Five Year Housing Land Supply (2020 - 2025)(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:

The revised NPPF (2018) 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.

https://www.gov.uk/government/publications/housing-delivery-test-2020-measurement

In February 2020 (consistent with this monitoring period) the Government published the results of the Housing Delivery Test. Adur 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 has applied a 20% buffer to its five year housing land supply calculation. [1]

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 732 homes (which has been taken into account in the 5 year land supply calculation below.

[1] *Update: Subsequently, in February 2021 the Government published the Housing Delivery Test 2020 measurement results. Adur delivered 48% of its requirement, and therefore the presumption in favour of sustainable development applies.*

The Local Plan trajectory demonstrates that, when measured against the Local Plan delivery target, this shortfall can be addressed later in the plan period. Commitments are predicted to increase significantly in 2023/24.

Five year housing land supply 2020-2025 with a 20% buffer

		Dwellings (net)	Annual Average
a	Local Plan housing target 2011-2032	**3718**	**177**
b	Completed 2011-2020 (net)	**861**	
c	Number of years left in plan period = 12	**12**	
d	Remaining requirement 2020-2032 (a-b)	**2857**	
e	Five year target with no adjustment (177x5)	**885**	
f	Shortfall of housing provision from 2011 (177x 9 years = 1593) minus completions (b)	**732**	
g	Five year target including shortfall (e+f)	**1617**	
h	20% buffer (1617/100x20)	**323**	
i	Requirement for five years 2020-2025 with 20% buffer (g+h)	**1940**	**388**
	Supply:		
j	Commitments (large and small sites) at 1 April 2020 (excludes NMF – see below)	**532**	
k	SHLAA sites 2020 (Excludes those SHLAA sites which fall within the Shoreham Harbour Regeneration Area – see below)	**446**	

l	Windfall allowance (22x2 years)	**44**	
m	Local Plan Strategic Allocations West Sompting New Monks Farm	 **156** **236**	
n	Shoreham Harbour Regeneration Area	**460**	
o	Total Commitments	**1874**	
p	Surplus (o-i)	-66	

This table demonstrates a 4.8 year supply of deliverable sites (o/388 as at monitoring year 2020.