

WBC - HASLEMERE AREA COMPLETIONS, PERMISSIONS AND FORECASTS

Report date 28-Jan-19

SECTION A: CURRENT POSITION

1	Dwellings completed since 1 April 2013		181
2	Dwellings permitted since 1 April 2013 but not yet completed		
	Dwellings on small sites (1 - 4 dwellings)		73
	Land at Sturt Road	132	
	5-21 Wey Hill	45	
	Dwellings on other large sites	<u>76</u>	
			<u>253</u>
3	COMPLETED AND PERMITTED		326
			507
4	Windfall allowance for remainder of Local Plan period*		225
	*Planning Policy team estimate		
5	Total completions, permissions and forecasts to date		<u>732</u>
6	Sites referred to in latest draft of Local Plan Part 2 now under review		
	Under application		
1	Georgian House Hotel (WA/2018/0408)	19	
2	Land at Critchmere Lane (WA/2018/0477)	9	
3	Haslemere Prep School site, 5 Hill Road (WA/2018/1771)	<u>25</u>	
			53
	Town centre brownfield sites		
4	Fairground Car Park, Wey Hill	60	
5	Haslemere Key Site, West Street (High Street Car Park)	50	
6	Land at Wey Hill Youth Campus	<u>40</u>	
			150
	Other sites		
7	Land at Royal Oak, Critchmere Hill	6	
8	Central Hindhead, London Road (Barons)	34	
9	Dene End Farm	10	
10	Red Court, Scotland Lane	<u>50</u>	
			100
	Total draft LPP2 dwellings		<u>303</u>
	TOTAL HOUSING PROVISION ("THP")		<u>1,035</u>
	Haslemere minimum housing requirement per LPP1 ("MHR")		<u>990</u>
	Projected surplus (= THP minus MHR)		<u>45</u>

SECTION B: HISTORIC WINDFALL ANALYSIS AND PROJECTIONS

Windfall dwellings permitted since 1 April 2013	
2013/14	67
2014/15	30
2015/16	43
2016/17	43
2017/18	38
2018/19 (as at report date)	61
Total	<u>282</u>

Current windfall rate ("CWR") 48.4
= average windfall dwellings per annum since 1 April 2013

Projected windfall impact over remainder of Local Plan period of 13.2 years

	Further windfall dwellings	Projected surplus	Projected THP
Assumes that all LPP2 sites are developed and that			
100% CWR is maintained until 31 March 2030*	541	361	1,351
75% CWR is maintained until 31 March 2030*	406	226	1,216
50% CWR is maintained until 31 March 2030*	270	90	1,080
33% CWR is maintained until 31 March 2030*	178	-2	988
only Planning Policy estimate is delivered	225	45	1,035

* assumes a 2 year build-out period (i.e. no windfall dwellings are assumed to be delivered in the Local Plan period as a result of permissions granted after 31 March 2030)

SECTION C: CURRENT PENDING APPLICATIONS

Windfall dwellings under application as at report date	
Small (< 5 dwellings)	10
Large (> 4 dwellings)	<u>26</u>
	36
Dwellings on draft LPP2 sites under application at report date	<u>53</u>
Total dwellings under application at report date	<u>89</u>