

Five Year Housing Land Supply (2019-2024)(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 where the strategic policies are more than five years old. In addition, the supply of specific deliverable sites should include a buffer (moved forward from later in the plan period) of:

5% to ensure choice and competition in the market for land; or

10% where it wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or

20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply

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

The Government published the results of the Housing Delivery Test in February 2020. Adur has failed the test and delivered 56% of its housing delivery target:

$$\text{HDT (\%)} = \frac{\text{Total net homes delivered over three year period}}{\text{Total number of homes required over three year period}}$$

$$\text{HDT (\%)} = \frac{300}{531} = 56\%$$

Therefore, the Council will apply a 20% buffer to its five year housing land supply calculation.

The table below shows the five year housing land supply position against the adopted Adur Local Plan capacity based housing delivery target. **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.**

There has clearly been a shortfall against the annualised delivery target of 177 dpa over the past eight years since the start of the Plan period. Since 2011, when measured against the Local Plan target, there has been an undersupply of 568 homes and the five year housing land supply calculation has been adjusted to reflect this.

The Local Plan trajectory demonstrates that, when measured against the Local Plan delivery target, this shortfall can be addressed in the five year period 2019-2024. This is due to the strategic allocations at New Monks Farm (Policy 5) and West Sompting (Policy 6) and sites within the Shoreham Harbour Regeneration Area (Policy 8) together with some SHLAA sites starting to deliver from 2021/2022.

Five year housing land supply 2019-2024 with a 20% buffer

		Dwellings (net)	Annual Average
a	Local Plan housing target 2011-2032	3718	177
b	Completed 2011-2019 (net)	848	
c	Number of years left in plan period = 13		
d	Remaining requirement 2019-2032 (a-b)	2870	
e	Five year target with no adjustment (177x5)	885	
f	Shortfall of housing provision from 2011 (177x 8 years = 1416) minus completions (b)	568	
g	Five year target including shortfall (e+f)	1453	
h	20% buffer (1453/100x20)	291	
i	Requirement for five years 2019-2024 with 20% buffer (g+h)	1744	349
	Supply:		
j	Commitments (large and small sites) at 1 April 2019	837	
k	SHLAA sites 2019	391	
l	Windfall allowance (32x2 years)	64	
m	Local Plan Strategic Allocations	350	
n	Shoreham Harbour Regeneration Area	170	
o	Total Commitments	1812	

p	Surplus (o-i) (1812-1744)	68	
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This table demonstrates a 5.2 year supply of deliverable sites (o/349 from the current monitoring year 2019).