



Your ref:  
 Our ref: Local Plan Examination  
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Ms Karen Baker and Mr Mike Hayden  
 Planning Inspectors to the King's Lynn  
 & West Norfolk Local Plan Review Examination

**Geoff Hall**  
 Executive Director

**Stuart Ashworth**  
 Assistant Director Environment and Planning

03 January 2025

Dear Ms Baker and Mr Hayden

**Examination of King's Lynn & West Norfolk Local Plan Review: Implications of the Housing Delivery Test:2023 measurement**

I write with reference to your letter of 18 December 2024, regarding the implications of the recently published Housing Delivery Test: 2023 measurement.

You have requested our response, with reference to the implications of this for the Local Plan, and what if any effect the 2023 Housing Delivery Test (HDT) measurement would have on the 5-year Housing Land Supply (HLS) calculation on adoption. Specifically, you highlight the need to apply a 20% buffer in the event that HDT figures fall below 85% of the housing requirement.

In response, firstly I would emphasise that the Borough Council has contacted the Ministry of Housing, Communities and Local Government (MHCLG) to challenge the 2023 HDT figures, particularly the figure of minus 3 dwellings quoted for the 2020-2021 monitoring period.

Notwithstanding this, you have requested that the Borough Council provide calculations, in the scenario of a 20% buffer being necessary. The table below shows the 5% buffer applied for the Schedule of Main Modifications [F117, p21], alongside a 20% buffer, for comparison.

	5% buffer	20% buffer
Local Housing Need (LHN) (based on standard method)	554	554
LHN x 5 (Years)	2,770	2,770
LHN x 5 (Years) + 5% or 20% NPPF buffer	2,909	3,324
Identified Housing Supply	4,619	4,619
Identified Housing Supply / LHN x 5 + 5% or 20% NPPF Buffer	1.59	1.39
<b>5-year Housing Land Supply</b>	<b>7.9 years</b>	<b>6.9 years</b>

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Chief Executive – Lorraine Gore

The effect of applying a 20% buffer would be to reduce the 5-year housing land supply by 1 year, from 7.9 down to 6.9 years.

Therefore, in the event that a 20% buffer is needed, there would still be 6.9 years housing land supply for the Local Plan, on adoption, so there are no implications for the 5-year housing land supply requirements.

I hope this clarifies the current position to your satisfaction.

Yours sincerely

A handwritten signature in black ink, appearing to read 'S.Ashworth', written in a cursive style.

Stuart Ashworth  
Assistant Director – Environment and Planning