

SOUTH WEST ENGLAND - FIVE YEAR HOUSING LAND SUPPLY SCHEDULE

Last Updated: 13.06.2024



Local Authority	LPA Position (Years Supply)	LPA Housing Land Supply Position Statement		Appeal Position (if relevant)	4 Year Housing Land Supply Authority	Alder King Planning Consultants - Comments
		Title	Published Date			
Former Avon						
Bristol City	3.7	BCC 5YHLS Assessment 2020-2025	Jun-21	2.45	Y	<p>Appeal Comments</p> <p>Appeal Ref: APP/Z0116/W/23/3317231 - Proposals for 14 dwellings, Vicarage, Station Road, Henbury, Bristol BS10 7QQ. Appeal dismissed 01/11/23.</p> <p>Inspector acknowledged that the Council and appellant agreed a housing land supply is 2.45 years.</p> <p>4/5 Year Housing Land Supply Position Comments</p> <p>The emerging local plan has been submitted for examination.</p>
Bath and North East Somerset	6.14	Housing land supply trajectory 2023	2023	N/A	Y	<p>4/5 Year Housing Land Supply Position Comments</p> <p>The emerging local plan has reached Regulation 18 stage. Submission for examination is scheduled ahead of the 30 June 2025 deadline to be independently examined under the existing legal framework.</p>
South Gloucestershire	5.26	SGC Authority's Monitoring Report 2022	Mar-23	5.24	Y	<p>Appeal Comments</p> <p>Appeal Ref: APP/P0119/W/23/3323836 - Proposals for 180 dwellings, Land at Sodbury Road, Wickwar, South Gloucestershire. Appeal dismissed 27/11/23</p> <p>Inspector agreed that Council could demonstrate above a 5 year supply.</p> <p>4/5 Year Housing Land Supply Position Comments</p> <p>The emerging local plan has reached Regulation 18 stage. Submission for examination is scheduled ahead of the 30 June 2025 deadline to be independently examined under the existing legal framework.</p>
North Somerset	4.8	Five Year Housing Land Supply Initial Findings Statement	Apr-21	3.5	Y	<p>Appeal Comments</p> <p>Appeal Ref: APP/D0121/W/22/3313624 - Proposals for outline for 75 dwellings, Land at Lynchmead Farm, Ebdon Road, Wick St Lawrence, Weston-super-Mare BS22 9NY. Appeal dismissed 20/06/2023.</p> <p>The Inspector concluded that the Council had a 3.5 YHLS based on most recent information.</p> <p>4/5 Year Housing Land Supply Position Comments</p> <p>The emerging local plan has reached Regulation 18 stage. Submission for examination is scheduled ahead of the 30 June 2025 deadline to be independently examined under the existing legal framework.</p>
Gloucestershire						

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Cheltenham	4.84	Five Year Housing Land Supply Position Statement as at 31 March 2023, published November 2023	Nov-23	2.9	N	<p>Appeal Comments</p> <p>Appeal Ref: APP/B1605/W/23/3316744 - Proposals for 25 dwellings, Land off Oakhurst Rise, Charlton Kings, Cheltenham. Appeal dismissed 21/11/2023.</p> <p>The Inspector stated that the Council acknowledge that they cannot demonstrate a five-year supply of deliverable housing land and that the Council's position stands at 2.9 years.</p> <p>4/5 Year Housing Land Supply Position Comments</p> <p>The emerging joint core strategy is not scheduled to be submitted for examination until April 2026, beyond the 30 June 2025 deadline to be independently examined under the existing legal framework. This will therefore need to be prepared under the new plan-making system.</p>
Gloucester	5.2	Gloucester City Council 5YHLS Statement	Oct-23	N/A	N	<p>4/5 Year Housing Land Supply Position Comments</p> <p>The emerging joint core strategy is not scheduled to be submitted for examination until April 2026, beyond the 30 June 2025 deadline to be independently examined under the existing legal framework. This will therefore need to be prepared under the new plan-making system.</p>
Tewkesbury	3.24	Tewkesbury Borough 5YHLS Statement	Oct-23	2.4 - 3.39	N	<p>Appeal Comments</p> <p>Appeal Ref: APP/G1630/W/23/3324253 - Proposals for up to 120 dwellings, Parcel 5558, road from Natton to Homedowns, Ashchurch. Appeal allowed 12/12/2023.</p> <p>The Inspector stated that for the purposes of this appeal, the Council identifies that the supply is at best 3.39 years.</p> <p>Appeal Ref: APP/G1630/W/22/3312539 - Proposals for up to 95 dwellings, Land north and south of Newent Road, Highnam. Appeal allowed 11/12/2023.</p> <p>The Inspector stated that the range in housing land supply is between 2.4 and 3.24 years and, whichever figure is taken, there is no dispute that the shortfall is significant.</p> <p>4/5 Year Housing Land Supply Position Comments</p> <p>The emerging joint core strategy is not scheduled to be submitted for examination until April 2026, beyond the 30 June 2025 deadline to be independently examined under the existing legal framework. This will therefore need to be prepared under the new plan-making system.</p>
Stroud	4.36	Housing Land Supply Update, January 2024	Jan-24	N/A	Y	<p>4/5 Year Housing Land Supply Position Comments</p> <p>The emerging local plan has been submitted for examination which is currently ongoing.</p>

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Forest of Dean	3.75	Forest of Dean Housing Delivery Note 2022-2023	Jan-23	likely between 3 & 4	Y	<p>Appeal Comments</p> <p>Appeal Ref: APP/P1615/W/22/3303430 - Proposals for 23 dwellings, Former 59 Tufthorn Avenue, Coleford. Appeal dismissed 05/05/2023.</p> <p>The Council and the Appellant agreed that the Council did not have a 5YHLS, though neither could offer an indication of the scale of the deficit during the appeal hearing. Late correspondence between the Appellant and the Council mentioned a figure of between a 3 and 4 YHLS. This was not tested through evidence and the Inspector did not conclude a figure on the 5YHLS but acknowledged that there was a shortfall in the supply of housing land.</p>
Cotswold	7.2	Cotswold District Local Plan Update Consultation Executive Summary and Consultation Instructions and Questions	Feb-24	N/A	N	<p>4/5 Year Housing Land Supply Position Comments</p> <p>The emerging local plan has reached Regulation 18 stage but the Issues Consultation carried out did not include a policies map and proposed allocations towards meeting housing need.</p>
Somerset						
Somerset West Area (formerly Somerset West and Taunton)	SW: 8.29 T: 5.92	<p>Taunton</p> <p>Five-Year Housing Land Supply Paper</p> <p>Somerset West</p> <p>Quarterly report on planning service performance (Q2 & Q3 combined report)</p>	<p>Taunton</p> <p>May-24</p> <p>Somerset West</p> <p>Mar-24</p>	T: around 3.75	N	<p>Appeal Comments (Taunton)</p> <p>Appeal Ref: APP/W3330/W/23/3329488 - Proposal for up to 100 dwellings, land at north end, Creech St Michael. Appeal allowed 14 February 2024.</p> <p>The Inspector concluded that the housing land supply is equivalent to around 3.75 years.</p> <p>4/5 Year Housing Land Supply Position Comments</p> <p>The emerging local plan has not reached regulation 18 stage and is not scheduled to be submitted for examination until April 2026, beyond the 30 June 2025 deadline to be independently examined under the existing legal framework. This will therefore need to be prepared under the new plan-making system.</p>
Somerset East Area (formerly Mendip)	3.24	Statement on 5 Year Housing Land Supply	Nov-23	n/a	N	<p>4/5 Year Housing Land Supply Position Comments</p> <p>The emerging local plan has not reached regulation 18 stage and is not scheduled to be submitted for examination until April 2026, beyond the 30 June 2025 deadline to be independently examined under the existing legal framework. This will therefore need to be prepared under the new plan-making system.</p>
Somerset North Area (formerly Sedgemoor)	6.51	5 Year Land Supply 2023-2028 Somerset Planning North Area Position at 1 April 2023.	Position at 1 April 2023	n/a	N	<p>4/5 Year Housing Land Supply Position Comments</p> <p>The emerging local plan has not reached regulation 18 stage and is not scheduled to be submitted for examination until April 2026, beyond the 30 June 2025 deadline to be independently examined under the existing legal framework. This will therefore need to be prepared under the new plan-making system.</p>

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Somerset South Area (formerly South Somerset)	2.98-3.1	(Appeal derived figure)	Mar-24	2.9-3.1	N	<p>Appeal Comments</p> <p>Appeal Ref: APP/E3335/W/23/3328322 - Proposal for up to 252 dwellings, land north of Mudford Road, Yeovil. Appeal allowed 18 March 2024.</p> <p>The Inspector concluded the shortfall to be 'significant and chronic', while not concluding on a figure. The Council considered the supply to be equivalent to be between 2.98-3.1 years while the Appellant considered it to be 2.9 years.</p> <p>4/5 Year Housing Land Supply Position Comments</p> <p>The emerging local plan has not reached regulation 18 stage and is not scheduled to be submitted for examination until April 2026, beyond the 30 June 2025 deadline to be independently examined under the existing legal framework. This will therefore need to be prepared under the new plan-making system.</p>
Wiltshire						
Wiltshire	4.6	Housing Land Supply Statement	Apr-22	4.6	Y	<p>Appeal Comments</p> <p>Appeal Ref: APP/Y3940/W/23/3321957 - Proposals for up to 180 dwellings, Land South of Trowbridge, BA14 0AG. Appeal allowed 20/03/2024.</p> <p>The Council put forward that it has a 4.6 years supply although the Appellant asserted it was lower. The matter was not contested and the Inspector did not conclude a figure.</p> <p>4/5 Year Housing Land Supply Position Comments</p> <p>The emerging local plan has reached Regulation 19 stage. Submission for examination is scheduled ahead of the 30 June 2025 deadline to be independently examined under the existing legal framework.</p>
Swindon	4.87	Five-year housing land supply statement For period: 1st April 2023 to 31st March 2028	Nov-23	N/A	N	<p>4/5 Year Housing Land Supply Position Comments</p> <p>The emerging local plan has not reached regulation 18 stage.</p>
Dorset						
BCP (Bournemouth, Christchurch, and Poole)	2.9	Five Year Housing Land Supply	Jan-22	N/A	Y	<p>The Council's latest published position sets an overall 5YHLS of 2.9 years with a breakdown of 2.3 years for Bournemouth, 2.7 years for Christchurch and 4.1 years for Poole. The Council has chosen to continue to calculate the five year supply separately for the three areas until the BCP local plan is adopted.</p> <p>4/5 Year Housing Land Supply Position Comments</p> <p>The emerging local plan has reached Regulation 19 stage. Submission for examination is scheduled ahead of the 30 June 2025 deadline to be independently examined under the existing legal framework.</p>

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Dorset - 1) West Dorset, Weymouth and Portland 2) Purbeck 3) North Dorset 4) East Dorset only 5) Christchurch & East Dorset	1) 5.28 2) 3.73 3) 5.02 4) 3.9 5) 4.77	Five-year housing land supply	1) Nov-23 2) Feb-24 3) Feb-24 4) Jan-24 5) Mar-2019	3) 4.83	N	<p>Appeal Comments</p> <p>Appeal Ref: APP/SD1235/W/23/3323727 - Proposal for up to 67 dwellings within the former North Dorset area. Appeal allowed 08/05/2024.</p> <p>The Inspector concluded, contrary to the Council's case, that the 5YHLS requirement was in place not the 4YHLS. The Inspector concluded that, at best, the 5YHLS equated to 4.83 years.</p> <p>4/5 Year Housing Land Supply Position Comments</p> <p>Following the formation of Dorset Council, there has been a Regulation 18 consultation on a Dorset Local Plan. However, a report to the Council's Cabinet on 12 March 2024 indicated that it would not be possible to submit that plan for examination by the anticipated cut-off date of 30 June 2025 under transitional arrangements to a new plan-making system. In appeal ref: APP/SD1235/W/3323727 the Inspector concluded that demonstration of a 5 year supply is required.</p>
Devon						
Exeter	4.33	Five Year Housing Land Supply Statement	May-23	4-4.1	Y	<p>Appeal Comments</p> <p>Appeal Ref: APP/Y1110/W/22/3298452 - Proposal for residential development of up to 100 dwellings and associated infrastructure. Appeal allowed - August 2023.</p> <p>The appeal decision confirms that it was common ground that the Council could not demonstrate a five year supply of housing land. The agreed position for the appeal was a range of between 4 and 4.1 years.</p> <p>4/5 Year Housing Land Supply Position Comments</p> <p>The emerging local plan has reached Regulation 18 stage. Submission for examination is scheduled ahead of the 30 June 2025 deadline to be independently examined under the existing legal framework.</p>
East Devon	4.5	Housing Monitoring Update	Jan-24	N/A	Y	<p>Appeal Comments</p> <p>Appeal Ref: APP/U1105/W/23/3324701 - Proposals for 54 retirement living apartments and 6 retirement cottages including facilities, access, car parking, landscaping and 178 sqm of commercial use. Appeal Allowed - December 2023.</p> <p>The Inspector noted that the Council could not demonstrate a 5 YHLS figure, however they did not indicate what the figure was.</p> <p>4/5 Year Housing Land Supply Position Comments</p> <p>The emerging local plan has reached Regulation 18 stage. Submission for examination is scheduled ahead of the 30 June 2025 deadline to be independently examined under the existing legal framework.</p>

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Mid Devon	5.44	Housing Land Supply Statement	Mar-22	5<	N	<p>Appeal Comments</p> <p>Appeal Ref: APP/Y1138/W/22/3313401 – Proposed extension to the existing business park for employment land, 150 residential dwellings as well as associated greenspace and infrastructure. Appeal Dismissed - October 2023.</p> <p>Both the appellant and the Council put figures forward as to what they believe the 5 YHLS would be and the Inspector confirmed that the supply was just over five years.</p> <p>4/5 Year Housing Land Supply Position Comments</p> <p>The emerging local plan has reached Regulation 18 stage but the Issues Consultation carried out did not include a policies map and proposed allocations towards meeting housing need.</p>
North Devon	5.18	North Devon and Torrridge Five Year Housing Land Supply Statement	Nov-23	N/A	N	<p>Appeal Comments</p> <p>Considering a previous appeal that was dismissed in September 2023 (Appeal ref: APP/X1118/W/23/3318751) as well as other evidence, the Council updated their 5YHLS position.</p> <p>4/5 Year Housing Land Supply Position Comments</p> <p>The emerging local plan is in very early stages has not reached regulation 18 stage and is not scheduled to be submitted for examination until October 2026, beyond the 30 June 2025 deadline to be independently examined under the existing legal framework. This will therefore need to be prepared under the new plan-making system.</p>
Torrige	5.18	North Devon and Torrridge Five Year Housing Land Supply Statement	Nov-23	N/A	N	<p>Appeal Comments</p> <p>Considering a previous appeal that was dismissed in January 2023 (Appeal ref: APP/W1145/W/22/3301339) as well as other evidence, the Council updated their joint 5YHLS position to be 5.18 years.</p> <p>4/5 Year Housing Land Supply Position Comments</p> <p>The emerging local plan is in very early stages has not reached regulation 18 stage and is not scheduled to be submitted for examination until October 2026, beyond the 30 June 2025 deadline to be independently examined under the existing legal framework. This will therefore need to be prepared under the new plan-making system.</p>
West Devon	5.84	Plymouth, South Hams & West Devon Local Planning Authorities' 2023, 5 Year Housing Land Supply Position Statement	Feb-24	N/A	N	<p>4/5 Year Housing Land Supply Position Comments</p> <p>A new local development scheme is scheduled to be published in Autumn 2024 with a timeline to progress the new local plan.</p>
South Hams	5.84	Plymouth, South Hams & West Devon Local Planning Authorities' 2023, 5 Year Housing Land Supply Position Statement	Feb-24	N/A	N	<p>4/5 Year Housing Land Supply Position Comments</p> <p>A new local development scheme is scheduled to be published in Autumn 2024 with a timeline to progress the new local plan.</p>

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Plymouth	5.84	Plymouth, South Hams & West Devon Local Planning Authorities' 2023, 5 Year Housing Land Supply Position Statement	Feb-24	N/A	N	<p>4/5 Year Housing Land Supply Position Comments</p> <p>A new local development scheme is scheduled to be published in Autumn 2024 with a timeline to progress the new local plan.</p>
Teignbridge	6.23	Five Year Land Supply Statement	Mar-24	N/A	Y	<p>4/5 Year Housing Land Supply Position Comments</p> <p>The emerging local plan has been submitted for examination.</p>
Torbay	2.17	Torbay Five Year Land Supply 2023	Apr-23	N/A	N	<p>4/5 Year Housing Land Supply Position Comments</p> <p>The Council carried out two Regulation 18 consultations in 2022 however there has been no recent update to the emerging local plan timetable and what changes are anticipated further to the updated NPPF being published in December 2023. It is uncertain whether the Council are still working towards submitting for examination prior to the 30 June 2025 deadline to be independently examined under the existing legal framework. Otherwise, this will need to be prepared under the new plan-making system.</p>
Cornwall						
Cornwall	6.6	Cornwall 5 Year Housing Land Supply Statement	Jun-23	n/a	N	<p>4/5 Year Housing Land Supply Position Comments</p> <p>No timeline has been published in for works towards commencing a new local plan.</p>
Isles of Scilly	n/a	n/a	n/a	n/a	N	<p>The Inspector's Report for the Local Plan (2021) details that "the Local Plan does not set a formal housing requirement figure on which a five year supply of deliverable housing land could be calculated in line with the NPPF. Whilst highly unusual, this approach is justified in the unique circumstances where the standard method local housing need figure is 0".</p> <p>4/5 Year Housing Land Supply Position Comments</p> <p>No timeline has been published in for works towards commencing a new local plan.</p>