

Five Year Housing Land Supply

Guildford Borough Council

Interim Position Statement - 01 April 2025

1. Context

- 1.1 The Council's latest reported five-year land supply is base dated 1 April 2024. This is assessed as being 5.66 years. This supply position is calculated on the basis of the housing requirement in the Local Plan: Strategy and Sites (LPSS), adopted April 2019, and is 562 dwellings per annum.
- 1.2 The next five-year housing land supply will be published in summer 2025 as part of the annual update to the Council's Land Availability Assessment (LAA). This will have a base date of 1 April 2025 which is after the LPSS's fifth anniversary. For that reason, the next five-year housing land supply figure will need to be assessed against the local housing need figure calculated using the standard method set out in the National Planning Practice Guidance¹. This is currently calculated as 1,155 dwellings per annum.
- 1.3 The new local housing need figure is significantly higher than the housing requirement in the LPSS and represents an increase of 106%. As a result, it is anticipated that the Council will no longer be able to demonstrate a five-year supply of housing when it publishes the LAA 2025.

2. Implications

- 2.1 Whilst the Council is unable to confirm the exact five-year housing land supply figure until the summer when the LAA 2025 is published; for the purposes of decision-taking in the interim period, the Council accepts that it does not have and cannot demonstrate a five-year supply of deliverable housing sites as of 1 April 2025.
- 2.2 This means that planning applications and appeals will need to be determined in accordance with National Planning Policy Framework (NPPF) paragraph 11(d) and the application of the presumption in favour of sustainable development or the 'tilted balance'. It also means that for applications involving the provision of housing, the test at NPPF footnote 56 is met and hence paragraph 155(b) of the NPPF is now applicable for these types of development.

¹ Available online at: [Housing and economic needs assessment - GOV.UK](https://www.gov.uk/guidance/housing-and-economic-needs-assessment)