

Housing Land Supply Position

as at 31st March 2018

What is the purpose of this note?

- The purpose of this note is to set out the Housing Land Supply (HLS) position in Tonbridge & Malling as at 31st March 2018.
- This note updates the position set out in the [2017 Annual Monitoring Report](#).

What is the context for this assessment?

- As at the 31st March 2018, the policy context for assessing HLS was the 2012 version of the Government's National Planning Policy Framework (NPPF) and the version of the Planning Practice Guidance (PPG) that pre-dated the July 2018 changes.
- As at 31st March 2018, the PPG identified that the starting point for the calculation of the Objectively Assessed Need (OAN) should be the latest set of Household Projections. This starting point should be subject to sensitivity testing taking account of economic and affordability pressures.
- As at 31st March 2018, the most current Household Projections were the 2014-based set published by the Government. The Council has assessed the housing need generated by these projections and subjected the outcomes to sensitivity testing. This process is documented in the Strategic Housing Market Assessment (SHMA) Update (September 2016) which is available from the [Local Plan evidence page](#).

What is the current housing land supply position?

- Based upon the assessment in the SHMA Update, the OAN for Tonbridge & Malling is **696 dwellings per annum (dpa)**.
- In determining the HLS position, the Council needs to address in the next five years (1st April 2018 – 31st March 2023) any shortfall accrued since the base date of the needs assessment, i.e. the shortfall accrued since 1st April 2011 until 31st March 2018 as measured against the requirement of 696 dpa. This shortfall amounts to 31 dwellings.
- As measured against the current OAN of 696 dpa and addressing the shortfall of 31 units plus the application of a 5% buffer the Council can demonstrate **3.8 years of housing land supply**. This is documented in Table 1 (see p.3).

What is the housing land supply position for Development Management purposes?

- For decision-taking, the policies in the revised NPPF and updated PPG (July 2018 onwards) apply.
- In the absence of an up-to-date Development Plan¹ the OAN is calculated using the Government's standardised methodology. According to the PPG² this methodology needs to take account of the most current set of projections, i.e. the 2016-based Household Projections published by the Office for National Statistics (ONS) in September 2018. It also takes account of the most current housing affordability ratio published by the ONS (2017).
- The outcome of the standardised methodology, with the application of the 40% cap, is an OAN of **705 dpa**.
- In determining the HLS position, the Council needs to address in the next five years any shortfall accrued since the base date of the needs assessment, i.e. the shortfall accrued since 1st April 2011 until 31st March 2018 as measured against the requirement of 705 dpa. This shortfall amounts to 94 dwellings.
- As measured against the OAN of 705 dpa and addressing the shortfall of 94 units plus the application of a 5% buffer the Council can demonstrate **3.7 years of housing land supply**. This is documented in Table 2 (see p.4).
- This HLS will be applicable for decision-taking until the Local Plan is adopted, at which point decisions will be made in accordance with the up-to-date Local Plan.
- Please note: This is an assessment of the HLS position as at December 2018, taking account of the Government policy and practice guidance available at that time. The Council is mindful that the Government has recently consulted on proposed changes to the standardised methodology. The Council will check the HLS calculations against the Government's response to the representations received during the consultation and make any necessary changes after the response is published.

¹ As defined by para. 73 in the [NPPF](#) (July 2018)

² As at 19 December 2018

Table 1: Housing Land Supply Position as at 31st March 2018 (OAN 696 dpa)

OAN 696 dpa (SHMA Sept. 2016, 2014-based Household Projections) + address shortfall since 2011 (31 units) in the next five years + 5%

Year	Sites with Permission (1)	Small Sites Estimate (2)	Large Sites Windfalls	Allocations (3)	Kings Hill Phase 3	Kings Hill (4)	Holborough Quarry (5)	Leybourne Grange	Peters Pit	Tonbridge Central Area completions and permissions	Residential Institutions Completions as at 01/04/18	Residential Institutions Demolitions as at 01/04/18	Completions	5 Year Totals	Total Supply 2006-2021	5 Year Supply 2018/19-2022/23
2006/07	437					281	85			47			850	3210	10059	2783
2007/08	349					300	137			53			839			
2008/09	280					224	91			203			798			
2009/10	209					93	47	16		7			372			
2010/11	145					55	18	59		74			351			
2011/12	119					90	100	22		113			444	2845		
2012/13	151					84	59	70		30			394			
2013/14	257					108	12	82		149			608			
2014/15	267					91	43	26		60			487			
2015/16	441					74	64	14		319			912			
2016/17	436					41	60	138	13	142			830	4004		
2017/18	616					31	101	231	139	48			1166			
2018/19	386	44		5	50	28	27	71	179	45	63		898			
2019/20	129	44		25	100		80		150	27	18		573			
2020/21	104	44		33	100		75		150	19	12		537			
2021/22		44		20	100		6		150	33	0		353	1220		
2022/23		44		21	100				150	73	34		422			
2023/24		44			100				128				272			
2024/25		44			85								129			
2025/26		44											44			
2026/27		44											44			
2027/28		44											44			
2028/29		44											44		220	
2029/30		44											44			
2030/31		44											44			
Totals	4326	572	0	104	635	1500	1005	729	1059	1442	127	0	11499	11499		
															SHMA 5 yr OAN +5% (6)	3687
															Difference	-904
															5-Year Supply (7)	75%
															No. of years of HLS (8)	3.8

- Note (1) Excluding Strategic Sites & Tonbridge Town Centre
- Note (2) Windfall projection from small sites (fewer than five units in capacity)
- Note (3) Includes 65 dwellings on allocated land at Kings Hill.
- Note (4) Excludes 65 dwellings on allocated land without permission
- Note (5) Holborough Quarry 2008/09 error - should have been 91 units not 182 units
- Note (6) Objectively Assessed Need (OAN) for housing identified in the Strategic Housing Market Assessment (SHMA) (Update, September 2016) inc. addressing shortfall accrued since 2011 plus 5% buffer
- Note (7) Supply of ready to develop housing sites as a % of the 5-year OAN requirement (see footnote (6))
- Note (8) Number of years of Housing Land Supply (HLS) measured against 5-year OAN requirement + 5% (see footnote (6))

- Next 5 years of projected housing supply
- 5-year supply as a percentage of the OAN requirement (see footnote (6))
- Post Plan Period (2006-2021)
- Number of years of housing land supply measured against 5-year SHMA requirement (see footnote (6))

Table 2: Housing Land Supply Position as at 31st March 2018 (OAN 705 dpa)

OAN 705 dpa (standardised methodology, ONS 2016-based Household Projections) + address shortfall since 2011 (94 units) in the next five years + 5%

Year	Sites with Permission (1)	Small Sites Estimate (2)	Large Sites Windfalls	Allocations (3)	Kings Hill Phase 3	Kings Hill (4)	Holborough Quarry (5)	Leybourne Grange	Peters Pit	Tonbridge Central Area completions and permissions	Residential Institutions Completions as at 01/04/18	Residential Institutions Demolitions as at 01/04/18	Completions	5 Year Totals	Total Supply 2006-2021	5 Year Supply 2018/19-2022/23
2006/07	437					281	85			47			850	3210	10059	2783
2007/08	349					300	137			53			839			
2008/09	280					224	91			203			798			
2009/10	209					93	47	16		7			372			
2010/11	145					55	18	59		74			351			
2011/12	119					90	100	22		113			444			
2012/13	151					84	59	70		30			394			
2013/14	257					108	12	82		149			608			
2014/15	267					91	43	26		60			487			
2015/16	441					74	64	14		319			912			
2016/17	436					41	60	138	13	142			830			
2017/18	616					31	101	231	139	48			1166			
2018/19	386	44		5	50	28	27	71	179	45	63		898	4004		
2019/20	129	44		25	100		80		150	27	18		573			
2020/21	104	44		33	100		75		150	19	12		537			
2021/22		44		20	100		6		150	33	0		353			
2022/23		44		21	100				150	73	34		422			
2023/24		44			100				128				272	1220		
2024/25		44			85								129			
2025/26		44											44			
2026/27		44											44			
2027/28		44											44			
2028/29		44											44	220		
2029/30		44											44			
2030/31		44											44			
Totals	4326	572	0	104	635	1500	1005	729	1059	1442	127	0	11499	11499		
															SHMA 5 yr OAN +5% (6)	3800
															Difference	-1017
															5-Year Supply (7)	73%
															No. of years of HLS (8)	3.7

- Note (1) Excluding Strategic Sites & Tonbridge Town Centre
- Note (2) Windfall projection from small sites (fewer than five units in capacity)
- Note (3) Includes 65 dwellings on allocated land at Kings Hill.
- Note (4) Excludes 65 dwellings on allocated land without permission
- Note (5) Holborough Quarry 2008/09 error - should have been 91 units not 182 units
- Note (6) Objectively Assessed Need (OAN) for housing using the standardised methodology (2016 based Household Projections) inc. addressing shortfall accrued since 2011 plus 5% buffer
- Note (7) Supply of ready to develop housing sites as a % of the 5-year OAN requirement (see footnote (6))
- Note (8) Number of years of Housing Land Supply (HLS) measured against 5-year OAN requirement + 5% (see footnote (6))

- Next 5 years of projected housing supply
- 5-year supply as a percentage of the OAN requirement (see footnote (6))
- Post Plan Period (2006-2021)
- Number of years of housing land supply measured against 5-year standardised methodology (capped) requirement (see footnote (6))