

Analysis of the impact that the revised OAN figures for Guildford would have on the five year land supply position

1. As set out in the Council's latest evidence¹, Guildford's revised Objectively Assessed Need (OAN) utilising the latest 2016-based sub-national population projections (SNPP) which were published on 24 May 2018 is 594 homes per year. This equates to a total of 11,286 homes over the plan period (2015 – 2034). This is lower than the OAN identified in the West Surrey Strategic Housing Market Assessment: Guildford Addendum 2017 (654 dwellings per annum) and the interim OAN identified in the Council's responses to the Inspector's Matter and Issues for Examination (632 dpa).
2. Appendix 1 of this paper provides an update to Appendix 5.3 and Appendix 5.4 of that response which assessed the rolling five year housing land supply based on the OAN of 654 and 632 respectively. Please note that the phased Annual Housing Target (AHT) from the point of adoption reflects that contained in the Submission Local Plan except for the last five years (11 – 15 year period). The AHT has been reduced in each of these years by 180 homes to ensure that the total requirement equates to the revised housing requirement of 11,286.
3. Appendix 1 demonstrates that the rolling five year supply is over six years at the expected date of adoption and maintains or exceeds this supply rolling forward. The Council considers that this is a robust position and ensures greater resilience and flexibility to cope with changing circumstances.
4. Appendix 2 provides an update to Appendix 6 of the Housing Delivery Topic Paper and sets out the rolling land supply position if measured against a Liverpool (not phased) approach. Whilst this demonstrates that a rolling five year supply would be achieved, it provides less flexibility to maintain this.
5. The Council is still not able to demonstrate a five year land supply using the Sedgefield approach.
6. For the avoidance of doubt, the Council maintains that, if the new evidence is not taken into account, the Liverpool phased approach is still fully justified for the reasons set out in the Council's response to *Question 5: five year housing land supply* of the Inspector's Matters and Issues.
7. If such new evidence is taken into account, it is then important to stress that the updates in Appendices 1 and 2 have been calculated on the basis of the existing supply figures². Any changes that are made through the examination process to either the OAN or the phasing of the supply would therefore have implications on the scale of the five year supply and potentially the ability of the Council to demonstrate a rolling five year land supply utilising the Liverpool approach.
8. For this reason the Liverpool Phased approach is still advocated by the Council whilst these matters remain outstanding.

¹ GBC-LPSS-004 Impact of 2016-based SNPP for Guildford

² Minor factual corrections have been made to the figures so they differ slightly to those contained in the Council's response to *Question 5: five year housing land supply* of the Inspector's Matters and Issues

Appendix 1: Five year housing land supply – Liverpool Phased (OAN of 594)

	Pre-adoption				First five years					6-10 YEARS					11 - 15 YEARS					Total
	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	
Annual housing target	594	594	594	594	450	450	500	500	500	550	600	700	700	700	620	630	670	670	670	11286
Years remaining	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	
Supply	387	294	319	219	534	771	908	1152	1117	857	820	822	871	872	938	937	937	936	935	14626
Backlog/Surplus		-207	-507	-782	-1157	-1073	-752	-344	308	925	1232	1452	1574	1745	1917	2235	2542	2809	3075	
Backlog/Surplus annualised over remaining plan period		-12	-30	-49	-77	-77	-58	-29	28	93	137	182	225	291	383	559	847	1405	3075	
5 year requirement + (5x annualised backlog/surplus)	2826	2740	2737	2738	2786	2883	2939	2993	2910	2788	2636	2443	2196	1836	1343					
5 year requirement plus 20% buffer	3391	3287	3285	3286	3343	3460	3527	3592	3492	3345	3163	2931	2635	2203	1612					
5 year supply	1753	2137	2751	3584	4482	4805	4854	4768	4487	4242	4323	4440	4555	4620	4683					
5 year housing land supply	2.58	3.25	4.19	5.45	6.70	6.94	6.88	6.64	6.42	6.34	6.83	7.57	8.64	10.49	14.53					

Appendix 2: Five year housing land supply – Liverpool (OAN of 594)

	Pre-adoption				First five years					6-10 YEARS					11 - 15 YEARS					Total
	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	
LP requirement annualised over plan period (2015 - 34)	594	594	594	594	594	594	594	594	594	594	594	594	594	594	594	594	594	594	594	11286
Years remaining	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	
Supply	387	294	319	219	534	771	908	1152	1117	857	820	822	871	872	938	937	937	936	935	14626
Residual requirement taking account of supply to date annualised over remaining plan period	594	606	624	643	671	681	674	655	609	559	525	489	441	369	269	101	-177	-735	-2405	
5 year requirement	2970	3028	3119	3214	3356	3405	3370	3273	3046	2793	2627	2443	2204	1846	1343	506	-887	-3673	-12025	
5 year requirement plus 20% buffer	3564	3633	3743	3857	4027	4086	4044	3927	3656	3351	3152	2931	2645	2215	1612	608	-1064	-4407	-14430	
5 year supply	1753	2137	2751	3584	4482	4805	4854	4768	4487	4242	4323	4440	4555	4620	4683					
5 year housing land supply	2.46	2.94	3.67	4.65	5.57	5.88	6.00	6.07	6.14	6.33	6.86	7.57	8.61	10.43	14.53					