

Housing Land Supply at June 2025

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Housing Land Supply at June 2025

1 Introduction

1.1 This document sets out West Berkshire Council's assessment of its housing land supply from 1 April 2024 to 31 March 2029.

1.2 Paragraph 78 of the [National Planning Policy Framework \(NPPF\)](#) requires all local planning authorities to 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 (LHN, calculated using the standard method) where the strategic policies are more than five years old.

1.3 The [West Berkshire Local Plan Review \(LPR\)](#) was adopted on 10 June 2025. Policy SP12 of the LPR is strategic and sets out the housing requirement, which is an average of 515 dwellings per annum. This figure has been used in the housing land supply calculation.

1.4 **The Council can currently demonstrate a 5.7 years' supply of deliverable housing sites, using a five-year housing land supply from 2024/25 to 2028/29 against a five-year housing land supply requirement plus a 5% buffer.**

2 The housing requirement

2.1 Planning Practice Guidance (PPG) ([Paragraph: 005 Reference ID: 68-005-20190722](#)) requires the housing requirement figure identified in adopted strategic housing policies to be used for the purposes of calculating the five year housing land supply figure, but only if the plan was adopted in the last five years or the strategic housing policies have been reviewed within the last five years and found not to need updating.

2.2 The LPR was adopted on 10 June 2025. Policy SP12 is strategic and sets out the housing requirement for the district, which is an average of 515 dwellings per annum. This figure has been used to calculate the five year housing land supply.

2.3 The housing requirement used to determine the five year supply must be that which is set out within adopted strategic policies, or against the Local Housing Need where the strategic policies are more than five years old.

2.4 The Local Housing Need is an unconstrained assessment of the minimum number of homes needed in an area. It must be calculated using the standard method, details of which are set out within the PPG ([Paragraph: 004 Reference ID: 2a-004-2024121](#)).

The housing land supply period

2.5 The period 1 April 2024 to 31 March 2029 is covered in this update of the five year housing land supply.

Housing Delivery Test and application of the NPPF 'buffer'

2.6 Paragraph 78 of the NPPF sets out the following:

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

2.7 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.

Footnote 40: This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.

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2.8 The Government introduced the Housing Delivery Test (HDT) in 2018, with the first results of the HDT being published by the Secretary of State in November 2018. The HDT measures the net additional dwellings provided in a local authority area against the homes required, using national statistics and local authority data. The HDT provides a measure based on the preceding 3 financial years.

2.9 The current published HDT result relates to the ‘2023 measurement’ (published on 12 December 2024), and covers the period 2020/21, 2021/22 and 2022/23. As set out in Table 2.1 below, it shows that between 2020/21 and 2022/23, the Council delivered 146% of its housing requirement. Therefore, in line with paragraph 78a of the NPPF, a 5% buffer is required in addition to the housing requirement.

Table 2.1 Housing Delivery Test 2023

Year	Number of net dwelling completions including communal accommodation	Housing Delivery Test requirement
2020/21	624	342
2021/22	723	509
2022/23	640	513
Total	1,987	1,364
Average per year	662	455
Percentage delivery		146%

2.10 It should be noted that due to Covid-19 and the subsequent disruption to local authority services and the construction sector, the Government has reduced the 2020/21 housing requirement in the HDT by four months (ie. 122 days) to reflect this disruption.

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Over supply of past housing completions

2.11 PPG ([Paragraph: 022 Reference ID: 68-031-20190722](#)) allows the past over-supply of dwelling completions against the planned requirement to be used to offset any shortfalls against requirements from previous years. However, the PPG and NPPF are silent on whether over-supply can be set against future years.

2.12 Within the first year of the Plan period (1 April 2023 to 31 March 2024), there were 637 dwellings completed, which when compared to the annual average dwelling requirement of 515 dwellings, results in a surplus of 158 dwellings.

2.13 The Inspector of an appeal decision dated 24 March 2023 in relation to Land bounded by 37 to 47 Caldecote Road, 2 to 4 Tompions End, and 3 Northill Road, Caldecote Road, Biggleswade, Bedfordshire (App ref: APP/P0240/W/22/3305018) concluded that it is a matter of judgement for the decision maker, having regard to each case. Whilst the Inspector of an appeal dated 18 August 2023 in relation to 100 High Street, Meppershall, Bedfordshire (App ref: APP/P0240/W/23/3317603) concluded that *"...if over-supply were not taken into account, in my view, the number of houses required over the period of the plan would be artificially inflated. The planned requirement is to meet a specific need over the plan period. To artificially inflate it through not offsetting over-supply would mean that the overall requirement figure in the plan period would increase."*

2.14 The housing requirement in policy SP12 of the LPR is clearly expressed as an average, and the Council consider that the over-supply must be taken into account.

2.15 In terms of the way in which the oversupply should be considered, the Council have distributed the oversupply evenly across the remainder of the plan period (the inverse 'Liverpool' method), rather than just over the five-year period. This approach has been accepted in two appeal decisions in Central Bedfordshire. Therefore, the five year requirement taking account of past over-delivery is 2,530 dwellings. The calculation of oversupply is set out in Table 2.2 below:

Table 2.2 Calculation of of the oversupply in 2023/24 and its application across the remainder of the Plan period

A. Housing requirement (1 April 2023 to 31 March 2024)	Average of 515 dwellings per annum
B. Actual dwelling completions (1 April 2023 to 31 March 2024)	637 dwellings
C. Surplus / shortfall (B-A)	158 dwellings
D. Remaining years of the plan period (1 April 2024 to 31 March 2041)	17 years
E. Past over-delivery to offset annual requirement (C/D)	9 dwellings
Five year requirement taking account of past over-delivery ((A-E)*5)	2,530 dwellings

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3 Sources of Housing Supply

3.1 This section provides an explanation of the sources of land supply that form part of the monitoring of housing land supply position. Specific sites are set out in the accompanying schedules in Appendix 1. Monitoring data with a base date of 31 March 2024 was used.

3.2 The Council considers that the sites which form part of the five year housing land supply are deliverable (as defined by the Glossary to the NPPF), and that there is clear evidence and a realistic prospect that housing completions will begin within five years. Many of the sites were also the subject of extensive discussions as part of the Local Plan Review examination process.

The meaning of deliverable

3.3 The meaning of 'deliverable' is set out within the Glossary of the NPPF. This states:

"To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years."

3.4 For all sites with detailed planning permission (full or reserved matters) and small sites (sites delivering less than 10 dwellings) with outline planning permission which fall under Part a) of the definition, the NPPF is clear that these should be assessed as being deliverable until permission expires, unless there is specific evidence to the contrary. Without such specific evidence, a decision taker should not reach another conclusion.

3.5 For large sites (site delivering 10 or more dwellings) with outline planning permission or allocated sites in the adopted development plan without planning permission, specific evidence is required that there is a realistic prospect of dwellings being delivered within the five year period. It should be noted that the need for specific evidence falls under the umbrella of a 'realistic prospect', carrying no greater evidential burden.

3.6 In a [Consent Order](#) dated 7th May 2020 regarding a case in South Northamptonshire, the Secretary of State (Paragraph B) conceded that Part b) of the definition of 'deliverable' was not to be regarded as a 'closed list' and that the proper interpretation was that any site which can be shown to be available now, offer a suitable location for development now and be achievable with a realistic prospect that housing will be delivered on the site within five years will meet the definition of deliverable; and that the examples given in categories a) and b) are not exhaustive. This means that sites with a resolution to grant subject to the signing of a S106 agreement are capable of being considered deliverable. Whether a site does or does not meet the definition is a matter of planning judgment on the evidence available.

3.7 "Realistic prospect" is a crucial phraseology. Consequently "deliverable" means the site is realistically capable of being delivered within the next five years. This is important as a range of factors relating to whether a site will or will not be delivered are outside of the gift of a local planning authority. It does not require certainty of delivery.

3.8 This interpretation was confirmed in the judgement; [St Modwen Developments Ltd v Secretary of State for Communities and Local Government](#) (October 2017) in paragraphs 35 and 38:

"Deliverability is not the same thing as delivery. The fact that a particular site is capable of being delivered within five years does not mean that it necessarily will be. For various financial and commercial reasons, the landowner or house builder may choose to hold a site back. Local planning authorities do not control the housing market. The NPPF recognises that." (Paragraph 35)

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"Sites may be included in the five year supply if the likelihood of housing being delivered on them within the five year period is no greater than a "realistic prospect" - the third element of the definition in footnote 11. This does not mean that for a site properly to be regarded as "deliverable" it must necessarily be certain or probable that housing will in fact be delivered upon it, or delivered to the fullest extent possible, within five years." (Paragraph 38).

3.9 Whilst the judgement was made with reference to the NPPF, published in March 2012, the key term 'realistic prospect' is unchanged in the current version of NPPF.

3.10 The PPG provides additional guidance ([PPG, Paragraph 007, Reference ID: 68-007-20190722](#)) on deliverability stating that evidence may include:

- Current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;
- Firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;
- Firm progress with site assessment work; or
- Clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.

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Allocated sites

3.11 Residential site allocations are included within the LPR and the Stratfield Mortimer Neighbourhood Development Plan (NDP), whilst two NDPs in preparation (Hungerford and Lambourn) will include allocations.

3.12 The LPR includes two strategic site allocations (SP13 Sandleford Park and SP14 North East Thatcham), in addition to 27 non-strategic residential site allocations (RSA1 to RSA27).

3.13 Policy SP14 of the LPR allocates the North East Thatcham Strategic Site and requires that it be masterplanned, with a Supplementary Planning Document (SPD) prepared prior to the submission of a planning application. According to the Council's latest housing trajectory (Appendix 7 of the LPR), delivery of the site is expected to begin in 2030/31, with a build-out rate of approximately 170 dwellings per year from 2031/32, and a total of 1,760 dwellings to be delivered within the plan period. As such, the site is not expected to contribute to housing delivery within the five-year period in this report.

3.14 Most of the new non-strategic residential allocations do not yet have planning permission, as the LPR has only recently been adopted. However, one allocation, RSA16 Land north of A4 Bath Road, Woolhampton, was granted planning permission in May 2025. This site will be considered in a future update of the housing land supply.

3.15 For allocated sites with outline permission only, the Council has adopted a cautious approach to estimating likely delivery. Each site has been assessed in detail to ensure that sites with outline permission are only considered to be deliverable where there is clear evidence to indicate the amount of dwellings which will be delivered on site within the five-year period.

Allocations in the previous Local Plan which have not been retained in the LPR

3.16 The previous Local Plan comprised of three documents - the Core Strategy, Housing Site Allocations Development Plan Document (HSA DPD), and the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) - all three documents have been replaced in their entirety by the LPR. Several sites allocated in the Core Strategy and the HSA DPD have not been carried forward into the LPR, as development on these sites is already at an advanced stage. The only allocated site not yet fully built out is the Newbury Racecourse development, which is currently under construction, with the first two phases already completed.

Sites to be allocated in Neighbourhood Plans

3.17 Approximately 80 dwellings are to be allocated through the neighbourhood plans for Hungerford and Lambourn. Work on both NDPs is progressing, and the delivery of these neighbourhood plans will be monitored by the Council to ensure the housing requirements are met.

3.18 The Hungerford NDP was submitted to the Council on 31 October 2024. Consultation on the submission version of the NDP took place between 4 April and 23 May 2025, and it will now progress to independent examination. The submission version of the Plan includes two residential site allocations for a total of 56 dwellings.

3.19 The pre-submission (Regulation 14) consultation on the the Lambourn NDP took place between 6 September and 18 October 2024, and the NDP included three residential site allocations for a total of 45 dwellings. A consultation on the Strategic Environmental Assessment Environmental Report and Habitats Regulations Assessment is taking place between 9 May and 13 June 2025. It is the intention of Lambourn Parish Council, the Qualifying Body who are preparing the NDP, to submit it to West Berkshire Council later in 2025.

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Large and medium unallocated sites with planning permission

3.20 Large sites are defined as sites delivering 10 dwellings or more, with a site size of at least 1 hectare. Medium sites are those of 10 or more dwellings but less than a hectare in size. These are sites that have not been allocated in the development plan and would therefore classify as windfalls, according to the definition in the NPPF.

3.21 The NPPF is clear that all sites with detailed planning permission should be considered deliverable until that permission expires. This is reflected in the land supply calculations, which applies this presumption and then estimates the amount of housing supply that will be delivered within the five year period. Taking this approach means that each individual large and medium site is evaluated annually to reflect its likely contribution towards the five year supply in any given year providing an accurate picture of delivery on site. Given the site-specific estimations of likely delivery and the presumption in the NPPF regarding sites with full planning permission, a general lapse rate is not applied to large and medium sites with planning permissions.

Prior approvals

3.22 Also included within the supply are sites identified through the prior approval process which do not require planning permission for changes of use to residential development due to permitted development rights. Most of these are changes from office to residential use.

Sites within the River Lambourn SAC Catchment Area

3.23 A number of sites allocated within the LPR are located within the River Lambourn Special Area of Conservation (SAC) Catchment Area.

3.24 In March 2022, Natural England's Advice Letter on Water Quality and Nutrient Neutrality identified sites which were adversely affected by nutrient pollution. This included the River Lambourn SAC which was specifically impacted by phosphorous loading. The area is also referred to as River Lambourn Nutrient Neutrality Zone.

3.25 As a consequence, the Council may pause granting planning permissions for new housing in the catchment area of the River Lambourn and the River Test unless it can be clearly demonstrated that it would not have a detrimental impact in terms of phosphorous loading to the SAC.

3.26 However, this is not an absolute barrier to new residential development. Natural England has noted that development could be achieved if appropriate avoidance and mitigation measures are implemented alongside development which result in the development being nutrient-neutral.

3.27 The Levelling-up and Regeneration Act 2023 places a new statutory duty on water and sewerage companies in England to upgrade wastewater treatment works (WwTW) serving a population equivalent of more than 2,000 to the highest technically achievable limits by 1 April 2030 in nutrient neutrality areas. It is therefore anticipated that this will significantly reduce the nutrient mitigation burden for developments within the catchment by 2030. In addition, certain WwTW that treat effluent and discharge into the River Lambourn SAC catchment area will have technical upgrades made to phosphorous recovery facilities by January 2025, such that they remove much more phosphorous and thus reduce the requirement for mitigation for new homes connecting to those WwTW. Specifically, East Shefford WwTW upgrades in 2025 will result in a 90% reduction in phosphates. In addition, Chieveley WwTW will result in a 50% reduction in phosphates following their January 2025 upgrades and a 75% reduction following their January 2030 upgrades.

3.28 The Act also requires planning decision-makers to consider these upgrades as certain for the purposes of an assessment under the Habitats Regulations. These upgrades will significantly reduce nutrient loads from WwTW in designated catchments, while also reducing the average costs of nutrient mitigation for developers.

3.29 To determine the outstanding mitigation required to achieve nutrient neutrality, the Council has published a Phosphate Mitigation Solutions Report in July 2024, prepared by Royal Haskoning DHV, to advise on potential nutrient mitigation solutions in the River Lambourn SAC that could be used to offset increased phosphorous loadings to allow development in the catchment area of the River Lambourn.

3.30 The report sets out the different options for mitigation solutions delivery and the aspects that need to be considered. This includes options for developer-led mitigation, which would see the developers being solely responsible for delivering the mitigation (on-site or off-site) to offset the impact of their proposed development.

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3.31 The report also suggests that the Council could manage strategic schemes or a portfolio of solutions to allow developers to purchase mitigation credits for off-site solutions. It is important to note that the Council recently secured £2.43m from the Local Nutrient Mitigation Fund to bring forward strategic mitigation solutions and to provide mitigation credits.

3.32 The Council also published the River Lambourn Phosphate Budget Calculator in August 2024. It is designed to rapidly calculate the phosphate loading from new development in the River Lambourn SAC catchment. The calculator is bespoke to the River Lambourn SAC, and includes local assumptions that are likely to reduce the nutrient mitigation burden compared to the national calculator devised by Natural England. The calculator also indicates potential mitigation options including on-site and off-site options. This publication is progressive towards dealing with the issues and blockages that had previously occurred.

3.33 Now that these investments are being made and the Solutions Report and Budget Calculator are published, the Council can seek solutions from those sites seeking to mitigate their impact either on-site or off-site. This will lift the barriers to deliver houses in the River Lambourn SAC Catchment Area.

Engagement with developers/agents

3.34 The Council regularly contacts landowners, developers, and agents to gather information on site progress, expected build-out rates, and the status of developer options. The most recent update was conducted at the end of 2024 and in early 2025.

3.35 To assess site deliverability, the Council developed a Site Deliverability Form, which was sent to landowners, developers, or agents of:

- sites proposed for allocation in the Local Plan Review;
- sites allocated in the adopted Local Plan;
- sites with planning permission for 10 or more dwellings; and
- sites identified through the prior approval process for 10 or more dwellings.

3.36 The information provided by landowners, developers, or agents serves as a baseline for estimating delivery within the plan period, particularly in relation to build-out rates. In all instances, the Council scrutinises the information, comparing it to historic delivery rates for development within West Berkshire, its knowledge of the developer, its knowledge of the proposed development, and the specific information regarding the individual site. Where necessary, officers supplement this data with site visits, consultation with case officers, a review of planning history (including progress on related applications such as the approval of conditions), public information with regards to the development of sites including public exhibitions and developers promotional material, and Council Tax records. This ensures that any overly optimistic projections are adjusted, allowing the Council to base its calculations on realistic figures. The completed forms and any email responses are included in Appendix 2.

3.37 For sites where landowners, developers, or agents have not responded, the Council assesses deliverability using its knowledge of the developer, site-specific factors, and expected lead-in times and build-out rates for different types of sites.

3.38 If a site with planning permission is deemed undeliverable within the five-year period, it is excluded from the five-year land supply calculation. However, it may be reconsidered at a later date if circumstances change.

Small sites

3.39 The smaller sites of under 10 units are also listed in the schedules. These smaller sites have not been assessed for deliverability in the same manner as the larger sites, however the definition of 'deliverable' in the NPPF is clear that sites with planning permissions that are not major development should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within the five year period. Without such specific evidence, a decision taker should not reach another conclusion.

Communal accommodation

3.40 Communal accommodation can be included within the five year supply. The PPG ([Paragraph: 026, Reference ID: 68-035-20190722](#)) states that residential institutions in Use Class C2 should be counted against the housing requirement.

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3.41 Prior to December 2024, the Council had applied a 1.8 ratio to convert bed spaces to a dwelling equivalent for inclusion within the five year housing land supply. The Rule Book was updated on 12 December 2024, and now includes an updated ratio of 1.9. This has been updated to take account of the 2021 Census. For past completions, the 1.8 ratio has been applied. The new ratio has been applied to commitments and completions for the period 2024/25 onwards.

Windfall allowance

3.42 The term ‘windfall’ relates to sites that have not been specifically identified as available through the local plan process. The NPPF at paragraph 75 allows an allowance to be made for windfall sites as part of anticipated supply, provided there is compelling evidence that they will provide a reliable source of supply. The paragraph specifies that *“any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.”*

3.43 The LPR does not allocate any sites within settlement boundaries as the principle in favour of development is already established, and there is a justification for a significant windfall allowance in the supply for sites that will continue to come forward in the sustainable settlements of the District. The LPR supports development of sites within settlement boundaries, and there is no indication that such sites are becoming exhausted. The NPPF at paragraph 73(d) states that local planning authorities should: “Support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlement boundaries for homes”.

3.44 Analysis of past completions shows that in recent 10 years, an average of 392 units per year were completed on windfall sites, primarily on previously developed sites within settlements.

Table 3.1 Net windfall completions in recent 10 years

Monitoring year	Large non-allocated sites (10 or more units and 1ha or more)	Medium non-allocated sites (10 or more units and under 1ha)	Small non-allocated sites (less than 10 units)	Total non-allocated sites
2014/15	-24	135	245	356
2015/16	40	277	125	442
2016/17	122	117	163	402
2017/18	40	139	134	313
2018/19	25	158	139	322
2019/20	27	113	109	249
2020/21	347	71	87	505
2021/22	122	236	95	453
2022/23	256	22	66	344
2023/24	444	16	77	537
Annual Average 2014 to 2024	140	128	124	392

3.45 Table 3.1 shows the windfall completions by site size. The Council has not included an allowance for large or medium sized windfall sites in the five year housing land supply. Development of large, and to a more limited extent, medium sites tends to vary significantly from year to year. The exclusion of this potential from the windfall allowance shows a cautious approach and introduces flexibility to the supply.

3.46 As part of the LPR examination, the Council assessed the contribution likely to be made by windfall sites based on the annual average delivery on unallocated sites of fewer than 10 dwellings. The Inspector’s Report concluded that the figure of 140 dwellings per annum, whilst *“...based on long term trends and is higher than has been achieved in recent years, housing completions generally have fallen since the pandemic. Furthermore, the Plan makes no*

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allowance for windfalls on sites of 10 or more dwellings, whereas such developments made a significant contribution to supply between 2006 and 2023." The Inspector ultimately concluded that there was compelling evidence for the windfall allowance of 140 dwellings per annum, and it can be regarded as a reliable source of supply.

3.47 The Council has therefore included a windfall allowance in the calculation of the 5 year housing land supply. The calculation of the windfall allowance is shown in Table 3.2 below, using an average of 140 dwellings per annum. To ensure against potential double counting with sites that have been granted planning permission, these current permission are deducted from the total allowance for the five year period and the resultant allowance for windfalls applied only in the later years of the five year period.

Table 3.2 Windfall allowance (April 2024 to March 2029)

A. Unallocated small sites with planning permission in the 5 year supply	278
B. Sites identified through the prior approval process in the 5 year supply	60
C. Total small sites identified in the 5 year supply	338
D. Average small site windfalls with planning permission completed per year between 2006/07 and 2023/24	140
E. Allowance for the five year period (D x 5)	700
Windfall allowance for small sites (E - C)	362

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4 The five year housing land supply

Table 4.1 Total deliverable housing supply for period 1 April 2024 to 31 March 2029

	2024/25 Year 1	2025/26 Year 2	2026/27 Year 3	2027/28 Year 4	2028/29 Year 5	Total 1 April 2024 to 31 March 2029
Allocations in the previous Local Plan which have not been retained in the LPR	9	6	122	60	47	244
Strategic site allocations	0	0	150	180	180	510
Non-strategic site allocations	200	276	169	92	41	778
Neighbourhood Development Plan allocations	20	8	8	0	0	36
Non-allocated sites for 10 or more dwellings with planning permissions	139	84	162	129	35	549
Non-allocated sites for less than 10 dwellings with planning permissions	140	91	47	0	0	278
Sites for 10 or more dwellings with prior approvals	0	0	0	0	0	0
Sites for less than 10 dwellings with prior approvals	22	38	0	0	0	60
Windfall allowance	0	0	82	140	140	362
Total Deliverable Supply excluding communal accommodation	530	503	740	601	443	2,817
Communal accommodation (dwelling equivalent)	48	40	66	37	0	191
Total Deliverable Supply including communal accommodation	578	543	806	638	443	3,008

Table 4.2 Five Year Housing Land Supply Position

A. 5 year requirement taking account of past over-delivery	2,530 dwellings
B. 5% buffer	127 dwellings
C. 5 year requirement plus a 5% buffer (A+B)	2,657 dwellings
D. 5 year supply (1 April 2024 to 31 March 2029)	3,008 dwellings
C. Total deliverable housing supply in years (D ÷ C x 5)	5.7 years

4.1 The Council can currently demonstrate a 5.7 years' supply of deliverable housing sites, using a five-year housing land supply from 2024/25 to 2028/29 against a five-year housing land supply requirement plus a 5% buffer.

4.2 It is important to note the housing land supply position is always a snapshot in time, and subject to change. This is due to various factors that include the planning status of sites, delivery rates, market conditions, and changes to national and local policy.