

SOUTH WEST ENGLAND - FIVE YEAR HOUSING LAND SUPPLY SCHEDULE



Last Updated: 03.02.2025

Local Authority	LPA Position (Years Supply)	LPA Housing Land Supply Position Statement		Appeal Position (if relevant)	Alder King Planning Consultants - Comments
		Title	Published Date		
Former Avon					
Bristol City	3.7	BCC 5YHLS Assessment 2020-2025	Jun-21	2.45	<p>Appeal Comments</p> <p>Appeal Ref: APP/Z0116/W/23/3325342 - Proposals for up to 40 dwellings, Ever Ready House, Narrowways Road, Eastville, Bristol, BS2 9XB. Appeal dismissed 27/03/24.</p> <p>Inspector confirmed that the Council could only demonstrate a housing land supply of 2.45 years.</p>
Bath and North East Somerset	6.14	Housing land supply trajectory 2023	2023	N/A	
South Gloucestershire	4.41	Net additional dwellings in future years' and Managed Housing Delivery paper	Dec-24	N/A	
North Somerset	3.88	Residential Land Survey and Housing Land Supply Position Report	Apr-24	3.83 - 3.88	<p>Appeal Comments</p> <p>Appeal Ref: APP/D0121/W/24/3344142 - Proposals for up to 70 dwellings, Land north of Mulberry Road, Congresbury, BS49 5HD. Appeal allowed 04/11/2024.</p> <p>Housing land supply disputed between the LPA estimating 3.88 years and the Appellant estimating 3.83 years. The Inspector did not conclude a housing land supply figure.</p>
Gloucestershire					
Cheltenham	4.57	Five Year Housing Land Supply Position Statement as at 31 March 2024	Oct-24	N/A	
Gloucester	4.7	Five Year Housing Land Supply Statement as of 31 March 2024	Oct-24	N/A	
Tewkesbury	3.24	Tewkesbury Borough 5YHLS Statement	Oct-23	3.17-3.4	<p>Appeal Comments</p> <p>Appeal Ref: APP/G1630/W/23/3335833 - Proposals for up to 235 dwellings, Land east of Mythe Road, Tewkesbury. Appeal dismissed 05/07/2024.</p> <p>The Inspector stated that the extent of the housing land supply shortfall is significant, regardless as to whether the supply equates to 3.17 years put forward by the Appellant or 3.4 years put forward by the LPA.</p>
Stroud	3.24	Housing Land Supply Update	Jan-25	N/A	

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Forest of Dean	3.32	Five Year Housing Land Supply Position	Jul-24	2.99-3.47	<p>Appeal Comments</p> <p>Appeal Ref: APP/P1615/W/24/3346275 - Proposals for 50 dwellings, Land west of Gloucester Road, Corse, Gloucestershire, GL19 3RQ. Appeal allowed 05/12/2024.</p> <p>The Inspector stated that demonstrable housing provision falls significantly below four or five years, with the LPA calculating a figure of 3.47 years and the Appellant calculating a figure of 2.99 years.</p>
Cotswold	7.2	Cotswold District Local Plan Update Consultation Executive Summary and Consultation Instructions and Questions	Feb-24	N/A	
Somerset					
Somerset West Area (formerly Somerset West and Taunton)	SW: 9.92 T: 6.06	Area West - former Somerset West and Taunton District Council area, Five-Year Housing Land Supply Paper	Aug-24	n/a	
Somerset East Area (formerly Mendip)	3.67	Somerset - East Area (former Mendip District LPA) Statement on 5 Year Housing Land Supply	Oct-24	n/a	
Somerset North Area (formerly Sedgemoor)	6.51	5 Year Land Supply 2023-2028 Somerset Planning North Area Position at 1 April 2023.	Apr-23	n/a	
Somerset South Area (formerly South Somerset)	3.44	Area South - former South Somerset District Council area, Five-Year Housing Land Supply Paper	Sep-24	n/a	
Wiltshire					
Wiltshire	2.03	Wiltshire's Housing Need Policy Update	Dec-24	N/A	
Swindon	4.87	Five-year housing land supply statement For period: 1st April 2023 to 31st March 2028	Nov-23	N/A	There are no completed relevant appeals since the last statement was published by the Council that would indicate a new 5YHLS figure. A recent officer's report for an outline planning application for six flats (ref: S/OUT/24/0639, Approved September 2024) set out that the 5YHLS remains as stated in the November 2023 statement.
Dorset					

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BCP (Bournemouth, Christchurch, and Poole)	2.9	Five Year Housing Land Supply	Jan-22	<5	<p>The Council published a new housing land supply figure in October 2024, equivalent to 1.6 years. However, this was calculated against a 4 year housing requirement (in line with the NPPF at that time). Therefore this will have changed owing to the December 2024 NPPF reverting back to a five year housing land requirement.</p> <p>Appeal Comments</p> <p>Appeal Ref: APP/V1260/W/24/3341472 - Proposals for the erection of 22 flats, 20-22 Florence Road, Bournemouth, BH5 1HF. Appeal dismissed 08/01/2025.</p> <p>The Inspector's decision states that the Council cannot currently demonstrate a five year housing land supply and that "the current shortfall is significant".</p>
Dorset	5.02	Annual position statement - 5 year housing land supply	Oct-24	N/A	<p>Pursuant to the Council's Annual Position Statement, the Planning Inspectorate issued a recommendation on 26/09/2024 and confirmed that Dorset Council can demonstrate a housing land supply position of 5.02 years, and that this position is now confirmed until 31/10/2025.</p>
Devon					
Exeter	5.1	Five Year Housing Land Supply Statement	May-24	N/A	
East Devon	4.15	Housing Monitoring Update	Nov-24	N/A	
Mid Devon	5.44	Housing Land Supply Statement	Mar-22	5.22	<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 27 January 2025.</p> <p>The Inspector set out it is common ground between the main parties that there is a 5.22 year supply of land for housing for the 5 year period 2022-2027.</p>
North Devon	5.18	North Devon and Torridge Five Year Housing Land Supply Statement	Dec-24	N/A	
Torridge	5.18	North Devon and Torridge Five Year Housing Land Supply Statement	Dec-24	N/A	
West Devon	5.35	Plymouth, South Hams & West Devon Local Planning Authorities' 2023, 5 Year Housing Land Supply Position Statement	Sep-24	N/A	
South Hams	5.35	Plymouth, South Hams & West Devon Local Planning Authorities' 2023, 5 Year Housing Land Supply Position Statement	Sep-24	N/A	

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Plymouth	5.35	Plymouth, South Hams & West Devon Local Planning Authorities' 2023, 5 Year Housing Land Supply Position Statement	Sep-24	N/A	
Teignbridge	5.1	Land Supply Statement	Dec-24	N/A	
Torbay	2.17	Torbay Five Year Land Supply 2023	Apr-23	2.17	<p>Appeal Comments</p> <p>APP/X1165/W/23/3333967 - erection of 7 apartments, 2 attached dwellings and extensions/refurbishments to an existing dwelling plus associated landscaping and access work. Appeal dismissed 12 November 2024.</p> <p>Council confirmed to still only have a supply of 2.17 years.</p>
Cornwall					
Cornwall	6.4	Cornwall 5 Year Housing Land Supply Statement	Jun-24	6.6	<p>Appeal Comments</p> <p>APP/D0840/W/24/3337474 - residential development for up to 20 houses. Appeal dismissed August 2024. Appellant did not dispute that the Council had a 6.6 year housing land supply. Makes reference to a Chief Planning Officer Advice Note published in 2023 that accepts that Cornwall is facing a housing crisis and needs an increased supply of sites, there is an occasional need for increased flexibility, however this refers mainly to affordable housing and accommodation for local employees.</p>
Isles of Scilly	n/a	n/a	n/a	n/a	<p>The Inspector's Report for the adopted 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>