

5 Year Housing Land Supply

Housing requirement

- 1.1 The Council's adopted housing requirement set out in Policy CS2 of the Core Strategy adopted in July 2011¹ is recognised to be out-of-date. Paragraph 78 of the National Planning Policy Framework (NPPF) states that where a housing requirement is out of date housing land supply position is to be assessed against the Local Housing Need (LHN) calculated using the standard method.
- 1.2 The NPPF published in December 2024² revised the standard method for calculating the LHN. Using the revised standard method and the latest data, Elmbridge has a LHN of 1,574 dwellings per annum (dpa). 1,574 dpa is therefore the base requirement for the calculation of a 5 year housing land supply (5YHLS) position in Elmbridge.
- 1.3 The latest (2023) Housing Delivery Test Measurement³, published in December 2024, shows 79% of the housing requirement in Elmbridge has been delivered in the past three years. In accordance with paragraph 78 of the NPPF, delivery of less than 85% means a 20% buffer is to be applied to the base requirement.
- 1.4 Paragraph 22 (ref. ID 68-031-20190722) of Planning Practice Guidance (PPG) on housing land supply⁴ sets out that the standard method factors in past under-delivery and therefore there is no requirement to include an adjustment for past delivery shortfalls in calculating the housing requirement as part of a 5YHLS calculation.

Table 1: 5YHLS housing requirement

		Dwellings
A	Annual local housing need	1,574
B	Housing need over 5 years (A x 5)	7,870
C	20% buffer (20% of B)	1,574
D	Total requirement, 2025-30 (B + D)	9,444
E	Annualised requirement (D / 5)	1,889

¹ [Elmbridge Borough Council Core Strategy, July 2011](#)

² [National Planning Policy Framework \(NPPF\), December 2024](#)

³ [Housing Delivery Test: 2023 Measurement, December 2024](#)

⁴ [Planning Practice Guidance, Housing Land Supply](#)

Housing land supply

1.5 The Council's supply of deliverable sites comprises the following:

Table 2: Housing land supply as at 31 March 2024

		Dwellings
A	Under construction	734
B	Planning permission (medium & large sites)	320
C	Planning permission (small sites)	196
D	Small site non-implementation discount (10%)	- 20
E	Resolution to grant	350
F	Land availability assessment (LAA) / brownfield land register (BLR) sites	42
G	Windfall	83
H	Total deliverable supply [A + B + (C - D) + E + F + G]	1,705

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1.6 The Council has a 0.9 year (1,705 homes) supply of deliverable sites against the housing requirement set out above and is therefore unable to demonstrate a 5YHLS. The full calculation is set out in table 3 below:

Table 3: 5YHLS position

		Dwellings
A	Annualised requirement, 2025-30 (table 1)	1,889
B	Total supply (table 2)	1,705
C	5YHLS (B / A)	0.9 yrs