

Introduction

This document provides a targeted update to and should be read alongside SoCG-HLSA-01 of CD4.17 6007402 Planning SoCG Addendum V2 Appendix 1 5YHLS Update 05 08 26.

Summary of deductions

Following the Five Year Housing Land Supply Round-Table Discussion, the Council agreed two further deductions to the deliverable housing land supply at 1st April 2025. These are:

- Outline Planning Permission 19/05560/OUT: 28 dwellings before the adjustment for the 10% non-delivery allowance (25 dwellings after the adjustment).
- SAMDev Plan Allocation OSW024: 64 dwellings (in addition to the 25-dwelling deduction already accepted) before the adjustment for the 10% non-delivery allowance (a further 57 dwellings after the adjustment – 80 dwellings in total on this site).

The other deductions agreed by the Council and the deductions proposed by the appellant are detailed in Table SoCG-HLSA-01 of CD4.17 6007402 Planning SoCG Addendum V2 Appendix 1 5YHLS Update 05 08 26.

In summary, the Appellant concludes that 2,858 dwellings should be removed from sites in the Council’s supply at 1st April 2025, whilst the Council accepts 296 dwellings.

The following table summarises the total deductions of the two parties (updating Table SoCG-HLSA-03 of in CD4.17 6007402 Planning SoCG Addendum V2 Appendix 1 5YHLS Update 05 08 26).

Table (SoCG-HLSA-03 Update) – Summary of deductions

Source of supply	Appellants Deductions (after 10% allowance)	Council Deductions (after 10% allowance)
Sites with planning permission	404	57
Site with a ‘resolution to grant’ planning permission	45	45
Sites with appeals pending determination at 1 st April 2025	97	6
Allocated sites in the current Local Plan	80	80
Sites proposed for allocation for development within the withdrawn Local Plan	1,879	108
Site identified in the SLAA	27	0
Affordable housing sites	326	0
Total	2,858	296

5YHLS calculations

The following table summarises the two parties five year housing land supply position at 1st April 2025, accounting for their proposed deductions (updating Table SoCG-HLSA-04 of in CD4.17 6007402 Planning SoCG Addendum V2 Appendix 1 5YHLS Update 05 08 26).

Table (SoCG-HLSA-04 Update) – Summary of the 5YHLS position at 1st April 2025

	Requirement	Council	Appellant
A	Annual local housing need	2,046	2,046
B	5YHLS requirement without buffer (A X 5)	10,230	10,230
C	5% buffer (5% of B)	512	512
D	5YHLS requirement including buffer (B + C)	10,742	10,742
E	Annual 5YHLS requirement including buffer (D / 5)	2,148	2,148
	Supply		
F	Deliverable supply at 1 st April 2025	9,534	6,972
G	Supply in years (F / E)	4.44	3.25
H	Undersupply against the 5YHLS requirement including buffer (F – D)	-1,208	-3,770