

# Five Year Housing Land Supply

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Guildford Borough Council

01 April 2023

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# 1. Introduction

- 1.1 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 2023.

## 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.”<sup>1</sup>*
- 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.
- 2.4 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)<sup>2</sup> indicates that delivery was 85% or more of the housing requirement, a 5% buffer should be included. Guildford's currently published HDT 2021 measurement is 144% (previously 90%) and a 5% buffer is therefore applicable (rather than 20%). It should be noted that the 5% buffer is applied to both the housing requirement and deficit contribution.

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<sup>1</sup> Reference ID: 68-031-20190722.

<sup>2</sup> 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.

### 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 * 8       | Completions required (1 April 2015 - 31 March 2023)                            | 4,496  |
| D    |             | Completions delivered (1 April 2015 - 31 March 2023)                           | 3,985  |
| E    | C - D       | Accrued deficit (1 April 2015 - 31 March 2023)                                 | 511    |
| F    | E / 11      | Deficit annualised over the remaining plan period to 2034 (Liverpool approach) | 47     |
| G    | B + F       | Annual housing requirement taking account of deficit                           | 609    |
| H    | G * 5       | Housing requirement (1 April 2023 - 31 March 2028)                             | 3,045  |
| I    | H * 1.05    | Plus 5% buffer   | 3,197  |
| J    |             | Housing supply (1 April 2023 - 31 March 2028)                                  | 3,833  |
| K    | (J / I)*5   | Five-year housing land supply  | 6.00   |

**Table 1: Five-year housing land supply position 1 April 2023 - 31 March 2028**

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 |         |         |         |         |       |
|---|---------------------|-------------|---------|---------|---------|---------|--------------|---------|---------|---------|---------|---------------|---------|---------|---------|---------|-------|
| Category  | 2015/2016 - 2022/23 | 2023-24     | 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 |       |
| Completions   | 3985                |             |         |         |         |         |              |         |         |         |         |               |         |         |         |         | 3985  |
| C3 Outstanding capacity (Commenced)   | 0                   | 410         | 211     | 177     | 191     | 197     | 51           | 0       | 0       | 0       | 0       | 0             | 0       | 0       | 0       | 0       | 1237  |
| C3 Outstanding capacity (Approved) - detailed permissions                   | 0                   | 31          | 259     | 225     | 214     | 196     | 55           | 55      | 0       | 0       | 0       | 0             | 0       | 0       | 0       | 0       | 1035  |
| C3 Outstanding capacity (Approved) - outline permissions                    | 0                   | 0           | 88      | 33      | 31      | 202     | 268          | 238     | 346     | 317     | 352     | 206           | 0       | 0       | 0       | 0       | 2081  |
| Student Accommodation and Care Homes (C3 equivalent) - detailed permissions | 0                   | 151         | 80      | 217     | 0       | 0       | 0            | 0       | 0       | 0       | 0       | 0             | 0       | 0       | 0       | 0       | 448   |
| Lapse Rate Application (-7%) on non-commenced Permissions                   | 0                   | -9          | -21     | -24     | -12     | -20     | -16          | -15     | -17     | -16     | -18     | -10           | 0       | 0       | 0       | 0       | -178  |
| <b>LAA sites</b>  |                     |             |         |         |         |         |              |         |         |         |         |               |         |         |         |         |       |
| 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       | 47      | 95      | 95      | 95           | 95      | 95      | 95      | 95      | 95            | 95      | 95      | 95      | 95      | 1187  |
| Windfall (large)  | 0                   | 0           | 0       | 0       | 32      | 64      | 64           | 64      | 64      | 64      | 64      | 0             | 0       | 0       | 0       | 0       | 416   |
| 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       | 104     | 261     | 214     | 178          | 178     | 182     | 4       | 5       | 22            | 22      | 22      | 22      | 22      | 1236  |
| Guildford urban area (excluding WUV and urban extensions)                   | 0                   | 0           | 0       | 0       | 0       | 0       | 30           | 51      | 33      | 7       | 6       | 14            | 13      | 13      | 14      | 14      | 195   |
| 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       | 0       | 40      | 36      | 74           | 24      | 24      | 25      | 25      | 4             | 4       | 4       | 3       | 4       | 267   |
| Previously developed land in the Green Belt                                 | 0                   | 0           | 0       | 0       | 0       | 0       | 0            | 0       | 0       | 0       | 0       | 0             | 0       | 0       | 0       | 0       | 0     |
| <b>Strategic site allocations/location</b>                                  |                     |             |         |         |         |         |              |         |         |         |         |               |         |         |         |         | 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       | 34           | 34      | 34      | 34      | 34      | 32            | 32      | 32      | 32      | 31      | 329   |
| New village (former Wisley airfield)  | 0                   | 0           | 0       | 0       | 0       | 0       | 120          | 160     | 160     | 200     | 210     | 230           | 230     | 230     | 230     | 230     | 2000  |
| <b>Total housing provision</b>  | 3985                | 583         | 617     | 785     | 858     | 990     | 1009         | 990     | 1077    | 1011    | 1110    | 876           | 679     | 765     | 729     | 754     | 16818 |
| <b>Total within each period</b>   | 3985                | 3833        |         |         |         |         | 5197         |         |         |         |         | 3803          |         |         |         |         | 16818 |

# Housing Trajectory Graph

