Appendix 8

Five Year Housing Land Supply

Guildford Borough Council

2025

Contents

1. Introduction 3

2. Calculating the five-year requirement 3

3. The five-year housing land supply 4

Housing Trajectory 5

1. Introduction

1.1 Paragraph 78 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 2025.

2. Calculating the five-year requirement

2.1 The Local Plan: strategy and sites 2019 (LPSS) was adopted on 25 April 2019 with an annual housing requirement of 562 dwellings per annum (2015 – 2034). The base date of the LAA 2025 is 1 April 2025, which is after the LPSS's fifth anniversary. For that reason, the five-year housing land supply figure is now assessed against the local housing need figure calculated using the standard method set out in the National Planning Practice Guidance[1]. This is currently calculated as 1,168 dwellings per annum.

[1] Available online at: Housing and economic needs assessment - GOV.UK

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	-	Annual requirement	1,168
B	A * 5	Housing requirement (1 April 2025 - 31 March 2030)	5,840
C	B * 1.05	Plus 5% buffer	6,132
D	-	Housing supply (1 April 2025 - 31 March 2030)	3,655
E	(D / C)*5	Five-year housing land supply	2.98

Table 1: Five-year housing land supply position 1 April 2025 - 31 March 2030

3.2 The Housing Trajectory is 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					Total
Category	2015/2016 - 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	2038-39	2039-40	
Completions	5181																**5181**
C3 Outstanding capacity (Commenced)	0	241	148	239	340	262	290	93	0	0	0	0	0	0	0	0	1613
C3 Outstanding capacity (Approved) - detailed permissions	0	5	212	318	333	245	100	55	55	50	49	0	0	0	0	0	1422
C3 Outstanding capacity (Approved) - outline permissions	0	0	0	0	88	204	240	478	419	555	565	384	180	180	68	0	3361
Student Accommodation and Care Homes (C3 equivalent) - detailed permissions	0	90	163	266	36	0	0	0	0	0	0	0	0	0	0	0	555
Lapse Rate Application (-7%) on non-commenced Permissions	0	0	-13	-19	-25	-27	-20	-32	-28	-36	-37	-23	-11	-11	-4	0	-287
LAA sites																	
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	45	90	90	90	90	90	90	90	90	90	90	90	90	1125
Windfall (large)	0	0	0	0	37	74	74	74	74	74	74	0	0	0	0	0	481
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	0	80	80	88	0	0	120	27	27	27	27	27	503
Guildford urban area (excluding WUV and urban extensions)	0	0	0	0	0	25	66	22	22	22	22	12	12	12	12	13	240
Ash and Tongham urban area (excluding urban extension)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Villages (excluding new village)	0	0	0	10	0	80	60	31	31	31	31	0	0	0	0	0	274
Previously developed land in the Green Belt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Strategic site allocations/location																	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	150	150	175	175	1075
Ash and Tongham urban extension	0	0	0	0	0	0	27	27	27	27	27	26	26	26	26	26	265
New village (former Wisley airfield)	0	0	0	0	0	0	0	0	0	0	0	50	50	50	60	60	270
Total housing provision	5181	336	510	865	905	1039	1063	1032	846	1094	1278	847	680	716	610	547	17548
Total within each period	5181	**3655**					**5312**					**3400**					**17548**