

HASTINGS HOUSING NUMBERS  
5 YEAR LAND SUPPLY SCENARIOS

Performance against South East Plan Requirement to date  
(1 April 2006 to 31<sup>st</sup> March 2012)

Target = 1,260 dwellings (6 years @ 210 dpa)

HBC Net new dwellings = 1,168

(source Table 8, pg 18, HBC Annual Monitoring Report published Jan 2013)

= SE Plan accrued deficit = 92 units

Scenario 1 - HBC Submission Strategy

Assumes that the 92 unit SE Plan deficit is written off.

Plan Period 2011 – 2028 (17 years)

Annual requirement – 200 dpa

Total requirement = 3400 dwellings

2011/2012 net completions = 209 units

(source Table 8, pg 18, HBC Annual Monitoring Report published Jan 2013)

3400 target minus 209 net completions to date = 3191 remaining balance between 2012 and 2028

3191 divided by 16 years remaining = 199 dpa.

5 year requirement @ 199 dpa x 5 = 995 units

+ 20% buffer (199 units)

= 5 year NPPF requirement of 1,194 units

Council identifies @ para 5.19 of 2013 AMR that the Council has sufficient land to supply 1,235 new units.

Based on scenario 1 the Council would have a surplus of 41 units.

**Scenario 2 - HBC Submission Strategy + provision for 92 unit SE Plan deficit**

Plan Period 2011 – 2028 (17 years)  
Annual requirement – 200 dpa  
Deficit from SE Plan – 92 units  
Total requirement = 3492 dwellings

2011/2012 net completions = 209 units  
(source Table 8, pg 18, HBC Annual Monitoring Report published Jan 2013)

3492 minus 209 net completions to date = 3283 remaining balance between 2012 and 2028

3283 divided by 16 years remaining = 205 dpa.

5 year requirement @ 205 dpa x 5 = 1025 units  
+ 20% buffer (205 units)  
= 5 year NPPF requirement of 1230 units

Council identifies @ para 5.19 of 2013 AMR that the Council has sufficient land to supply  
1,235 new units.

**Based on scenario 2 the Council would have a surplus of 5 units**

**Scenario 3 – Rother DC Inspector's Suggested Approach**

Plan Period 2006 – 2028 (i.e South East Plan period plus two additional years (22 years)

Annual requirement – 210 dpa

Total requirement = 4620 dwellings

2006/2012 net completions = 1168 units  
(source Table 8, pg 18, HBC Annual Monitoring Report published Jan 2013)

4,620 minus 1,168 completed to date = 3452 remaining balance between 2012 and 2028.

3452 divided by 16 years remaining = 215 dpa.

5 year requirement @ 215 dpa x 5 = 1075 units  
+ 20% buffer (205 units)

= 5 year NPPF requirement of 1290 units

Council identifies @ para 5.19 of 2013 AMR that the Council has sufficient land to supply  
1,235 new units.

**Based on scenario 3 the Council would have a deficit of 55 units.**