



# Authority Monitoring Report

1 April 2024 - 31 March 2025

Epsom & Ewell Borough Council



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# 1.0 Introduction

- 1.1 This Authority Monitoring Report (AMR) covers the period 1 April 2024 to 31 March 2025 for the borough of Epsom and Ewell.
- 1.2 For the purposes of this AMR, the approach taken is to meet our statutory responsibilities which are set out in the Town and Country Planning (Local Development) (England) Regulations 2012. The reasons for taking this approach are:
  - due to the age of the existing Local Plan (pre NPPF) the weight associated with the adopted policies is dependent on level of general conformity with the NPPF
  - the Council cannot demonstrate a 5 year supply of housing (see Appendix A) resulting in the NPPF’s presumption in favour of sustainable development applying.
  - the effectiveness of the adopted planning policies as a result of the above two points is restricted and therefore reporting on their effectiveness is immaterial.
- 1.3 One of the purposes for monitoring your adopted Local Plan policies is to flag when policies are being ineffective and when a review may be necessary. The Council has already acknowledged the need for a new up to date Local Plan and a new Local Plan is being prepared and at an advanced stage (see Section 2). Until the new Local Plan is adopted, we will seek to meet our statutory responsibilities in preparing the AMR and will produce a detailed AMR once up to date policies are adopted.
- 1.4 This AMR therefore focusses on assessing progress against the current Local Development Scheme (LDS) (the Local Plan timetable), and current planning policies that include annual numbers for new homes (including affordable homes) and contains headline data on changes in employment and retail floorspace. It also includes information about Neighbourhood Plans, the Community Infrastructure Levy, and the Duty to Cooperate.
- 1.5 This AMR is prepared in accordance with Regulation 34 of the Town and Country Planning (Local Development) (England) Regulations 2012.

# 2.0 Local Development Scheme

- 2.1 The timetable for which local development documents will be produced, in what order and when is set out in the Local Development Scheme (LDS).
- 2.2 The Council published an updated Local Development Scheme during the monitoring year. This was published on the 13 December 2024 following the publication of the [revised NPPF](#) on the 12 December 2024. The core changes that were made to the LDS are detailed in Table 1 below:

Table 1 – Local Development Scheme changes during the monitoring year

Local Plan Stage	Current LDS (December 2024)	Previous LDS (November 2023)
Regulation 19 Consultation	December 2024 - February 2025	January 2025 - February 2025
Submission for Independent Examination	March 2025	May 2025

- 2.3 Table 2 overleaf shows the timetable for preparing the Local Plan. During the monitoring year the Council achieved two key milestones in relation to the Epsom and Ewell Local Plan (2022-2040) which were in accordance with the December 2024 LDS:
  - Public Consultation undertaken on the Proposed Submission Local Plan (Regulation 19) between 20 December 2024 and 5 February 2025
  - Local Plan submitted for Independent Examination on the 10 March 2025.
- 2.4 Further information on the Local Plan can be found on our examination webpage: <https://www.epsom-ewell.gov.uk/localplanexamination>.

**Table 2 –Timetable for the preparation of the Local Plan and progress**

2022/23	Q3	Oct	
		Nov	
		Dec	
		Jan	
2023/24	Q4	Feb	Reg 18 - Public Consultation
		Mar	
		Apr	
		May	
2023/24	Q1	Jun	Local Plan Pause
		Jul	
		Aug	
		Sep	
	Q2	Oct	
		Nov	
		Dec	
		Jan	
	Q3	Feb	
		Mar	
		Apr	
		May	
2024/25	Q1	Jun	Regulation 19 – Public Consultation
		Jul	
		Aug	
		Sep	
	Q2	Oct	
		Nov	
		Dec	
		Jan	
	Q3	Feb	
		Mar	
		Apr	
		May	
2025/26	Q1	Jun	Regulation 22 – Submission of Document
		Jul	
		Aug	
		Sep	
	Q2	Oct	
		Nov	
		Dec	
		Jan	
	Q3	Feb	
		Mar	
		Apr	
		May	
2026/27	Q1	Jun	Examination in Public
		Jul	
		Aug	
		Sep	
	Q2	Oct	
		Nov	
		Dec	
		Jan	
2026/27	Q3	Feb	Inspectors Report
		Mar	
		Apr	
		May	
	Q4	Jun	
		Jul	
		Aug	
		Sep	

## Supplementary Planning Documents (SPD)

2.5 There were no plans to produce any new SPDs within the reporting year. The following SPDs have already been adopted:

- Revised Developer Contributions SPD 2014
- Parking Standards for Residential Development SPD 2015
- Revised Sustainable Design Supplementary Planning Document (SPD) 2016

## 3.0 Implementation of policy

3.1 The Town and Country Planning (Local Development) (England) Regulations 2012 (Regulation 34) require that the AMR must identify any policies in a Local Plan that are not being implemented and explain the reasons why.

3.2 There are no policies in the current Local Plan that are not being implemented. All policies remain part of the Development Plan and are accorded weight accordingly, in view of conformity with the NPPF including the presumption in favour of sustainable development due to the council being unable to demonstrate a five year supply of housing in the reporting year (Appendix 1).

## 4.0 Monitoring Performance

### New homes

- 4.1 Where Local Plan policies specify a number over a period of time in relation to net additional dwellings or net additional affordable dwellings, the AMR must report the number achieved over the monitoring period, and since the policy was adopted.

### Number of new homes

- 4.2 Core Strategy (CS) Policy CS 7 required at least 2,715 homes to be provided between 2007 and 2022, based on an average of 181 dwellings per annum.
- 4.3 During this reporting year, 2024-2025, 112 new homes (net) were completed. It is important to note that over 40% of these dwellings (45 dwellings) were delivered from the three major development sites detailed in Table 3.

**Table 3 – Housing Completions from large developments (2024-25)**

Site	Net completions
57 Salisbury Road	16
457 Kingston Road	18
42 High Street	11

- 4.4 Table 4 shows the housing completions in this reporting period by Ward.

**Table 4 – Completions by Ward (2024-25)**

Ward	Net completions
Auriol	2
College	8
Court	0
Cuddington	26
Ewell Court	21
Ewell Village	5
Horton	0
Nonsuch	6
Ruxley	0
Stamford	2
Stoneleigh	3
Town	19
West Ewell	9
Woodcote & Langley Vale	11

- 4.5 Appendix B contains a map showing the location of the housing completions.
- 4.6 91% of housing completions were on Previously Developed Land (PDL). The units built on greenfield land include those at Land Access adjacent to The Lodge, Old Malden Lane and dwellings constructed on land that was previously part of a residential garden.
- 4.7 Table 5 shows the delivery of housing completions delivered by bedroom numbers.

**Table 5 – Completions by bedroom numbers and housing type**

Bedrooms	Market Housing (dwellings)	Affordable Housing (dwellings)	All Housing (%)
1	46	2	43
2	39	0	35
3	20	0	18
4	5	0	4
5	0	0	0
<b>Total</b>	<b>110</b>	<b>2</b>	

- 4.8 Table 6 shows the number of housing completions each year for the Core Strategy period (2007-2022). It demonstrates that the Core Strategy target of a minimum of 2,715 homes has been met. However, this should be understood in the context of the NPPF requirements and national housing requirements for the borough which are significantly higher.

**Table 6 - Housing Completions per year compared to Core Strategy Annual Target (2007/08 – 2021/22)**

	CS Target	Total (net)	Overall Deficit/surplus
<b>2021-22</b>	181	117	+643
<b>2020-21</b>	181	169	+707
<b>2019-20</b>	181	193	+719
<b>2018-19</b>	181	165	+707
<b>2017-18</b>	181	160	+723
<b>2016-17</b>	181	294	+744
<b>2015-16</b>	181	169	+631
<b>2014-15</b>	181	195	+643
<b>2013-14</b>	181	234	+629
<b>2012-13</b>	181	517	+576
<b>2011-12</b>	181	289	+240
<b>2010-11</b>	181	251	+132
<b>2009-10</b>	181	103	+62
<b>2008-9</b>	181	221	+140
<b>2007-8</b>	181	281	+100
<b>Total</b>	<b>2715</b>	<b>3358</b>	<b>23.7%</b>

- 4.9 Table 7 shows the number of housing completions each year for the current (2024/25) and the previous two monitoring years against the housing need figure generated by the Standard method for the monitoring year. This demonstrates that against the standard method we have a cumulative deficit of 775 dwellings for the three-year period.

**Table 7 – Housing Completions per year compared to national standard method annual figure (2022/23 - 2024/25)**

	SM Figure*	Total (net)	Annual Overall Deficit / Surplus
<b>2024-25</b>	<b>867</b>	<b>112</b>	<b>-755</b>
<b>2023-24</b>	<b>573</b>	<b>139</b>	<b>-434</b>
<b>2022-23</b>	<b>576</b>	<b>317</b>	<b>-259</b>
<b>TOTAL</b>	<b>2016</b>	<b>568</b>	<b>-1448</b>

- 4.10 The standard method is calculated using the 10 year projections using the 2014-based household projections in England to set the demographic baseline from which the Housing Need Figure is calculated. On 12 December 2024, alongside updates to the National Planning Policy Framework and updated standard method were published in the [Planning Practice Guide](#) (PPG). This resulted in the boroughs' housing need increasing from 569 dwellings per annum to 817 dwellings per annum.

4.11 It should be noted that the remit of an AMR is to monitor Development Plan Policies. However, in the absence of an up-to-date Local Plan, the housing need for the borough is calculated using the national standard housing methodology. The [National Planning Policy Framework \(NPPF\)](#) contains several tests/measures that seek to increase housing delivery. This includes the Housing Delivery Test and its associated penalties. In the most recently published Housing Delivery Test (2023), the Council failed and as such the NPPF's presumption in favour of sustainable development applies.

### *Affordable homes*

4.12 Policy CS9 has a target that overall, 35% of new dwellings should be affordable.

4.13 During this reporting year there have been 2 affordable housing completions. Table 8 shows the affordable housing completions delivered by site during the monitoring year.

**Table 8 – Affordable housing delivery by development site (2024-25)**

Affordable housing site	Tenure
42 High Street, Epsom	2 Affordable Rented

4.14 Table 9 below shows the open market and affordable housing completions each year since the monitoring year 2007/2008.

**Table 9 – Market Affordable housing completions per year (2007/08 – 2024/25)**

Monitoring Year	Open Market Housing (net)	Affordable Units (net)	Total Dwellings (net)	Percentage affordable
<b>2024-25</b>	110	2	112	1.7%
<b>2023-24</b>	117	22	139	16%
<b>2022-23</b>	250	67	317	21%
<b>2021-22</b>	110	7	117	6%
<b>2020-21</b>	164	5	169	3%
<b>2019-20</b>	165	28	193	15%
<b>2018-19</b>	117	48	165	29%
<b>2017-18</b>	138	22	160	14%
<b>2016-17</b>	237	57	294	19%
<b>2015-16</b>	97	72	169	43%
<b>2014-15</b>	137	58	195	30%
<b>2013-14</b>	157	77	234	31%
<b>2012-13</b>	310	207	517	40%
<b>2011-12</b>	216	73	289	25%
<b>2010-11</b>	206	45	251	18%
<b>2009-10</b>	57	46	103	45%
<b>2008-9</b>	180	41	221	19%
<b>2007-8</b>	203	78	281	28%
<b>Total</b>	<b>2494</b>	<b>864</b>	<b>3358</b>	<b>25.7%</b>



## New Gypsy and Traveller accommodation

- 4.15 Policy CS10 seeks to make provision for Gypsy and Traveller accommodation in the borough in accordance with the Gypsy and Traveller Accommodation Assessment (GTAA). The most up to date assessment of need is now the Gypsy and Traveller, Accommodation Assessment, 2022.
- 4.16 During the monitoring year, no new pitches have been provided for Gypsy and Traveller accommodation in the borough. We are not aware of any Gypsy and Traveller pitches being lost.

## Five year land supply

- 4.17 The NPPF requires Epsom and Ewell to identify and update annually a supply of specific deliverable sites sufficient to provide a five year supply of housing against housing requirements. In the absence of an up-to-date Local Plan, for the purposes of this calculation it is the standard housing methodology output that our housing supply is assessed against.
- 4.18 The NPPG was updated and published on the 12 December 2024 to clarify how five year housing land supply should be calculated. The Council has calculated the five year supply position to reflect this guidance. The five year housing land supply is calculated as being between 1 April 2025 and 31 March 2030. The calculation is available in Appendix A.
- 4.19 There is also a requirement for five years' worth of supply for Gypsy and Traveller accommodation (albeit in reference to separate national planning policy; Planning Policy for Traveller Sites). There is no five-year supply for Gypsy and Traveller accommodation in the borough.

## Commercial, Business and Service floorspace

- 4.20 Use Class E (Commercial, Business and Service) was introduced in September 2020 consolidating uses previously defined in the revoked Classes A1 (retail) A2/3, B1 (offices), D1(a-b) and 'indoor sport' from D2(e). Businesses which fell within these revoked use classes are now able to change to other uses within the new Class E without the need for planning permission which means that these changes fall outside the influence of local policy.
- 4.21 Table 10 details the ten permissions granted during this reporting year that if implemented would result in the loss of Class E floor space. Seven out of the eleven applications were permitted development which fell outside the influence of local policy.

**Table 10 – Permissions resulting in the Loss of Class E Floorspace (2022/23)**

Planning Application Reference	Site	Description of development
<b>24/00508/FUL</b>	GFC Wings, 9 Corner House Parade, Epsom Road, Ewell	Change of Use from pre-existing Cafe (Class E(b) to Restaurant/Takeaway Shop (Sui Generis) (retrospective)
<b>24/00627/FUL</b>	Car Sounds Epsom Ltd, 176 East Street, Epsom	Change of use from Class E(a) to C3, conversion of garage into habitable accommodation, hip to gable roof extension, rear dormer extension and alterations to fenestration to create two flats.
<b>24/01156/FUL</b>	Former Post Office, 248 Chessington Road, West Ewell	Change of Use from a Post Office (Use Class E) to a Hot Food take Away (Use Class Sui Generis) and the installation of an extractor Fluid.
<b>24/00658/FUL</b>	Ormonde House, 2 High Street, Epsom	Change of use of the first and second floors from Class E (g) (i) Office to Sui Generis use to provide No.15 student accommodation units
<b>24/00966/PD COU</b>	Bunzl, Epsom Chase, 1 Hook Road, Epsom	Prior Approval Schedule 2, Part 3, Class MA: Change of Use from Commercial, Business and Service (E) to Residential (C3) to create 11 dwelling(s).
<b>24/01208/PD COU</b>	Bunzl, Epsom Chase, 1 Hook Road, Epsom	Prior Approval Schedule 2, Part 3, Class MA: Change of Use from Commercial, Business and Service (E) to Residential (C3) to create 24 dwelling(s).

<b>24/00980/PD COU</b>	Apex House, 4A - 10 West Street, Epsom	Prior Approval Schedule 2, Part 3, Class MA: Change of Use from Commercial, Business and Service (E) to Residential (C3) to create 1 dwelling.
<b>24/01506/PD COU</b>	Topo Gigio, 196 Kingston Road, Ewell	Prior Approval Schedule 2, Part 3, Class MA: Change of Use from Commercial, Business and Service (E) to Residential (C3) to create 2 dwelling(s).
<b>24/01611/PD COU</b>	Page House, 20 - 40 East Street, Epsom	Prior Approval Schedule 2, Part 3, Class MA: Change of Use from Commercial, Business and Service (E) to Residential (C3) to create 27 dwelling(s).
<b>24/01505/PD COU</b>	Topo Gigio, 196 Kingston Road, Ewell	Prior Approval Schedule 2, Part 3, Class MA: Change of Use from Commercial, Business and Service (E) to Residential (C3) to create 1 dwelling.
<b>24/00900/PD COU</b>	60 East Street, Epsom	Prior Approval Schedule 2, Part 3, Class MA: Change of Use from Commercial, Business and Service (E) to Residential (C3) to create 30 dwelling(s).

Table 11 details the six planning permissions granted which would result in additional Class E floorspace in the borough.

**Table 11 – Permissions resulting in the gain of Class E Floorspace (2022/23)**

<b>Planning Application Reference</b>	<b>Site</b>	<b>Description of development</b>
<b>23/01118/FUL</b>	64A Worple Road, Epsom	Demolition and reconstruction of existing office and storage buildings
<b>23/01474/FUL</b>	United Reformed Church, Church Street, Epsom	Change of use from Church Class F1(f) to Childrens Nursey Class (E(f) incorporating alterations to fenestration landscaping and car parking following part demolition of existing rear hall and single storey extension
<b>24/00309/FUL</b>	214A Chessington Road, West Ewell	Demolition of outbuilding and erection of a single storey rear extension to accommodate ancillary facilities in association with the existing launderette
<b>24/00757/FUL</b>	Beaux Beauty, 38 High Street, Ewell	Change of Use from Beauty Salon (Sui Generis) to General Commercial Use (Class E) incorporating alterations to the front facade and fenestration

## Employment floorspace

4.22 There were no applications granted by Epsom and Ewell Borough Council which resulted in a gain or loss in B8 floorspace. There was one application (24/01599/FUL) resulting in the loss of B2 (General Industrial) during the monitoring year. There were no planning applications resulting in a gain in B2 floorspace.

## 5.0 Neighbourhood Planning

- 5.1 The Localism Act 2011 introduced Neighbourhood Planning as a new way for communities to decide the future of their areas through community-led planning policy documents. The Neighbourhood Plans can include planning policies and allocations of land for different uses.
- 5.2 On 12 November 2020, the Councils Licensing and Planning Policy committee approved the 'designation' of the Stoneleigh and Auriol Neighbourhood Forum for the purposes of preparing a Neighbourhood Development Plan for Stoneleigh and Auriol Neighbourhood Area.
- 5.3 During the Monitoring Year, the [Stoneleigh and Auriol Neighbourhood Plan](#) was subject to public consultation (Regulation 14 Stage) between 9 September 2024 and the 27 October 2024. Epsom and Ewell Borough Council's Licencing and Planning Policy Committee approved a [formal response](#) to this consultation on the 17 October 2024 which was subsequently submitted to the Neighbourhood Forum during the consultation period.

- 5.4 The Neighbourhood Forum intend to submit the Stoneleigh and Auriol Neighbourhood Plan (Regulation 16 Stage) to the Council in Spring 2025. Subject to submitted plan being determined to meet the basic conditions, a six-week public consultation will be undertaken prior to the Neighbourhood Plan being Examined by an Independent Examiner.

## 6.0 Community Infrastructure Levy

- 6.1 The Town and Country Planning (Local Development) (England) Regulations 2012 (Regulation 34(5)) require that the AMR should contain information on the annual reporting of receipts of monies received under the CIL regime. The Council adopted its CIL Charging Schedule in 2014.
- 6.2 The Infrastructure Funding Statement (IFS) is an annual report which provides a summary of all financial and non-financial developer contributions relating to the Community Infrastructure Levy (CIL) and Section 106 Legal Agreements (S106) within the Borough of Epsom & Ewell.
- 6.3 In the monitoring period 1 April 2024 to 31 March 2025, **19** Demand notices were issued for CIL totalling: **£1,623,196.07**
- 6.4 During the monitoring period, the Council approved **£1,755,000** of Strategic CIL funding be released to fund the projects detailed in Table 12 support the following projects:

**Table 12 – Strategic CIL funding requests approved in (2024/25)**

Project Name	Amount awarded (£)
Ewell Village public realm enhancements	£1,250,000.
Priest Hill Football Development – Full size 3G football pitch -	£405,000.
New Club House at Old Schools lane, Ewell	£100,000.
<b>TOTAL</b>	<b>£1,755,000</b>

- 6.5 During the monitoring period, the Council approved **£331,966** of Neighbourhood CIL funding be released to fund the projects detailed in Table 13 support the following projects:

**Table 13 – Neighbourhood CIL funding requests approved in (2024/25)**

Project Name	Amount awarded (£)
Glyn Hall – Replacement Community Building	£85,000
Hogsmill Local Nature Reserve Footpath Improvements	£78,644
Bourne Hall Woodland Play Area	£68,627
Gateley Green Playground Improvements	£49,829
Gibraltar Playground Improvements	£44,866
Waterloo Road Street Tree Planting -	£5,000
<b>TOTAL</b>	<b>£331,966</b>

## 7.0 Duty to Co-Operate

- 7.1 The Duty to Cooperate places a legal duty on local planning authorities and county councils in England, and prescribed public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of local plan preparation in the context of strategic cross boundary matters.
- 7.2 It is a requirement of the AMR to report what actions have been taken when a local planning authority has co-operated with another local planning authority, county council, or a prescribed body. In addition, the NPPF requires strategic policy making authorities to prepare and maintain a statement of common ground, documenting the cross-boundary matters being addressed and progress in co-operating to address these.

- 7.3 The Duty to Cooperate Framework was published in January 2023 which received input from partners and neighbouring councils.
- 7.4 The [Statement of Compliance \(November 2024\)](#) provides an overview of these strategic matters/issues and documents the engagement which has taken place with the DtC partners in relation to these. The [Statement of Compliance Update \(March 2025\)](#) records the DtC activities undertaken since the publication of the November 2024 Statement of Compliance up until submission of the Proposed Submission Local Plan (12 March 2025) for the Examination in Public (EiP) stage.
- 7.5 The Council continues its close working relationship with neighbouring Councils and other Duty to Cooperate bodies demonstrated by the agreement of seven Statements of Common Ground in relation to the Proposed Submission Local Plan during the monitoring year, which are detailed in Table 14 below:

**Table 14 – Statements of Common Ground Agreed during the Monitoring Year**

Duty to Cooperate Body	Date Agreement Signed	Link to Statement of Common Ground
Surrey County Council	27 February 2025	<a href="#">SCG01 SCC SoCG signed Feb 2025 Redacted.pdf</a>
Mole Valley District Council	11 February 2025	<a href="#">SCG02 MVDC EEBC SoCG Signed Feb 25 Redacted.pdf</a>
Reigate and Banstead Borough Council	11 February 2025	<a href="#">SCG03 RBBC EEBC SoCG Signed Feb 25 Redacted.pdf</a>
London Borough of Sutton	7 March 2025	<a href="#">SCG04 LBS EEBC SoCG signed March 25.pdf</a>
Royal Borough of Kingston Upon Thames	5 March 2025	<a href="#">SCG05 RBK EEBC SOCG signed March 25 Redacted.pdf</a>
Elmbridge Borough Council	7 March 2025	<a href="#">SCG06 EBC EEBC SoCG signed March 25 Redacted.pdf</a>
Natural England	27 February 2025	<a href="#">SCG07 Natural England EEBC SoCG signed Feb 25 Redacted.pdf</a>

- 7.6 In addition to the above, the Borough Council continues to participate in Surrey-wide initiatives that contribute, at the strategic level, to the local plan making process. This work has included work with a variety of Surrey-wide bodies that include Surrey Leaders; Surrey Chief Executives; Surrey Heads of Planning and the Surrey Planning Work Group – the latter being fully focused upon local plan making.

8.0 Appendix A – Five-year housing land supply as of 1<sup>st</sup> April 2025

Steps	Formula	Workings
Requirement		
A		Housing Need derived from Standard Method: 867 dwellings per annum, multiplied by 18 years is 15606 dwellings for Draft Local plan period. 2022-20 (Standard Method)
B		Annual requirement is 867
C	B x 1.2	2022 HDT result means 20% uplift to requirement. This works out to be 1040.4 dwellings per annum
D	C x 5	Housing requirement for the next five years 1 April 2025- 31 March 2030 is 5202

Housing Supply		
E		Residential units under construction 470
F		Outstanding residential units with permission but not started 424
G	F x 0.95	Outstanding residential units with permission but not started (with 5 % non-implementation applied) is 403
H		Housing supply identified from 'Deliverable' sites in the LAA is 715-775
I	H x 0.85	Housing supply identified from 'Deliverable' sites in the LAA (with 15% non-implementation applied) is 608-659
J	35 x 2	Windfall allowance (1-4 units) for 2027-2029 is 70
K	E+ G + I + J	Total supply is 1551-1602
L	(K/D) x 5	Five Year Housing Land Supply is 1.49-1.53
5 year Housing land supply		1.49 years supply – 1.53 years supply

When the Council adopts a new local plan and housing requirement, the adopted housing requirement would be what the housing land supply position is calculated against.



9.0 Appendix B – Location of housing completions 2024-25

