

Stroud District: Housing Land Supply Update January 2025

1 Introduction

- 1.1 The Council published its latest assessment of housing land supply in November 2024, https://www.stroud.gov.uk/media/unikzf1b/five-year-land-supply-november-2024_final.pdf. The report demonstrates 4.33 years deliverable housing land supply based on a five-year local housing need requirement calculated using the original standard method with no buffer applied.
- 1.2 With the draft Local Plan at Examination, this satisfied the previous National Planning Policy Framework (NPPF) requirement for Local Authorities at an advanced stage of plan making to demonstrate a reduced four-year deliverable housing land supply.
- 1.3 The Government has since published an update to the NPPF, 12 December 2024, which includes the following changes to how the five-year housing land supply is calculated:
 - reintroducing the requirement for all Local Authorities to continually demonstrate 5 years of specific deliverable sites for decision making purposes, regardless of plan status;
 - introducing a new requirement that authorities with plans adopted under the old standard method must provide an extra year's worth of homes in their 5-year housing pipeline from 1 July 2026;
 - reintroducing the requirement to apply a 5% buffer to an authority's housing land supply;
 - introducing a new Standard Method for assessing housing need based on housing stock as the baseline figure rather than the latest household projections and increasing the scale of the affordability adjustment from a multiplier of 0.25 to 0.95.
- 1.4 This report sets out an update of Stroud District Council's assessment of the housing land supply position against the latest NPPF requirements.
- 1.5 The Stroud District Local Plan was adopted in November 2015. This Plan has been reviewed and a draft Plan submitted in October 2021 which is currently at Examination.
- 1.6 As it is more than five years since the Local Plan was adopted, housing land supply is measured against the District's local housing need calculated using the standard method.
- 1.7 The following tables set out the updated assessment of the housing land supply for Stroud District:
 - Table 1 sets out local housing need for the 8 month period April – November 2024 in accordance with the original standard method and NPPF 2023 with no buffer applied.
 - Table 2 sets out local housing need for the 4 month period December 2024 – March 2025 in accordance with the new standard method and updated NPPF December 2024 including a 5% buffer.
 - Table 3 sets out local housing need for years 2 – 5, April 2025 – March 2029, calculated in accordance with the new standard method and latest NPPF December 2024 including a 5% buffer.
- 1.8 For an explanation of the various components of the housing land requirement and supply please refer to the [Five-Year Housing Land Supply November 2024 Report](#).

2 Housing Land Supply Assessment Update

Table 1: Local Housing Need Standard Method Year 1: April 2024 – November 2024

		Original Local Housing Need Standard Method
A	Annual household growth Average 2024 - 2034	463.7
B	Median affordability ratio 2023	9.4
C	Adjustment factor for affordability	1.3375
D	Local Housing Need 2024 (A x C)	620
E	Eight month requirement [(D x 0.67)	415.5
F	Total requirement with no buffer applied	415.5

Table 2: Local Housing Need Standard Method Year 1: December 2024 – March 2025

		New Local Housing Need Standard Method
A	Dwelling stock 2023 baseline (56,396 x 0.8%)	451.17
B	5-year average median affordability ratio	9.308
C	Adjustment factor for affordability	1.818
D	Local Housing Need 2024 (A x C)	820
E	Four month requirement [(D x 0.33)	270.75
F	Total requirement with 5% buffer applied (D x 1.05)	284.23

Table 3: Local Housing Need Standard Method Years 2 to 5: April 2025 – March 2029

		New Local Housing Need Standard Method
A	Dwelling stock 2023 baseline (56,396 x 0.8%)	451.17
B	5-year average median affordability ratio	9.308
C	Adjustment factor for affordability	1.818
D	Local Housing Need 2024 (A x C)	820
E	Four year requirement [(D x 4)	3,280
F	Total requirement with 5% buffer applied (D x 1.05)	3,444

Table 4: Deliverable Housing Land Supply 1/4/2024 – 31/3/2029

		Dwellings
A	Allocated sites with planning permission	925
B	Non-allocated large sites (10 dwellings or more) with planning permission	1,677
C	Non-allocated small sites (9 dwellings or less) with planning permission minus 22% non-implementation rate (431-95)	336
D	Other firm commitments - with a resolution to grant planning permission at 1st April 2023, including sites subject to a s106 agreement	0
E	Local Plan allocated sites without planning permission	1,387
F	Windfall allowance (76 x 2)	152
G	Total supply (A+B+C+D+E+F)	4,477
H	Dwellings unlikely to be built in period between 2023 – 2027	1,794
I	Total dwellings (G - H)	2,683

Table 5: Five Year Housing Land Supply 1/4/2024 – 31/3/2029

		Local Housing Need Standard Method
A	Total deliverable housing supply	2,683
B	Minimum housing requirement (Table 1 + Table 2 + Table 3)	4,144
C	Percentage of 5-year housing supply (A divided by B)*100	0.65
	Years' supply	3.24