

Stroud District: Housing Land Supply Update March 2024

1 Introduction

- 1.1 This report replaces the Housing Land Supply update published in January 2024.
- 1.2 The Council published its latest full assessment of housing land supply in November 2023, <https://www.stroud.gov.uk/media/2237273/five-year-land-supply-2023-final-29112023.pdf>. The report demonstrates 5.05 years deliverable housing land supply based on a five-year local housing need requirement calculated using the standard method and including a 5% buffer.
- 1.3 Subsequently, the Government published an update to the National Planning Policy Framework (NPPF), 19 December 2023, including the following changes to five-year housing land supply:
 - removing the requirement for planning authorities with an up-to-date plan in place to update annually their five-year supply of land for housing;
 - removing the 5% and 10% buffers applied to an authority's housing land supply;
 - rewarding local authorities (LAs) at an advanced stage of plan making whereby those LAs with Local Plans at examination, Regulation 18 or Regulation 19 stage need only demonstrate a four-year housing land supply (as opposed to five years) for a period of two years for decision making purposes.
- 1.4 Planning Practice Guidance (PPG) published on 5 February 2024 clarifies:

Both the 5 year housing land supply and the 4 year housing land supply that authorities should demonstrate for decision making should consist of deliverable housing sites demonstrated against the authority's five year housing land supply requirement, including the appropriate buffer." (055 Reference ID: 68-055-20240205)
- 1.5 This report sets out an update of Stroud District Council's assessment of the housing land supply position in accordance with the latest NPPF and PPG requirements.
- 1.6 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.
- 1.7 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 (see Tables 1 and 3). The requirement to add a 5% buffer has now been removed.
- 1.8 With the Council at an advanced stage of plan making, the Council are only required to identify and update annually a supply of specific deliverable sites to **provide a minimum of four years' worth of housing against a five-year housing land supply requirement** in accordance with paragraph 226 of the updated NPPF:

226. From the date of publication of this revision of the Framework, for decision-making purposes only, certain local planning authorities will only be required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of four years' worth of housing (with a buffer, if applicable, as set out in paragraph 77) against the housing requirement set out in adopted strategic policies, or against local housing need where the strategic policies are more than five years old⁸⁰, instead of a minimum of five years as set out in paragraph 77 of this Framework. This policy applies to those authorities which 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. This provision does not apply to authorities who are not required to demonstrate a housing land supply, as set out in paragraph 76. These arrangements will apply for a period of two years from the publication date of this revision of the Framework.

- 1.9 The following tables 1 – 3 set out the updated assessment of the housing land supply for Stroud District demonstrating 5.3 years' housing land supply against a five-year housing requirement calculated using the Standard Method and in excess of the minimum of four years' worth of deliverable housing land supply currently required by the updated NPPF.
- 1.10 Please refer to the full [Five-Year Housing Land Supply November 2023 Report](#) for an explanation of the various components of the housing land requirement and supply, detailed delivery trajectory (Appendix 9) and deliverability summary for large sites with planning permission and adopted Local Plan allocations contributing to the identified 5.3 years' housing land supply (Appendix 10).

2 Housing Land Supply Assessment Update

Table 1: Local Housing Need Standard Method

		Local Housing Need Standard Method
A	Annual household growth Average 2023 - 2033	474.5
B	Median affordability ratio 2022	9.62
C	Affordability uplift	35%
D	Local Housing Need 2023 (A x 1.35)	641
E	Five-year requirement [(D x 5)	3,205
F	Total requirement with no buffer applied	3,205

Table 2: Deliverable Housing Land Supply 1/4/2023 – 31/3/2028

		Dwellings
A	Allocated sites with planning permission	1,050
B	Non-allocated large sites (10 dwellings or more) with planning permission (updated as at 01 October 2023)	1,926
C	Non-allocated small sites (9 dwellings or less) with planning permission (updated as at 01 October 2023) 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 (76x2)	152
G	Total supply (A+B+C+D+E+F)	4,851
H	Dwellings unlikely to be built in period between 2023 – 2028	1,451
I	Total dwellings (G - H)	3,400

Table 3: Five Year Housing Land Supply 1/4/2023 – 31/3/2028

		Housing Land Supply
A	Total deliverable housing supply	3,400
B	Minimum housing requirement	3,205
C	Percentage of 5-year housing supply (A divided by B)*100	1.06
	Years supply	5.30