

Stafford Borough Council

Statement of Five-Year Housing Land Supply Addendum (February 2025)

This addendum sets out the five-year housing land supply calculation for Stafford Borough Council following the revised National Planning Policy Framework (NPPF) publication on 12 December 2024. This addendum uses housing supply and completion data from the Five-Year Housing Land Supply dated 31 March 2024 and applies the Local Housing Need (LHN) requirement in line with the revised NPPF.

A complete update of the five-year housing land supply document, using data from 1 April 2024 to 31 March 2025 will be published later this year. Paragraph 79 of the revised NPPF reintroduced the requirement to include a 'buffer' to the five-year housing supply. The required buffer level is linked to the Housing Delivery Test (HDT), with the Government publishing the HDT results annually in December. The most recent HDT results were published in December 2024 and indicate that Stafford Borough Council passed the test with a 159% result. As such, a 5% buffer is required to be added to the five-year housing land supply.

Calculation of the five-year requirement

| | |
|--|-------------------------|
| The Local Housing Need (LHN) annual requirement (12 December 2024) | 751 dwellings per annum |
| Additional 5% Buffer | 188 dwellings per annum |
| Total Housing Requirement 1 April 2024 - 31 March 2029 (with 5% buffer applied) $(751 \times 5) + 188 =$ | 3,943 dwellings |
| Annual Housing Requirement 2024 - 2029 $(3,943 \div 5) =$ | 789 dwellings |

Total five-year supply breakdown

A summary of the site supply uses the information in the Five-Year Housing Land Supply Statement as at 31 March 2024.

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|---|------------------------|
| Small Sites with Planning Permission | 192 dwellings |
| Large Sites with Planning Permission | 469 dwellings |
| Sites with Planning Permission for C2 residential accommodation | 297 dwellings |
| Strategic Development Locations | 1,920 dwellings |
| Total deliverable sites (2024 - 2029) | 2,878 dwellings |

Stafford Borough Council's five-year supply

The five-year supply position for Stafford Borough Council at 12 December 2024 is as follows:

Net deliverable capacity in five-year period \div annual requirement = $2,878 \div 789 = 3.65$

Stafford Borough Council's five-year supply is 3.65 years

The calculation demonstrates that currently the five-year supply of housing land in the Borough against the target established by local housing need is not being met. All the data for sites contributing to the five-year supply can be found in the Five-Year Housing Land Supply Statement appendices, 31 March 2024 via the web-link below:

<https://www.staffordbc.gov.uk/5-year-housing-land-supply-statement-31-march-2024>