

Appendix 8

Five Year Housing Land Supply

Guildford Borough Council

2021

Introduction

1. Paragraph 74 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 2021.

Calculating the five-year requirement

2. 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).
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 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."* (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 74) 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)¹ indicates that delivery was 85% or more of the housing requirement, a 5% buffer should be included. Guildford's currently published HDT 2020 measurement is 90% (previously 83%) and a 5% buffer is therefore applicable (rather than previously 20%). It should be noted that the 5% 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.

¹ The HDT is an annual measurement of how many homes have been delivered over the last three years compared to the number of homes that should have been built.

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 * 6	Completions required (1 April 2015 - 31 March 2021)	3,372
D		Completions delivered (1 April 2015 - 31 March 2021)	2,594
E	C - D	Accrued deficit (1 April 2015 - 31 March 2021)	778
F	E / 13	Deficit annualised over the remaining plan period to 2034 (Liverpool approach)	60
G	B + F	Annual housing requirement taking account of deficit	622
H	G * 5	Housing requirement (1 April 2021 - 31 March 2026)	3,110
I	H * 1.05	Plus 5% buffer	3,266
J		Housing supply (1 April 2021 - 31 March 2026)	4,570
K	(J / I)*5	Five-year housing land supply	7.00

Table 1: Five-year housing land supply position 1 April 2021 - 31 March 2026

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 - 2020/21	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	2035/36	
Completions	2594																2594
C3 Outstanding capacity (Commenced)	0	358	379	298	251	196	0	0	0	0	0	0	0	0	0	0	1482
C3 Outstanding capacity (Approved) - detailed permissions	0	30	192	223	108	108	0	0	0	0	0	0	0	0	0	0	661
C3 Outstanding capacity (Approved) - outline permissions	0	0	10	45	123	58	0	0	0	0	0	0	0	0	0	0	236
Student Accommodation and Care Homes (C3 equivalent) - detailed permissions	0	274	138	79	0	0	0	0	0	0	0	0	0	0	0	0	491
Lapse Rate Application (-6%) on non-commenced Permissions	0	-18	-20	-21	-14	-10	0	0	0	0	0	0	0	0	0	0	-83
LAA sites																	
Care Homes, and Communal and Student Accommodation (C3 equivalent)	0	0	80	87	0	0	0	0	0	0	56	0	0	36	0	0	259
Windfall (sites less than 5 units)	0	0	0	50	100	100	100	100	100	100	100	100	100	100	100	100	1250
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	60	100	227	127	127	127	128	24	24	24	24	24	1016
Guildford urban area (excluding WUV and urban extensions)	0	0	37	20	53	20	6	7	7	7	7	13	13	14	14	14	232
Ash and Tongham urban area (excluding urban extension)	0	0	0	0	0	0	2	2	2	2	2	0	0	0	0	0	10
Villages (excluding new village)	0	0	74	216	250	138	102	103	73	23	23	3	4	4	4	4	1021
Previously developed land in the Green Belt	0	0	0	0	0	0	23	23	23	23	24	0	0	0	0	0	116
Strategic site allocations/location																	
Weyside Urban Village (formerly SARP)	0	0	0	120	90	170	110	160	230	260	270	90	0	0	0	0	1500
Guildford urban area extension (Gosden Hill)	0	0	0	0	0	0	50	100	100	150	150	150	150	150	200	200	1350
Guildford urban area extension (Blackwell Farm)	0	0	0	0	0	0	50	125	125	125	125	175	175	200	200	200	1500
Ash and Tongham urban extension	0	0	0	0	0	0	47	47	47	47	48	48	48	48	48	48	476
New village (former Wisley airfield)	0	0	0	0	0	0	120	160	160	200	210	230	230	230	230	230	2000
Total housing provision	2594	644	890	1123	1027	886	843	960	1000	1070	1149	839	750	812	776	826	16189
Total within each period	2594			4570				5022					4003				16189

Housing Trajectory Graph

