

Net additional dwellings in future years; and Managed Housing Delivery

The [National Planning Policy Framework \(NPPF\)](#) which was updated and republished by Ministry of Housing, Communities and Local Government (MHCLG), on 12 December 2024 at paragraph 78 requires all Local Planning Authorities (LPAs) to identify and update annually a supply of specific deliverable sites to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.

NPPF Paragraph 78 requires that the supply of specific deliverable sites should also include a 5% buffer to ensure choice and competition in the market for land.

In other announcements made on the 12 December, the Government confirmed that the Council's new [Standard Method](#) number is 1,702 and it's [2023 Housing Delivery Test](#) measurement is 134%.

Based on this approach, the Council can demonstrate 4.41 years' worth of deliverable housing supply against its local housing need.

Five year land supply calculation based on CLG based Household Projections

	Numerator (identified supply)	Dwellings
A)	Total identified deliverable supply 2024/25 to 2028/29	7,879
	Denominator (housing need)	
B)	Standard method for calculating Local Housing Need (based on Standard Method published on 12.12.24)	1,702
C)	5% buffer to ensure choice and competition in the market for land (NPPF para.78 a) (B x 0.05)	85.09
D)	B+C	1,787
E)	Land supply (A/D)	4.41

The Council has made every effort to ensure that at the time of preparing the housing trajectory its forecasts of housing land supply are robust and incorporate up to date information. This includes recent survey data on build progress of large housing sites, feedback/ contact between the Council's Development Management, Major Sites Teams and landowners / developers on the likely timescales for the development of their sites and planning appeal decision letters, to ensure the Council can show clear evidence that housing completions will begin on site within five years. To achieve this, housing supply has been assessed based on the

definition of deliverable set out within Annex 2 of the NPPF. Further information on the approach is set out at **2024 Housing Trajectory**.

