

Assessment of housing land supply

February 2025

The council has provided an updated position on the housing land supply assessment for both plan making and decision taking purposes.

For plan making

On 26 September 2024 the council published an assessment of the supply of housing land to support the emerging West Suffolk Local Plan (WSLP) through examination ([D10](#)). This demonstrated on adoption of the local plan, taking the housing requirement of **765 homes per annum**, the West Suffolk housing land supply for plan making purposes is **6.8 years' worth of supply of housing land**.

This assessment covers the period from 1 April 2026 to 31st March 2031, using baseline data on 1 April 2024. In accordance with the Planning Practice Guidance: Housing supply and delivery, the assessment sets out the position at 1 April 2026, the first monitoring year after the plan's anticipated adoption.

The local plan hearings closed on 11 December and public consultation on the proposed main modifications will commence in early March, with adoption of the West Suffolk Local Plan anticipated in July 2025.

For decision-taking

Following the publication of the new National Planning Policy Framework (NPPF) and the update to Planning Practice Guidance: Housing supply and delivery, on 12 December 2024, this changed how the standard method is calculated and the buffer to be applied. As a consequence, the council's housing land supply position has altered.

Current position for decision-taking

As the predecessor local plans for both the former Forest Heath District Council and St Edmundsbury Borough Council are more than five years old, the NPPF requires the housing land supply assessment should be tested against the new local housing need of **1,195 homes per annum**. This has resulted in a reduced housing supply to **3.6 years** for decision taking purposes.

This assessment covers the period from 1 April 2024 to 31 March 2029, using baseline data on 1 April 2024.

The housing delivery test (published December 2024) demonstrated 129 per cent of the number of homes required were delivered, so a **five per cent buffer is applied**.

The housing supply of 4,553 homes is taken from the housing trajectory submitted to the local plan examination as documents D10. The supporting evidence in this report (D10), demonstrates each site is deliverable in accordance with the definition in the NPPF, therefore there is no need to repeat this evidence.

As set out in the table below, this demonstrates the council has a **3.6 years' supply of housing land** for the period commencing 1 April 2024.

Table – Five-year deliverable housing supply	1 April 2024 to 31 March 2029
Annual requirement (LHN)	1,195
Five Year requirement	5,975
Plus 5 per cent buffer	300
Identified supply of sites	4,553
Number of years of housing land supply	3.6 years

Anticipated position on adoption of the West Suffolk Local Plan (plan), July 2025

On adoption of the plan, the council anticipates it will be able to demonstrate a **6.1 years' worth of supply of housing land**. This assessment covers the period from 1 April 2025 to 31 March 2030, using baseline data on 1 April 2024.

The housing delivery test (published Dec 2024) demonstrated 129 per cent of the number of homes required were delivered, so a **five per cent buffer is applied**.

The housing supply of 4,884 homes is taken from the housing trajectory submitted to the local plan examination as documents D10. The supporting evidence in this report (D10), demonstrates each site is deliverable in accordance with the definition in the National Planning Policy Framework, therefore there is no need to repeat this evidence.

Taking the base line date of 1 April 2024 and the housing requirement of **765 homes per annum** as set out in the emerging West Suffolk Local Plan. On adoption of the plan, the housing supply is anticipated to improve to **6.1 years**, as set out in the table below.

Table - Five-year deliverable housing supply	1 April 2025 to 31 March 2030
Annual requirement (emerging WSLP housing requirement)	765
Five Year requirement	3,825
Plus 5 per cent buffer	191
Identified supply of sites	4,884
Number of years of housing land supply	6.1 years

The council will continue to monitor the housing land supply for decision taking and report any updates as required.