

# Five Year Housing Land Supply

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Guildford Borough Council

01 April 2024

**FACTUAL UPDATE – DECEMBER 2024**

# 1. Introduction

1.1 This factual update, published in December 2024, replaces both the Land Availability Assessment Appendix 8 and the Five Year Housing Land Supply Position 2024.

# 2. Amended supply

2.1 The following tables indicates those specific sites that have had their contribution within the five-year supply amended.

## C3 Outstanding Permissions - Detailed Permissions (Not Commenced)

Permission Reference	Site location	Net number of dwellings previously included	Net number of dwellings removed/added	Reason
18/P/02025	Land to the east of Outdowns Stables, Outdowns, Effingham, KT24 5QN	1	-1	Lapsed prior to base date
18/W/00142	Building C, Chinthurst Farm, Chinthurst Lane, Shalford, Bramley, GU5 0DR	7	-7	Lapsed prior to base date
18/W/00143	Building D, Chinthurst Farm, Chinthurst Lane, Shalford, Bramley, GU5 0DR	7	-7	Lapsed prior to base date
18/P/00713	Land adjacent to 2 Bulmer Cottages, Horsham Road, Holmsbury St Mary, Tillingbourne, Dorking, RH5 6PD	1	-1	Lapsed prior to base date
18/P/01895	Land West of 1 Olf Drive, Tillingbourne, Gomshall, GU5 9LH	1	-1	Lapsed prior to base date
17/P/01906	2 Hawthorne Way, Guildford, GU4 7JZ	1	-1	Lapsed prior to base date
18/P/02140	25 & 25A Horshoe Lane West, Guildford, GU1 2SZ	4	-1	Permission superseded by 23/P/00791 for 3 net comes and is live
18/W/00020	College House, 89 Woodrbidge Road, Building, GU1 4QD	11	+12	Permission has been implemented and there is an additional prior

				approval granted before the base date for an upward extension 23/W/00039, which was not previously noted
18/W/00082	Units 2 & 3 Pannells Court, Guildford, GU1 4EU	6	-6	Lapsed prior to base date
19/P/01994	Safeguard Bus Depot and 7 Ridgemount, Guildford, GU2	19	-19	Lapsed prior to base date
19/W/00036	Bell Court, Leapale Lane, Guildford, GU1 4LY	28	-28	Lapsed prior to base date
<b>TOTAL</b>			<b>-60</b>	

### C3 Outstanding Permissions - Detailed Permissions (Not Commenced)

Permission Reference	Site location	Net number of dwellings previously included	Net number of dwellings removed/added	Reason
21/P/02232	Debenhams, Millbrook	185	-2	Non-material amendment to reduce the total to 183 dwellings
<b>TOTAL</b>			<b>-2</b>	

### C3 Outline Permissions

Permission Reference	Site location	Net number of dwellings previously included	Net number of dwellings removed/added	Reason
20/P/02155	Weyside Urban Village (Slyfield)	187	-100	Programme slippage by one year
<b>TOTAL</b>			<b>-100</b>	

### Local Plan: Strategy and Sites Outstanding Site Allocations

Site location	Net number of dwellings previously included within the supply	Net number of dwellings removed/added from supply	Reason
Former Wisley Airfield	260	-260	Does not meet the definition of deliverable
<b>TOTAL</b>		<b>-260</b>	

2.2 In total, the net loss of dwellings on specific sites equates to -422 dwellings.

### 3. The five-year housing land supply

3.1 The table below illustrates the supply that is now counted within the five-year supply from each of the different sources of supply.

Source of supply	Amended supply
C3 Outstanding Capacity (commenced)	1056
C3 Outstanding Capacity (Approved) – detailed permissions	<del>1484</del> 1422
C3 Outstanding Capacity (Approved) – outline permissions	<del>252</del> 152
Student Accommodation and Care Homes (C3 equivalent) – detailed permissions	591
Lapse Rate (-5%) on non-commenced permissions	<del>-87</del> -79
Windfalls (Small)	230
Windfalls (Large)	97
Rural Exception Sites	18
Villages (excluding new village)	65
New Village (former Wisley Airfield)	260
<b>TOTAL</b>	<b><del>3966</del> 3552</b>

**Table 1: Components of five-year housing land supply**

3.2 The table below provides a breakdown of how the revised 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 * 9	Completions required (1 April 2015 - 31 March 2024)	5,058
D		Completions delivered (1 April 2015 - 31 March 2024)	4,702
E	C - D	Accrued deficit (1 April 2015 - 31 March 2024)	356
F	E / 10	Deficit annualised over the remaining plan period to 2034 (Liverpool approach)	36
G	B + F	Annual housing requirement taking account of deficit	598
H	G * 5	Housing requirement (1 April 2024 - 31 March 2029)	2,988
I	H * 1.05	Plus 5% buffer	3,137
J		Housing supply (1 April 2024 - 31 March 2029)	3,552
K	(J / I)*5	Five-year housing land supply	5.66

**Table 2: Five-year housing land supply position 1 April 2024 - 31 March 2029**