



COTSWOLD DISTRICT COUNCIL

Housing Land Supply Report

August 2023 (December 2023
Addendum)

I. Update to the five year housing land supply

- I.1 Cotswold District Council's [Housing Land Supply Report \(August 2023\)](#) found the council to have a 6.9 year supply of specific deliverable sites measured against its housing requirement for the five year period 1 April 2023 to 31 March 2028. This took consideration of a 5% buffer added the supply of deliverable sites, as was required by paragraph 74 of the [National Planning Policy Framework \(July 2021\)](#).
- I.2 The government has since published the [National Planning Policy Framework \(December 2023\)](#). This removes the requirement for a 5% buffer to be added to the supply of deliverable sites. This means the council can now demonstrate a 7.2 year supply of specific deliverable sites measured against its housing requirement for the five year period 1 April 2023 to 31 March 2028. Tables 7 and 8 of the Housing Land Supply Report have been amended to reflect this change below.

Table 7: Five Year Housing Land Supply Calculation		
A	Total Residual Requirement for 2023 to 2031 (i.e. 8,400 – 6,277)	2,123
B	Residual requirement for 2023 to 2031 expressed as an annual average (i.e. 2,123 / 8 years)	265*
C	Total residual requirement for 2023 to 2028 (i.e. 265* x 5 years)	1,327*
Five Year Supply for 2023 to 2028		
D	Deliverable sites with planning permission or a resolution to permit at 1 April 2023 (including -16 dwelling lapse rate)	1,489
E	Other land allocations	0
F	Windfalls	429
G	Total supply for 2023 to 2028	1,918
H	Supply available at 1 April 2023 expressed as number of years against the residual requirement (i.e. (1,918 / 1,327) x 5 years)	7.2 years

Table 8: Maintaining a five year housing land supply

	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Projected annual supply	391	353	319	416	439	536	515	425
Projected 5 year supply	1,918	2,063	2,225	2,331	–	–	–	–
Residual annual requirement	265	247	230	212	–	–	–	–
Residual 5 year requirement	1,327	1,237	1,149	1,060	–	–	–	–
5 year supply (years)	7.2	8.3	9.7	11.0	–	–	–	–

2. Additional sites to note

- 2.1 The five year housing land supply already includes an allowance for windfall sites¹. This accounts for additional sites that gain planning permission that are not already allocated for development in the adopted Local Plan. However, since 1 April 2023, two additional sites have become part of the housing land supply, which are not windfalls.

Site Ref	Parish	Address	Site Capacity (net)	Reason for change
22/03770/OUT	Fairford	Land west of Hatherop Road	87	Fairford NDP site allocation was granted planning permission on 4 October 2023
T31B	Tetbury	Land adjacent to Blind Lane	43	Access issue has been resolved and site is now deliverable / developable

- 2.2 In addition to many smaller windfalls gaining planning permission since April 2023, two particularly large windfall sites have become deliverable and are of particular note.

Site Ref	Parish	Address	Site Capacity (net)	Reason for change
23/01513/FUL	Stow-on-the-Wold	Land off Oddington Road (A436)	37	Rural Exception Site. Application submitted on 4 May 2023
23/02682/FUL	Tetbury	Land west of Worwell Farmhouse	27	The Council resolved to grant planning permission to the site, subject to completing a S106 agreement, on 9 November 2023

3. Housing Delivery Test

- 3.1 On 19 December 2023, the government published the [Housing Delivery Test 2022 measurement](#). The Housing Delivery Test (HDT) is an annual measurement of housing delivery in a plan-making authority area, which is measured against the housing requirement over the previous three years. Paragraph 79 of the NPPF (2023) sets out the consequences of a HDT measurement falling below 95%, 85% or 75% of the requirement, which get increasingly severe. A score of 75% or below results in a presumption in favour of sustainable development (i.e. the same as not having a five year housing land supply).
- 3.2 The government calculates the council's HDT measurement for 2022 to be 96%. The council has written to the DLUHC to dispute this figure, as the 2022 HDT measurement is believed to be 120%, as is demonstrated in the table below. The HDT test score may be updated further to reflect the council's conversations / agreements with the DLUHC.

	Number of homes required			Total number of homes required	Number of homes delivered			Total number of homes delivered	Housing Delivery Test: 2022 measurement
	2019-20	2020-21	2021-22		2019-20	2020-21	2021-22		
2022 HDT Measurement	384	280	420	1,084	312	378	348	1,038	96%
Corrected HDT Measurement	292	291	282	865	311	376	348	1,035	120%

¹ Windfall sites are sites not specifically identified in the development plan.