

Five Year Housing Land Supply

Sevenoaks District Council

Position Statement - 1 April 2025 (2025/26)

October 2025

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 2029/30.
- 1.2** This Five-Year Housing Land Supply (5YHLS) position statement is dated **October 2025**, to align with the publication of the Regulation 18 consultation for the emerging Local Plan for Sevenoaks District. The base date for the 5YHLS calculation is **1 April 2025**, marking the beginning of the current monitoring year (2025/26).
- 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, 2024/25, which ended on **31 March 2025**.
- 1.4** The site supply includes Strategic Housing and Economic Land Availability Assessment (SHELAA) sites which are proposed for allocation in the Regulation 18 consultation (October 2025). 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 2029/30).

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 2024/25 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 (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

March 2025 Standard Method Housing Need	1,145
5 Year Land Supply Requirement	5,725
20% buffer	1,145
5 Year Requirement + 20%	6,870

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 at 31 March 2025	4,041	2,431
ii	ADMP site allocations	196	196
iii	Windfall Sites	150	150
iv	SHELAA deliverable sites, phased within Years 1-3 of the emerging Local Plan period (as identified in October 2025 Regulation 18 consultation) *this figure takes account of any uplift to ADMP allocations but does not double count the allocated capacity.	14,022	1,289
	TOTAL	18,409	4,066

i) Sites with Outstanding Planning Permission

- 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.

Outstanding C2 Planning Permissions

- 1.11** 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.”

- 1.12** 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.
- 1.13** Accordingly, all qualifying sites with unimplemented planning permissions have been taken into account. Using the C2 conversion rate a total of 78 equivalent C3 units are included in the supply.

ii) ADMP Housing and Mixed-Use Site Allocations

1.14 The site allocations consist 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 129 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)

1.15 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.

1.16 The most recent evidence indicates that an average of 75 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 150 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).

1.17 As the most recently completed monitoring year, this has been base-dated at 31 March 2025, the end of 2024/25.

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

Year	Housing completions	Housing completions on sites of 1-4 units
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
2023-24	107	58
2024-25	146	55
TOTAL	2,427	679
Average	270	75

1.18 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.

- 1.19** 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

- 1.20** The latest version of the Strategic Housing and Economic Land Availability Assessment (SHELAA), published in October 2025, 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 2025, have been excluded. This total also includes any additional units on ADMP allocation sites.
- 1.21** Unit totals have been included for any SHELAA sites phased within years 2 (2028/29) and 3 (2029/30) of the emerging Local Plan period. These years correspond to years 4 and 5 of this Five-Year Housing Land Supply (5YHLS) position statement.
- 1.22** 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.
- 1.23** A total of 1,289 units on suitable sites have been identified as deliverable.

Conclusion

Table 4 - 5 Year Housing Land Supply Calculation – October 2025

	Component	Calculation	Result (units)
A	Annual local housing need	N/A	1,145
B	5-year requirement	A x 5	5,725
C	20% buffer	20% of B	1,145
D	5-year requirement plus 20% buffer	B + C	6,870
E	Annual requirement plus 20% buffer	D/5	1,374
F	5-year housing land supply	Table 2 above	4,066
G	Years Supply	F/E	2.96

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 4,066 residential units in the next 5 years. This represents 2.96 years of the 5-year supply requirement of 6,870 units (including the 20% buffer).

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