



East Devon five year housing land supply calculations (2024 monitoring point) based on 12 December 2024 updated NPPF

Tables A and B below set out the revised East Devon five year housing land supply position calculations which take account of the updated National Planning Policy Framework (NPPF), published on 12 December 2024. These tables are for updated NPPF (Dec 2024) paragraph 72 and Development Management purposes. Tables A and B supersede Tables 15 and 16 in the East Devon Housing Monitoring Update ending 31 March 2024 (HMU 2024)¹.

Calculations are based on documents published on 12 December 2024, notably: NPPF (Dec 2024); the latest illustrative Local Housing Need (LHN) figure for the East Devon District; Planning Policy Guidance (PPG) on Housing and Economic Needs Assessment (new standard method calculation formula); and PPG on Housing Supply and Delivery.

No shortfall pre-01/04/2024 is added to the five-year requirement target that is in Row B, because the new Standard Method already factors in past under delivery before 1/4/2024 through the 'affordability adjustment' (i.e. the affordability ratio used in the Standard Method) – see Appendix.

The latest Housing Delivery Test measure for East Devon is 118%. Therefore, there is no need for a 20% buffer to be used in the 5YLS calculation. However, NPPF requires that a 5% buffer is applied (see Row C)

HMU 2024 justifies the other components of the calculations.

Table A – Five year requirement calculations

Revised East Devon housing requirement for 01 April 2024 to 31 March 2029			
	Calculation	Description	Number of dwellings
A		Basic annual requirement using the revised district Local Housing Need figure (LHN) as of 1/4/2024	1,188
B	A x 5	Five-year requirement target (i.e. 5 years x LHN)	5,940
C	B x 1.05	Five-year target with buffer added (i.e. 5 year LHN + 5% buffer)	6,237
D	C ÷ 5	Annualised five-year target with buffer	1,247.40

Table B – Five year supply calculations

Supply sources as of 31 March 2024 with realistic prospects of delivering dwellings 01 April 2024 to 31 March 2029			
	Calculation	Supply source	Number of dwellings
E		Extant permissions	2,720
F		Cranbrook Plan DPD expansion zones (allocations) – unconsented*	600
G		Future windfalls	386
H	E+F+G	Total five year deliverable supply	3,706
Revised five year housing land supply position as of 2024 Monitoring Point			
I	C-H	Five year supply (surplus / shortfall)	2,531 SHORTFALL
J	H ÷ D	Years of land supply	2.97 years

* Planning applications on 3 of the 4 Cranbrook expansion areas have received Planning Committee 'Resolution to grant approval'

¹ <https://democracy.eastdevon.gov.uk/documents/s25649/6a.%20HMU%202023-24%20Technical%20report%2022112024%20Strategic%20Planning%20Committee.pdf>

APPENDIX

Table i – East Devon ONS affordability ratio

Ratio of median house price to median annual workplace-based earnings	
2019	10.56
2020	10.12
2021	10.45
2022	10.03
2023	9.98
East Devon affordability ratio	10.23 (average of the above)

Table ii – East Devon adjustment factor calculation

Adjustment factor = (((Five year average affordability ratio – 5) / 5) * 0.95) + 1)	
East Devon adjustment factor is calculated as follows: (((10.23 – 5) / 5) * 0.95) +1)	
10.23 – 5 =	5.23
5.23 ÷ 5 =	1.046
1.046 x 0.95 =	0.9937
0.9937 + 1 =	1.9937
Adjustment factor for East Devon	1.9937

Table iii – East Devon Local Housing Need (LHN)

LHN = Dwelling stock * 0.8% * Adjustment Factor	
East Devon LHN is calculated as follows: 595.856 * 1.9937	
Total dwelling stock at the end of 2022/23 period	74,482
0.8% of the total dwelling stock at the end of 2022/23 period	595.856
LHN is calculated as follows: 595.856 x 1.9937	1,187.958107
Local Housing Need for East Devon	1,188