

Town and Country Planning Act 1990 (As Amended)

Waverley Borough Council - 5-Year Housing Land Supply

Position based on Council's 5-year HLS Position Statement Published October 2023

HOUSING LAND SUPPLY CALCULATIONS - Base date 01 April 2023

As at: 08/12/2023



Table 1: Housing Requirement 01 April 2023 - 31 March 2028

		Council's Position		Neame Sutton Position		Notes
		Dwellings	dpa	Dwellings	dpa	
a	Annual Housing Requirement based on Standard Method			719		719
b	Housing Requirement 20/02/23 - 19/02/28	3595		719	3595	719
c	Total 5-Year Requirement including 5% Buffer	3775		755	3775	755

Table 2: Housing Supply 01 April 2023 - 31 March 2028

		Council's Position		Neame Sutton Position		Notes
		Dwellings	dpa	Dwellings	dpa	
a	Outstanding planning permissions small & medium sites	446	89.2	413	83	Deduction of -33 to reflect lapsed consents, double counting and typographical errors
b	Outstanding planning permissions large sites	1968	393.6	1594	318.8	Reductions to reflect Annex 2 and adjustments to correct errors in LPA assessment including to Council's own calculation
c	Sites with Resolution to Permit	98	19.6	38	7.6	Reductions to reflect Annex 2
d	LPP2 Site Allocations	240	48	110	22	
e	Windfalls	146	29.2	73	14.6	Apply 50% discount to reflect the fact that some delivery will happen from this source but the Council has presented no evidence of forward trends, which in the current market and uncertainty relating to mortgage interest rates, disproportionate costs for SME builders and inflation is considered vital. The Council's past trend analysis cannot be relied upon to meet the Compelling Evidence test in the current economic climate, which is not likely to change in the short-term.
f	TOTAL Supply 01/04/23 - 31/03/28	2898	579.6	2228	445.6	

Table 3: Housing Land Supply Position

	Council's Position	Neame Sutton Position	Notes
Surplus/Shortfall	-877	-1547	
Supply Expressed in Years	3.84	2.95	