

# Five Year Housing Land Supply

## April 2023

- 1.1 This report considers the supply of housing land in Sevenoaks District that is available and deliverable for future residential development over the next 5 years to 2027/28.

### The Requirement

- 1.2 In line with paragraph 003 of the National Planning Policy Guidance (PPG), Housing Supply and Delivery, where policies are more than 5 years old, local housing need calculated by the standard method should be used in place of the housing requirement. The Core Strategy was adopted in February 2011 and is more than 5 years old, therefore, the standard method figure should be used.

The PPG states (Paragraph: 031)

*“Where the standard method for assessing local housing need is used as the starting point in forming the planned requirement for housing, Step 2 of the standard method factors in past under-delivery as part of the affordability ratio, so there is no requirement to specifically address under-delivery separately when establishing the minimum annual local housing need figure.”*

- 1.3 Where calculating the local housing need figure the standard methodology has been used and a base year of 2023 has been applied. In accordance with the PPG, any previous under delivery of housing is addressed as part of the standard method for assessing local housing need.

### Determining the Buffer

- 1.4 Paragraph 74 of the NPPF sets out a buffer requirement for the 5 year deliverable supply of housing land of either 5, 10 or 20%. The Housing Delivery Test (January 2021) confirms that Sevenoaks District has delivered 70% of its housing requirement over the past three years, and therefore, a 20% buffer applies.

## Calculating 5 Year Housing Requirement

Table 1 - Calculation of housing requirement and buffer

Requirement	Amount
2023 Standard Method Housing Need	712
5 Year Land Supply Requirement	3,560
20% buffer	712
5 Year Requirement + 20%	4,272

## Deliverable Land Supply

Table 2 - Elements of housing supply

	Site typology	Total number of net additional units	Number of units anticipated to be delivered in 5 years
i	Sites with outstanding planning permission	1,995	1,702
ii	ADMP Site allocations	225	225
iii	Windfall Sites	158	158
iv	SHELAA deliverable sites within urban confines without planning permission (as identified in November 2023 Regulation 18 consultation)	634	634
v	Strategic sites with Resolution to Grant at April 2023	1,925	612
	<b>TOTAL</b>	<b>4,937</b>	<b>3,331</b>

### i) Sites with Outstanding Planning Permission

1.5 This element of supply includes planning permissions not started, under construction, prior approvals & outstanding C2 (older persons housing including care homes and nursing homes) permissions.

1.6 The NPPF defines deliverable sites as sites for housing which should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered

deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years

1.7 Accordingly, all qualifying sites with unimplemented, under construction & outstanding prior approval planning permissions have been taken into account.

#### Outstanding C2 Planning Permissions

1.8 C2 units are expressed in terms of bedspaces, and therefore must be converted to the equivalent number of C3 (residential) units before they can be included as part of the housing supply. The Planning Practice Guidance (PPG) provides a method to calculate the equivalent number of C3 housing units in order to accurately account for them in the housing requirement and supply. Paragraph 16a of the PPG in relation to Housing for Older and Disabled People states:

*“Plan-making authorities will need to count housing provided for older people against their housing requirement. For residential institutions, to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households, using the published Census data.”*

1.9 The guidance links to census data showing the number of households by number of adults which can be used to calculate the average number of adults living in households. For Sevenoaks District the calculations show that on average each household has an average of 1.87 adults which is higher than the national average of 1.84.

1.10 Accordingly, all qualifying sites with unimplemented planning permissions have been taken into account. Using the C2 conversion rate a total of 61 equivalent C3 units are included in the supply.

#### ii) ADMP Housing and Mixed-Use Site Allocations

1.11 The site allocations consists of adopted ADMP housing and mixed-use site allocations without planning permission. Whilst the adopted site density and phasing has been used to calculate the supply of deliverable housing sites it is expected that these sites will make efficient use of land in line with para 124

of the NPPF. Therefore, it should be noted that, where appropriate, many of these sites are expected to deliver an increased number of units above the ADMP allocation. Any additional units expected to come forward on these sites have been included in section (iv) under SHELAA deliverable sites.

iii) Windfall sites (including rural exceptions)

1.12 The NPPF (paragraph 71) and supporting guidance in the PPG states that local authorities can make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites provide a reliable source of supply. The most recent evidence indicates that an average of 79 units per annum have been delivered in Sevenoaks District from sites of 1-4 units in the past nine years (see Table 3). The District Council therefore expects 158 units to be delivered from windfall sites in the next 5 years (allowance to be included in years 4 and 5 only to prevent double counting with planning permissions).

Table 3 - Past completions on sites of 1-4 units

Year	Housing completions	Housing completions on sites of 1-4 units
2014-15	199	75
2015-16	414	69
2016-17	312	80
2017-18	378	82
2018-19	317	64
2019-20	426	92
2020-21	213	54
2021-22	267	112
2022-23	261	82
<b>TOTAL</b>	<b>2787</b>	<b>711</b>
<b>Average</b>	<b>310</b>	<b>79</b>

1.13 In addition, the District Council is committed to delivering rural exception schemes and a rolling programme of rural housing needs surveys across the District has been agreed by Cabinet. Based on the level of need identified, the commitment of the parish councils and the emerging Local Plan policy on housing in rural areas, the District Council is able to demonstrate compelling evidence that such sites provide a reliable source of supply. The most recent evidence indicates that, to date, a total of 81 rural exception units have been delivered in Sevenoaks District on a number of sites. The Council has recently adopted (Cabinet 16<sup>th</sup> April 2020) a fully funded 5 year rolling schedule of Rural Housing Needs Surveys across all 31 Parishes. Surveys undertaken in 18 parishes in the last 5 years identify a need for 265 “local needs” units in those areas. Site searches are in progress in a number of these parishes, planning applications have been submitted for 3 rural exception sites and 2 rural

exception sites/local needs housing sites have been granted planning permission. The District Council expects 15 units to be delivered from rural exception sites/local needs housing sites in the next 2 years and a further 31 units delivered in years 3 to 5, assuming planning permissions are granted.

#### iv) SHELAA Sites

1.13 The latest version of the SHELAA, published in November 2023, identifies sites of 5 or more units that are suitable for development in the District. All SHELAA sites have been assessed in terms of deliverability and to prevent double counting those with extant planning permission at April 2023 have been removed. This total also includes any additional units on ADMP allocation sites. A total of 634 units on suitable sites have been identified as deliverable.

## Conclusion

*Table 4 - 5 Year Housing Land Supply Calculation December 2022*

	Component	Calculation	Result (units)
<b>A</b>	Annual local housing need	N/A	712
<b>B</b>	5-year requirement	A x 5	3,560
<b>C</b>	20% buffer	20% of B	712
<b>D</b>	5-year requirement plus 20% buffer	B + C	4,272
<b>E</b>	Annual requirement plus 20% buffer	D/5	854
<b>F</b>	5-year housing land supply	Table 2 above	3,331
<b>G</b>	Years Supply	F/E	3.9 years

This five year supply of deliverable housing sites assessment identifies a supply of specific deliverable sites in Sevenoaks District that have the capacity to deliver 3,331 residential units in the next 5 years. This represents 3.9 years of the 5-year supply requirement of 4,272 units (including the 20% buffer). Accordingly, Sevenoaks District Council cannot demonstrate 5 years' worth of deliverable housing supply.