



# Five Year Housing Land Supply Statement as 1 April 2024

December 2024

## National Policy Update

1. The December 2024 update of the National Planning Policy Framework (NPPF) amended the 'rules' on how to identify and calculate a five-year housing land supply. The NPPF now states: Paragraph 78.

*“Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient 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. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:*

*a) 5% to ensure choice and competition in the market for land; or*

*b) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply; or*

*c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework, and whose annual average housing requirement is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance.”*

2. In respect of paragraph 78, Brentwood Borough Council adopted its Local Plan in March 2022, and is therefore less than five years old, meaning the housing requirement in the adopted Local Plan will serve as the basis for calculating the five-year housing supply. Furthermore, to ensure choice and competition in the market for land, the Council must include a 5% buffer.
3. As the [Housing Delivery Test 2023](#) result for Brentwood was 129%, the Council comfortably passed the 85% threshold, below which a 20% buffer would need to be applied to compensate for significant under delivery.

## Five Year Housing Supply Calculation

4. Using the housing requirement for the five-year period 2024/25 to 2028/29 of 2,000 as set out in the adopted Local Plan (2022), the council has updated the calculation of its five-year housing land supply.
5. The below calculation accounts for shortfall (6 dwellings) from the start of the plan period to 2023/24, which has been annualised over the remainder of the plan period (9 years) (2024/25 to 2032/33) this is known as the Liverpool approach and is the same approach as set out in the Local Plan.

	<b>Dwellings</b>
Local Plan housing requirement 2023/24 to 2027/28	2,000
Shortfall (2016/17 to 2023/24*) ÷ 9 years x 5 years	4
Five-year requirement (with shortfall)	2,004
5% Buffer (5% of 2,004)	100.2
Total five-year requirement (with shortfall and 5% buffer)	2,105
Annual five-year requirement (with shortfall and 5% buffer)	<b>421</b>

\*Completions against housing requirement from 2016/17 to 2023/24 is -6

6. As set out in the [Five Year Housing Supply Site Schedule April 2023](#) there is a supply of **2,110<sup>1</sup> dwellings** forecast to be completed in the five-year period 2024/25 to 2028/29.
7. On the basis of the five-year housing requirement and the forecasted housing supply the council can demonstrate a suitable supply of deliverable sites for housing for the following number of years:
  - **5.01 years**
8. As at the 1 April 2024 the council can demonstrate a five-year land supply of **5.01 years**.

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<sup>1</sup> This total accounts for a 10% non-implementation discount on all extant permissions

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