

Scotland Park, Haslemere

Economic Benefits Summary

Savills has been commissioned to assess the economic benefits of the Proposed Development at Scotland Park, Haslemere, Surrey.

This report summarises the key findings.

The Proposal



The Proposed Development is located on the south side of Haslemere, approximately 800m from Haslemere Railway Station. The existing site currently comprises a mix of paddocks enclosed by hedgerows and woodland.

The Proposed Development will deliver up to 111 units (including up to 40 affordable homes), a scout facility (use class F), an education facility (use class F), road junction alteration works on Midhurst Road, an access road, car park, Suitable Alternative Natural Greenspace (SANG) and associated landscaping and drainage to serve the development (including the diversion of a public footpath).

The Proposed Development will generate on-site and off-site employment. This includes temporary jobs created during the construction period as well as permanent jobs once the scheme is complete.

As scheme details are not yet finalised the following benefits should be regarded as potential maximum benefits.



RESIDENTIAL

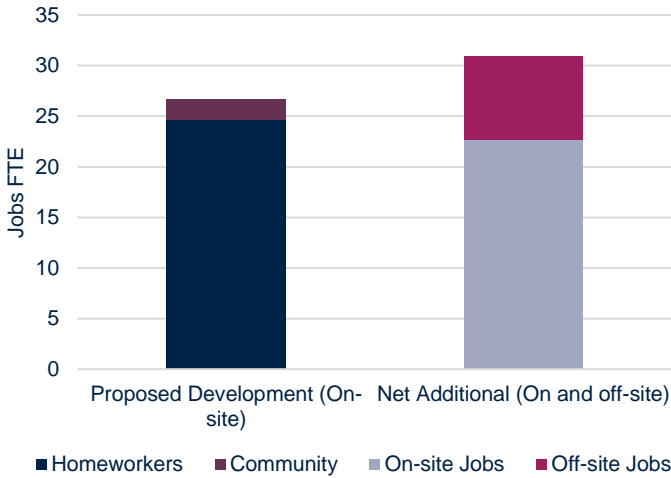
Up to 111 units (including 40 affordable units)



Community Facilities

New Scout Hut and Forest School Education Facility

Economic Benefits



AVERAGE CONSTRUCTION JOBS PER YEAR

55
JOBS

including off-site jobs are expected to be supported in Waverley Borough on average for the duration of the construction period (estimated to be 2.5 years).

PERMANENT NET ADDITIONAL JOBS

30
JOBS

including on-site jobs (comprising of homeworkers and those generated by the Scout Hut and Forest School) and off-site jobs associated with the new on-site economic activity and new employment in Waverley Borough induced by new residential expenditure.

ADDITIONAL GROSS VALUE ADDED

£1.7 MILLION PER ANNUM

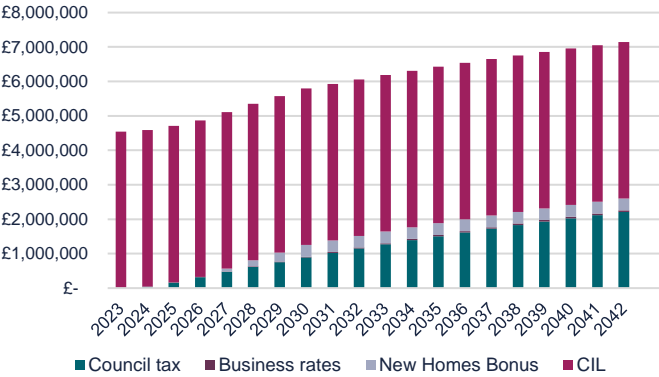
associated with new employment generated by the Proposed Development.

RESIDENTIAL EXPENDITURE (retained in Waverley Borough)

£590,000 PER ANNUM

Local Authority Revenues

20 Year Net Additional Public Sector Revenues (NPV; Cumulative)



Waverley Borough Council would also benefit from additional revenues generated by the Proposed Development including CIL, Council tax, Business Rates and New Homes Bonus (NHB). The figures presented below should be treated as estimates and may be subject to change. The method for calculating NHB is likely to change in 2023. These changes are yet to be announced as such the figure for NHB is indicative.

Community Infrastructure Levy (CIL)

£4.8 million

New Homes Bonus (NHB):

£410,000

Council Tax Income:

£170,000

PER ANNUM

Business Rates Income:

£2,000

PER ANNUM

Cumulative Income:

£7.4 million

NPV OVER
20 YEARS

(Net Present Value (NPV) discounted at Treasury Green Book rate of 3.5% per annum)

Macro-Economic Uncertainties

The analysis and conclusions presented in this infographic assume that there are no major macro economic shocks to the UK economy. Ongoing issues include the economy's recovery from Covid 19, the Ukraine crisis, and rising inflation. The potential impact of such external factors means these figures should be kept under review.

These figures are based on our understanding of the scheme and a range of assumptions. Estimates of benefits are subject to uncertainties. Our assumptions and calculations are based on good practice, guidance and available data. We estimate that actual impacts are likely to be in a range of +/-20% of figures given.