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EXECUTIVE SUMMARY

Housing Delivery Test

The council has undertaken a Housing Delivery Test for the London Borough of Sutton using the methodology set out in the Government's 'Housing Delivery Test Measurement Rule Book' (MHCLG, July 2018) and the accompanying Technical Note (MHCLG, February 2019). The outcome of the Housing Delivery Test shows that as of 1 April 2023, **the council has delivered a total of 1,527 net additional dwellings over the previous three-year period** (incorporating the 2019-20, 2020-21 and 2021-22 financial years) against a **cumulative housing requirement of 1,269 net additional dwellings** (including the 5% buffer required by the Revised National Planning Policy Framework (NPPF)). This equates to a housing delivery score of **120.3%** for the borough.

Five-Year Housing Land Supply

The London Borough of Sutton has identified sufficient housing sites to demonstrate that it can meet its minimum housing target for the five-year period from 1 April 2023 to 31 March 2028, including the 5% buffer required by the Revised NPPF. The current five-year target is **2,462** net additional dwellings.

This five-year housing land assessment identifies a total supply of **2,958** net additional dwellings, comprising:

- **771** net additional dwellings currently under construction;
- **575** net additional dwellings on sites with planning permission but not started;
- **678** net additional dwellings on large allocated sites but currently without planning permission;
- **56** net additional dwellings on sites with 'prior approval';
- **153** net additional dwellings on significant unallocated brownfield sites; and
- **725** net additional dwellings on small sites fewer than 10 dwellings (windfalls).

This total of 2,958 net additional dwellings exceeds the council's five-year cumulative housing requirement of 2,462 net additional dwellings (incorporating the 5% buffer) by 496 net additional dwellings (+20.1%).



Section 1: Background to the Assessment

Purpose of the Document

- 1.1 The purpose of this document is two-fold:
- (1) Housing Delivery: To report on progress in building out housing sites which have planning permission over the last three-years by reference to borough housing requirements in line with the government's Housing Delivery Test¹; and
 - (2) Housing Supply: To identify a supply of specific deliverable sites within the London Borough of Sutton sufficient to provide a minimum of five years' worth of housing against the housing targets set out in the adopted Sutton Local Plan (February 2018)², including a 5% buffer to ensure choice and competition in the market for land.

National Planning Policy Context

- 1.2 The Revised National Planning Policy Framework (NPPF) (July 2021)³ sets out the following requirements for local planning authorities:

Para. 74

“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 old⁷. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- (a) 5% to ensure choice and competition in the market for land; or*
- (b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan³⁸, to account for any fluctuations in the market during that year; or*
- (c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.”*

Para. 76

“To maintain the supply of housing, local planning authorities should monitor progress in building out sites which have permission. Where the Housing Delivery Test indicates that delivery has fallen below 95% of the local planning authority's housing requirement over the previous three years, the authority should prepare an action plan in line with national planning guidance, to assess the causes of underdelivery and identify actions to increase delivery in future years”.

- 1.3 In identifying the 'number of homes required' for the purpose of monitoring housing delivery and assessing future housing supply, the council has taken account of Paragraph 12 of the Government's Housing Delivery Test Measurement Rule Book which states that:

Para. 73

“Where the latest adopted housing requirement figure is less than five years old, or has been reviewed and does not need updating, the figure used will be the lower of:

¹ the Government's updated Planning Practice Guidance on the Five Year Housing Land Supply and the Housing Delivery Test (MHCLG, July 2019) is available on the GOV.UK website at <https://www.gov.uk/guidance/housing-supply-and-delivery#year-housing-land-supply>

² the Sutton Local Plan 2016-31 is available on the Sutton website at https://www.sutton.gov.uk/info/200464/planning_policy/1521/local_plan_adopted_2018/1

³ the Revised NPPF (DHCLG, February 2019) is available on the GOV.UK website at <https://www.gov.uk/government/collections/revised-national-planning-policy-framework>

- **EITHER** the latest adopted housing requirement, including any unmet need from neighbouring authorities which forms part of that adopted housing requirement. This requirement will be the stepped housing requirement (or the annual average requirement where there is no stepped requirement). This is the case for:
 - (i) Districts or boroughs where the requirement is set out in a district or borough local plan. Where a spatial development strategy is also in place, the district or borough plan requirement will continue to be used until it is more than five years old, or the requirement has been reviewed and found not to require updating
 -
 - (iv) Spatial development strategies (SDS), where the district or borough plan requirement is older than 5 years old and needs updating, an apportioned requirement set out in the SDS will be used.
- **OR** the minimum annual local housing need figure (and any need from neighbouring authorities which it has been agreed should be planned for, and which has been tested at examination) for that authority calculated with a base date of 1st April each year”.

1.4 In accordance with the above guidelines, **the council has used the borough housing target of 427 net additional dwellings per year set out in the adopted Sutton Local Plan 2016-31 (February 2018)** as the basis for calculating the number of homes required for 2018-19 and 2019-20 for purposes of the Housing Delivery Test. However, on the 2nd March 2021 a new London Plan was adopted, which increase the housing target for Sutton to 469 net additional dwellings per annum. As such, **the council has used the London Plan 2021 housing target of 469 net additional dwellings per year** as HDT figure for 2021-22 and the minimum cumulative housing target for the five-year period from 1 April 2023 to 31 March 2028.

1.5 Each of the ‘Five-Year Housing Land Supply Assessments’ published by the council over the last five years has been able to demonstrate that the London Borough of Sutton has sufficient land to meet its minimum housing requirements. Furthermore, Sutton’s Authority Monitoring Report⁴ (AMR) 2021-22 shows that since 2012-13, the housing target has been exceeded in 10 out of the 10 years and the total net housing completions within the Borough have exceeded the cumulative target by 1,367 net additional dwellings. This indicates that there is no record of persistent under delivery in LB Sutton that would require the application of a 20% buffer. Therefore a 5% buffer has been applied in accordance with the NPPF.

Housing Delivery Test – Time Period

1.6 The council’s Housing Delivery Test in Section 2 of this document covers the previous three-year reporting period (2019-20, 2020-21 and 2021-22).

Five-Year Housing Land Supply - Time Period

1.7 The council’s Five-Year Housing Land Supply Assessment in Section 3 of this document runs from 1 April 2023 to 31 March 2028.

⁴ the Sutton’s AMR 2019-20 is available at www.sutton.gov.uk/amr



Section 2: Housing Delivery Test

Housing Delivery Test calculation

2.1 The Housing Delivery Test is a percentage measurement of net additional dwellings delivered against the number of net additional dwellings required as set out in the relevant strategic policies, over a rolling three-year period.

$$\text{Housing Delivery Test (\%)} = \frac{\text{Total net homes delivered over three year period}}{\text{Total number of homes required over three-year period}}$$

Housing requirement for LB Sutton over the last three years

2.2 Sutton's cumulative housing requirement over the previous three-year period (2019-20, 2020-21 and 2021-22) is set out below in Table 2.1

2.3 However, this monitoring period coincided with the national coronavirus lockdown announced on 23 March 2020, was an unprecedented event which saw widespread disruption to society, including the construction sector. In recognition of this the Government, as part of the Housing Delivery Test measurement, reduced the 'homes required' within the 2020-21 year by four months (156 units for Sutton), giving Sutton a Housing Delivery Test figure of 313.

Table 2.1 Sutton's Housing Requirement over the last three years

| Year | Annual Housing Target | Cumulative Housing Target | Source of Target |
|---------|-----------------------|---------------------------|------------------------------|
| 2019-20 | 427 | 427 | Sutton Local Plan (Feb 2018) |
| 2020-21 | 313 (*469) | 740 (*896) | London Plan (Mar 2021) |
| 2021-22 | 469 | 1,209 (*1,365) | London Plan (Mar 2021) |

| | | |
|--|------------------------------|---|
| 2019-22 | Three-year cumulative target | 1,209 |
| | + 5% NPPF buffer | 60 |
| | TOTAL | 1,269 net additional dwellings required |
| Sutton Local Plan 2016-31 / London Plan 2021 | | |

Housing delivery in LB Sutton over the last three years

2.4 Housing delivery in Sutton is monitored on an ongoing basis using the GLA's London Development Database (LDD)⁵ and reported annually in Sutton's AMR. The number of net additional dwellings delivered in LB Sutton over the previous three-year period (2019-20, 2020-21 and 2021-22) is set out below in Table 2.2.

Table 2.2 Sutton's Housing Requirement over the last three years

| Year | Annual Housing Delivery | Cumulative Housing Delivery | Excess of Cumulative Target |
|---------|-------------------------|-----------------------------|-----------------------------|
| 2019-20 | 559 | 559 | +132 |
| 2020-21 | 335 | 894 | +154 |
| 2021-22 | 633 | 1,527 | +318 |

⁵ the LDD can be accessed via the GLA website at <https://www.london.gov.uk/what-we-do/planning/london-plan/london-development-database>

| | | |
|--|--|---|
| 2019-20 to 2021-22 | Three-year housing delivery | 1,527 net additional dwellings delivered |
| | Three-year housing requirement (including 5% NPPF buffer) | 1,269 net additional dwellings required |
| | Housing delivery in excess of housing requirements | +258 net additional dwellings |
| Sutton Authority Monitoring Report 2021-22 | | |

Housing Delivery Test Outcome for LB Sutton

2.5 The outcome of the Housing Delivery Test shows that, as of 1 April 2022, the council has delivered a total of 1,527 net additional dwellings over the previous three-year period against a cumulative housing requirement of 1,269 net additional dwellings (including the 5% buffer). This represents a surplus of + 258 net additional dwellings.

2.6 This equates to a housing delivery score of **120.3%** for the borough.

$$\frac{1,527 \text{ homes delivered}}{1,269 \text{ homes required}} = 120.3\%$$



Section Three: Five-Year Housing Land Supply Assessment

Five Year Housing Requirement

3.1 Table 3.1 shows that the total borough housing requirement over the next five years from 1 April 2023 to 31 March 2028, is 2,462 net additional dwellings, taking account of the housing target of 469 net additional dwellings per annum and the 5% NPPF buffer. The council therefore needs to demonstrate that there are sufficient deliverable housing sites within the borough to meet this requirement.

Table 3.1 Five Year Housing Delivery Requirement in LB Sutton

| Year | Local Plan Target | Cumulative Target |
|---------------------------------|-------------------|---|
| 2023-24 | 469 | 469 |
| 2024-25 | 469 | 938 |
| 2025-26 | 469 | 1,407 |
| 2026-27 | 469 | 1,876 |
| 2027-28 | 469 | 2,345 |
| 5-year cumulative target | | 2,345 |
| + 5% NPPF buffer | | 117 |
| TOTAL | | 2,462 net additional dwellings required |
| Sutton Local Plan 2016-31 | | |

Identification of Sites

3.2 Sites with potential to deliver housing during the next five years from 2023-24 to 2027-28 come from the following sources:

- residential sites that are currently under construction as of March 2023;
- residential sites that have planning permission but are 'not started' as of March 2023;
- large sites that are allocated in the Local Plan 2018 but currently do not have planning permission;
- sites which have 'prior approval' and which have come forward as a result of the permitted development right, introduced in May 2013, that allow offices to be converted to residential dwellings;
- specific unallocated brownfield sites that have the potential to make a significant contribution to housing delivery during the five-year period; and
- small 'windfall' sites (fewer than 10 net additional dwellings)

Assessing Deliverability

3.3 All sites within a five-year housing land supply assessment must be 'deliverable'. The Glossary to the Revised NPPF (Annex 2) states that:

"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 five 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); and (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."

3.4 For the purposes of this five-year housing land supply assessment, Table 3.2 sets out the rationale that has been adopted by the Council with regard to deliverability.

Table 3.2 Rationale for assessing deliverability

| Source of Site | Criteria for Assessing Deliverability | NPPF Category |
|--|--|---------------|
| (a) Sites with planning permission currently under construction | Sites with planning permission and currently under construction which are projected to be delivered during the five-year supply period (2023-24 to 2027-28). | (a) |
| (b) Sites with planning permission currently 'not started' | Sites with planning permission which are currently 'not started' as of March 2023 but projected to be delivered during the five-year supply period (2023-24 to 2027-28). However, prior approval sites which are currently 'not started' are covered under category (d) below. | (a) |
| (c) Large allocated sites currently without planning permission | This category includes those sites allocated for residential development in the Sutton Local Plan 2018 which do not currently have planning permission but are considered likely to be delivered during the five-year supply period (2023-24 to 2027-28). Site allocations with planning permission as of March 2021 (i.e. those which are either 'not started' or 'under construction') are included in Sections (a) and (b) above. | (b) |
| (d) Prior approval sites currently 'not started' | This category includes all residential sites which have 'prior approval' but which are currently 'not started'. Note: In May 2013, the Government introduced a new permitted development right that allows the conversion of offices to residential dwellings without planning permission subject to 'Prior Approval'. However, an Article 4 direction for Sutton Town Centre came into force in January 2015 which removes these permitted development rights within the town centre boundaries. | (a) |
| (e) Significant unallocated brownfield sites | This category includes unallocated brownfield sites which are (i) available -without ownership problems (ii) suitable - has been or is very likely to be granted permission) and (iii) achievable - the owners intend to develop, at least part of the site, within the period 2023-24 to 2027-28). | (b) |
| (f) Small sites fewer than 10 net additional dwellings | This category includes a small sites 'windfall' estimate based on average annual completions over the last 10 years (as set out in the Authority Monitoring Report 2021-22 | |

Five Year Housing Land Supply Analysis

3.5 Table 3.3 sets out a five-year housing land supply analysis for the Borough for 2023-24 to 2027-28.

| Local Plan Allocation | Site | Location | Planning Application? | Permission Date | Status? | Delivery date? | Total Site Capacity | Units Completed before 5YS period | Total Net Completions forming part of 5YS | Notes |
|---|---|--------------------|------------------------------|--------------------------|--------------------|---------------------------------------|---------------------|-----------------------------------|---|--|
| (A) SITES WITH PLANNING PERMISSION AS OF MARCH 2022 – CURRENTLY UNDER CONSTRUCTION | | | | | | | | | | |
| S1 | Felnex Trading Estate, London Road Hackbridge | Hackbridge | C2009/62175 C2016/73672 | 28/03/2012 15/09/2016 | Under Construction | Years 1 to 2 of the five-year period. | 805 | 450 | 354 | None. |
| STC21 | Sutton Park House, 15 Carshalton Road | Sutton Town Centre | DM2020/00754 | 30/09/2021 | Under Construction | Year 5 of the five-year period. | 149 | 0 | 149 | None. |
| STC11 | 8-25 Beech Tree Place and 29-35 West Street, Sutton | Sutton Town Centre | DM2021/02331 | 24/06/2022 | Under Construction | Year 3 of the five-year period. | 92 | 0 | 92 | This is a Council owned site and scheme which is now under construction. |
| n/a | 71-75 Westmead Road, Carshalton, SM1 4JF | Rest of Borough | DM2019/02148 | 02/07/2020 | Under Construction | Year 1 of the five-year period. | 34 | 0 | 34 | None. |
| n/a | Prince Regent Pub, High Street, Sutton, SM1 | Sutton Town Centre | DM2020/00532 | 04/11/2020 | Under Construction | Year 1 of the five-year period. | 30 | 0 | 30 | None. |
| n/a | Rear of 198 High Street Sutton | Sutton Town Centre | DM2019/01953 | 30/10/2020 | Under Construction | Year 1 of the five-year period. | 26 | 0 | 26 | None. |
| n/a | 37 Cedar Road, Sutton, SM2 5DG | Sutton Town Centre | DM2019/00191 DM2020/00542 | 06/06/2019 09/09/2020 | Under Construction | Year 1 of the five-year period. | 21 | 0 | 21 | None. |
| n/a | 102-104 Rose Hill, Sutton, SM1 3HB | Rosehill | DM2022/00615 | 22/05/2020 | Under Construction | Year 2 of the five-year period. | 16 | 0 | 16 | None. |
| S33 | Former HSS Hire, Malden Road | Cheam | DM2020/00306 | 02/09/2021 | Under Construction | Year 1 of the five-year period. | 13 | 0 | 13 | Granted on appeal. |
| S68 | Garage Block, Assembly Walk, The Wrythe, SM5 1JH | The Wrythe | DM2019/01411 | 11/12/2019 | Under Construction | Years 1 to 2 of the five-year period. | 10 | 0 | 10 | None. |
| n/a | 3-9 Carshalton Road, Sutton, SM1 4LE | Sutton Town Centre | DM2019/00904 | 10/09/2019 | Under Construction | Year 2 of the five-year period. | 10 | 0 | 10 | The scheme has been implemented. Site has been cleared and is expected to complete in 2024/25. |

| Local Plan Allocation | Site | Location | Planning Application? | Permission Date | Status? | Delivery date? | Total Site Capacity | Units Completed before 5YS period | Total Net Completions forming part of 5YS | Notes |
|-----------------------|---|--------------------|------------------------------|--------------------------|--------------------|---|---------------------|-----------------------------------|---|-------|
| S66 | Garages at Radcliffe Gardens, Carshalton Beeches | Carshalton | DM2019/01251 | 17/12/2019 | Under Construction | Year 1 of the five-year period. | 8 | 0 | 8 | None. |
| S42 | Rear Of 304 To 326 Wrythe Lane And Stavordale Road Carshalton | Rosehill | DM2019/01248 | 05/12/2019 | Under Construction | Year 4 of the five-year period. | 8 | 0 | 8 | None. |
| n/a | Anne Boleyn House 9 - 13 Ewell Road Cheam SM3 8BZ | Cheam | DM2018/02035 DM2020/01383 | 02/01/2019 02/11/2020 | Under Construction | Site is expected to be delivered in 2022-23 | 38 | 38 | 0 | None. |
| n/a | Land to East of 41-52 Alexandra Gardens, Carshalton | Carshalton | DM2018/01559 | 08/06/2020 | Under Construction | Site is expected to be delivered in 2022-23 | 23 | 23 | 0 | None. |
| n/a | 31 Ewell Road, Cheam, SM3 8AP | Cheam Village | DM2018/02115 | 31/03/2020 | Under Construction | Site is expected to be delivered in 2022-23 | 15 | 15 | 0 | None. |
| n/a | 12 Grange Road, Sutton, SM2 6RS | Sutton Town Centre | DM2019/02149 | 23/10/2020 | Not Started | Site is expected to be delivered in 2022-23 | 10 | 10 | 0 | None. |
| S47 | 1-9 Windsor Road & 81-85 Central Road, Worcester Park | Worcester Park | A2014/70583 | 23/12/2014 | Under Construction | Site is expected to be delivered in 2022-23 | 9 | 9 | 0 | None. |
| SUB-TOTAL | | | | | | | 1,317 | 545 | 771 | |

(B) SITES WITH PLANNING PERMISSION BUT NOT STARTED AS OF MARCH 2022

| | | | | | | | | | | |
|-------|---|--------------------|------------------------------|-------------------------------------|-------------|---------------------------------|-----|---|-----|---|
| STC29 | St Nicholas House, St Nicholas Way, Sutton | Sutton Town Centre | DM2019/01309 DM2022/00013 | 26/10/2021 Pending consideration | Not Started | Year 4 of the five-year period. | 276 | 0 | 276 | A subsequent planning application (DM2022/00013) was submitted in January 2022 for 281 units. |
| STC39 | Land to rear of Times Square, Throwley Way, Sutton, SM1 1LF | Sutton Town Centre | DM2020/01573 | 30/11/2022 | Not started | Year 5 of the five-year period. | 113 | 0 | 113 | None. |
| S51 | Haredon House, London | North Cheam | DM2020/00828 | | Not Started | Year 3 of the five-year period. | 50 | 0 | 50 | None. |

| Local Plan Allocation | Site | Location | Planning Application? | Permission Date | Status? | Delivery date? | Total Site Capacity | Units Completed before 5YS period | Total Net Completions forming part of 5YS | Notes |
|--|---|--------------------|------------------------------|-------------------------------------|-------------|-----------------------------------|---------------------|-----------------------------------|---|---|
| | Road, North Cheam | | | | | | | | | |
| STC19 | Helena House, High Street, Sutton | Sutton Town Centre | DM2020/00476 DM2022/01530 | 13/10/2021 Pending consideration | Not Started | Year 4-5 of the five-year period. | 41 | 0 | 41 | Granted on appeal. Subsequently a prior approval has been submitted for change of use to 27 flats (Pending consideration). In addition, an appeal in progress (DM2021/02062) for 2 extra storeys to deliver a further 12 units. |
| STC35 | Cophall House, Groive Road, Sutton SM1 1DA | Sutton Town Centre | DM2020/00816 | 25/04/2023 | Not Started | Year 3 of the five-year period. | 32 | 0 | 32 | None. |
| n/a | 10-12 Cheam Road, Sutton | Sutton Town Centre | DM2020/00570 | 18/05/2021 | Not Started | Year 3 of the five-year period. | 25 | 0 | 25 | Conditions currently being cleared and is expected on site in 2023. |
| n/a | Griffiths Close, 209 Cheam Common Road, Cheam | Cheam | DM2019/01773 | 12/05/2020 | Not Started | Year 2 of the five-year period. | 15 | 0 | 15 | Conditions have been cleared and the scheme is expected on site in 2023. |
| n/a | Norman House 70 Cheam Road Sutton | Sutton Town Centre | DM2019/01771 | 21/04/2020 | Not Started | Year 1 of the five-year period. | 13 | 0 | 13 | None. |
| n/a | 1-3 High Street, Sutton, SM1 1DF | Sutton Town Centre | DM2020/00217 | 30/11/2020 | Not Started | Year 1 of the five-year period. | 10 | 0 | 10 | None. |
| SUB-TOTAL | | | | | | | 575 | 0 | 575 | |
| (C) LARGE ALLOCATED SITES WITH NO PLANNING PERMISSION AS MARCH 2022 | | | | | | | | | | |
| STC45 | Elm Grove Estate, Sutton Town Centre | Sutton Town Centre | No. | N/a | Not started | Year 5 of the five-year period. | 200 | 0 | 200 | The HEB Committee approved full redevelopment as the preferred option for the Estate in Sep 2021. In March 2022 the first residents' ballot voted in |

| Local Plan Allocation | Site | Location | Planning Application? | Permission Date | Status? | Delivery date? | Total Site Capacity | Units Completed before 5YS period | Total Net Completions forming part of 5YS | Notes |
|-----------------------|---|--------------------|-----------------------|----------------------------------|-------------|----------------------------------|---------------------|-----------------------------------|---|--|
| | | | | | | | | | | favour of full redevelopment. Pre-application discussion currently taking place. |
| SCT9 | Civic Centre Site, St Nicholas Way, Sutton, SM1 1EA | Sutton Town Centre | No. | N/a | Not Started | Partial completion | 165 | 0 | 165 | This is a Council site that is being brought forward by the Council as a key regeneration scheme in Sutton TC, linked to the redevelopment of the Council-owned shopping centre. The Council has begun public consultation on proposals. Capacity is based on the site allocation in the current Local Plan. |
| STC36 | B&Q Site, Sutton Court Road, Sutton, SM1 4RQ | Sutton Town Centre | DM2022/01764 | Pending Consideration | Not started | Year 5 of the five-year period. | 1,015 | 0 | 100 | Large allocated site currently being considered by the Council. If approved, it is estimated about 10% could be completed by the end of the five-year period. |
| S35 | Former Victoria House, 388 Malden Road, Cheam SM3 8HY | North Cheam | DM2021/02555 | Approved at committee 01/02/2023 | Not started | Year 5 of the five-year period. | 74 | 0 | 74 | Approved at committee in February 2023 subject to a Section 106 agreement. |
| STC6 | 2-4 Lodge Place, Sutton, SM1 4AU | Sutton Town Centre | DM2019/01977 | 09/08/2021 | Not started | Year 4-5 of the five-year period | 48 | 0 | 48 | Granted on appeal. Applications to clear conditions are currently being made and approved. |
| S23 | Shotfield Car Park, Shotfield Road, Wallington | Wallington | No. | N/a | Not Started | Year 5 of the five-year period | 28 | 0 | 28 | Council owned site. |
| S52 | Council Offices, Denmark Road, Carshalton | Carshalton | No. | N/a | Not Started | Year 4 of the five-year period | 24 | 0 | 24 | Council owned site being brought forward by the Council-owned |

| Local Plan Allocation | Site | Location | Planning Application? | Permission Date | Status? | Delivery date? | Total Site Capacity | Units Completed before 5YS period | Total Net Completions forming part of 5YS | Notes |
|---------------------------------|---|--------------------|--|---|-------------|--------------------------------------|---------------------|-----------------------------------|---|--|
| | | | | | | | | | | development company. Currently having pre-application discussions on the site. Offices have been vacant since the pandemic. |
| S53 | Council Car Park, Denmark Road, Carshalton | Carshalton | No. | N/a | Not Started | Year 4 of the five-year period | 18 | 0 | 18 | Council site being brought forward by the Council-owned development company. Currently having pre-application discussions on the site. Car park have been vacant since the pandemic. |
| STC8 | North of Greenford Road, 2-4 Greenford Road, Sutton | Sutton Town Centre | No. | N/a | Not Started | Year 5 of the five-year period | 12 | 0 | 12 | The eastern part of the sites has completed, delivering 6 dwellings. However, the western part of the site is currently have pre-app discussions with Council. |
| STC2 | Former Morrison's Local and Car Park, SM1 1LW | Sutton Town Centre | DM2021/00042 | Pending consideration | Not Started | Year 4 of the five-year period | 9 | 0 | 9 | The indicative figure from the allocation has been used and is expected to be completed by the middle of period. |
| SUB-TOTAL | | | | | | | 1,593 | 0 | 678 | |
| (D) PRIOR APPROVAL SITES | | | | | | | | | | |
| n/a | Crosspoint House, 28 Stafford Road, Wallington, SM6 9AA | Wallington | DM2021/01434 | 23/09/2021 | Not Started | Year 3 of the five-year period | 28 | 0 | 28 | NMA granted in March 2023. Expected on site in later 2023. |
| n/a | Oceantech House, Station Approach, Cheam, SM2 7AU | Cheam | DM2020/01973 DM2020/01974 DM2022/00226 DM2023/00642 DM2023/00669 | 20/01/2021 20/01/2021 05/04/2022 Pending consideration | Not started | Year 3 to 4 of the five-year period. | 28 | 0 | 28 | The site has consent for conversion to 16 units and two additional storeys provide a further 12 units. Two new applications have |

| Local Plan Allocation | Site | Location | Planning Application? | Permission Date | Status? | Delivery date? | Total Site Capacity | Units Completed before 5YS period | Total Net Completions forming part of 5YS | Notes |
|---|---|--------------------|---|-----------------------|--------------------|--|---------------------|-----------------------------------|---|--|
| | | | | | | | | | | been submitted totalling 24 units. |
| S4 | Vulcan House, Restmor Way, Hackbridge SM6 9AH | Hackbridge | C2015/72275 | 02/07/2015 | Completed | Site is estimated to have completed prior to the period. | 48 | 48 | 0 | Site is estimated to have completed prior to the period. |
| SUB-TOTAL | | | | | | | 104 | 48 | 56 | |
| (E) UNALLOCATED BROWNFIELD SITES | | | | | | | | | | |
| N/a | 2-4 Copse Hill and 52-54 Brighton Road, Sutton, SM2 6AD | Sutton Town Centre | DM2022/02277 | Pending consideration | Not Started | Year 3 of the five-year period | 43 | 0 | 43 | Planning application being considered. |
| N/a | 219 - 227 High Street Sutton SM1 1LB (Argoes) | Sutton Town Centre | DM2022/02131 | Pending consideration | Not Started | Year 3 of the five-year period | 38 | 0 | 38 | Application for 38 HMOs rooms in currently being considered. |
| n/a | 93 Sherbrooke Way, Worcester Park | Worcester Park | DM2021/01792 | 07/07/2022 | Under construction | Year 2 of the five-year period. | 23 | 0 | 23 | Development being implemented |
| n/a | Cloverdale Court, 10 Stanley Park Road, Wallington, SM6 0EU | Wallington | DM2019/01775 | 21/04/2020 | Under Construction | Year 3 of the five-year period | 22 | 0 | 22 | Development being implemented one. |
| n/a | Trickett House, 125 Brighton Road, Sutton | Sutton | DM2019/01776 | 01/05/2020 | Not started | Year 3 of the five-year period | 17 | 0 | 17 | Conditions have been cleared and a start on site is expected imminently. |
| n/a | The Grove House, Grove Park, High Street, Carshalton, SM5 3AL | Carshalton | DM2021/00090 | Pending Consideration | Not Started | Year 2 of the five-year period | 10 | 0 | 10 | Council owned property being converted to flats. |
| SUB-TOTAL | | | | | | | 153 | 0 | 153 | |
| (F) SMALL SITES (FEWER THAN 10 NET ADDITIONAL DWELLINGS) | | | | | | | | | | |
| n/a | Borough-wide | Borough-wide | Over the last five years (see the latest Authority Monitoring Report 2020-21) an average of 145 net additional dwellings were completed on small sites (fewer than 10 units). As such a small sites windfall allowance of 725 net additional dwellings over the five year period has been included. This is broadly consistent with the 10 year average of 132 net dwellings on small sites | | | | | | 725 | 145 net dwellings per annum x5 = 725 net dwellings over the period. |

| Local Plan Allocation | Site | Location | Planning Application? | Permission Date | Status? | Delivery date? | Total Site Capacity | Units Completed before 5YS period | Total Net Completions forming part of 5YS | Notes |
|---|------|----------|-----------------------|-----------------|---------|----------------|----------------------------------|-----------------------------------|---|---|
| TOTALS | | | | | | | | | | |
| (a) Sites with planning permission currently under construction | | | | | | | 1,317 | 545 | 771 | The five Year Housing Land Supply Assessment demonstrates that LB Sutton has sufficient land to meet and exceed in Five Year Target (+ the 5%) by 496 net additional dwellings or 20%). This equates to 6.3 years' worth of supply. |
| (b) Sites with planning permission currently 'not started' | | | | | | | 575 | 0 | 575 | |
| (c) Large allocated sites currently without planning permission | | | | | | | 1,593 | 0 | 678 | |
| (d) Prior approval sites currently 'not started' | | | | | | | 104 | 48 | 56 | |
| (e) Significant unallocated brownfield sites | | | | | | | 153 | 0 | 153 | |
| (f) Small sites fewer than 10 net additional dwellings | | | | | | | 725 | 0 | 725 | |
| 5-YEAR SUPPLY TARGET | | | | | | | 2,345 | | | |
| 5-YEAR SUPPLY TARGET WITH 5% BUFFER | | | | | | | 2,462 | | | |
| TOTAL | | | | | | | 3,742 | 593 | 2,958 | |
| FIVE YEAR SUPPLY TOTAL | | | | | | | 2,958 (+496 or 20.1%) | | | |



Section Four: Conclusions

Housing Delivery Test Outcome for LB Sutton

4.1 The outcome of the Housing Delivery Test in Section 2 shows that, as of 1 April 2022, the Council has delivered a total of 1,565 net additional dwellings over the previous three-year period (2019-20, 2020-21 and 2021-22) against a cumulative housing requirement of 1,269 net additional dwellings (including the 5% buffer).

4.2 This equates to a housing delivery score of **120.3%** for the borough.

$$\frac{1,527 \text{ homes delivered}}{1,269 \text{ homes required}} = 120.3\%$$

Five-Year Housing Land Supply Assessment 2023-24 to 2027-28

4.3 Table 3.3 in Section 3 demonstrates that there is sufficient available housing land within the borough to meet and exceed the council's five-year housing requirement of 2,462 net additional dwellings for the period 1 April 2022 to 31 March 2027, incorporating the housing target of 469 net additional dwellings per annum and the additional 5% buffer required by the NPPF.

4.4 This five-year assessment identifies a total supply of 2,958 net additional dwellings, comprising:

- 771 net additional dwellings currently under construction;
- 575 net additional dwellings on sites with planning permission but not started;
- 678 net additional dwellings on large allocated sites but currently without planning permission;
- 56 net additional dwellings on sites with 'prior approval'; and
- 153 net additional dwellings on significant unallocated brownfield sites; and
- 725 net additional dwellings on small sites fewer than 10 dwellings (windfalls).

4.5 This total of 2,958 net additional dwellings:

- exceeds the council's five-year cumulative housing requirement of 2,462 net additional dwellings (incorporating the 5% buffer) by 496 net additional dwellings (+20.1%);
- equates to 6.3 years of supply based on the council's five-year cumulative housing requirement; and
- equates to an average supply of 592 net additional dwellings per annum over the five-year period.

Risks to Deliverability

4.6 The council is confident that the larger sites in this document will be developed; the risk arises as to when they will be delivered. In discussions with landowners and developers, the council has noted that some developers have only been able to give vague timescales of development and completion dates, however, they have stated their intention to develop within the five year period.

Historic Delivery Patterns

4.7 Table 4.1 below sets out Sutton's performance against the London Plan housing targets over the last 8 years from 2011-12 to 2021-22. Net additional housing completions delivered over this period were 3,693 units, thus exceeding the cumulative target by 1,737 units.

Table 4.1: Housing Completions against London Plan Targets 2011-12 to 2021-22

| Year | Net Additional Dwellings | | Difference | Target Met? |
|--------------|--------------------------|--------------|---------------|-------------|
| | Target | Completions | | |
| 2011-12 | 210 | 580 | +370 | ✓ |
| 2012-13 | 210 | 227 | +17 | ✓ |
| 2013-14 | 210 | 340 | +130 | ✓ |
| 2014-15 | 210 | 439 | +229 | ✓ |
| 2015-16 | 363 | 406 | +43 | ✓ |
| 2016-17 | 427 | 639 | +212 | ✓ |
| 2017-18 | 427 | 697 | +270 | ✓ |
| 2018-19 | 427 | 575 | +148 | ✓ |
| 2019-20 | 427 | 559 | +132 | ✓ |
| 2020-21 | 313* | 335 | +22 | ✓ |
| 2021-22 | 469 | 633 | +164 | ✓ |
| Total | 3,693 | 5,430 | +1,737 | ✓ |

* This monitoring period coincided with the national coronavirus lockdown announced on 23 March 2020. In recognition of this the Government, as part of the Housing Delivery Test measurement, reduced the 'homes required' within the 2020-21 year by four months (156 units for Sutton), giving Sutton a Housing Delivery Test figure of 313.

