

5 year Housing Land Supply

(published in Spring 2021)

The table below sets out the key figures that explain the current position.

ADOPTED SWALE BOROUGH LOCAL PLAN: FIVE YEAR SUPPLY 2019/20-2024/25 (LIVERPOOL APPROACH WITH 5% BUFFER)¹	
a. Local Plan Housing Target 2014/15 - 2031 (adjusted to include standard method figures from 2022)	15,550
b. Dwellings delivered 2014/15 to 19/20 (6 years)	3,768
c. Residual requirement (a - b)	11,782
d. 17+ year annual requirement (a/17)	915
e. Five-year requirement (d x 5)	4,575
f. Shortfall (e - b)	807 ²
g. Five year requirement (d x 5)	4,575
<i>Housing Delivery Test @ 89%</i>	<i>(5% buffer required)</i>
h. Five year requirement with shortfall to date and 5% buffer (f + g + 5%) (For Liverpool f/11 x 5). Figures rounded.	5,651
i. New requirement per annum (h/5) with 5% buffer.	1,130
Five year supply 01/04/20 to 31/03/25	
j. Outstanding planning permissions less 6.1% for lapsed permissions allowance (217 dwellings)	3,349
k. Local Plan Allocations ³ 1,205 and emerging allocations Local Plan Review 321	1,526
l. Windfalls (included for year 4 and 5 at 200 dwellings per year)	400
m. Total Supply (j + k + l + m)	5,275
Requirement v Supply	
n. Total five year supply (rounded) relative to annual target (n/i)	4.6 years

¹ Figures in table rounded.

² Using the Liverpool Method this is a 73.4 dwelling shortfall per annum or 367 in the five year supply before application of the 5% percentage buffer.

³ Excludes SW Sittingbourne due to undetermined planning appeal