

**THAMES BASIN HEATHS
JOINT STRATEGIC PARTNERSHIP BOARD**

Date: 27 March 2008

Subject: **Items for Information**

(A) Planning permissions and completions

1. Introduction

1.1 The Government Office has been monitoring planning permissions granted across the 11 affected authorities over the past year or so. Information on housing completions is available from the Regional Monitoring Report.

2. Permissions

2.1 **Table I** sets out permissions data for 2007. For comparison purposes, the draft South East Plan housing figures are included in the final column.

2.2 The data paints a varied picture – a number of individual authorities are permitting housing within the SPA zone at a level consistent with the draft South East Plan housing allocations, however it is clear that some districts continue to face difficulties permitting housing in the areas affected by the SPA.

Table I – Planning permissions granted in 2007 across affected authorities

LPA	No. of housing units permitted within SPA zones	No. of housing units permitted within whole borough/district	Draft South East Plan housing allocations
Bracknell Forest	131	139	539
Elmbridge	167	325	231
Guildford	426	544	322
Hart	103	94	200
Runnymede	93	594	146
Rushmoor	989	989	310
Surrey Heath	37	37	187
Waverley	57	154	230
Windsor & Maidenhead	79	322	281
Woking	1141	1141	242
Wokingham	59	241	523
TOTALS:	3282	4580	3211

Source: LAs/Committee Reports

3. Completions

- 3.1 **Table 2** sets out completions data for 2006/07. Again, for comparison the draft South East Plan housing allocations are included in the final column, as well as an average figure for the last 3 monitoring periods.
- 3.2 All but one authority is averaging a completion rate above the draft South East Plan housing allocations, however it is probable that a high proportion of these completions are the result of building out existing planning permissions, rather than the result of new permissions. A question therefore remains as to how sustainable this pattern is if authorities continue to struggle to increase new permissions.

Table 2 – Net housing completions across affected authorities

LPA	Net Housing Completions 2006/07	Average completions 2004/05-2006/07	Draft South East Plan housing allocations
Bracknell Forest	131	213	539
Elmbridge	383	360	231
Guildford	338	388	322
Hart	396	522	200
Runnymede	203	313	146
Rushmoor	825	664	310
Surrey Heath	339	296	187
Waverley	379	298	230
Windsor and Maidenhead	359	371	281
Woking	378	410	242
Wokingham	1018	683	523
Total to date for all Boroughs/Districts:	4749	4518	3211

Source: draft Regional Monitoring Report 2006/7

4. Conclusion

- 4.1 Regional bodies will continue to monitor permissions and completions and report these at least annually to the Board.

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