

Spelthorne Borough Council

Housing Trajectory

December 2024



Spelthorne Takes Shape



Spelthorne Local Plan Housing Trajectory and Housing Land Supply

The housing trajectory shows housing completions for the last seven years and the anticipated delivery for the 15-year period from adoption, this is a living document updated regularly to reflect the most up to date information available. It combines information on past completions, existing planning permissions and identified housing allocations from the emerging Local Plan to illustrate projected housing supply over the plan period.

For the period from 2024/2025 to 2038/39 the estimated net annual completions are based on the following components:

- Dwellings under construction
- Dwellings with planning permission (unimplemented)
- Sites of 5 or more dwellings identified for allocation in the draft Local Plan
- Brownfield Tier 2 sites identified in the Strategic Land Availability Assessment
- Windfall allowance for small sites (fewer than 5 units net) and office to residential conversions

Given the past trends in the Borough's implementation rates of planning permissions it has been assumed that most remaining unimplemented permissions will be completed over the next five years. However, a small non-implementation factor of 5% has been applied on a precautionary basis to allow for permissions which expire. This has also been applied to identified sites of 5 units or more.

Over the 15-year plan period, there is a requirement to deliver 618 units per year x 15 years, plus an additional 20% has been applied to the first five years to account for past under delivery meaning a cumulative requirement totalling 9,888.

- Years 1-5 = 618 plus 20% buffer x 5 = 3,708
- Years 6-10 = 618 x 5 = 3,090
- Years 11-15 = 618 x 5 = 3,090
- Total = 9,888

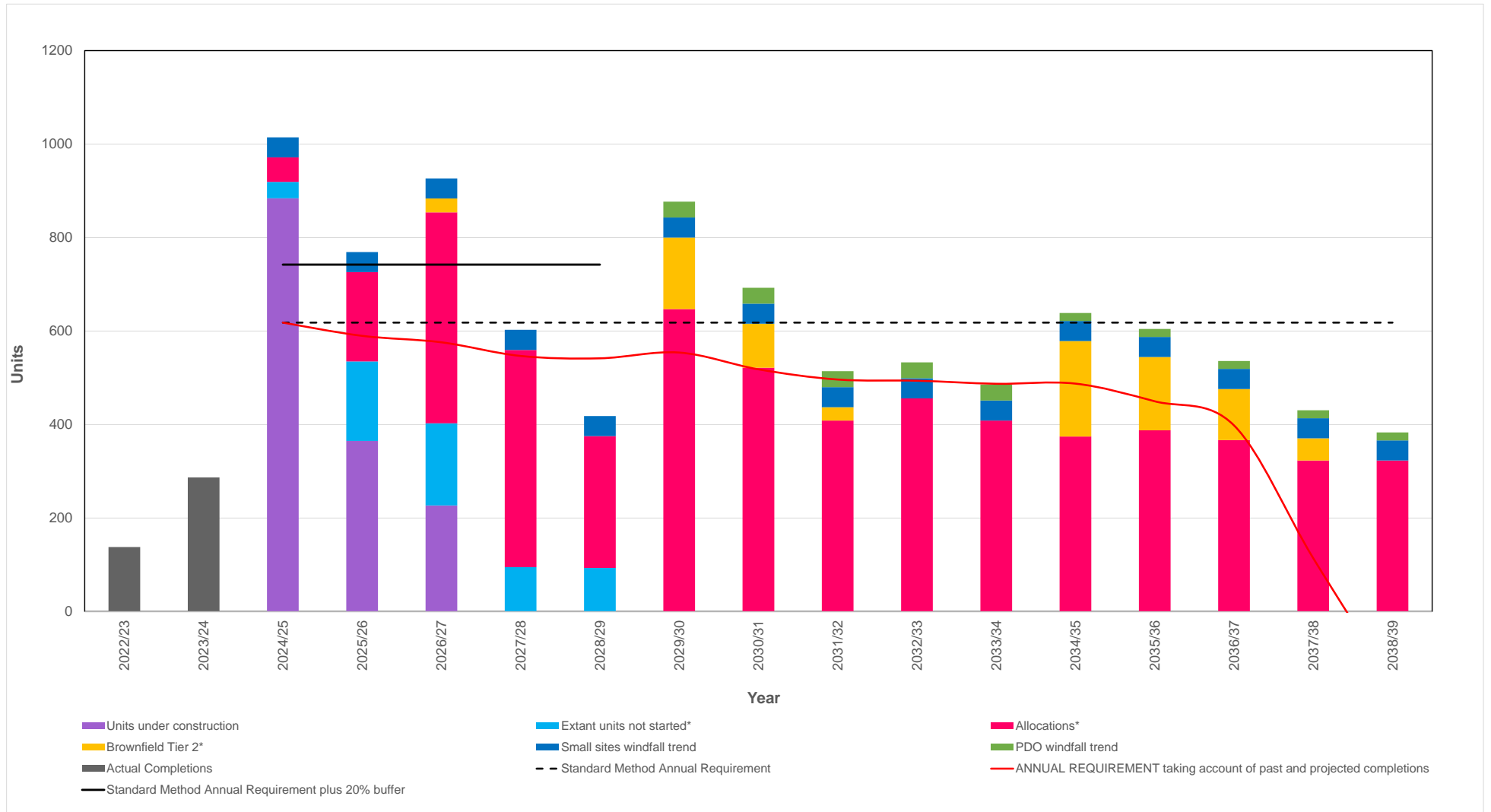
The data is illustrated in the trajectory below which shows by means of the columns, the actual and forecast completion rates. The horizontal dashed black line illustrates the annual housing need figure of 618 dwellings per year based on the Government's standard method and solid black line shows the 20% buffer applied to first five years of the plan. The columns show the anticipated completions each year and this incorporates all draft allocation sites identified in the Local Plan and the projected completions against the Local Housing Need requirement. The red line shows the residual requirement taking account of the forecast number of completions each year. Based on the projected cumulative completions over the next 15 years, it is anticipated that the annual requirement will fall over time and supply will meet need over the plan period.

The table below shows the identified supply of units, units requirement and years supply for years 1-5, 6-10 and 11-5.

	No. of units supply	Units required	No. of years supply
Years 1-5	3731	3,708	5.03
Years 6-10	6833	6,798	10.05
Years 11-15	9425	9,888	14.30

The Council can currently demonstrate a 5-year and 10-year supply of housing and whilst it does not have a 15-year supply has committed to an immediate review policy in the emerging Local Plan.

Housing trajectory to 2038/39



Housing Supply Breakdown

The table below shows the supply of housing units for each year by under construction, planning permissions not yet implemented, allocations, brownfield tier 2, small sites windfall and PDO windfall. With the total for each five-year period.

	Years 1-5						Years 6-10						Years 11-15					
	24/25	25/26	26/27	27/28	28/29	Total	29/30	30/31	31/32	32/33	33/34	Total	34/35	35/36	36/37	37/38	38/39	Total
U/C	757	492	227	0	0	1476	0	0	0	0	0	0	0	0	0	0	0	0
Extant not started	35	170	176	95	93	569	0	0	0	0	0	0	0	0	0	0	0	0
Allocations	0	119	472	498	352	1441	647	522	409	456	409	2442	374	388	367	323	323	1775
Brownfield tier 2	0	0	13	0	16	29	153	94	29	0	0	276	204	157	109	48	0	518
Small sites windfall	43	43	43	43	43	215	43	43	43	43	43	215	43	43	43	43	43	215
PDO windfall	0	0	0	0	0	0	34	34	34	34	34	170	17	17	17	17	17	85

The full housing trajectory can be found below.

