

Surrey Heath Borough Council – Examination Action Point

Matter 7 – 5 Year Housing Land Supply – Alternative Scenarios

	5% buffer	20 % buffer
Local Plan assumptions	7.68 (2,257)	6.72 (2,257)
Plan base dated to 2023	7.59 (2257)	6.64 (2257)
Plan base dated to 2023 + no contribution from Hart	7.14 (2257)	5.52 (2257)

5 Year Supply - Alternative Scenarios

(base dated to 1st April 2026 – information taken from 2025 SLAA)

Table contains the scenario 5 year supply position (followed by the assumed number of dwellings in brackets).

Assumptions included:

- The ‘no contribution from Hart’ scenario’ excludes delivery of completions in Hart to meet unmet needs in Surrey Heath in years 2023/24 to 2024/25. The Hart Local Plan remained five years post adoption until April 2025.
- For scenarios with a 2023 Plan base date, under-delivery is based on confirmed completions.
- No account is taken of sites that were raised at the Examination Hearing that were phased for delivery later in the Plan Period but identified as deliverable by representors within the 5 year supply period.
- The assumptions on the 20% buffer scenario apply the NPPF 2024 paragraph 78c which sets out: “From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework, and whose annual average housing requirement is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance.”