

Surrey Heath Borough Council – Examination Action Point

Surrey Heath Borough Council Note

Matter 7.5 – Question 26 – Will there be at least a 5 year supply of deliverable housing land on adoption of the Plan? ?

Note on windfall completions from April 2012 to March 2024

The table below sets out borough-wide windfall completions by category for the period 2012–2024. These figures directly inform the assumptions used in the SLAA 2024 and in the 2025 windfall allowance calculations.

Completion year	A: General Windfalls (1-4 units)	B: Prior Approval windfalls (1-4 units)	C: Prior approvals (5 or more units)	D: Rural Exception sites
2012/13	51			0
2013/14	32			0
2014/15	28	7	35	0
2015/16	26	10	79	0
2016/17	28	7	42	0
2017/18	46	15	17	0
2018/19	31	5	49	35
2019/20	26	7	22	0
2020/21	35	3	78	0
2021/22	20	0	66	0
2022/23	28	6	79	0
2023/24	28	4	8	0
Total	379	64	475	35

The following information is important to note for each category:

Category A: General Windfalls

Includes all completions from applications delivering 1 to 4 net units, but excludes office-to-residential conversions delivered through permitted development.

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Category B: Prior Approval Windfalls

Includes all completions from permitted development sites converting offices to residential use for 1 to 4 net units. These began in 2014, when the first such completions were recorded in Surrey Heath.

Category C: Prior Approvals (not included in SLAA assumptions)

Includes all completions from permitted development sites converting offices to residential use for 5 or more net units. Recorded since 2014, this category has historically contributed more completions than Categories A and B combined. However, it is not included in SLAA windfall assumptions for future projections.

Category D: Rural Exception Completions

Completions from applications identified as rural exception sites through the planning process. The SLAA's rural exception assumptions also take account of permitted sites in the estimation of future windfalls, as outlined in SLAA Update 2025 Appendix 1: Methodology (SHBC18A), paragraphs 4.22–4.30.