 2024.
368	Christ Church Longcross Road, Longcross	Longcross	5		5						Planning permission granted under RU.19/0694 and the site is under construction and expected to complete in 2024/25.
202	Pantiles Nurseries and 198 Almnors Road, Lyne	Lyne	59				59				Planning permission granted under RU.19/0843. Remains extant with multiple amendment and discharge of conditions being both signed off and pending determination. The Council's monitoring records show that this site is under construction.
451	Silverlands House, Lyne	Lyne	25							25	Planning permission granted under RU.20/1729 (granted on 01/09/2022) with the associated Listed Building consent granted under RU.20/1730. The site agent confirmed that the applicant is minded to implement the scheme, but not before mid-2025. Construction time from then is likely to be 18 to 24 months, and thus the site would be completed in 2027/28.

14	Land at Brox End Nursery and 183 Brox Road, Ottershaw	Ottershaw	45		11	34			Allocated site (Policy SL2). Planning permission granted under RU.20/0675 and scheme under construction. Delivery timescale informed by agent.
263	Ottershaw East	Ottershaw	201	16	59	42	42	42	Two permissions have been granted on this site. For the first, RU.22/0454, the site developer has confirmed that they expect circa 18 completions in 2024, and then circa 50 completions per year after that. However, for the purposes of the trajectory the Council will assume 16 (net) in 2024/25 and then 42 dwellings in the next four years, taking this part of the wider site to 184 net additional dwellings over the 5-year period. For RU.23/0544 a commencement notice has been received for this dated 03/04/2024 (AI/24/0162) and a demolition notice dated 30/10/2023 (DM/23/0024). The site owner has also confirmed that they expect to start on site in April 2024 and that all the units will be delivered by the end of 2025. This means that the net 17 units under this permission would be delivered in the 2025/26 year. As there are two sites within this wider allocation, a higher number of 59 completions is expected to come forward in 2025/26 as per the agent's suggested delivery rates.
32	Coltscroft, Rosemary Lane, Thorpe	Thorpe	24			12	12		Allocated site in Thorpe Neighbourhood Plan (Policy TH2(ii)). The developer of this site has said that if the current application (under RU.22/0682 for 24 units - which has a resolution to grant planning permission subject to the signing of a s.106 agreement) were to be signed-off by the end of March 2024 then they would expect delivery of all the units by the end of the March 2027 (based one sale per month from April 2025). As this has been delayed, the delivery of these units has been moved back into the 2026/27 and 2027/28 years.
44	CEMEX Thorpe 3, The Acre Lane, Thorpe	Thorpe	40				20	20	Allocated site in Thorpe Neighbourhood Plan (Policy TH2(iii)). The agent for the site has advised that they expect to submit an application in the second quarter of 2024. Following on from this and making conservative assumptions as to the determination period for the outline application, timeframes for the preparation, submission and approval of reserved matters and construction mobilisation, they would expect homes to be delivered on this site in the current five-year period.
309	Anners, Village Road, Thorpe	Thorpe	6	6					Planning permission granted under RU.14/1798 and the Council's monitoring records show that this site is under construction.
30	CABI, Bakeham Lane, Virginia Water	Virginia Water	28			14	14		RU.20/0405 has been granted full planning permission (on 19/08/2022) for the demolition of the existing buildings and redevelopment to provide 28 dwellings. As this permission would need to be implemented by the middle of the 2025/26 year at the latest, it is expected that the site would deliver the homes in the 2026/27 and 2027/28 years.
258	Virginia Water North	Virginia Water	12			12			Allocated site (Policy SL9). The agent for the Kenwolde Manor (net 26 units in Policy SL9) part of the site has stated that they will be aiming to possibly start on site in September 2024, with a build period of 18-months to 2-years, and thus completion would be in the 2026/27 year, though the current pending application (RU.23/1836) covering part of this area is only for 12 units.
261	Virginia Water South	Virginia Water	67		33	34			Allocated site (Policy SL10). The agent for the eastern part of the site (granted outline permission for 67 units under RU.22/0278 with reserved matters pending under RU.23/1061) has confirmed that they envisage the site delivering over two years starting in 2024/25 with development complete by the end of 2025/26. The Council has adjusted this estimate to take a more cautious approach and moved the completions back one year. For the western part, the landowner has confirmed that they are close to exchanging contracts for the sale of the land to a builder, but they have no detail in relation to delivery timescales and therefore has not been included in the trajectory even though it is starting to make progress in the development process.
312	Home Farm, Stroude Road, Virginia Water	Virginia Water	7		7				Implemented consent under RU.17/1728. The implementation was confirmed by RU.21/1895 CLUED application. This specific application refers to Jasmine Cottage, 1 & 2 Home Farm Cottages.

336	302 Woodham Lane, New Haw	Woodham and New Haw	14	14					This site has an implemented planning permission granted under application reference number RU.20/1309. As of the end of the 2023/24 monitoring year the site is very close to completion (noted following an officer site visit).
Large PD sites - No answer on intention to implement received									
391	Lindsey House 1-11 Station Road and 2-4 High Street, Addlestone	Addlestone	12		12				Prior approval granted under RU.22/0633. Expires 14/06/2025.
459	Abbey Grove, 31 Windsor Street, Chertsey	Chertsey	16			16			Prior approval granted under RU.22/1400. Expires 04/11/2025.
466	Crest House, Pyrcroft Road, Chertsey	Chertsey	23			23			Prior approval granted under RU.23/1440. Expires 01/12/2026.
364	Lotus One, The Causeway, Staines-upon-Thames	Egham	20		20				Prior approval granted under RU.21/1321. Expires 15/11//2024.
421	Unit 2, Lotus Park Staines-upon-Thames	Egham	24		24				Prior approval granted under RU.21/1322. Expires 16/11/2024.
Initial PD total			95	0	44	39	0	0	
PD total post application of non-implementation rate @ 32%			65	0	15	13	0	0	
Initial total (excludes completions):			2,471	333	426	766	541	368	
Allocated sites			1,609	167	232	429	212	125	
Total excluding allocated sites			862	166	194	337	329	243	
Specialist- residential institutions									
123	Cemex House, Coldharbour Lane, Thorpe	Thorpe	79 (42)				21	21	Planning permission granted under RU.18/0703. Details, discharge of conditions and amendment applications from 2020 and 2021. The Council's monitoring records show this site as under construction.
417	2 and 2a Guildford Road, Chertsey	Chertsey	-12 (-6)			-6			A recent application under RU.23/0357 had a resolution to grant planning permission agreed at the meeting of the Council's Planning Committee on 25th October 2023. This is for 47 units C3 units taken account of above in the trajectory. The RBC Housing Team have confirmed that they expect this site to be completed in 2026/27, however, due to ongoing delays in the process of signing the legal agreement (as of 30/04/2024) this proposed completion has been moved back a year in the trajectory.
Total*			67 (35)	0	0	-6	21	21	
<i>*Numbers in brackets represent the C3 equivalent. Please note that the 'converted to C3' numbers are added into the trajectory.</i>									

Specialist - student									
N/A	No current sites in the trajectory fall into this category.								
Total*				0	0	0	0	0	
	<i>*Numbers in brackets represent the C3 equivalent. Please note that the 'converted to C3' numbers are added into the trajectory.</i>								
Small sites (e.g. those delivering a net gain of 1-4 units)									
Small sites under construction:			23	23					
Small sites not implemented			52		26	26			
Windfall (average 51dpa)							51	51	
Windfall total:			102						
Component of 5YHLS	Net dwellings (including equivalent where these have been converted for student / residential institutions)								
2024/25 to 2028/29 - category A sites (green)	1,539								
2024/25 to 2028/29 - category B sites (orange)	867								
PD total post application of non-implementation rate @ 32%	65								
Small sites (years 1-3): under construction	23								
Small sites (years 1-3): permissions, not yet started	52								
Residential institutions	35								
Student accommodation	0								

Windfall allowance (years 4 and 5)	102								
Deliverable 5-Year Housing Land Supply (total)	2,682								
Target	3420								
Deficit / excess	-738								
% of target achieved:	78.43%								
5 year supply equivalent (years)	3.92								

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