



# Five Year Housing Land Supply Statement as 1 April 2023

April 2024

## National Policy Update

1. The December 2023 edition of the National Planning Policy Framework (NPPF) changed the 'rules' on how to identify and calculate a five-year housing land supply. The NPPF now states: Paragraph 76. Local planning authorities are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing for decision making purposes if the following criteria are met:
  - a) their adopted plan is less than five years old; and
  - b) that adopted plan identified at least a five year supply of specific, deliverable sites at the time that its examination concluded.
2. In respect of paragraph 76, Brentwood Borough Council:
  - meets criteria (a), because its Local Plan was adopted in March 2022, and is therefore 'less than five years old'.
  - meets criteria (b), the adopted Brentwood Local Plan was able to demonstrate a five year supply of deliverable housing sites, as demonstrated in [Appendix 1 of the Local Plan: Local Development Plan Housing Trajectory](#).
3. In light of the above national policy context, the Council continues to publish this five-year housing land supply statement for monitoring purposes.

## Five Year Housing Supply Calculation

4. Using the housing requirement for the five-year period 2023/24 to 2027/28 of 1,900 as set out in the adopted Local Plan (2022), the council has updated the calculation of its five-year housing land supply.
5. The below calculation accounts for shortfall (331) from the start of the plan period to 2022/23, which has been annualised over the remainder of the plan period (10 years) (2023/24 to 2032/33) this is known as the Liverpool approach and is the same approach as set out in the Local Plan.
6. The below calculation sets out the total five-year housing requirement without the inclusion of a 20% buffer (the [Housing Delivery Test 2022](#) result for Brentwood was 131%, therefore comfortably passing the 85% threshold).

	Dwellings
Local Plan housing requirement 2023/24 to 2027/28	1,900
Shortfall (2016/17 to 2022/23*) ÷ 10 years x 5 years	166
Total five-year requirement (with shortfall)	2,066
Annual five-year requirement (with shortfall) (2,066 ÷ 5)	<b>414</b>

\*Completions against housing requirement from 2016/17 to 2022/23 is -331

7. As set out in the [Five Year Housing Supply Site Schedule April 2023](#) there is a supply of **3,029<sup>1</sup> dwellings** forecast to be completed in the five-year period 2023/24 to 2027/28.
8. On the basis of the five-year housing requirement and the forecasted housing supply the council can demonstrate a suitable supply of deliverable sites for housing for the following number of years:
  - **7.3 years**
9. As at the 1 April 2023 the council can demonstrate a five-year land supply of **7.3 years**.

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<sup>1</sup> This total accounts for a 10% non-implementation discount on all extant permissions

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