
The Housing Trajectory and 5yr HLS

The Requirement Scenarios

1. We have tested 4 x requirement scenarios as follows:
 - (i) A figure of **654dpa** as at paragraph 10 of the Inspector’s Guidance Note (11 June 2018) which accords with the figure in the submitted Local Plan.
 - (ii) A figure of **700dpa** as at paragraph 10 of the Inspector’s Guidance Note (11 June 2018)
 - (iii) A figure of **730dpa** to make a greater contribution to addressing affordability ratios and meeting unmet need from Woking (the unmet need figure for Woking to be met in Waverley was 83dpa) [the 730dpa figure represents 650dpa at the lower range + 80dpa (rounded down) for unmet needs arising from Woking]
 - (iv) A figure of **825dpa** reflecting the figure identified within SA Option 8
2. Each requirement scenario is then appraised on the basis of a straight/annualised target requirement for both the 2018 and 2019 base dates to which the “Liverpool” and “Sedgefield” methodologies are then added. A 20% buffer is also applied.
3. The supply figures for the Guildford Housing Forum (“Forum”) are taken from the SoCG prepared between Guildford Borough Council (“GBC”) and the Forum (dated 9 June 2018) updated following discussions with the Forum to reflect the recent Wisley Recovered Appeal decision which was dismissed on 13 June 2018¹. The figures for GBC have been verified against their Position Statement issued on 12 June 2018 (pre-publication of the Wisley decision).
4. The respective five year supply positions are set out below.

¹ This results in a deduction of a further 50 dwellings for the 5yr period 2018 to 2023 and a further 150 for the five year period 2019 to 2024.

Table 1: Applying the Sedgefield Methodology at the 2018 base date

	654dpa	700dpa	730dpa	825dpa
Requirement 2015 to 2018	1,962	2,100	2,190	2,475
Completions 2015 to 2018	1,000	1,000	1,000	1,000
Shortfall 2015 to 2018	962	1,100	1,190	1,475
Requirement 2018 to 2023	3,270	3,500	3,650	4,125
+ shortfall	+962	+1,100	+1,190	+1,475
Sub Total	4,232	4,600	4,840	5,600
+ 20% Buffer	+846	+920	+968	+1,120
Total 5yr Requirement	5,078	5,520	5,808	6,720
GBC Supply	3,584	3,584	3,584	3,584
GBC Yrs Supply	3.5yrs	3.2yrs	3.1yrs	2.7yrs
GBC Shortfall	-1,494	-1,936	-2,224	-3,136
Forum Supply	3,274	3,274	3,274	3,274
Forum Yrs Supply	3.2yrs	3yrs	2.8yrs	2.4yrs
Forum Shortfall	-1,804	-2,246	-2,534	-3,446

Table 2: Applying the Sedgefield Methodology at the 2019 base date

	654dpa	700dpa	730dpa	825dpa
Requirement 2015 to 2019	2,616	2,800	2,920	3,300
Completions 2015 to 2019	1,219	1,219	1,219	1,219
Shortfall 2015 to 2019	1,397	1,581	1,701	2,081
Requirement 2019 to 2024	3,270	3,500	3,650	4,125
+ shortfall	+1,397	+1,581	+1,701	+2,081
Sub Total	4,667	5,081	5,351	6,206
+ 20% Buffer	+933	1,016	+1,070	+1,241
Total 5yr Requirement	5,600	6,097	6,421	7,447
GBC Supply	4,482	4,482	4,482	4,482
GBC Yrs Supply	4.0yrs	3.7yrs	3.5yrs	3.01yrs
GBC Shortfall	-1,118	-1,615	-1,939	-2,965
Forum Supply	3,802	3,802	3,802	3,802
Forum Yrs Supply	3.4yrs	3.1yrs	3yrs	2.5ys
Forum Shortfall	-1,798	-2,295	-2,419	-3,645

Table 3: Applying the Liverpool/Residual Methodology at the 2018 base date

	654dpa	700dpa	730dpa	825dpa
Requirement 2015 to 2018	1,962	2,100	2,190	2,475
Completions 2015 to 2018	1,000	1,000	1,000	1,000
Shortfall 2015 to 2018	962*	1,100**	1,190***	1,475****
Requirement 2018 to 2023	3,270	3,500	3,650	4,125
+ shortfall	+300	+345	+370	+460
Sub Total	3,570	3,845	4,020	4,585
+ 20% Buffer	+714	+769	+804	+917
Total 5yr Requirement	4,284	4,614	4,824	5,502
GBC Supply	3,584	3,584	3,584	3,584
GBC Yrs Supply	4.2yrs	3.9yrs	3.7yrs	3.3yrs
GBC Shortfall	-700	-1,030	-1,240	-1,918
Forum Supply	3,274	3,274	3,274	3,274
Forum Yrs Supply	3.8yrs	3.5yrs	3.4yrs	3yrs
Forum Shortfall	-1,010	-1,340	-1,550	-2,228

*962 dwellings to be met in remaining 16 years of the plan period (from 2018) = 60dpa

**1,100 dwellings to be met in remaining 16 years of the plan period (from 2018) = 69dpa

***1,190 dwellings to be met in remaining 16 years of the plan period (from 2018) = 74dpa

****1,475 dwellings to be met in remaining 16 years of the plan period (from 2018) = 92dpa

Table 4: Applying the Liverpool/Residual Methodology at the 2019 base date

	654dpa	700dpa	730dpa	825dpa
Requirement 2015 to 2019	2,616	2,800	2,920	3,300
Completions 2015 to 2019	1,219	1,219	1,219	1,219
Shortfall 2015 to 2019	1,397*	1,581**	1,701***	2,081****
Requirement 2019 to 2024	3,270	3,500	3,650	4,125
+ shortfall	+465	+525	+565	+695
Sub Total	3,735	4,025	4,215	4,820
+ 20% Buffer	+747	+805	+843	+964
Total 5yr Requirement	4,482	4,830	5,058	5,784
GBC Supply	4,482	4,482	4,482	4,482
GBC Yrs Supply	5.0yrs	4.6yrs	4.4yrs	3.9yrs
GBC Shortfall	-	-348	-576	-1,302
Forum Supply	3,802	3,802	3,802	3,802
Forum Yrs Supply	4.4yrs	3.9yrs	3.7yrs	3.3yrs
Forum Shortfall	-680	-1,028	-1,256	-1,982

*1,397 dwellings to be met in remaining 15 years of the plan period (from 2019) = 93dpa

**1,581 dwellings to be met in remaining 15 years of the plan period (from 2019) = 105dpa

***1,701 dwellings to be met in remaining 15 years of the plan period (from 2019) = 113dpa

****2,081 dwellings to be met in remaining 15 years of the plan period (from 2019) = 139dpa

5. The above tables demonstrate the extent of the shortfall against the respective housing supply scenarios (updated to reflect the Wisley decision) that we say should be met by additional site allocations to be identified by the Council at the Proposed Modifications stage.
6. Clearly, the quantum of additional allocations will be a function of the Inspector's conclusions in relation to the overall OAN and unmet need arising from the HMA.

WBP/7290
15June2018
