

Appendix 8

Five Year Housing Land Supply

Guildford Borough Council

2020

Introduction

1. Paragraph 73 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 2020.

Calculating the five-year requirement

2. As established in the recently adopted LPSS, the Council's annual housing requirement is 562 dwellings per annum (2015 – 2034).
3. 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 which have been 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."* (Reference ID: 68-031-20190722)
4. 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.
5. The NPPF (paragraph 73) requires that the supply of specific deliverable sites should additionally include an appropriate buffer (moved forward from later in the plan period). Where the Housing Delivery Test (HDT) indicates that delivery was below 85% of the housing requirement, a 20% buffer should be included. The intention is that the buffer will improve the prospect of achieving the planned supply. Guildford's currently published HDT 2019 measurement is 83% and the 20% buffer is therefore applicable. It should be noted that the 20% buffer is applied to both the housing requirement and deficit contribution.

The five-year housing land supply

6. 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.

A		Housing requirement (2015 - 2034)	10,678
B	A / 19	Annual requirement	562
C	B * 5	Completions required (1 April 2015 - 31 March 2020)	2,810
D		Completions delivered (1 April 2015 - 31 March 2020)	1,683
E	C - D	Accrued deficit (1 April 2015 - 31 March 2020)	1,127
F	E / 14	Deficit annualised over the remaining plan period to 2034 (Liverpool approach)	81
G	B + F	Annual housing requirement taking account of deficit	643
H	G * 5	Housing requirement (1 April 2020 - 31 March 2025)	3,213
I	H * 1.2	Plus 20% buffer due to significant under delivery	3,855
J		Housing supply (1 April 2020 - 31 March 2025)	4,950
K	(J / I)*5	Five-year housing land supply	6.42

Table 1: Five-year housing land supply position 1 April 2020 - 31 March 2025

7. 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

Category	Past completions	1 - 5 YEARS					6 - 10 YEARS					11 - 15 YEARS					Total
	2015/2016 - 2019/20	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	2034/2035	
Completions	1683																1683
C3 Outstanding capacity (Commenced)	0	285	207	79	79	79	0	0	0	0	0	0	0	0	0	0	729
C3 Outstanding capacity (Approved) - detailed permissions	0	53	426	617	363	316	0	0	0	0	0	17	18	18	18	18	1864
C3 Outstanding capacity (Approved) - outline permissions	0	20	30	0	0	0	103	104	106	106	107	0	0	0	0	0	576
Student Accommodation and Care Homes (C3 equivalent) - detailed permissions	0	392	303	75	76	76	0	0	0	0	0	0	0	0	0	0	922
Lapse Rate Application (-5%) on non-commenced Permissions	0	-23	-38	-34	-22	-20	-5	-5	-5	-5	-6	-1	-1	-1	-1	-1	-168
LAA sites																	
Student Accommodation and Care Homes (C3 equivalent)	0	0	0	0	0	0	0	0	56	0	0	0	0	36	0	0	92
Windfall	0	0	0	48	97	97	97	97	97	97	97	97	97	97	97	97	1212
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	40	0	0	147	147	147	147	148	16	16	16	16	17	857
Guildford urban area (excluding SARP and urban extensions)	0	0	0	48	49	12	12	14	14	14	13	14	14	15	15	15	249
Ash and Tongham urban area (excluding urban extension)	0	0	0	1	1	2	2	2	2	2	2	5	5	5	5	5	39
Villages (excluding new village)	0	0	65	202	319	237	125	25	25	26	26	11	11	11	11	12	1106
Previously developed land in the Green Belt	0	0	0	0	0	0	50	50	16	0	0	0	0	0	0	0	116
Strategic site allocations/location	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Slyfield Area Regeneration Plan (SARP)	0	0	0	0	0	0	150	150	150	150	150	150	200	200	200	0	1500
Guildford urban area extension (Gosden Hill)	0	0	0	0	0	0	50	100	100	150	150	150	150	150	150	200	1350
Guildford urban area extension (Blackwell Farm)	0	0	0	0	0	50	125	125	125	125	175	175	200	200	200	0	1500
Ash and Tongham urban extension	0	0	0	0	0	0	63	63	63	63	63	63	63	63	63	64	631
New village (former Wisley airfield)	0	0	0	25	150	150	175	200	200	200	200	200	200	100	100	100	2000
Total housing provision	1683	727	993	1107	1118	1005	1100	1078	1102	1081	1131	903	979	916	880	533	16336
Total within each period	1683			4950					5492					4211			16336

Housing Trajectory Graph

