

SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
18th August 2026

Agenda Item 7

Five-Year Housing Land Supply Update Report (2026 – 2031)

Since the publication of the main agenda report, the Government has published a revised version of the National Planning Policy Framework (NPPF). This version was published on the 17th of August 2026

Alongside the NPPF, Government also published the Housing Delivery Test (HDT) results for both 2024 and 2025. The HDT represents the annual measurement of housing delivery in the Borough and each of the other relevant plan-making authorities in England. Both the 2024 and 2025 HDT test results were published and for the 2025 results, covered the years 2022/23, 2023/24 and 2024/25.

Prior to this, the most recent test results were for 2023 (published in December 2024) and these were reflected accordingly in the Five-Year Housing Supply Update Report 2026-2031 (specifically Table 1 & accompanying para's 3.4 & 3.5).

For the avoidance of doubt, it's important to recognise that the 2025 Housing Delivery Test results represent the most up-to-date assessment of housing delivery and should be used for decision-making purposes (as set out in Annex D of the new NPPF). The 2025 measurement therefore supersedes the 2024 measurement.

The 2025 result indicates that a shift from previous year's test results has occurred in Newcastle under Lyme – where delivery over the 3-year timespan has now fallen below requirements at 94% (compared to 109% in 2024 and 139% in 2023).

All councils that score under 95 per cent (Newcastle under Lyme now falling into this category) in the test must produce a housing delivery action plan explaining how they intend to boost homebuilding in their area. This action plan should be produced within 6 months of the test results being published, setting out how the council will positively respond to the challenge of improving housing delivery in the borough e.g. examining issues such as market slowdown, infrastructure challenges, site-specific planning constraints. Once complete, it is then made available to view on the Council's website. It should be noted that the HDT results have taken place in a period where an up-to-date Local Plan was not in place to support the sustainable delivery of housing in the Borough. The delivery of allocated sites in the Local Plan will be a key part of the action plan going forward.

The Council's HDT results, however, are above 75% which means that the presumption in favour of sustainable development does not apply through the HDT route.

Recommendation

No change to overall recommendation. Committee to note the need to prepare an action plan that will consider how the Council will positively respond to challenges in housing delivery in the Borough.