

Briefing Note

Our ref 67943/01/SB/HBe
Date 6 January 2025
From Lichfields

1.0 Introduction

1.1 This note sets out an update to Uttlesford District Council's ('the Council') Five Year Housing Land Supply ('5YHLS') position following the publication of the revised National Planning Policy Framework ('NPPF') on 12 December 2024.

2.0 Updated 5YHLS Position

2.1 At the hearing, the Council's 5YHLS position – currently 4.12 years (covering the five-year period from 1 April 2024) – was discussed in the context of how it might change if then consultation draft NPPF was adopted.

2.2 Since the hearing, the Government has:

- 1 Published a revised NPPF (2024) and its policies are a material consideration for decision-making from now onwards (Paragraph 231);
- 2 Updated the Planning Practice Guidance ('PPG') including a revised standard methodology for assessing local housing need; and
- 3 Published the 2023 Housing Delivery Test ('HDT').

2.3 In summary, the following is relevant to the Council's 5YHLS position:

- The Council's 2023 HDT measurement is now 46% (down from 58% previously). Therefore a 20% buffer – in accordance with NPPF Paragraph 78b – remains appropriate.
- The four-year housing land supply provision (previously Paragraph 226) – that applied to Uttlesford – has been removed. Therefore, the Council needs to be able to demonstrate five-years' worth of supply to avoid Paragraph 11(d) being engaged by virtue of a lack of land supply.
- The updated standard method local housing need figure has increased for Uttlesford. It is now 804 homes per annum (compared to a previous draft figure of 749 homes per annum).

2.4 Table 1 below sets out Uttlesford's updated 5YHLS when applying the policies in the revised NPPF (2024) alongside the Council's stated position. This shows the Council's 5YHLS is now 3.46 years with a shortfall of 1,489 homes. This is a slightly lower figure than that

discussed at the hearing (3.71 years) owing to the slight increase in the Council's local housing need figure given the revised methodology.

Table 1 Uttlesford's Stated and Updated Five Year Housing Land Supply Position (2024)

Uttlesford 5YHLS	Stated Position (August 24)	NPPF 2024 Updated Position
Basic Requirement (Standard Method)	675	804
Buffer	20%	20%
Total Requirement	4,050	4,824
Stated Supply	3,335	3,335
Five Year Supply	4.12 Years	3.46 Years
Shortfall	-715 homes	-1,489 homes

Source: Uttlesford District Council 5-Year Housing Land Supply Statement (2024), Lichfields Analysis