



Department for Levelling Up,  
Housing & Communities

**Joanna Averley**  
*Chief Planner*

**Department for Levelling  
Up, Housing and  
Communities**

3rd Floor, Fry Building  
2 Marsham Street  
London SW1P 4DF

5 February 2024

By email only

Dear Chief Planning Officer,

### **Update to Planning Practice Guidance on Housing Supply and Delivery**

Today we have published updated planning practice guidance on Housing Supply and Delivery to ensure that it reflects the planning policy changes set out in the recently published National Planning Policy Framework (NPPF). The guidance can be found here [Housing supply and delivery - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/housing-supply-and-delivery), and includes information on transitional arrangements for decision making, updates to clarify how local authorities who meet the policy criteria can calculate a 4-year housing land supply position, as well as further detail on the circumstances under which authorities are not required to demonstrate a 5-year housing land supply for decision making.

In particular, paragraph 226 of the updated NPPF introduced a temporary measure that means some authorities only have to demonstrate four years of specific deliverable sites instead of the usual five. Following feedback from across the sector, the Planning Practice Guidance confirms that this will be based on the performance against 5-year housing land supply; not an alternative calculation.

We intend to publish further Housing Supply and Delivery guidance in due course which will set out how past oversupply can be considered by authorities who are calculating their 5-year housing land supply position, as well as wider updates to ensure that the position in the revised NPPF is fully reflected in guidance.

**Yours faithfully,**

**Joanna Averley**  
**Chief Planner**