

POSITION UP TO THE 31st March 2025

Set out below is the Housing Trajectory from the Local Plan for the period 2017 - 2031

2017/18	565	2024/25	1009
2018/19	558	2025/26	1009
2019/20	558	2026/27	1009
2020/21	558	2027/28	1009
2021/22	558	2028/29	1009
2022/23	558	2029/30	1009
2023/24	558	2030/31	1009

BOX 1 – REQUIREMENT

How much housing the District should be delivering over the next 5 years.

Total housing requirement 2017 – 2031 (Including the shortfall of housing up to 1/3/17)	11022
Less completions 2017/2018 & 2018/2019 & 2019/20 & 2020/21 & 2021/22 & 2022/23, 2023/24 & 2024/25 (current period)	4190
Subtotal	6832
5 year housing requirement 2020 – 2025 = 5 x 1009	5045
Plus shortfall for 2017/2018 & 2018/2019 & 2019/20 & 2020/21 & 2022/23 & 2023/24 **	778
5 % buffer	252
Overall 5 year housing requirement (Y)	5823
Overall 5 year housing requirement plus 5% Buffer	6075

BOX 2 – COMMITMENTS

If all commitments came forward with no constraints within the 5 years

Allocated sites	2669
Inland dwelling commitments	2879
Coastal dwelling Commitments	827
Total commitments	6375

DELIVERABILITY OF SITES

The box below shows the Council's assessment of deliverable commitments over the 5 years in current market conditions, This excludes outline planning permission which are unlikely to be completed within 5 years. The Council monitors this monthly through its position statement, which is published once a year on the Council's website. Expired permissions are removed from the housing position statement so do not feature in the figures in boxes 4 and 5.

BOX 4 – DELIVERABILITY OF SITES

Allocated sites in the Local Plan	1129
Inland housing commitments	1760
Coastal housing commitments	561
Total (X)	3450

CALCULATING THE 5 YEAR HOUSING SUPPLY

Taking the information from boxes 1 and 4 above the calculation of the supply is $(X/Y) \times 100$

BOX 5 – CALCULATING THE 5 YEAR HOUSING SUPPLY

$(3448/4500) \times 100$	59.25%
X 5 = 5 YEAR SUPPLY FIGURE	2.96 years

BOX 6 – CALCULATING THE 5 YEAR HOUSING SUPPLY with 5% Buffer

$(3448/4699) \times 100$	56.79%
X 5 = 5 YEAR SUPPLY FIGURE	2.84 years

**** Paragraph 13** Reference ID: 68-023-20241212 of the PPG (NPPG, 2024) was updated to on 12/12/2024, and states that "the local planning authority should always add an appropriate buffer, applied to the requirement in the first 5 years (including any shortfall)". Paragraph: 022 Reference ID: 68-031-20190722 has not been updated since 22 July 2019. As such it appears that the standard method changes do not affect the advice in this paragraph. The text appears to cover both local plan making and five year supply calculations and as such is not clear. However, text within Para 022 reads: The level of deficit or shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next 5 year period (the Sedgefield approach), then the appropriate buffer should be applied. The Council therefore believes that it is a requirement for any under delivery over the plan period to be added into the 5-year housing requirement figure, rather than the 5-year supply and that the 5-year supply, as referred to in paragraph 13, should include under supply over the plan period to date.