

Five-Year Housing Land Supply Position Statement – August 2025

On the 28 May 2025, the Council's adopted Local Plan became more than five years old, changing the housing requirement figure that should be used when calculating our five-year housing land supply.

Using the current local housing need number of 1,437 dwellings per annum calculated using the standard method, the City Council has updated the calculation of its five-year housing requirement. This Position Statement covers the five-year period 2025/26 - 2029/30 and includes the 5% supply buffer required by the National Planning Policy Framework (NPPF) to ensure choice and competition in the market for land.

The five-year housing requirement is based on the following figures:

Housing Requirement	1,437 dwellings per annum equals 7,185 dwellings over 5 years
Historic Shortfall Baseline Year 2013/14	N/A as standard method for assessing local housing need is used as the starting point and already factors in past under-delivery as part of the affordability ratio
5% additional buffer	$7,185 + 5\% (359.25) = 7,544.25/5$ years = 1,509 dwellings per year

As set out in the Housing Site Schedule August 2025 there is a supply of 5,861 dwellings forecast to be completed in the five-year period 2025/26 to 2029/30. On the basis of the five-year housing requirement and the forecasted housing supply the City Council can demonstrate a suitable supply of deliverable sites for housing for the following number of years:

3.88 years (5,861 / 1,509)