

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adopted housing requirement set out in Policy CS2 of the Core Strategy adopted in July 2011¹ is recognised to be out-of-date. Paragraph 78 of the National Planning Policy Framework (NPPF) states that where a housing requirement is out of date, the housing land supply position is to be assessed against the Local Housing Need (LHN) calculated using the standard method.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 1,584 dwellings per annum (dpa). 1,584 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	1,584
B	Housing need over 5 years (A x 5)	7,920
C	20% buffer (20% of B)	1,584
D	Total requirement, 2025/36 - 2029/30 (B + D)	9,504
E	Annualised requirement (D / 5)	1,901

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](#)

December 2025

Housing land supply

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

Table 2: Housing land supply as of 31 March 2025

		Dwellings
A	Under construction	1,171
B	Planning permission (medium & large sites)	457
C	Planning permission (small sites) with 10% non-implementation discount	71
D	Land availability assessment (LAA) / brownfield land register (BLR) sites	129
E	Windfall	83
F	Total deliverable supply [A + B + C + E + F]	1,911

5 year housing land supply

1.6 The Council has a 1 year (1,911 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	Total requirement, 2025/36 - 2029/30 (B + D)	9,504
B	Annualised requirement, 2025/26 – 2029/30 (table 1)	1,901
C	Total supply (table 2)	1,911
D	5YHLS (C / B)	1 yr