

APPENDIX 4: HOUSING LAND SUPPLY

HOUSING LAND SUPPLY AT 1ST APRIL 1999

| | PERIOD | 1991- 2001 | 2001- 2006 | 1991- 2006 |
|----|--|---------------|---------------|---------------|
| 1 | Surrey Structure Plan 1994 requirement | 2800 | 750 | 3550 |
| 2 | Dwellings completed 1.4.91- 31.3.99 | 2164 | | 2164 |
| 3 | Residual Structure Plan requirement | 636 | 750 | 1386 |
| 4 | Outstanding planning permissions 1/4/99 on sites of more than 1.0 ha and sites of 0.4 ha - 1.0 ha identified in the Local Plan | 605 | | 605 |
| 5 | Estimated units from windfall sites * | 206 | 515 | 721 |
| 6 | Local plan proposals (Policy HSG2) | 140 | | 140 |
| 7 | Local Plan proposals (Policy HSG3) | | 170 | 170 |
| 8 | Land at Moor Lane (Policy HSG5)** | | 200 | 200 |
| 9 | Total housing land supply(4+5+6+7+8)** | 951 | 885 | 1836 |
| 10 | Surplus (9 minus 3)** | + 315 | + 135 | + 450 |

* The figures of 206 and 515 over a 2 and a 5 year period respectively are based on the assumption that the average rate of windfall completions over the 5 year period 1991 - 1996 on sites of less than 0.4 ha and 0.4 ha - 1 ha (72 per annum and 31 per annum respectively) will continue over the next seven years. Allowing for changes in the Government's definition of windfall sites, this represents a rate of approximately 60% of the rate assumed in the Woking Borough Local Plan 1993. Monitoring of windfall housing completions since 1996 confirms that this figure remains a realistic basis for estimating future housing supply.

** The phased development of land at Moor Lane will be permitted after 2001 if this is necessary to meet Structure Plan housing requirements or any deficit in the 5 year housing requirement. Not all the site will necessarily be released before 2006 - see Policy HSG5.