

Adur Five Year Housing Land Supply 2024- 2029 (with a 20% buffer)

This statement sets out the position on five year housing land supply in Adur and covers the period from 1 April 2024 to 31 March 2029. The document has a base date of 1 April 2024. The information in the document represents the most up-to-date information that is available at the time of publication.

In December 2024, the Government published an updated National Planning Policy Framework (NPPF 2024). This reintroduced requirements for local planning authorities to demonstrate a five-year housing land supply, regardless of the age of the adopted plan.

Paragraph 78 of the NPPF 2024 states:

Strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies¹, or against their local housing need where the strategic policies are more than five years old². The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or
- b) 20% where there has been significant under delivery³ of housing over the previous three years, to improve the prospect of achieving the planned supply; or
- c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework⁴, and whose annual average housing requirement⁵ is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance.

¹ The delivery of large scale developments may need to extend beyond an individual plan period, and the associated infrastructure requirements may not be capable of being identified fully at the outset. Anticipated rates of delivery and infrastructure requirements should, therefore, be kept under review and reflected as policies are updated.

² Unless these strategic policies have been reviewed and found not to require updating. Where local housing need is used as the basis for assessing whether a five year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning practice guidance.

³ This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement

⁴ Or the housing requirement is more than five years old and the relevant strategic policies have been reviewed and found not to require updating.

⁵ Defined as the total housing requirement, divided by the number of years in the plan period. For joint local plans, the percentage should be applied in aggregate across the joint local plan area.

Paragraphs 11 to 14 of the NPPF set out how local authorities should respond in circumstances where they cannot demonstrate a five-year housing land supply.

The Adur Local Plan was adopted on 14th December 2017. Policy 3: Housing Provision makes provision for a minimum of 3,718 net additional homes in the period 2011 to 2032, equivalent to 177 dwellings per annum. As Adur District adopted its Local Plan more than 5 years ago the Five Year Housing Land Supply Position Statement uses a housing requirement based on the local housing need that is calculated by the standard methodology set out in the PPG. This is currently **558 dwellings per annum** for Adur.

In 2018, the Housing Delivery Test was introduced 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. The Housing Delivery Test 2023 (covering the period 2020/21-2022/23), published December 2024, indicates that Adur delivered **81%** of its requirement. As a consequence, the presumption in favour of sustainable development **no longer** applies; an Action Plan will be prepared, and in calculating the five-year housing land supply, a 20% buffer must be added.

With regards to undersupply from previous years, the shortfall from earlier in the plan period is not included as Paragraph 011 Reference ID: 2a-011-20190220 of the NPPG confirms that the affordability ratio used to calculate the standard method takes into account affordability within the local authority area and “therefore it is not a requirement to specifically address under-delivery separately”.

Table 1 below shows the five year housing land supply position for the Adur Local Plan area, measured against the 2024 Standard Methodology figure for Adur of 558 dwellings per annum, and incorporating a 20% buffer as a result of the Housing Delivery Test 2023 measurement for Adur.

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 2024/5-2028/29 with a 20% buffer, measured against Standard Methodology figure of 558

	Housing Requirement	Dwellings (net)	Annual Average
a	5 year requirement using Standard Methodology figure of 558pa.	2,790	558
b	20% buffer (a/100x20)	558	
c	Five year requirement 2024/5 - 2028/9 (a+b)	3,348	670
Supply:			
d	Commitments (large and small sites) at 1 April 2024 For 5 year period (This includes West Sompting Strategic Allocation)	2,017	
e	SHLAA sites (five year period) (Excludes those SHLAA sites which fall within the Shoreham Harbour Regeneration Area – see below)	22	
f	Windfall allowance (19 x 2 years)	38	
g	Allocated in Shoreham Harbour Joint Area Action Plan (5 year period)	62	
h	Total Supply: (Commitments for 5 years) (d+ e+f+g)	2,139	
i	Surplus/ shortfall (c-h)	-1209	

	Five Year Land Supply (h divided by c annual figure)	3.2
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In accordance with the definition in paragraph 78 of the NPPF, Table 1 above sets out the number of net new homes that are deliverable in the five years between 1 April 2024 and 31 March 2029. The council can demonstrate that a total of 2,139 homes are deliverable within this period, equating to 3.2 years of housing land supply against the Standard Methodology figure of 558 plus a 20% buffer (=670).

Although the Adur Local Plan (2017) 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 (2024- 2029)(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 2024/25-2028/9 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	3,718	177
b	Completed 2011-2024 (net)	1,605	
c	Number of years left in plan period	8	
d	Remaining requirement 2025-2032 (a-b)	2,113	
e	Five year target with no adjustment (177x5)	885	
f	Shortfall of housing provision from 2011 ((177x13 years = 2,301 minus completions (b))	696	
g	Five year target including shortfall (e+f)	1,581	
h	20% buffer (1581/100x20)	316	
i	Requirement for five years 2024-2029 with 20% buffer (g+h)	1,897	379
Supply:			
j	Commitments (large and small sites) at 1 April 2024 For 5 year period (This includes West Sompting Strategic Allocation)	2,017	

k	SHLAA sites (five year period) (Excludes those SHLAA sites which fall within the Shoreham Harbour Regeneration Area – see below)	22	
l	Windfall allowance (19x2 years)	38	
m	Allocated in Shoreham Harbour Joint Area Action Plan (5 year period)	62	
n	Total Commitments (5 years) (j+k+l+m=n)	2,139	
o	Surplus/ shortfall (n-i)	242	
	Five Year Land Supply (n/i annual figure)		5.6

This table demonstrates that if land supply continued to be measured against the Adur Local Plan housing requirement, there would be a 5.6 year supply of deliverable sites as at 1st April 2024 with 20% buffer.