

Housing Land Supply update following changes to the NPPF in December 2023

The council's latest Annual Monitoring Report [Local plan monitoring](#) demonstrates a Housing Land Supply (HLS) of 5.86 years.

The council's 2023 Housing Delivery Test (HDT) score is 133%.

Following changes made to the NPPF (December 2023), there is no longer a blanket requirement for a 5% buffer, only a 20% buffer where the HDT shows delivery under 85% of the requirement over the previous 3 years, which does not apply to the council.

In addition, in assessing HLS, the council benefits from the new provisions in paragraphs 77 and 226 of the December 2023 NPPF. These apply for 2 years from the date of publication of the NPPF (December 2023) and state that a local planning authority need only deliver a minimum of 4 years HLS if they *"have an emerging local plan that has either been submitted for examination or has reached Regulation 18 or Regulation 19 (Town and Country Planning (Local Planning) (England) Regulations 2012) stage, including both a policies map and proposed allocations towards meeting housing need."*

Accordingly, given the stage to which the council's emerging [South Gloucestershire New Local Plan](#) has reached, and that it includes both a policies map and proposed allocations towards meeting its housing need, (see section 5 Towards an Emerging Spatial Strategy), the council is only required to show a 4 year HLS.

The new provisions of the NPPF therefore act as a material change of circumstances justifying the HLS oversupply of 1.86 years. This is also capable of reducing the weight to be applied to the benefit of housing delivery (both general market and Affordable Homes), in any planning applications for housing on a case-by-case basis.