Five-Year Housing Land Supply: Statement of Common Ground

Land at Downlands Farm, Uckfield
Appeal Reference

Prepared on a without prejudice basis.

1. Introduction

1.1 This housing Land Supply ("HLS") Statement of Common Ground ("SoCG") has been prepared by Mr. D Veasey of Gleeson Land, on behalf of the Appellant, Gleeson Land and Stacey Robins on behalf of Wealden District Council ("WDC"). It sets out the agreed matters and areas of outstanding disagreement having regard to the five-year HLS position.

1.2 Preparation of this HLS SoCG has been informed by Council's published position set in the Wealden District Council Five Year Housing Land Supply Statement – as of 1st April 2022 (CD7/2) which confirms there is currently an insufficient supply of 'deliverable' housing sites to meet the Council's five-year housing land supply requirement in accordance with paragraph 74 of the National Planning Policy Framework (September 2023).

2. Housing Requirement

The Five-Year period

2.1 For the purposes of this Inquiry, it is agreed that the five-year period should be the 1st April 2022 to 31st March 2027 (2022/23 to 2026/27).

The Housing Requirement

2.2 On the basis that the adopted housing requirement figure (February 2013) is more than five years old, it is agreed that the housing requirement set out within Policy WCS1 of the Wealden District Core Strategy Local Plan is out of date for the purposes of calculating HLS.

2.3 In accordance with paragraph 61 of the Framework, it is agreed that the 'standard method' is the correct basis for calculating the baseline housing need for the purposes of HLS.

2.4 It is agreed that the baseline housing requirement for the 2022/23 to 2026/27 HLS period is 6,060 dwellings (1,212 dwellings per annum).

The Buffer

2.5 In accordance with footnote 41 of the Framework, it is agreed that a 20% buffer should be applied to the baseline housing requirement when calculating the total housing requirement for determining HLS.

2.6 It is agreed that the 20% buffer is 1,212 dwellings.

The Total Requirement

2.7 It is agreed that the total housing requirement for the 2022/23 to 2026/27HLS period is as follows:

HLS SoCG Table 1

(a)	Baseline Housing requirement	6,060
(b)	20% Buffer	1,212
(c)	Total Requirement	7,272
(d)	**Annual Requirement**	**1,454**

3. Housing Supply

3.1 The Council maintains that it has a deliverable supply of 5,693 dwellings for the five-year period 2022/23 to 2026/27. The components of supply are set out within the Five-Year Housing Land Supply Statement – as of 1st April 2022.

3.2 A schedule of the disputed '*major sites with detailed permission*' and '*major sites with outline permission or resolution to grant*' sites is included as **Appendix HLS_SoCG_1.**

3.3 The supply differences between the parties for the 2022/23 to 2026/27period is summarised below.

HLS SoCG Table 2

Components of Supply	**Council Position**	**Appellant Position**	**Difference**
Small sites with permission	941	847	-94
Major sites with detailed permission	2,512	2,243	-269
Major sites with outline permission or resolution to grant	2,129	1,587	-542
Class C2 accommodation with detailed or outline permission	111	111	0
Total supply	5,693	4,788	-905

4. Housing Land Supply Position

4.1 On the basis of the above, the respective five-year HLS positions are as follows:

HLS SoCG Table 3

Housing Land Supply Element	**Council Position**	**Appellant Position**	**Difference**
Total Housing Requirement (2022/23 to 2026/27)	7,272	7,272	0
Annual Requirement	1,454	1,454	0
Total Housing Supply	5,693	4,788	-947
Supply in Years	3.92	3.29	-0.62
Shortfall (Dwellings)	-1,579	-2,484	-905

4.2 As set out above, it is agreed that the Council is unable to demonstrate a five-year supply of deliverable housing land. However, the Appellants position is that the shortfall is more significant than the position maintained by the Council.

4.3 For the 2022/23 to 2026/27 period the Council maintains a shortfall of 1,579 dwellings and a supply of 3.92 years. The Appellant identifies a shortfall of 2,484 dwellings and a supply of 3.29 years.

4.4 It is agreed that the shortfall is significant and the weight to be attached to the Appeal Scheme attracts significant weight in the planning balance.

5. Affordable Housing

5.1 Wealden Local Housing Needs Assessment, August 2021 concludes that there is a need for 519 affordable homes per annum to rent and 335 affordable home ownership per annum over the 2019 to 2039 period. The LHNA states

> *"Therefore the Council is justified in seeking to secure as much affordable housing as viability allows. Overall, the analysis identified a notable need for affordable housing generally, and it is clear that provision of new affordable housing is an important and pressing issue in the District."*

5.2 It is agreed that significant weight should be attached to the delivery of up to 148 affordable homes as part of the planning balance.

Signatures:-

On behalf of the Appellant

Signed 

Name: Dominick Veasey, BA Hons DipTP MRTPI (Gleeson Land)

Date: …12/09/2023

On behalf of the Council

Signed 

Name: Stacey Robins Head of Planning and Environmental Services Wealden District Council

Date: 12/09/2023

Appendix HLS_SoCG_1

Schedule of Disputed Major Sites with Detailed Permission and Major Sites with Outline Permission or Resolution to Grant

Major Sites with Detailed Permission

1. *Brodricklands & Hamlands Farm, Willington.*

Trajectory Position	2022/23	2023/24	2024/25	2025/26	2026/27	HLS Period Total
Wealden Council Delivery	75	75	75	61	0	286
The Appellant Delivery	54	54	54	54	54	270
Difference	-21	-21	-21	-7	54	-16

2. *Cuckoo Fields and Ersham Park, South of Hailsham.*

Trajectory Position	2022/23	2023/24	2024/25	2025/26	2026/27	HLS Period Total
Wealden Council Delivery	0	30	75	75	75	255
The Appellant Delivery	0	30	54	54	54	192
Difference	0	0	-21	-21	-21	-63

3. *Land West of Park Road, Hailsham.*

Trajectory Position	2022/23	2023/24	2024/25	2025/26	2026/27	HLS Period Total
Wealden Council Delivery	7	0	0	0	0	7
The Appellant Delivery	0	0	0	0	0	0
Difference	-7	0	0	0	0	-7

4. Land West of Uckfield.

Trajectory Position	2022/23	2023/24	2024/25	2025/26	2026/27	HLS Period Total
Wealden Council Delivery	50	50	50	75	75	300
The Appellant Delivery	50	50	17	0	0	117
Difference	0	0	-33	-75	-75	-183

Major Sites with Outline Permission or Resolution to Grant

5. Brook View, Land North of Walshes Road, Crowborough.

Trajectory Position	2022/23	2023/24	2024/25	2025/26	2026/27	HLS Period Total
Wealden Council Delivery	0	0	25	35	35	95
The Appellant Delivery	0	0	0	0	0	0
Difference	0	0	-25	-35	-35	-95

6. Friday Street Farm, Oak Tree Lane, Stone Cross.

Trajectory Position	2022/23	2023/24	2024/25	2025/26	2026/27	HLS Period Total
Wealden Council Delivery	0	0	50	50	50	150
The Appellant Delivery	0	0	0	0	0	0
Difference	0	0	-50	-50	-50	-150

7. Land adjoining 154 Station Road, Hailsham.

Trajectory Position	2022/23	2023/24	2024/25	2025/26	2026/27	HLS Period Total
Wealden Council Delivery	0	0	0	6	6	12
The Appellant Delivery	0	0	0	0	0	0
Difference	0	0	0	-6	-6	-12

8. Land at Straight Half Mile, Maresfield.

Trajectory Position	2022/23	2023/24	2024/25	2025/26	2026/27	HLS Period Total
Wealden Council Delivery	0	0	10	15	0	25
The Appellant Delivery	0	0	0	0	0	0
Difference	0	0	-10	-15	0	-25

9. Land East of North Street, Lower Horsebridge.

Trajectory Position	2022/23	2023/24	2024/25	2025/26	2026/27	HLS Period Total
Wealden Council Delivery	0	0	25	40	40	105
The Appellant Delivery	0	0	0	0	0	0
Difference	0	0	-25	-40	-40	-105

10. Land Off Bexhill Road, Ninfield.

Trajectory Position	2022/23	2023/24	2024/25	2025/26	2026/27	HLS Period Total
Wealden Council Delivery	0	0	0	25	30	55
The Appellant Delivery	0	0	0	0	0	0
Difference	0	0	0	-25	-30	-55

11. Land to the East of Benhall Mill Road, Tunbridge Wells.

Trajectory Position	2022/23	2023/24	2024/25	2025/26	2026/27	HLS Period Total
Wealden Council Delivery	0	0	20	40	40	100
The Appellant Delivery	0	0	0	0	0	0
Difference	0	0	-20	-40	-40	-100