

Adur Five Year Housing Land Supply 2023- 2028 (with a 20% buffer)

The National Planning Policy Framework (NPPF) requires Local Planning Authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements set out in adopted strategic policies, or against their local housing need (Standard Methodology) where the strategic policies are more than five years old.

The revised NPPF (2018) introduced the Housing Delivery Test against which housing delivery is measured. If housing delivery is below 85% of the housing requirement over the previous three years, a 20% buffer must be applied.

Table 1 below shows the five year housing land supply position for the Adur Local Plan area, measured against the 2023 Standard Methodology figure for Adur of 448 dwellings per annum, and incorporating a 20% buffer as a result of the Housing Delivery Test 2022 measurement for Adur.

(The Housing Delivery Test 2022, published December 2023, indicates that Adur delivered 72% of its requirement, and so a 20% buffer has been applied.)

It should be noted that the figures used to calculate the Adur five year housing land supply differ slightly from those used in the Governments HDT calculation as they do not include housing completions in the South Downs National Park (which the HDT does).

Table 1:Adur Five year housing land supply 2023/4-2027/28 with a 20% buffer, measured against Standard Methodology

		Dwellings (net)	Annual Average
a	5 year requirement using Standard Methodology figure of 448pa.	2,240	448
b	20% buffer	448	
c	Five year requirement 2023/4 - 2027/8	2,688	537.6
Supply:			
d	Commitments (large and small sites) at 1 April 2022 For 5 year period	1492	

	(This includes West Sompting Strategic Allocation)		
e	SHLAA sites (five year period) (Excludes those SHLAA sites which fall within the Shoreham Harbour Regeneration Area – see below)	181	
f	Windfall allowance (18x2 years)	36	
g	Allocated in Shoreham Harbour Joint Area Action Plan (5 year period) (SHLAA sites - any commitments are counted above)	176	
h	Total Supply: (Commitments for 5 years) (d+ e+f+g)	1855	
i	Surplus/ shortfall (c-h)	-833	
	Five Year Land Supply (h divided by c annual figure)	3.5	

This table demonstrates a 3.5 year supply of deliverable land as at 1st April 2023 against the Standard Methodology figure of 448.

Although the Adur Local Plan requirement figure is considered ‘out of date’ for the purposes of calculating housing land supply it is still useful to assess the performance of the Plan. This is shown in Table 2 below.

Five Year Housing Land Supply (2023- 2028)(with a 20% buffer) using Adur Local Plan
Housing target

Since 2011, when measured against the Local Plan target, there has been an undersupply of homes which has been taken into account in the 5 year land supply calculation below.

Table 2: Adur Five year housing land supply 2023/4-2027/8 with a 20% buffer, measured against adopted Adur Local Plan requirement of 177 dwellings per annum.

		Dwellings (net)	Annual Average
a	Local Plan housing target 2011-2032	3718	177
b	Completed 2011-2023 (net)	1272	
c	Number of years left in plan period	9	
d	Remaining requirement 2024-2032 (a-b)	2446	
e	Five year target with no adjustment (177x5)	885	
f	Shortfall of housing provision from 2011 ((177x 12 years = 2,124 minus completions (b))	852	
g	Five year target including shortfall (e+f)	1737	
h	20% buffer (1737/100x20)	347	
i	Requirement for five years 2023-2028 with 20% buffer (g+h)	2084	417
Supply:			
j	Commitments (large and small sites) at 1 April 2022 For 5 year period (This includes West Sompting Strategic Allocation)	1492	

k	SHLAA sites (five year period) (Excludes those SHLAA sites which fall within the Shoreham Harbour Regeneration Area – see below)	181	
l	Windfall allowance (18x2 years)	36	
m	Allocated in Shoreham Harbour Joint Area Action Plan (5 year period) (SHLAA sites - any commitments are counted in row J above)	176	
n	Total Commitments (5 years) (j+k+l+m=n)	1855	
o	Surplus/ shortfall (n-i)	-229	
	Five Year Land Supply (n/i annual figure)	4.4	

This table demonstrates that if land supply continued to be measured against the Local Plan housing requirement, there would be a 4.4 year supply of deliverable sites as at 1st April 2023.