

**Sevenoaks District Council
Local Plan Housing Trajectory
2019/20 to 2034/35
September 2019 Update**

The housing trajectory shows the identified housing land supply for the Local Plan period, 2019/20 to 2034/35. It is made up of the following:

1. Sites with outstanding planning permission (including prior approvals)

Net units with full or outline planning permission, or prior approval permission, that have not yet started or are under construction are included within this category. These units have been phased according to their expected completion dates.

2. Windfall sites (including rural exceptions)

This is an allowance made to reflect unexpected (non-allocated) housing sites that can accommodate 1-4 units during the plan period, in accordance with the NPPF. It is calculated using past delivery rates and applied after the first 3 years of the trajectory in order to avoid the risk of double counting completions from windfalls with extant permissions.

These figures also include an allowance for rural exception sites that are expected to come forward over the plan period, again being applied after the first 3 years of the trajectory in order to avoid the risk of double counting completions from rural exception sites with extant permissions.

Please see the “5 year supply of deliverable housing sites” statement for further justification on the windfall and rural exceptions allowance.

3. Local Plan site allocations

The site allocations in the Local Plan consist of a review of the unimplemented site allocations in the ADMP, and new site allocations. These represent sites that will contribute to the overall housing supply over the plan period.

4. Other maximising supply

These are units on sites within the District Council’s ownership that are within existing settlements and are actively being progressed. These sites came about following the close of the call for sites and via an expired planning permission.

5. Empty homes

This is an allowance made to reflect the empty homes that are expected to be brought back into use during the plan period. It is calculated using past delivery rates and applied to the first 5 years of the trajectory to ensure a realistic approach given empty homes are a finite element of supply.

Please see the “5 year supply of deliverable housing sites” statement for further justification on the empty homes allowance.

**Local Plan Housing Supply 2019-35
Housing Trajectory**

	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10	Y11	Y12	Y13	Y14	Y15	Y16	Total
	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	
Sites with outstanding planning permission (including prior approvals)*	518	504	246	24	100	70	70	70	70	70	70	30	0	0	0	0	1,842
Windfall sites (including rural exceptions)	0	0	0	84	84	84	84	84	84	84	84	84	84	84	84	84	1,092
Local Plan site allocations	0	201	655	720	480	190	220	383	417	370	340	380	561	600	510	345	6,372
Other maximising supply**	0	0	0	24	25	0	0	0	0	0	0	0	0	0	0	0	49
Empty homes	11	11	11	11	11	0	0	0	0	0	0	0	0	0	0	0	55
TOTAL	529	716	912	863	700	344	374	537	571	524	494	494	645	684	594	429	9,410

* Figure includes 53 units from an ongoing appeal that is uncontested by the District Council

** Sites within the District Council's ownership that are within existing settlements and are actively being progressed, but missed the call for sites deadline

Sevenoaks Local Plan Housing Trajectory

