

## EXAMINATION OF THE GUILDFORD BOROUGH LOCAL PLAN: STRATEGY AND SITES

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### EXAMINATION STATEMENT ON BEHALF OF THE GUILDFORD HOUSING FORUM

# APPENDICES

## *Matter 5 – 5-Year Housing Land Supply*

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May 2018

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## EXAMINATION STATEMENT ON BEHALF OF GUILDFORD HOUSING FORUM

*Matter 5 – 5-Year Housing Land Supply*

10 May 2018

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**Appendix 1**      5-Year Supply Calculations based on various scenarios

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Town and Country Planning Act 1990 (As Amended)

Guildford Local Plan - Examination

5-Year Housing Land Supply Calculation - Before LP Adoption

30-Apr-18

| Supply Sources - LPA Supply           | 2018/19    | Years 1-5  |            |            |            | TOTAL       |
|---------------------------------------|------------|------------|------------|------------|------------|-------------|
|                                       |            | 2019/20    | 2020/21    | 2021/22    | 2022/23    |             |
| Completions                           |            |            |            |            |            |             |
| Outstanding Capacity (commenced)      | 148        |            |            |            |            | 148         |
| Outstanding Capacity (approved)       | 200        | 395        | 395        | 395        |            | 1385        |
| Windfalls                             |            | 30         | 30         | 30         | 30         | 120         |
| Rural Exception                       |            | 6          | 6          | 6          | 6          | 24          |
| Town Centre                           |            | 18         | 18         | 18         | 18         | 72          |
| Guildford Urban Area (excluding SARP) |            | 37         | 37         | 37         | 37         | 148         |
| Ash and Tongham extension             |            |            |            | 62         | 75         | 137         |
| Within villages                       |            | 16         | 16         | 16         | 15         | 63          |
| PDL in GB                             |            | 24         | 24         | 23         | 23         | 94          |
| Proposed New Settlement (Wisley)      |            |            |            |            | 50         | 50          |
| <b>TOTAL SUPPLY</b>                   | <b>348</b> | <b>526</b> | <b>526</b> | <b>587</b> | <b>254</b> | <b>2241</b> |

|                                     | Stepped - Liv 20% |        | Stepped - Sedg 20% |        | OAN 654 - Liv 20% |        | Oan 654 - Sedg 20% |        |
|-------------------------------------|-------------------|--------|--------------------|--------|-------------------|--------|--------------------|--------|
|                                     | Total             | Annual | Total              | Annual | Total             | Annual | Total              | Annual |
| Baseline Requirement 2018 - 2023    | 2554              | 511    | 2554               | 511    | 3270              | 654    | 3270               | 654    |
| Shortfall 2015 - 2018               | 60.9              | 12     | 975                | 195    | 60.9              | 12     | 975                | 195    |
| Baseline plus shortfall 2018 - 2023 | 2615              | 523    | 3529               | 706    | 3331              | 666    | 4245               | 849    |
| 20% Buffer                          | 523               | 105    | 706                | 141    | 666               | 133    | 849                | 169.8  |
| Adjusted Requirement 2018 - 2023    | 3138              | 628    | 4235               | 847    | 3997              | 799    | 5094               | 1018.8 |
| Annual Requirement                  | 628               |        | 847                |        | 799               |        | 1019               |        |
| <b>5-Year Supply</b>                |                   |        |                    |        |                   |        |                    |        |
| Supply 2018 - 2023                  | 2241              |        | 2241               |        | 2241              |        | 2241               |        |
| Shortfall/Surplus                   | -897              |        | -1994              |        | -1756             |        | -2853              |        |
| Years                               | 3.57              |        | 2.65               |        | 2.80              |        | 2.20               |        |

**Notes:**

The supply sources for the 5-year supply are based on those sources identified by the Council that can be delivered without the need for the adoption of the LP i.e. those locations that do not require Green Belt boundary review

The 5-year period is based on 01 April 2018 whilst the Council appears to be basing its housing trajectory on 01 April 2019 as the starting point

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Town and Country Planning Act 1990 (As Amended)

Guildford Local Plan - Examination

5-Year Housing Land Supply Calculation - Based on Adoption of LP

30-Apr-18

| Supply Sources - LPA Supply                                  | Years 1-5  |            |            |            |            | TOTAL       |
|--|------------|------------|------------|------------|------------|-------------|
|  | 2018/19    | 2019/20    | 2020/21    | 2021/22    | 2022/23    |             |
| Completions  |            |            |            |            |            |             |
| Outstanding Capacity (commenced)                             |            | 148        |            |            |            | 148         |
| Outstanding Capacity (approved)                              |            | 200        | 395        | 395        | 395        | 1385        |
| Windfalls  |            |            | 30         | 30         | 30         | 120         |
| Rural Exception  |            |            | 6          | 6          | 6          | 24          |
| Town Centre  |            |            | 18         | 18         | 18         | 72          |
| Guildford Urban Area (excluding SARP)                        |            |            | 37         | 37         | 37         | 148         |
| Slyfield Area Regeneration Plan                              |            |            |            |            |            | 0           |
| Ash and Tongham (urban area)                                 |            |            |            |            |            | 0           |
| Ash and Tongham extension                                    |            |            |            | 62         | 75         | 137         |
| Within villages  |            |            | 16         | 16         | 15         | 63          |
| Villages (land proposed to be inset from the GB)             |            |            | 46         | 46         | 45         | 182         |
| PDL in GB  |            |            | 24         | 24         | 23         | 94          |
| Proposed New Settlement (Wisley)                             |            |            |            |            | 50         | 50          |
| <b>Extensions to Urban Areas and Villages</b>                |            |            |            |            |            |             |
| Proposed Extension to Urban Area (Gosden Hill, Guildford)    |            |            |            |            | 50         | 50          |
| Proposed Extension to Urban Area (Blackwell Farm, Guildford) |            |            |            |            | 50         | 50          |
| Land north of Keens Lane, Guildford                          |            |            | 38         | 38         | 37         | 113         |
| Land to the north of West Horsley                            |            |            | 30         | 30         | 30         | 90          |
| Land to the west of West Horsley                             |            |            | 34         | 34         | 34         | 102         |
| Land near Horsley Railway Station                            |            |            | 25         | 25         | 25         | 75          |
| Land at Garlick's Arch, Send Marsh/Burnt Common and Ripley   |            |            | 50         | 50         | 150        | 250         |
| Land west of Winds Ridge and Send Hill, Send                 |            |            | 20         | 20         |            | 40          |
| <b>TOTAL SUPPLY</b>  | <b>348</b> | <b>572</b> | <b>769</b> | <b>829</b> | <b>675</b> | <b>3193</b> |

|                                     | Stepped - Liv 20% |        | Stepped - Sedg 20% |        | OAN 654 - Liv 20% |        | Oan 654 - Sedg 20% |        |
|-------------------------------------|-------------------|--------|--------------------|--------|-------------------|--------|--------------------|--------|
|                                     | Total             | Annual | Total              | Annual | Total             | Annual | Total              | Annual |
| Baseline Requirement 2018 - 2023    | 2554              | 511    | 2554               | 511    | 3270              | 654    | 3270               | 654    |
| Shortfall 2015 - 2018               | 60.9              | 12     | 975                | 195    | 60.9              | 12     | 975                | 195    |
| Baseline plus shortfall 2018 - 2023 | 2615              | 523    | 3529               | 706    | 3331              | 666    | 4245               | 849    |
| 20% Buffer                          | 523               | 105    | 706                | 141    | 666               | 133    | 849                | 169.8  |
| Adjusted Requirement 2018 - 2023    | 3138              | 628    | 4235               | 847    | 3997              | 799    | 5094               | 1018.8 |
| Annual Requirement                  | 628               |        | 847                |        | 799               |        | 1019               |        |

| <b>5-Year Supply</b> |      |       |      |       |
|----------------------|------|-------|------|-------|
| Supply 2018 - 2023   | 3193 |       | 3193 | 3193  |
| Shortfall/Surplus    | 55   | -1042 | -804 | -1901 |
| Years                | 5.09 | 3.77  | 3.99 | 3.13  |

**Notes:**

The 5-year period is based on 01 April 2018 whilst the Council appears to be basing its housing trajectory on 01 April 2019 as the starting point

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Town and Country Planning Act 1990 (As Amended)

Guildford Local Plan - Examination

5-Year Housing Land Supply Calculation - Pre LP Adoption - Neame Sutton

30-Apr-18

| Supply Sources - Neame Sutton Supply  | 2018/19 | Years 1-5  |            |            |            | TOTAL       |
|---------------------------------------|---------|------------|------------|------------|------------|-------------|
|                                       |         | 2019/20    | 2020/21    | 2021/22    | 2022/23    |             |
| Completions                           |         |            |            |            |            |             |
| Outstanding Capacity (commenced)      |         | 148        |            |            |            | 148         |
| Outstanding Capacity (approved)       |         | 190        | 471        | 471        | 471        | 1603        |
| Windfalls                             |         |            | 30         | 30         | 30         | 120         |
| Rural Exception                       |         |            | 6          | 6          | 6          | 24          |
| Town Centre                           |         |            | 66         | 18         | 18         | 120         |
| Guildford Urban Area (excluding SARP) |         |            | 35         | 36         | 36         | 143         |
| Ash and Tongham extension             |         |            |            |            | 44         | 96          |
| Within villages                       |         |            | 16         | 15         | 15         | 60          |
| PDL in GB                             |         |            | 20         | 20         | 22         | 84          |
| Proposed New Settlement (Wisley)      |         |            |            |            | 50         | 50          |
| <b>TOTAL SUPPLY</b>                   |         | <b>338</b> | <b>644</b> | <b>596</b> | <b>642</b> | <b>2448</b> |

|                                     | Stepped - Liv 20% |        | Stepped - Sedg 20% |        | OAN 654 - Liv 20% |        | Oan 654 - Sedg 20% |        |
|-------------------------------------|-------------------|--------|--------------------|--------|-------------------|--------|--------------------|--------|
|                                     | Total             | Annual | Total              | Annual | Total             | Annual | Total              | Annual |
| Baseline Requirement 2018 - 2023    | 2554              | 511    | 2554               | 511    | 3270              | 654    | 3270               | 654    |
| Shortfall 2015 - 2018               | 60.9              | 12     | 975                | 195    | 60.9              | 12     | 975                | 195    |
| Baseline plus shortfall 2018 - 2023 | 2615              | 523    | 3529               | 706    | 3331              | 666    | 4245               | 849    |
| 20% Buffer                          | 523               | 105    | 706                | 141    | 666               | 133    | 849                | 169.8  |
| Adjusted Requirement 2018 - 2023    | 3138              | 628    | 4235               | 847    | 3997              | 799    | 5094               | 1018.8 |
| Annual Requirement                  | 628               |        | 847                |        | 799               |        | 1019               |        |
| <b>5-Year Supply</b>                |                   |        |                    |        |                   |        |                    |        |
| Supply 2018 - 2023                  | 2448              |        | 2448               |        | 2448              |        | 2448               |        |
| <b>Shortfall/Surplus</b>            | <b>-690</b>       |        | <b>-1787</b>       |        | <b>-1549</b>      |        | <b>-2646</b>       |        |
| <b>Years</b>                        | <b>3.90</b>       |        | <b>2.89</b>        |        | <b>3.06</b>       |        | <b>2.40</b>        |        |

**Notes:**

The supply sources for the 5-year supply are based on those sources identified by the Council that can be delivered without the need for the adoption of the LP i.e. those locations that do not require Green Belt boundary review

The 5-year period is based on 01 April 2018 whilst the Council appears to be basing its housing trajectory on 01 April 2019 as the starting point

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Town and Country Planning Act 1990 (As Amended)

Guildford Local Plan - Examination

5-Year Housing Land Supply Calculation - Based on Adoption of LP - Neame Sutton

30-Apr-18

| Supply Sources - Neame Sutton Supply                         | 2018/19    | Years 1-5  |            |            |            | TOTAL       |
|--|------------|------------|------------|------------|------------|-------------|
|  |            | 2019/20    | 2020/21    | 2021/22    | 2022/23    |             |
| Completions  |            |            |            |            |            |             |
| Outstanding Capacity (commenced)                             | 148        |            |            |            |            | 148         |
| Outstanding Capacity (approved)                              | 190        | 471        | 471        | 471        |            | 1603        |
| Windfalls  |            | 30         | 30         | 30         | 30         | 120         |
| Rural Exception  |            | 6          | 6          | 6          | 6          | 24          |
| Town Centre  |            | 66         | 18         | 18         | 18         | 120         |
| Guildford Urban Area (excluding SARP)                        |            | 35         | 36         | 36         | 36         | 143         |
| Slyfield Area Regeneration Plan                              |            |            |            |            |            | 0           |
| Ash and Tongham (urban area)                                 |            |            |            |            |            | 0           |
| Ash and Tongham extension                                    |            |            |            | 44         | 52         | 96          |
| Within villages  |            | 16         | 15         | 15         | 14         | 60          |
| Villages (land proposed to be inset from the GB)             |            | 45         | 45         | 45         | 45         | 180         |
| PDL in GB  |            | 20         | 20         | 22         | 22         | 84          |
| Proposed New Settlement (Wisley)                             |            |            |            |            | 50         | 50          |
| <b>Extensions to Urban Areas and Villages</b>                |            |            |            |            |            |             |
| Proposed Extension to Urban Area (Gosden Hill, Guildford)    |            |            |            |            |            | 0           |
| Proposed Extension to Urban Area (Blackwell Farm, Guildford) |            |            |            |            |            | 0           |
| Land north of Keens Lane, Guildford                          |            |            | 38         | 38         | 37         | 113         |
| Land to the north of West Horsley                            |            |            | 30         | 30         | 30         | 90          |
| Land to the west of West Horsley                             |            |            | 34         | 34         | 34         | 102         |
| Land near Horsley Railway Station                            |            |            | 25         | 25         | 25         | 75          |
| Land at Garlick's Arch, Send Marsh/Burnt Common and Ripley   |            |            |            | 50         | 50         | 100         |
| Land west of Winds Ridge and Send Hill, Send                 |            |            | 20         | 20         |            | 40          |
| <b>TOTAL SUPPLY</b>  | <b>338</b> | <b>689</b> | <b>788</b> | <b>884</b> | <b>449</b> | <b>3148</b> |

|                                     | Stepped - Liv 20% |        | Stepped - Sedg 20% |        | OAN 654 - Liv 20% |        | Oan 654 - Sedg 20% |        |
|-------------------------------------|-------------------|--------|--------------------|--------|-------------------|--------|--------------------|--------|
|                                     | Total             | Annual | Total              | Annual | Total             | Annual | Total              | Annual |
| Baseline Requirement 2018 - 2023    | 2554              | 511    | 2554               | 511    | 3270              | 654    | 3270               | 654    |
| Shortfall 2015 - 2018               | 60.9              | 12     | 975                | 195    | 60.9              | 12     | 975                | 195    |
| Baseline plus shortfall 2018 - 2023 | 2615              | 523    | 3529               | 706    | 3331              | 666    | 4245               | 849    |
| 20% Buffer                          | 523               | 105    | 706                | 141    | 666               | 133    | 849                | 169.8  |
| Adjusted Requirement 2018 - 2023    | 3138              | 628    | 4235               | 847    | 3997              | 799    | 5094               | 1018.8 |
| Annual Requirement                  | 628               |        | 847                |        | 799               |        | 1019               |        |
| <b>5-Year Supply</b>                |                   |        |                    |        |                   |        |                    |        |
| Supply 2018 - 2023                  | 3148              |        | 3148               |        | 3148              |        | 3148               |        |
| <b>Shortfall/Surplus</b>            | <b>10</b>         |        | <b>-1087</b>       |        | <b>-849</b>       |        | <b>-1946</b>       |        |
| <b>Years</b>                        | <b>5.02</b>       |        | <b>3.72</b>        |        | <b>3.94</b>       |        | <b>3.09</b>        |        |

**Notes:**

The 5-year period is based on 01 April 2018 whilst the Council appears to be basing its housing trajectory on 01 April 2019 as the starting point