



Report to: Place and Economic Development Committee, 29th January 2024

Report of: Corporate Director – Planning and Governance

Subject: SOUTH WORCESTERSHIRE FIVE YEAR HOUSING LAND SUPPLY REPORT, DECEMBER 2023

1. Recommendation

- 1.1 That the Place and Economic Development Committee notes the publication of the South Worcestershire Councils Five Year Housing Land Supply Report and Appendices on 23rd December 2023, which details the housing land supply for the five year period from 1st April 2023 to 31st March 2028 on the councils website; and**
- 1.2 Note that based upon the deliverable supply identified within the report, none of the South Worcestershire Councils are currently able to demonstrate a five year supply of housing when measured using the government's standard method for calculating housing need.**

2. Background

- 2.1 The National Planning Policy Framework requires that local planning authorities update annually their supply of deliverable sites to identify sufficient housing land to provide a minimum of five years worth against their identified housing requirement, either in adopted strategic policies or through the standard method of calculating housing requirement.
- 2.2 As of February 2021, the South Worcestershire Development Plan (SWDP) is more than five years old, and therefore the housing requirement is now calculated using the standard method set out by Government, rather than that identified in the SWDP policy.
- 2.3 Only sites which meet the definition of deliverable as set out in the National Planning Policy Framework can be counted towards meeting the five year housing land supply. Therefore, those sites identified in the recently submitted South Worcestershire Development Plan Review that do not have detailed planning permission cannot currently be counted, until such time as the review is adopted and sufficient evidence of deliverability can be demonstrated.
- 2.4 However, through a recent planning appeal it was confirmed by the Inspector that the sharing mechanism through the five policy sub-areas as identified in the adopted South Worcestershire Development Plan should remain in place and be used to identify the deliverable supply for each of the South Worcestershire local planning authorities. Therefore, Worcester City Council's deliverable supply is made up of supply not only from within the City Council's administrative boundary but also

supply from the Wider Worcester Area, within Malvern Hills District and Wychavon District Council areas.

3. Information

- 3.1 The five year housing requirement for Worcester City Council is 1,715 dwellings, the National Planning Policy Framework requires a buffer to be added of 5% to ensure choice in the market, therefore the total five year requirement is 1,801 dwellings.
- 3.2 The total deliverable supply for the five year period from 1st April 2023 to 31st March 2028 that can be counted towards Worcester City's supply is 1,733 dwellings.
- 3.3 Therefore, a total supply of 4.81 years can be demonstrated by Worcester City Council. Planning decisions should continue to be made in the context of paragraph 11 and the tilted balance, at least until the council has confirmed whether a four year supply can be demonstrated in the context of paragraph 226 of the NPPF published in December 2023.
- 3.4 Using the same calculation method, Malvern Hills District Council can demonstrate 3.31 years of housing land supply and Wychavon District Council can demonstrate 2.65 years of housing land supply, against a five year requirement.
- 3.5 The revised National Planning Policy Framework published in December 2023 explains at paragraph 226 that where Local Plans are at an advanced stage of plan making, like the South Worcestershire Development Plan Review, those local planning authorities will only need to demonstrate a four year supply of deliverable housing land. Officers at all three south Worcestershire councils are currently working on the four year housing land supply calculations and an addendum to the published five year housing land supply report will follow in due course.

Ward(s): ALL
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Background Papers: [Five Year Housing Land Supply Report + Appendices](#)