



Five Year Housing Land Supply 2022 - 2027

September 2022



Executive summary

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Housing Supply Technical Paper 2019/20

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Executive Summary

- At 1 April 2022 Dover District Council (the Council) has a **Local Housing Need of 611 dwellings per annum**, which means a requirement of 3,055 dwellings over the five year period (2021-2026).
- The Council at 1 April 2022 can demonstrate **6.03 years worth of housing** supply measured against the Governments housing land supply calculation.
- There are **3,868 dwellings** within the Councils housing land supply that are deemed deliverable within the next five years.
- During the monitoring year 2021/22 there were **625 dwellings (net) completed**, the highest level of new dwellings completed in the District in over five years.
- Dover District Council has a current **housing delivery test result of 88% for the reporting year 2018-19, 2019-20 and 2020-21** as confirmed by MHCLG publication in January 2022 and this offer the Council the opportunity to apply a 5% buffer to its 5 year housing land supply calculation.
- The Council anticipates that the **next housing delivery test result will be approximately 102% for the reporting years, 2019-21, 2021-22, 2022-23** and if confirmed, this will allow the Council to continue use of a 5% buffer on the 5 year housing supply calculation.

Introduction

2.1 The NPPF (paragraph 74) states that LPAs 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 policies, or against their local housing need where strategic policies are more than five years old.

2.2 The five-year housing land supply calculation is a comparison between the anticipated supply of new homes against the number of new homes that are required to be built within the district, in the next five years.

2.3 A formal assessment is conducted on five-year housing land supply annually, with a year start date of April 1st to March 31st. This report sets out the housing supply position in Dover District at 1st April 2022. It will inform the Council's Authority Monitoring Report (AMR) and will help guide the determination of planning applications where housing supply is identified as an issue.

2.4 The relevant five-year period is April 2022 to March 2027.

Housing Requirement

3.1 Paragraph 61 of the NPPF states that in order to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. As Dover District Council's Core Strategy is more than five years old, the Council should now rely on the Government's standard method for assessing local housing need as the starting point for the five year housing supply calculation.

3.2 The Department for Levelling Up, Housing and Communities (DLUHC) have made it clear that at present ¹ the baseline of 2014-based Household Projections should be used for calculating local housing need for Dover District.

3.3 A worked example of how this calculation currently applies to the District is provided at Appendix 1. This shows that using household growth projections of 2014 and most recent affordability ratio ² of 9.25 (2021) released 23rd March 2022, **the current Local Housing Need figure for Dover District is 611 dwellings per annum (dpa), which equates to 3,055 dwellings over the five year period (2022/23-2027/28).**

1 Government statement 1 April 2021 in response to Changes to the current planning system consultation August 2020 [Government response to the local housing need proposals in "Changes to the current planning system" - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/changes-to-the-current-planning-system).

2 the affordability ratio for the District is calculated by dividing the median house prices by median gross annual workplace-based earnings

Methodology

4.1 National Planning Guidance requires the Council's annual assessment of a five year housing land supply to be carried out robustly and based on up-to-date and sound evidence. This section sets out the methodology applied to the calculation of Dover District's five-year housing supply.

Past under-delivery

4.2 As identified in Chapter 3, the Council is currently required to use the standard method for assessing local housing need, as the starting point for the five year housing supply calculation.

4.3 How past under-delivery is accounted for when applying the standard local housing need figure is detailed within the Planning Practice Guidance³. This states that *"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."*

Appropriate buffer

4.4 Paragraph 74 of the NPPF indicates that the supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period), ranging from 5%-20% depending on circumstances.

4.5 Footnote 41 of the NPPF indicates that the application of the 20% buffer will come into effect as of November 2018, should a LPA achieve HDT result of less than 85%.

4.6 The Housing Delivery Test (HDT) is an annual measurement of housing delivery in the area of relevant plan-making authorities. The HDT is a percentage measurement of the number of net homes delivered against the number of homes required over a rolling three year period. Detailed guidance of how the test is applied is set out within the [Housing Delivery Test Measurement Rule Book](#).

4.7 There were **625 new dwellings (net) completed during the monitoring year 2021/22**, this is the highest level of completions within the District in recent years.

4.8 The number of household completions, ⁴over the last three year period, applied against homes required under the Local Housing Need requirements are set out below.

Table 4.1 Anticipated Housing Delivery Test Result

| HDT | 2019/20 | 2020/21 | 2021/22 | Total |
|---------------------|---------|---------|---------|--------------|
| Total Completions | 442 | 494 | 625 | 1,561 |
| Housing Requirement | 576 | 397 | 557 | 1,530 |
| Percentage | 77% | 124% | 112% | 102% |

3 DLUHC Planning Practice Guidance Paragraph: 031 Reference ID: 68-031-20190722

4 As reported as part of the Housing Flow Reconciliation and adjusted in line with the rulebook - <https://www.gov.uk/government/collections/net-supply-of-housing>

4.9 For the current HDT, the Council has a **result of 88% for the reporting year 2018-19, 2019-20 and 2020-21**, as confirmed by DLUHC publication in January 2022 [Housing Delivery Test: 2020 measurement - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/housing-delivery-test-2020-measurement) and this provides the Council with the option to apply a 5% buffer to its 5 year housing land supply calculation. This equates to a **requirement of 3,208 dwellings (3,055 x 1.05) over the five year period (2022-2027)**.

4.10 The Council anticipates that the **next HDT result will be in the region of 102% for the reporting years, 2019-20, 2020-21, 2021-22** and if confirmed, will continue to offer the Council the option to apply a 5% buffer on the 5 year housing land supply calculation.

Components of the Housing Supply

5.1 The Council's housing supply figure is comprised of the following factors: extant planning permissions, sites pending completion of a S106 agreement, site allocations as set out in the Core Strategy (2010) and Land Allocations Local Plan (2015) and the Council's small sites windfall allowance.

5.2 Extant permissions are sites with planning permission for residential development that are either not started or under construction at 31st March of the survey year; sites pending completion of a S106 agreement are sites with detailed planning that has a committee resolution to grant and are awaiting completion of S106 agreement; allocations are those sites identified in the Local Plan that are clearly evidence to come forward for development; and, windfall sites are sites not specifically identified in the development plan that are expected to come forward based on historically evidenced completion rates.

Deliverability

5.3 What constitutes a "deliverable site" is defined within the Glossary of the NPPF and Planning Practice Guidance. The definition now places an onus on LPAs to demonstrate the deliverability of any identified major sites (10+ dwellings) without detailed consent. Minor sites (<10 dwellings) and major sites with detailed consent or prior notification are to be considered deliverable unless there is clear evidence that they will not be delivered within five years. The definition reads as:

Deliverable: To be considered deliverable, sites for housing 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.

5.4 National Planning guidance provides more detail on how deliverability can be evidenced and includes:

- *current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;*
- *firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;*
- *firm progress with site assessment work; or*
- *clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.*

Common considerations and assumptions

5.5 To ensure all information regarding the deliverability of sites included within the housing supply is as accurate as possible; all sites with an extant planning permission are subject to annual site survey by the Council's Planning Monitoring Officer.

5.6 Regular contact is maintained with representatives of all major sites with extant planning permission and that have been allocated within the development plan. As a minimum, the Council seek comments regarding the anticipated phasing from these representatives at least once every 12 months.

5.7 Engagement with site representatives is in the form of invitation to respond to either a paper or electronic questionnaire. The questionnaire is designed to identify a sites progress towards being built out, with detail requested on anticipated stages of planning consent, development lead-in time and build out rates. Responses are captured and dated in either paper or electronic format.

5.8 The phasing of all sites will be dependent upon factors including where that site is in the planning process, date of any planning approval, the number and status of any pre-commencement conditions, remediation/contamination, upfront infrastructure, and other significant external factors. An officer assessment and conclusion is made by giving consideration to the planning status of the site, evidence of deliverability obtained, the evidence reviewed against historical average lead-in times and build out rates of sites.

5.9 In some circumstances, the phasing of very large for sites extend beyond the five year trajectory and remaining development plan period. To ensure transparency, officer conclusions has been provided within the site information contained in the appendices.

Historical Lead-in Times and Build Out Rates

5.10 Lead-in times and build out rates from the last 10 years have been analysed to provide a consistent base line and methodology for reviewing obtained evidence of site deliverability. This process allows for sites to be robustly reviewed where there has been limited to no evidence submitted after requests have been made to site promoters and developers and where the evidence presented by them may appear to be too optimistic or skeptical.

5.11 Tables 5.1 and 5.2 below outline the evidence accumulated from historical lead-in times and build out rates, this evidence has been used to inform a phasing and delivery methodology (Figure 5.1 below). The methodology has been used as base line for reviewing site contributions to the 5 year supply calculation. The evidence and methodology were presented in May 2020 to a forum of planning agents and developers whom had no comment on the approach. The forum also sought to facilitate discussions on the Councils Housing Delivery Action Plan and the types of evidence being sought by the Council to demonstrate deliverability of major sites without detail consent. More details can be found at: [Housing Delivery Forum May 2020](#)

Table 5.1 Average Lead-in Times

| | | Outline | Full Plans | Reserved Matters |
|------------------|---------|---------|------------|------------------|
| Average Years | | 2.2 | 2.0 | 2.1 |
| Average Days | | 807 | 742 | 770 |
| Year of Decision | 2018/19 | * | 408 | * |
| | 2017/18 | * | 527 | 610 |

| | | Outline | Full Plans | Reserved Matters |
|--|---------|---------|------------|------------------|
| | 2016/17 | * | 555 | 440 |
| | 2015/16 | 734 | 614 | 571 |
| | 2014/15 | 761 | 503 | 909 |
| | 2013/14 | * | 776 | 474 |
| | 2012/13 | 822 | 551 | * |
| | 2011/12 | 813 | 1553 | * |
| | 2010/11 | * | 1192 | 1616 |

* No data

Table 5.2 Average Build Out Rates

| Site Size | 1 to 4 | 5 to 9 | 10 to 24 | 25 to 49 | 50 to 99 | 100 to 199 | 200+ |
|-----------------|----------|--------|----------|-----------|-----------|------------|------|
| Overall Average | 1 | 5 | 9 | 18 | 28 | 52 | 53 |
| 2021/22 | 1 | 6 | 8 | 17 | 39 | 26 | 18 |
| 2020/21 | 1 | 5 | 10 | 13 | 51 | 40 | 8 |
| 2019/20 | 1 | 6 | 7 | 17 | 10 | 49 | 24 |
| 2018/19 | 1 | 6 | 8 | 7 | 33 | 96 | 104 |
| 2017/18 | 1 | 7 | 8 | 7 | 31 | * | 72 |
| 2016/17 | 1 | 6 | 10 | * | 25 | * | 51 |
| 2015/16 | 2 | 5 | 11 | 13 | 42 | 91 | 77 |
| 2014/15 | 1 | 6 | 5 | 25 | 17 | 15 | 57 |
| 2013/14 | 1 | 5 | 10 | 24 | 16 | * | 63 |
| 2012/13 | 1 | 4 | 13 | 40 | 6 | 56 | * |
| 2011/12 | 1 | 5 | 12 | * | 38 | * | * |
| 2010/11 | 1 | 6 | 10 | * | * | 44 | * |
| * No data | | | | | | | |

Figure 5.1 Phasing Methodology

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
|---|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------|
| Minor sites upto 9 dwellings | | | | | | | | | | |
| Full plans/ Reserved matters/ Prior Notifications under construction | ■ | | | | | | | | | |
| Full plans/ Reserved matters/ Prior Notifications: Not started - greenfield | | ■ | | | | | | | | |
| Full plans/ Reserved matters/ Prior Notifications: Not started - Brownfield | | | ■ | | | | | | | |
| Outline permissions | | | | ■ | | | | | | |
| Allocations - Deliverability Evidence | | | | | ■ | | | | | |
| Allocations - No Deliverability Evidence | | | | | | ■ | | | | |
| Major sites 10 dwellings or more | | | | | | | | | | |
| Full plans/ Reserved matters/ Prior Notifications under construction | ■ | | | | | | | | | |
| Full plans/ Reserved matters/ Prior Notifications not started | | ■ | | | | | | | | |
| Full plans awaiting S106 | | | ■ | | | | | | | |
| Outline permissions - Deliverability Evidenced | | | ■ | | | | | | | |
| Outline permissions - No Deliverability Evidenced | | | | | | ■ | | | | |
| Outline permissions awaiting S106 - Deliverability Evidenced | | | | ■ | | | | | | |
| Outline permissions awaiting S106 - No Deliverability Evidenced | | | | | | ■ | | | | |
| Allocation - Deliverability Evidenced | | | | | ■ | | | | | |
| Allocation - No Deliverability Evidenced, Strong intent to develop | | | | | | ■ | | | | |
| Allocation - No Deliverability Evidenced, Intent to develop | | | | | | | ■ | | | |
| Allocation - no short term intent to develop | | | | | | | | | | ■ |

■ first year of phased delivery

Non-major sites with planning permission

5.12 In accordance with the NPPF definition of deliverability, non-major sites (sites of less than 10 dwellings) that have detailed consent, outline planning permission or prior notification are considered deliverable during the period of their permission, unless there is clear evidence that the site will not be implemented or begin to deliver within the five year period.

5.13 There is no reason to apply any lapse rate to the deliverability of these sites as the presumption in the definition of deliverable in the NPPF is that these sites will be delivered unless there is clear evidence to the contrary. These sites will therefore be phased for completion within the five year period using the methodology outlined above.

5.14 In total, there are **505 dwellings** on non-major sites considered deliverable and therefore included within the five year housing supply calculation. The detail of all sites included within this component of the supply and phased trajectory for each is set out within Appendix 2

Major sites with detailed planning consent

5.15 Major sites with detailed planning consent, reserved matters and prior approval will be considered to be deliverable in accordance with the NPPF unless there is clear evidence that homes will not be delivered within five years. These sites will be phased as starting within the five year period, informed by site promoter evidence and reviewed against the phasing methodology and historical average delivery rates.

5.16 In total, there are **2,065 dwellings** from these types of site which are considered deliverable within the five year period, and therefore included within the five year housing supply calculation. The detail of all sites included within this component of the supply, phased trajectory and commentary regarding deliverability for each are set out within Appendix 3.

Major sites without detailed planning consent

5.17 Major sites with outline planning permission will only be considered to be deliverable in accordance with the NPPF if there is clear evidence that the housing completions will begin on site within five years.

5.18 A very cautious approach has been taken when including major sites with outline planning permission within the five year housing land supply. And only those sites where there is detailed planning consent activity are included. This may include, the submission of a reserved matters application, and/or detailed evidenced on lead-in times and delivery rates.

5.19 In total, there are **1,004 dwellings** on major sites with outline planning permission considered deliverable within the five year period and therefore included within the five year housing land supply calculation. The detail of all sites included within this component of the supply and phased trajectory for each are set out within Appendix 4.

Allocations

5.20 Extant site allocations set out in the Core Strategy (2010) and Land Allocations Local Plan (2015) will only be considered to be deliverable in accordance with the NPPF if there is clear evidence that the housing completions will begin on site within five years.

5.21 As with major sites with outline planning permission, a very cautious approach has been taken with respect to including allocations within the five year housing supply. Only those sites where there is current planning activity including detailed evidence of developer lead-in times and delivery rates are included.

5.22 In total, there are **87 dwellings** on allocated sites considered deliverable within the five year period and therefore included within the five year housing supply calculation. The detail of all sites included within this component of the supply and phased trajectory for each are set out within Appendix 5.

Other sites

5.23 The NPPF glossary offers examples of sites without detailed planning consent that could be included in the 5 year housing supply, providing there is clear evidence that housing completions will begin within five years. Examples include: outline planning permissions, permissions in principle, identified on a brownfield register. However, this list is not exclusive and other sites have been sought for inclusion within the 5 year housing land supply. Types of sites considered included: Council owned sites and sites where detailed planning consent has been granted in principle and awaiting completion of a S106 agreement.

5.24 A cautious approach has been applied to the phasing of other sites in the 5 year land supply and sites have only been included where detailed planning consent has been granted in principle and awaiting completion of a S106 agreement. For clarity in the 5 years supply calculation these sites have been labelled 'Awaiting S106' and their phasing and delivery rates has been set using the phasing and delivery methodology above.

5.25 In total, there are **61 dwellings** on other sites considered deliverable within the within the five year period and therefore included within the five year housing supply calculation. The detail of all sites included within this component of the supply and phased trajectory for each are set out within Appendix 6.

Windfalls

5.26 The NPPF defines windfalls as sites not specifically identified in the development plan. The Council therefore considers all sites not allocated for housing in the Adopted Development Plans (2010 Core Strategy, 2015 Land Allocations Local Plan and saved policies from the 2002 Dover District Local Plan) to be windfall.

5.27 Paragraph 71 of the NPPF states that local planning authorities can make an allowance for windfall development in their housing land supply if there is compelling evidence that they will provide a reliable source. And that, any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends.

5.28 A continual review is taken of the average number of windfall dwellings completed per annum since the adoption of the Core Strategy in 2010. Windfall sites have been identified using the NPPF definition that includes all sites not identified through a development plan. This approach identifies an overall historic average windfall delivery rate of **192 dwellings per annum**. A summary of the sites and number of homes delivered on windfall completions can be provided on request.

Table 5.3 Historic Windfall Completions

| Year | Windfalls on sites of more than 5 units | Windfalls on sites of less than 5 units | Total Windfalls |
|----------------|---|---|-----------------|
| Average | 119 | 73 | 192 |
| 2021/2022 | 311 | 77 | 388 |
| 2020/2021 | 113 | 92 | 205 |
| 2019/2020 | 133 | 84 | 217 |
| 2018/2019 | 50 | 62 | 112 |
| 2017/2018 | 58 | 99 | 157 |
| 2016/2017 | 89 | 60 | 149 |
| 2015/2016 | 116 | 87 | 203 |
| 2014/2015 | 94 | 83 | 177 |
| 2013/2014 | 112 | 27 | 139 |
| 2012/2013 | 99 | 66 | 165 |
| 2011/2012 | 179 | 61 | 240 |

| Year | Windfalls on sites of more than 5 units | Windfalls on sites of less than 5 units | Total Windfalls |
|-----------|---|---|-----------------|
| 2010/2011 | 74 | 74 | 148 |

5.29 As required by paragraph 71 of the NPPF, in applying a windfall allowance within the five year housing supply, there needs to be consideration of both future trends as well as historic windfall delivery rates. The most significant impact is likely to be the adoption of the new Local Plan, however the likely implications arising from this on the windfall allowance cannot be known until the plan is adopted.

5.30 In view of this, and in taking an extremely cautious approach, the Council will only be applying a windfall allowance in the five year housing supply from sites of less than five dwellings. This takes into account the HELAA methodology of site selection for the new local plan in that only sites above this size are to be considered as potential new allocations. Historically sites of less than five dwellings have contributed significantly to new housing in the District and we anticipate that they will continue to do so.

5.31 It is recognised that windfall sites of five dwellings or more will continue to make a significant contribution to the Council's Housing Supply up to the adoption of a new Local Plan. Not taking this source of supply into account as part of the 5 year calculation may be viewed as overly pessimistic. However, it is considered that by taking such an approach, a significant buffer is built into the calculation, making it as robust as possible.

5.32 The windfall contribution from small sites of less than five new dwellings to the overall supply of housing is **73 dwellings per annum** - based on the annual average of past trends from this source since adoption of the Core Strategy in 2010. The contribution from small windfall sites is considered appropriate for the last two years of the five years housing supply (from 2025/26 to 2026/27) to avoid any double counting from windfall sites that have already received planning permission, and are counted within the extant permissions. Therefore, in applying two years' worth of 73 dwellings per annum, **a total windfall allowance of 146 units** is considered justified as deliverable within the five year period.

5.33 Itemised details on the sites that contribute to the windfall allowance can be provided on request by emailing planningpolicy@dover.gov.uk.

Interactive map of supply sites

5.34 An interactive map will be produced soon that will show the location and details of all the sites that inform the Council's 5 year housing land supply. Once produced the map will be updated annually to show the latest sites that inform the supply.

Summary of supply assessment

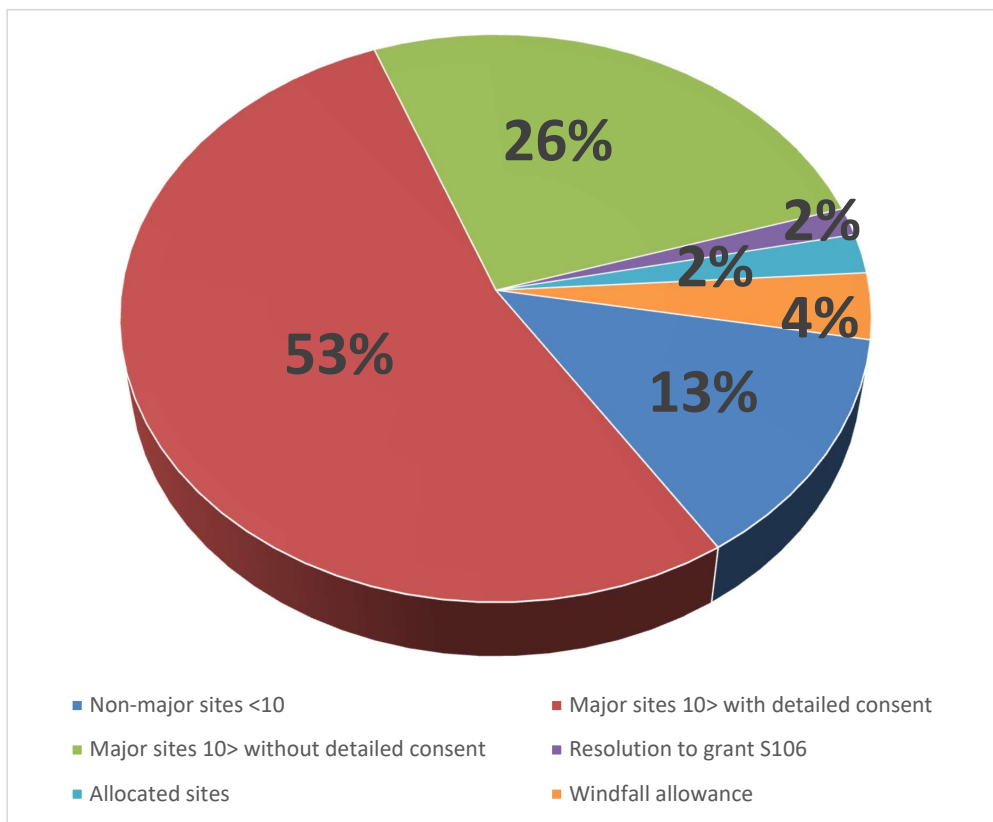
5.35 A robust approach has been taken in identifying and evidencing of sites that contribute to the Council's 5 year housing land supply calculation. The approach included:

- All extant sites with detailed planning consent having been subjected to a site visit to determine status of housing units as completed, under construction and not started;
- Review of Building Control commencement and completion records and Council Tax records to determine the status of units on sites;
- Survey questionnaires sent to all major sites for updates on phasing and delivery rates;
- Requests for evidence of deliverability from major sites without detailed planning consent;

- Review and engagement with the Councils Development Management team on sites progresses towards gaining detailed planning consent: and,
- Consideration of all available evidence on the sites progress, with review against the historically evidence phasing and deliverability methodology.

As a result of the work undertaken, the Council has a strong enough set of sites for housing to demonstrate a 5 year supply. As such, this indicates that the Council is in a position to ensure that there is a good prospect of needed supply being delivered. The diagram below illustrates that from the sites contributing towards the 5 year supply calculation and the vast majority are major sites with detailed consent and this will provide a strong prospect of housing delivery over the 5 year period.

Figure 5.2 Five Year Housing Land Supply Components



Five Year Housing Supply Assessment

6.1 Table 5.1 below provides an overview of the Council's deliverable 5 year housing supply using the components described above.

Table 6.1 5 Year housing supply 1 April 2022

| | | |
|---------------------|--|--------------|
| Housing Requirement | A. Housing target for 5 year period (611dpa x 5) | 3,055 |
| | B. Plus the required buffer of 5% requirement (3,055 x 0.05) | 153 |
| | C. Total Housing Requirement (A + B) | 3,208 |
| Supply | D. Non-Major sites <10 dwellings | 505 |
| | E. Major sites 10> dwellings with detailed consent | 2,065 |
| | F. Major sites 10> dwellings without detailed consent | 1,004 |
| | G. Sites resolution to grant S106 | 61 |
| | H. Allocated sites | 87 |
| | I. Windfall | 146 |
| | J. Total Housing Supply (D + E + F + G + H+I) | 3,868 |
| Total | K. Housing Supply Surplus (J - C) | 660 |
| | L. Total Five Year Supply Total Housing Supply (3,868)/Requirement (3,208) X 5 | 6.03 |

6.2 At 1st April 2022, there is **6.03 years of housing supply** which equates to a surplus of 660 dwellings once an additional 5% buffer has been taken into account. Accordingly, it is considered that the above assessment demonstrates that the Council can demonstrate a five year housing supply for the purposes of paragraph 11 of the revised NPPF.

Future Actions

7.1 Future actions are outlined below to help support the Council in producing subsequent 5 year housing land supply calculations.

Housing delivery action plan

7.2 The continuing production of housing delivery action plans that review the progress and completions of initiatives from the first action plan and that also consider additional actions that can be taken to accelerate the supply of new homes within the District. The action plans are published as a separate document, to this paper and provide detail on the Councils Local Plan, housing delivery, external factors effecting it and the performance of processing planning applications.

Updating the phasing and deliverability methodology

7.3 Update the phasing and deliverability methodology to include data from the monitoring year 2022/23.

Hosting a housing delivery forum

7.4 Hosting a Local Plan housing delivery forum, to provide information on the Councils housing need for the new Local Plan time period, the phasing of sites and deliverability methodology used to inform the housing land supply, and to set out the types of evidence required from promoters of major sites proposed for allocation within the Regulation 19 version of the Plan. This forum will help inform promoters and developers of the evidence requirements for their sites to be included within future 5 year housing land supply updates.

Emerging policies within the new Local Plan

7.5 As the Council progresses development of the new Local Plan, future 5 year housing supply calculations will need to be considerate of preferred site allocations and policies within the Regulation 19 version of the Plan.

1 Appendix - Local Housing Need Calculation

Step 1 - Setting the baseline

Set the baseline using national [Live tables on household projections - GOV.UK \(www.gov.uk\)](https://www.gov.uk), the area of the local authority. Taking the most recent projections, calculate the projected average annual household growth over a 10 year period (this should be 10 consecutive years, with the current year being the first year).

The 2014 household growth projections were published July 12th 2016.

For Dover the relevant data is on the tab labelled 406 at row 327. This shows that the projection for 2032 is 57,838 households, which when taken against the projection for 2022 of 53,238 households, equates to 4,600 households over the 10 year period, creating the average need of **460 per annum**

Step 2 – Use ONS Local Affordability Ratios data (Dover's median affordability ratio)

Then adjust the average annual projected household growth figure (as calculated in step 1) based on the affordability of the area.

The most recent [House price to workplace-based earnings ratio - Office for National Statistics \(ons.gov.uk\)](https://ons.gov.uk) published by the Office for National Statistics at a local authority level, should be used.

For Dover the relevant data is on Table 5c row 260 which shows the latest published figure (March 2022) is **9.25 (local affordability ratio)**

Step 3 – Apply the adjustment formula to get the adjustment factor

Taken from the guidance

Picture 1.1

$$\text{Adjustment factor} = \left(\frac{\text{Local affordability ratio} - 4}{4} \right) \times 0.25$$

So for Dover the calculation is:

1. $9.25 - 4 = 5.25$
2. $5.25 / 4 = 1.3125$
3. $1.3125 \times 0.25 = \mathbf{0.328125}$ (adjustment factor)

Step 4 – Use the above to calculate the Local Housing Need

Again taken from the guidance

Picture 1.2

$$\text{Local housing need} = (1 + \text{adjustment factor}) \times \text{projected household growth}$$

4. $1.328125 \times 460 = \mathbf{611}$ (Local housing need)

Step 5 – Capping the level?

A cap may then be applied which limits the increase in the minimum annual housing need figure an individual local authority can face. How this is calculated depends on the current status of relevant strategic policies for housing.

Where these policies were adopted within the last 5 years (at the point of making the calculation), the local housing need figure is capped at 40% above the average annual housing requirement figure set out in the existing policies.

This also applies where the relevant strategic policies have been reviewed by the authority within the 5 year period and found to not require updating.

Where the relevant strategic policies for housing were adopted more than 5 years ago (at the point of making the calculation), the local housing need figure is capped at 40% above whichever is the higher of:

- a. the projected household growth for the area over the 10 year period identified in step 1; or
- b. the average annual housing requirement figure set out in the most recently adopted strategic policies (if a figure exists).

For Dover, our 2010 adopted Core Strategy figure of 505 would be the appropriate figure to use. As 40% equates to 707 dpa no capping of the figure is required.

All Additional Appendices can be found on the [Dover District Council Website](#)

