

Five Year Housing Land Supply Position

Guildford Borough Council

01 April 2024

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1. Introduction

- 1.1 Paragraph 77 of the NPPF states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies. This forms the Council's assessment of its land supply position as at 1 April 2024.

2. Calculating the five-year requirement

- 2.1 As established in the adopted Local Plan: strategy and sites 2019 (LPSS), the Council's annual housing requirement is 562 dwellings per annum (2015 – 2034).

- 2.2 In addition to the annual housing requirement, it is necessary to address the deficit of homes since the start of the plan period. Given the step change in housing requirement compared to past delivery rates prior to adoption of the LPSS which were severely constrained by Green Belt policy, the accrued backlog of homes since the beginning of the plan period (2015) is significant. National Planning Practice Guidance states that:

“the level of deficit or shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next 5 year period (the Sedgefield approach), then the appropriate buffer should be applied. If a strategic policy-making authority wishes to deal with past under delivery over a longer period, then a case may be made as part of the plan-making and examination process rather than on a case by case basis on appeal.”¹

- 2.3 Given the scale of deficit at adoption together with the lead-in time for strategic sites, the Council demonstrated that the alternative approach to addressing the deficit, namely the Liverpool approach, is justified. This is set out in the Inspector's Report (paragraph 45). The Liverpool approach seeks to meet the accrued deficit over the remaining plan period rather than the first five years.

¹ Reference ID: 68-031-20190722.

3. The five-year housing land supply

3.1 Section 4 of the LAA sets out the components of housing supply that are anticipated to be delivered within the first five-year period (namely sites assessed as being ‘deliverable’). This is a mixture of planning permissions and sites identified in the LAA. The table below provides a breakdown of how the five-year housing supply has been calculated.

Step	Calculation	Variable	Value
A		Housing requirement (2015 - 2034)	10,678
B	$A / 19$	Annual requirement	562
C	$B * 9$	Completions required (1 April 2015 - 31 March 2024)	5,058
D		Completions delivered (1 April 2015 - 31 March 2024)	4,702
E	$C - D$	Accrued deficit (1 April 2015 - 31 March 2024)	356
F	$E / 10$	Deficit annualised over the remaining plan period to 2034 (Liverpool approach)	36
G	$B + F$	Annual housing requirement taking account of deficit	598
H	$G * 5$	Housing requirement (1 April 2024 - 31 March 2029)	2,988
I		Housing supply (1 April 2024 - 31 March 2029)	3,966
J	$(I / H) * 5$	Five-year housing land supply	6.64

Table 1: Five-year housing land supply position 1 April 2024 - 31 March 2029

3.2 The Housing Trajectory and accompanying graph are set out below. Information regarding how sites have been phased in the housing trajectory, together with a summary of the deliverability evidence, is set out in more detail in Appendix 7 of the LAA.

Housing Trajectory

	Past completions	1 - 5 YEARS					6 – 10 YEARS					11 – 15 YEARS					Total
Category	2015/2016 - 2022/23	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	
Completions	4702																4702
C3 Outstanding capacity (Commenced)	0	321	299	131	136	169	87	50	0	0	0	0	0	0	0	0	1193
C3 Outstanding capacity (Approved) - detailed permissions	0	5	198	450	498	333	155	141	0	0	0	0	0	0	0	0	1780
C3 Outstanding capacity (Approved) - outline permissions	0	0	0	0	115	137	298	235	429	459	239	0	0	0	0	0	1912
Student Accommodation and Care Homes (C3 equivalent) - detailed permissions	0	100	152	309	30	0	0	0	0	0	0	0	0	0	0	0	591
Lapse Rate Application (-7%) on non-commenced Permissions	0	0	-10	-23	-31	-24	-23	-19	-21	-23	-12	0	0	0	0	0	-185
LAA sites																	
Care Homes, and Communal and Student Accommodation (C3 equivalent)	0	0	0	0	0	0	0	0	0	0	56	0	0	36	0	0	92
Windfall (small)	0	0	0	46	92	92	92	92	92	92	92	92	92	92	92	92	1150
Windfall (large)	0	0	0	0	32	65	65	65	65	65	65	0	0	0	0	0	422
Rural exception sites	0	0	0	6	6	6	6	6	6	6	6	6	6	6	6	6	78
Guildford Town Centre	0	0	0	0	0	0	84	84	88	4	5	22	22	22	22	22	375
Guildford urban area (excluding WUV and urban extensions)	0	0	0	0	0	0	25	43	25	0	0	12	12	12	12	13	154
Ash and Tongham urban area (excluding urban extension)	0	0	0	0	0	0	0	0	0	0	0	2	2	2	2	2	10
Villages (excluding new village)	0	0	0	10	0	55	76	15	15	15	15	2	2	2	3	3	213
Previously developed land in the Green Belt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Strategic site allocations/location																	0
Guildford urban area extension (Gosden Hill)	0	0	0	0	0	0	50	100	100	150	150	150	150	150	150	150	1300
Guildford urban area extension (Blackwell Farm)	0	0	0	0	0	0	0	0	50	125	125	125	125	175	175	200	1100
Ash and Tongham urban extension	0	0	0	0	0	0	27	27	27	27	27	27	27	27	27	26	269
New village (former Wisley airfield)	0	0	0	0	60	200	200	200	200	200	200	200	200	70	200	70	2000
Total housing provision	4702	426	639	930	938	1034	1142	1039	1076	1120	968	638	638	594	689	584	17156
Total within each period	4702	3966					5345					3143					17156

Housing Trajectory Graph

