

Central Lincolnshire LOCAL PLAN



Five Year Land Supply Interim Update Statement

February 2025

Introduction

Following the publication of the new National Planning Policy Framework (NPPF) in December 2024, the requirement to maintain a five year land supply has been reintroduced, and a new method for calculating local housing need using a national standard method has been implemented.

Alongside these changes a number of transitional arrangements have also been put into place. This note sets out the position for housing land supply in Central Lincolnshire now and moving forward.

2024 Five Year Housing Land Supply Position

In the [2024 Five Year Housing Land Supply Report](#) it identified the following:

- Baseline housing requirement – 1,102 dwellings per year, 5,510 dwellings across the five year period (para 3.5). This is based on the housing requirement in the 2023 Adopted Local Plan.
- Additional buffer to the baseline housing requirement – 0. The 2023 NPPF did not require areas with an up to date plan to apply any buffer.
- Housing supply from deliverable sites anticipated to come forward within the five year period – 8,621 dwellings (para 5.2).
- Five Year Housing Land Supply – 7.8 years of deliverable supply expected to come forward within the five year period.

Changes from 2024 NPPF

As part of the new Government's ambition to deliver 370,000 homes per year it has made a number of changes to the NPPF in relation to housing supply.

Perhaps the most significant change is the introduction of a new national methodology for calculating the local housing need figure, based on housing stock and affordability of housing. For Central Lincolnshire this local housing need figure will be 1,552 dwellings per year when it is implemented. However, as is explained below, this will not apply to Central Lincolnshire at this time.

Paragraph 78 of the NPPF reintroduces the requirement for Local Planning Authorities to update annually a supply of specific sites to deliver at least five years' worth of supply.

Beyond the basic requirement, paragraph 78 of the NPPF also requires Local Planning Authorities to identify 5% additional housing supply (moved forward from later in the plan period) to ensure choice and competition in the market for land or 20% where there has been significant under delivery of housing supply over the previous three years.

This 20% is applied to local authorities that have delivered less than 85% of the housing requirement when the Housing Delivery Test (HDT) has been applied. The latest HDT was

Central Lincolnshire LOCAL PLAN



[published by Government in December 2024](#) and it identified that Central Lincolnshire achieved 178% and so the 20% buffer does not apply.

To summarise the position at present for Central Lincolnshire, a 5% buffer must be added to the requirement figure in our adopted local plan, but a 20% buffer does not apply at this time.

The NPPF also includes a number of transitional arrangements, one of which will apply to housing land supply reporting in Central Lincolnshire.

Part c) of paragraph 78 of the NPPF includes a requirement that will become effective from 1 July 2026 for Local Plans adopted within the past five years, and whose annual housing requirement is 80% or less of the nationally-set housing need figure to apply a 20% buffer to our local plan housing requirement (moved forward from later in the plan period).

Given that Central Lincolnshire's Local Plan was adopted within the past five years and the housing requirement in the Local Plan is less than 80% of the current local housing need figure, it is expected that this 20% figure will apply from 1 July 2026.

It is important to note that current projections for housing delivery indicate that a 20% buffer will be achievable based on current allocations and permissions.

Current Five Year Housing Land Supply Position at February 2025

The current five year land supply position, taking into account the changes from the 2024 NPPF is as follows:

- Baseline housing requirement – 1,102 dwellings per year, 5,510 dwellings across the five year period.
- Requirement plus additional 5% buffer to the baseline housing requirement – 1,157 dwellings per year, 5,786 dwellings over the five year period.
- Housing supply from deliverable sites anticipated to come forward within the five year period – 8,621 dwellings.
- Five Year Housing Land Supply – **7.45 years of deliverable supply** expected to come forward within the five year period.

This position will be kept under review in subsequent publications of the Five Year Housing Land Supply Report and the situation at the time of 1 July 2026 will indicate whether a 20% buffer will need to be applied.