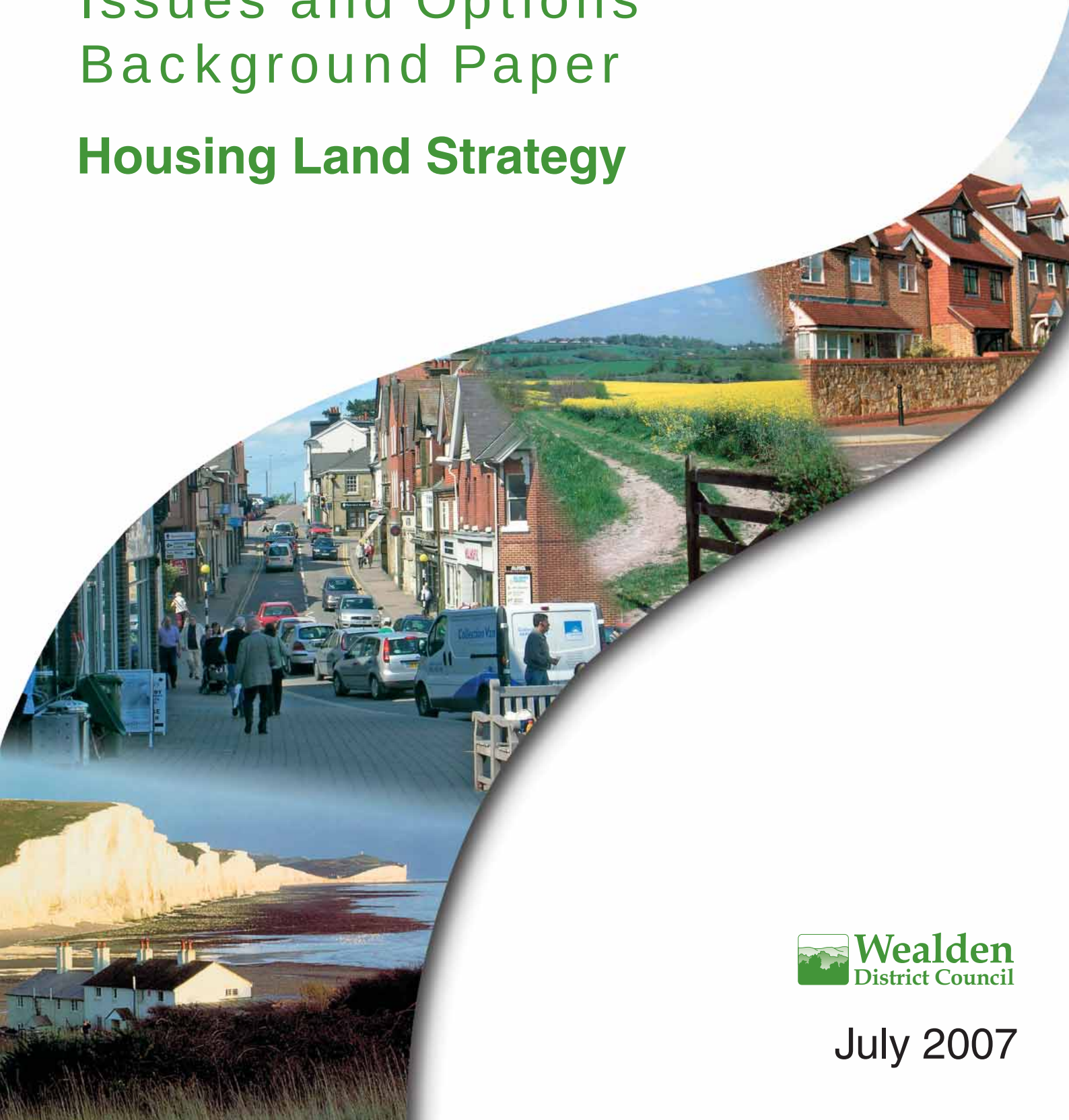


Wealden District Council
Local Development Framework

Core Strategy

Issues and Options Background Paper

Housing Land Strategy



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Recycled Paper

Housing Land Supply

1.0 Introduction

1.1 This paper provides a summary of housing land supply in Wealden. Section 2 examines the housing land allocation that will need to be made in the forthcoming Wealden Core Strategy for the period up to 2026, whilst Section 3 summarises the position regarding Wealden's five-year land supply for housing (for the purposes of clarity this five-year land supply is shown in terms of housing trajectories for the relevant period).

1.2 Currently Wealden's housing supply needs to be in accordance with the requirements set out in the East Sussex and Brighton and Hove Structure Plan for the period 1991-2011.

1.3 Wealden's Local Plan, which was adopted in 1998, allocated land to meet the requirements for the period 1998-2004. Subsequent to adoption of the Plan, Wealden commenced a review of the document. However, in 2004, Wealden District Council after careful consideration resolved to discontinue the process of producing a Statutory Local Plan and in its place produce a revised (Non-Statutory) Plan for the purposes of development control. The decision was taken to enable the Council to proceed quickly with the production of a new style Local Development Framework for Wealden. Due, however, to the council receiving a Judicial Review of this decision in September 2004 the approval of this document was delayed. Following a judgement in the Council's favour, the Non-Statutory Local Plan was approved in December 2005. The Non-Statutory Local Plan identifies land to meet Structure Plan requirements for the period until 2011.

1.4 The Council is now in the process of producing a Core Strategy as part of its new Local Development Framework. This Strategy may allocate land to meet housing requirements set out in the new South East Plan which is due to be adopted in the Spring or Summer of 2008.

2.0 Wealden Core Strategy – Housing Land Requirements

2.1 In respect of the Wealden Local Plan 1998, all but two of the sites allocated in this document have now been developed.

2.2 The Non-Statutory Local Plan identifies sites for just over 3,000 dwellings for the period up until 2011. Sites with capacity for approximately 1,400 dwellings have now been granted planning permission.

2.3 Further, it has been resolved to grant planning permission for approximately 100 dwellings on a significant brownfield site near Uckfield and, in addition to this, planning permission has been granted for over 500 dwellings on other large windfall sites. There are, additionally, outstanding planning permissions for over 450 dwellings on small sites.

2.11 The following tables summarises the situation as regards housing land supply in relation to the Draft South East Plan requirements.

District Wide

Requirement

South East Plan requirement 2006-26	8,000
Shortfall from the period 1991-2006	512
Total Requirement 2006-26	8,512

Supply

Completions 2006-07	223
Land identified in Non-Statutory Local Plan yet without planning permission	1,885
Extant planning permissions – Major sites	1,953
Extant planning permissions – Small sites	475
Total Supply 2006-26	4,536

Shortfall 2006-26 (Total Requirement - Total Supply) = **3,976**

2.4 The above table shows that Wealden's overall housing requirement for the period 2006-26 is to provide 8,512 dwellings in accordance with requirements set out in the Draft South East Plan. The supply identified to date for this period (from extant planning permissions and sites identified in the Non-Statutory Plan) is anticipated to be 4,536 dwellings, leaving a shortfall of 3,976 dwellings to be met by sites allocated in the forthcoming Local Development Framework. Applying the national indicative minimum density level of 30 dwellings per hectare advised in PPS 3, this would imply a requirement to allocate 133 hectares of land for housing development in the Core Strategy. Where sites are proposed to be developed at higher densities this overall land take will naturally be reduced.

2.5 A similar calculation is done for the two sub-regions as shown below.

Sussex Coast Sub-region

Requirement

South East Plan requirement 2006-26	4,600
Shortfall from the period 1991-2006	294
Total Requirement 2006-26	4,894

Supply

Completions 2006-07	74
Land identified in Non-Statutory Local Plan yet without planning permission	1,172
Extant planning permissions – Major sites	1,155
Extant planning permissions – Small sites	181
Total Supply 2006-26	2,582

Shortfall 2006-26 (Total Requirement – Total Supply) = **2,312**

2.6 The above table shows that the overall housing requirement for the period 2006-26 for that part of Wealden within the Sussex Coast Sub-region is to provide 4,894 dwellings in accordance with requirements set out in the Draft south East Plan. The supply to date for this period (from extant planning permissions and sites identified in the Non-Statutory Plan) is anticipated to be 2,582 dwellings, leaving a shortfall of 2,312 dwellings, to be met by sites allocated in the forthcoming Local Development Framework. Applying the national indicative minimum density level of 30 dwellings per hectare advised in PPS3, this would imply a requirement to allocate 77 hectares of land for housing development for this area in the Core Strategy. Where sites are proposed to be developed at higher densities this overall land take will naturally be reduced.

Rest of Wealden

Requirement

South East Plan requirement 2006-26	3,400
Shortfall from the period 1991-2006	218
Total Requirement 2006-26	3,618

Supply

Completions 2006-07	149
Land identified in Non-Statutory Local Plan yet without planning permission	713
Extant planning permissions – Major sites	798
Extant planning permissions – Small sites	294
Total Supply 2006-26	1,954

Shortfall 2006-26 (Total Requirement – Total Supply) = **1,664**

2.7 The above table shows that the overall housing requirement for the period 2006-26 for that part of the District within the Rest of Wealden, is to provide 3,618 dwellings in accordance with requirements set out in the Draft South East Plan. The supply identified to date for this period (from extant planning permissions and sites identified in the Non-Statutory Plan) is anticipated to be 1,954 dwellings, leaving a shortfall of 1,664 dwellings to be met by sites allocated in the forthcoming Local Development Framework. Applying the national indicative minimum density level of 30 dwellings per hectare advised in PPS3, this would imply a requirement to allocate 56 hectares of land for housing development for this area in the Core Strategy. Where sites are proposed to be developed at higher densities this overall land take will naturally be reduced.

3.0 Housing Trajectories

3.1 In November 2006, the Department of Communities and Local Government published Planning Policy Statement 3: Housing. This document requires local Planning Authorities to identify sufficient specific **deliverable** sites for housing development for the next five years.

3.2 In accordance with good practice and current government guidance, the Council has calculated housing trajectories to summarise the situation as regards housing delivery. Currently the District must plan for housing development in accordance with requirements set out in the Structure Plan, but in the future this provision will need to be made in accordance with requirements set out in the South East Plan (which will formally become the Development Plan and supersede the Structure Plan). This Plan is currently in draft form and is expected to be adopted in the Spring or Summer of 2008. Wealden's housing provision in its Core Strategy will need to be made in accordance with the South East Plan.

3.3 Two separate trajectories are shown – one based on requirements set out in the East Sussex and Brighton and Hove Structure Plan (see Trajectory 1) and one based on requirements set out in the Draft South East Plan (see Trajectory 2).

3.4 In producing these trajectories, the Council has adopted a rigorous process to examine the realistic deliverability of sites. In accordance with PPS 3 (paragraph 54) sites are assessed according to whether they are **available, suitable and achievable**. Further details of this process are contained in Appendix 1. It is emphasised that assumptions have had to be made on the likelihood of all sites coming forward within the period and the likely build out rates over the next five years. This means that the figures in the trajectories will differ from those in the Tables above.

3.5 Whilst no allowance has been made for the possibility of identified sites being developed at higher densities and thus with a greater number of dwellings than that identified in the Non-Statutory Plan, it is noted that in respect of 2 sites in particular (Fairground site, Crowborough Hill and Woodholm Farm, Hailsham) that permission has been granted for a greater number of dwellings than the number identified in the Non-Statutory Local Plan (a total for both sites of 165 dwellings as opposed to 97 dwellings). There is one site where permission was granted for less dwellings (that is Five Oaks, Forest Row – 10 as opposed to 20).

3.6 As the Core Strategy should be adopted by February 2010, it is anticipated that some dwellings based on this Strategy will start to be completed in the year 2010/11 and that further dwellings will be completed in the following year. It is anticipated that 200 dwellings will be completed in 2010/11, and 600 in 2011/12. These figures are therefore included within the projected completions shown on the trajectories.

Trajectory 1 – based on requirements set out in the East Sussex and Brighton and Hove Structure Plan

3.7 The Structure Plan sets an annual requirement for 440 dwellings per annum to be built in Wealden for the period 1991 – 2006, and 880 dwellings per annum for the period 2006 – 11 (this annual requirement is shown in Trajectory 1). For the year 2011/12, the Structure Plan annual requirement is taken to be 550 (as this is the Structure Plan annual requirement for the whole period 1991 – 2011). In addition to this there is a shortfall to be carried over from the period 1991-2006. This shortfall is the amount by which development fell short of the Structure Plan requirement for Wealden for this period (512 dwellings).

3.8 The trajectory also shows an annual requirement based on past and projected completions. This is the number of dwellings which need to be developed on average per year for the remainder of the period in order to meet Structure Plan requirements. As the number of annual completions was greater than the Structure Plan annual requirements for the period up until 2004/05 then the annual requirement based on past and projected completions (the blue line in the Trajectory) was actually below the Structure Plan annual requirement for those years prior to this date. Following a period of low house building completions (from 2000/01 onwards) this annual requirement rises above the Structure Plan annual requirement after 2004/05. For 2005/06 the annual requirement is for 685 dwellings (the Structure Plan annual requirement being 440 dwellings). Furthermore as actual completions for this period (173 dwellings) fell below this figure then the annual requirement rises to 910 for the subsequent year (2007/08).

3.9 Trajectory 1 shows that it is projected that completions will continue to fall behind the Structure Plan annual requirement and therefore the annual requirement continues to rise. For the final year of the period (2011/12) the annual requirement (blue line) is 1,928 dwellings whilst it is anticipated that the actual completions will be 920 for this year. It is therefore anticipated that there may be a shortfall of 1,008 dwellings in terms of the number of dwellings required to be provided in order to meet Structure Plan requirements.

Trajectory 2 – based on requirements set out in the Draft South East Plan

3.10 The Draft South East Plan sets out an annual requirement of 400 dwellings per annum to be built in Wealden for the period 2006 – 26 (this annual requirement is shown in the trajectory). In addition to this there is a shortfall to be carried over from the period 1991-2006. This shortfall is the amount by which development fell short of the Structure Plan requirement (the Plan preceding the South East Plan) for Wealden for this period (512 dwellings).

3.11 The trajectory also shows an annual requirement based on past and projected completions. This is the number of dwellings which need to be developed on average per year for the remainder of the period 2006-12 in order to meet Draft South East Plan requirements. Trajectory 1 is identical to Trajectory 2 for the years 1991 to 2006. Subsequent to this date, the annual requirement is lower in Trajectory 2 than in Trajectory 1. This is because the Draft South East Plan annual requirement (400 per annum) is below the Structure Plan annual requirement for the preceding period (440

per annum). The annual requirement taking into account past and projected completions initially falls but then rises in 2007/08 as completions (223 dwellings) had fallen short of requirements for the previous year (2006/07). As projected completions for 2007/08 (308 dwellings) also falls short of the annual requirement taking into account of past and projected completions for this year (538 dwellings) then this annual requirement continues to rise until 2008/09. From this date onwards, projected completions significantly exceed the annual requirement taking into account past and projected completions and therefore this latter figure continues to fall. In the final year of the period (2011/12) the total requirement is exceeded by 622 dwellings and the number of anticipated completions for this year is 920 dwellings. There is therefore a projected surplus of 1,542 dwellings.

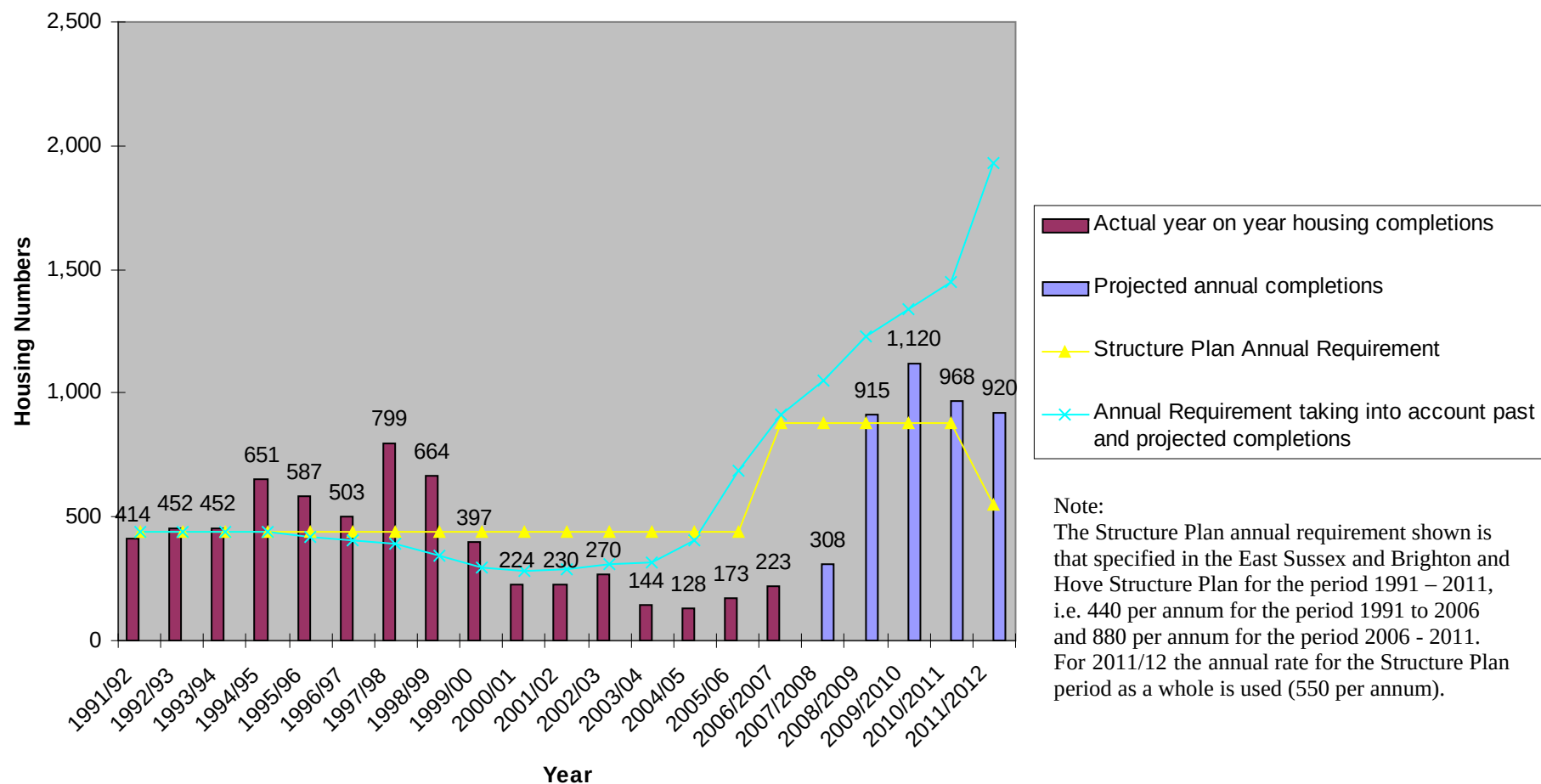
4.0 Summary

4.1 It is clear, therefore, that the housing trajectory must be viewed in terms of the housing requirements applied. In relation to the requirements set out in the East Sussex and Brighton and Hove Structure Plan, it is projected that actual housing completions in Wealden for the period 2006-11 will fall short of the requirements. In contrast, however, in relation to the requirements set out in the Draft South East Plan, overall housing completions are projected to exceed requirements for the same period.

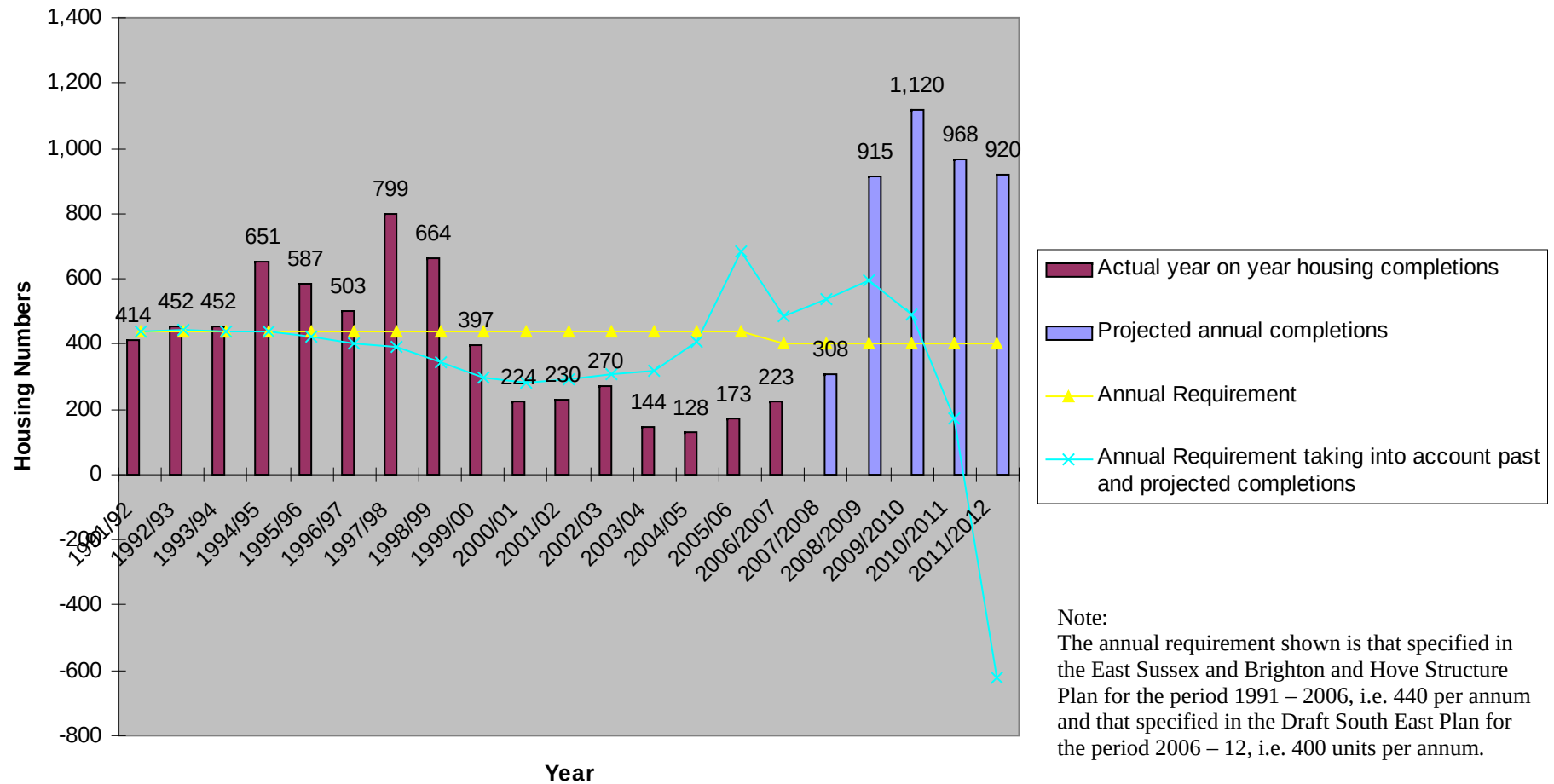
4.2 Whilst it is acknowledged that in recent years Wealden's annual completion rate has been below requirements, the Council considers that through permissions now granted, together with other windfall sites having been granted planning permission, that the situation has recently significantly improved and should continue to do so.

4.3 Whilst judicial review by some developers in respect of some sites granted planning permission by the Council has contributed to delay in delivery, this situation will be resolved during the period within which Wealden is required to show a 5 year supply of housing land. Currently there are outstanding planning permissions in Wealden for over 2,400 dwellings. It has also been resolved to grant planning permission for approximately 100 dwellings on a significant brownfield site near Uckfield and discussions have been held as regards development on other windfall sites. It is therefore anticipated that, whilst there has been a slow start to commencements on Non-Statutory Local Plan sites, build out will shortly commence and completions are anticipated to increase as shown by the trajectories.

Housing Trajectory 1 - Structure Plan



Housing Trajectory 2 - Draft South East Plan



Appendix 1

Process used in calculation of housing trajectories

Calculation of deliverability

The calculations of housing land supply are based on an analysis of housing land supply from two sources. Firstly, sites with outstanding planning permission and, secondly, sites which have been identified in the Council's Non-Statutory Local Plan for the purpose of residential development but which do not yet have the benefit of planning permission.

The supply is assessed in relation to the requirement in Planning Policy Statement 3: Housing, for the Council to identify a 5 year supply of deliverable sites.

In the case of large sites with outstanding planning permission (i.e. sites with permission for development of 6 or more units), each individual site has been analysed in respect of the realistic likelihood of development on the site within 5 years.

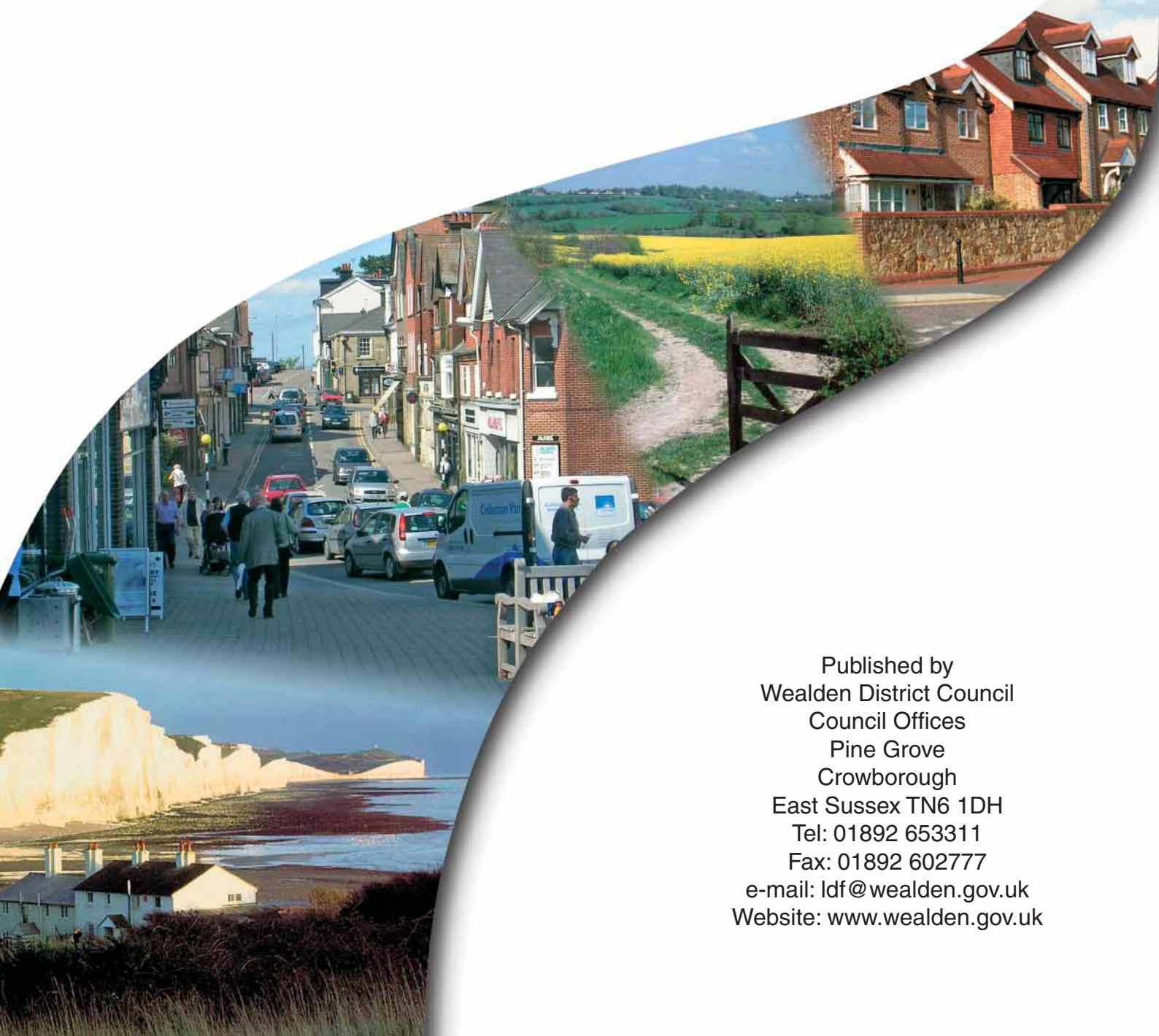
In particular, consideration has been given as to whether the site is deliverable in terms of the criteria set out in PPS 3 (i.e. as to whether the site is considered available, suitable and achievable). In this respect, a discount factor has been applied to each site. These discount rates vary between 0.5 and 1 and are dependent on assessment of the likelihood of the site being developed within the 5 year period.

For example, for a site which has been granted planning permission for 100 units, if the site is regarded as being immediately fully deliverable in terms of all of the above criteria then a discount rate of 1 is applied, such that the number of units which is counted as part of the housing land supply is 100 units. Other sites (i.e. those that are not considered as immediately fully deliverable) will have a greater discount rate. For example, for a site which has been granted planning permission for 100 units, should it be considered that there is only a 50% chance of development occurring within the period 2007-12, then the number of units which is counted as part of the housing land supply is 50 units. In the case of all sites, an estimation has been made of the year in which units will be completed on site. Except in the case of very small sites, development has been assumed to be spread over two or more years.

A similar process has been used in respect of sites which have been identified for development in the Non-Statutory Local Plan, but which do not yet have the benefit of planning permission.

In the case of small sites with outstanding planning permission (i.e. sites with planning permission for less than 6 dwellings), no analysis has been undertaken for each individual site on a similar basis due to the great number of such sites. In the case of these sites, therefore, standard discount rates

have been applied. It has been assumed that Greenfield sites are most likely to be fully deliverable and therefore a discount rate of 0.9 has been applied in respect of these sites. In respect of brownfield sites, a discount rate of 0.85 has been applied. These figures are based on an assessment of previous development rates.



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