

Five Year Housing Land Supply

Sevenoaks District Council

Position Statement – 1st July 2026 (2026/27)

July 2026

Introduction

- 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 2030/31.
- 1.2** This Five-Year Housing Land Supply (5YHLS) position statement is dated **July 2026**, to align with the Regulation 19 Publication of the emerging Local Plan for Sevenoaks District. The base date for the 5YHLS calculation is **1 April 2026**, marking the most recent update to the Standard Methodology calculations and the close of the most recent monitoring year (25/26).
- 1.3** For clarity, it is important to set out that housing completions, extant planning permissions and windfall allowances in this 5YHLS position statement are derived from the most recent full monitoring year, 2025/26, which ended on **31 March 2026**.
- 1.4** The site supply includes Strategic Housing and Economic Land Availability Assessment (SHELAA) sites which are proposed for allocation in the Regulation 19 Publication (July 2026). These sites reflect the Council's emerging policy direction and are considered deliverable and are therefore phased within the first 3 years of the 15-year plan period (up to 2041/42).

The Requirement

- 1.5** In line with paragraph 003 of the National Planning Policy Guidance (PPG), Housing Supply and Delivery, where strategic policies are more than 5 years old, local housing need calculated using 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: 022)

“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.”

- 1.6** Where calculating the local housing need figure the standard methodology has been used and a base year of 2025/26 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

- 1.7** Paragraph 79 of the NPPF (2024) sets out a buffer requirement for the 5-year deliverable supply of housing land of either 5 or 20%. The Housing Delivery Test: 2023 Measurement (Published December 2024) confirms that Sevenoaks District had delivered 44% of its housing requirement over the past three years (2020/21 to 2022/23), and therefore, a 20% buffer applies.

Calculating 5 Year Housing Requirement

Table 1 – Calculation of housing requirement and buffer

March 2026 Standard Method Housing Need	1,164
5 Year Land Supply Requirement	5,820
20% buffer	1,164
5 Year Requirement + 20%	6,984

Deliverable Land Supply

Table 2 – Elements of housing supply

	Site typology	Total number of net additional units permitted	Number of units anticipated to be delivered in 5 years
i	Sites with outstanding planning permission		
	a) Extant permissions at 31 March 2026	3,994	2,804
	b) Extant permissions granted between 1 April 2026 and 1 July 2026	64	64
	c) Units with Resolution to Grant subject to S106 (at 1 July 2026)	135	135
ii	ADMP site allocations	188	20
iii	Windfall Sites (73 units phased in years 4 and 5 of 5YHLS period, to avoid double counting with extant permissions).	146	146
iv	Units on SHELAA deliverable sites in the emerging Local Plan as identified in July 2026 Regulation 19 Publication *Units on deliverable sites phased within Years 1-4 of the emerging Local Plan period which aligns with years 2-5 of the 5YHLS. These figure takes account of any uplift to ADMP allocations (3 units at Currant Hill Allotments) but does not double count the allocated capacity.	1,931	1,852*
	TOTAL	6,458	5,021

i) Sites with Outstanding Planning Permission

a) Extant permissions at 31 March 2026

- 1.8** 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.
- 1.9** 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.
- 1.10** Accordingly, all qualifying sites with unimplemented, under construction & outstanding prior approval planning permissions have been taken into account.

b) Extant permissions granted between 1 April 2026 and 1 July 2026

- 1.11** This element of supply includes planning permissions not started, under construction, prior approvals & outstanding C2 (older persons housing including care homes and nursing homes), which were granted between 1 April 2026 and 1 July 2026.

Outstanding C2 Planning Permissions

- 1.12** 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.”

- 1.13** 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.

1.14 Accordingly, all qualifying sites with unimplemented planning permissions have been taken into account. Using the C2 conversion rate a total of 32 equivalent C3 units are included in the supply.

ii) ADMP Housing and Mixed-Use Site Allocations

- 1.15** The site allocations consist of adopted ADMP housing and mixed-use site allocations without planning permission. Existing ADMP allocations which have not yet been built out have been included in the 5YHLS, excluding any where there is evidence that these sites are not likely to come forward for residential use.

iii) Windfall sites (including rural exceptions)

- 1.16** Para 75 of the NPPF 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.
- 1.17** The most recent evidence indicates that an average of 73 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 146 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 extant planning permissions).
- 1.18** As the most recently completed monitoring year, this has been base-dated at 31 March 2026, the end of 2025/26.

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

Year	Housing completions	Housing completions on sites of 1-4 units
2017-18	378	82
2018-19	317	64
2019-20	426	92
2020-21	213	54
2021-22	267	112
2022-23	261	82
2023-24	107	58
2024-25	145	55
2025-26	252	59
TOTAL	2,366	658
Average	262	73

- 1.19** In addition, the District Council is committed to delivering rural exception schemes and to facilitate this, a rolling programme of local housing needs surveys was carried out across the District between 2020 and 2025. Based on the level of need identified by the surveys (and/or other approved supplementary data, e.g. the Sevenoaks Housing Register), the commitment of the parish councils and the emerging Local Plan policy H3 – Housing in Rural Areas, the District Council is able to demonstrate compelling evidence that such sites provide a reliable source of supply.
- 1.20** The most recent evidence indicates that, to date, a total of 90 rural exception units have been delivered in Sevenoaks District on a number of sites. Under the rolling programme of local housing needs surveys a need for 456 “local needs” homes have been identified. Site

searches will be facilitated where requested by the parish council. A planning application has been submitted for 1 rural exception site and 3 rural exception sites have been granted planning permission and these are on site. The District Council expects 29 homes to be delivered from rural exception sites in the next 2 years and a further 28 homes delivered in years 3 to 5, assuming planning permissions are granted.

iv) SHELAA Sites

- 1.21** The latest version of the Strategic Housing and Economic Land Availability Assessment (SHELAA), published in July 2026, identifies suitable sites across the District capable of delivering 5 or more units. All sites have been assessed for suitability, availability and deliverability. To avoid double counting, sites with extant planning permission, at 1 April 2026, have been excluded. This total also includes any additional units on ADMP allocation sites.
- 1.22** Unit totals have been included for any SHELAA sites phased within years 2 (2028/29), 3 (2029/30) and 4 (2030/31) of the emerging Local Plan period. These years correspond to years 3, 4 and 5 of this Five-Year Housing Land Supply (5YHLS) position statement.
- 1.23** The SHELAA sites included in this 5YHLS comprise urban sites, previously developed land (PDL) and grey belt sites. These are considered capable of coming forward through the Development Management process ahead of Local Plan adoption.
- 1.24** A total of 1,852 units on suitable sites have been identified as deliverable within years 1-4 of the Local Plan period.

Conclusion

Table 4 - 5 Year Housing Land Supply Calculation – July 2026

	Component	Calculation	Result (units)
A	Annual local housing need	N/A	1,164
B	5-year requirement	A x 5	5,820
C	20% buffer	20% of B	1,164
D	5-year requirement plus 20% buffer	B + C	6,984
E	Annual requirement plus 20% buffer	D/5	1,397
F	5-year housing land supply	Table 2 above	5,021
G	Years Supply	F/E	3.59

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 5,021 residential units in the next 5 years. This represents 3.59 years of the 5-year supply requirement of 6,984 units (including the 20% buffer).

Accordingly, Sevenoaks District Council cannot demonstrate 5 years' worth of deliverable housing supply.