

Member Briefing

Number: 2908

Title: Housing land supply summary 1 April 2025

Summary: The purpose of this Briefing Note is to update Members on the publication of the Housing Land Supply Summary (2024-2025), and the current five-year housing land supply position.

Background

The National Planning Policy Framework (NPPF) requires all Local Authorities to monitor the progress and implementation of their Local Plans through reports and assessments, such as the Annual Monitoring Report (AMR), and the annual housing land monitor.

The NPPF requires a Local Authority to identify and maintain a five-year supply of housing land. This is so that policies relevant to the supply of housing in an adopted Local Plan can be considered up to date for the purpose of decision making. If a five-year land supply cannot be demonstrated, the weight given to certain policies in the Local Plan may be reduced, and planning permission should be granted for new housing development, unless the impact would significantly outweigh the benefits.

In December 2024 a new standard method for calculating a Local Plan housing requirement was introduced through amendments to national planning practice guidance.

What is happening

The introduction and impact of the new standard method used to calculate local housing need has resulted in a significant increase in the annual requirement for Cheshire West and Chester. The current Local Plan sets a housing requirement of 22,000 homes (1,100 per year) to be delivered between 2010 and 2030. The new standard method increases this requirement to 1,912 homes to be delivered each year.

Based on the new standard method and as set out in the report to Cabinet in January 2025, the Council can no longer demonstrate a five-year housing land supply position. This formed part of Cabinet's decision to begin preparing a new Local Plan, as soon as possible, to meet the increased housing requirement.

However, this means that until a new Local Plan is more advanced, those current Local Plan policies considered the most important for determining planning applications are considered to be out of date and planning permission should be granted unless the impact of development would significantly and demonstrably outweigh the benefits.

The key findings set out in the Housing Land Monitor Summary 2025 are:

- National Planning Policy Framework (NPPF) five-year deliverable supply position (based on the standard method) at 1 April 2025 of **1.89 years**
- Net housing completions of 1,202 dwellings (net) from 31 Mar 2024 to 1 Apr 2025
- Total housing delivery between 2010 and 2025 of 21,768 dwellings (net)
- A new standard method housing requirement of 1,912 dwellings per year
- A five-year housing requirement (including a 5% buffer as required by the National Planning Policy Framework) of 10,038 dwellings (net)

When it is happening

The housing land supply position has a base date of 1 April 2025 and covers the period 1 April 2024 to 31 March 2025. The land supply position will be used for decision making when determining planning applications.

Action for members (if any)

No action required

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