Matter 3/HLM

HALLAM LAND MANAGEMENT

WEALDEN CORE STRATEGY EXAMINATION

HEARING STATEMENT

DECEMBER 2011

TURLEY ASSOCIATES

CONTENTS

1.	Introduction	1
2.	Representations	2
3.	Case	3
4.	Conclusions	8

Appendices:

Appendix 1 – Emerging Design and Access Statement

Appendix 2 – Chelmer Plus Assessment

TA Ref:	HALL2002
LPA Ref:	
Office Address:	25 Savile Row London W1S 2ES
Telephone	020 7851 4010
Date of Issue:	December 2011

1. Introduction

1.1 This Hearing Statement has been prepared on behalf of Hallam Land Management (HLM). HLM is the developer promoting a 16 ha site to the North of Hailsham for residential development including local services and a primary school.

1.2 The site is included in the Core Strategy Submission Document (CS) as part of the strategic allocation SD3 for 'Land at North Hailsham'. It is expected to generate between 230 – 300 dwellings out of a wider allocation for 700 dwellings.

1.3 Details of the HLM proposals are provided in the emerging Design and Access Statement at **Appendix 1**. The proposals have been developed following various feasibility studies and discussions with stakeholders including East Sussex County Council and Southern Water. It represents an immediately available development opportunity to deliver housing and services in Hailsham.

2. Representations

2.1 This Hearing Statement expands on the Representations submitted to the CS that are related to Matter 3: Housing, which can be summarised as follows:

- Notwithstanding HLM's general support for the strategic allocation at north Hailsham, it is concerned that the Council is not planning for sufficient new dwellings having regard to both the South East Plan (SEP) housing requirements and the Council's own estimates of housing demand based on population and household projections (paragraph 3.10 of the CS).
- The scale of development proposed in rural villages should be reviewed and development limited to that that is commensurate with the size of the village and service base.
- The CS should support a greater amount of development at Hailsham (minimum of 2,000 units) to reflect the Sussex Coast sub-regional housing aspirations (as set out in the SEP) and the potential benefits to the town in regenerating and strengthening its role as a District Centre to the surrounding area.

3. Case

What Part of the CS is unsound

3.1 Policies WCS1, WCS2 WCS5 and WCS7.

Which of the soundness criteria it fails to meet

3.2 The policies are not justified or consistent with national policy

Why it fails

Housing Requirements (WCS1 and WCS2)

3.3 Whilst the Government has made provision for the revocation of Regional Spatial Strategies (RSS), (through the Localism Act 2011), they remain part of the Development Plan until due process has been followed and they are formally revoked. To this end, the Development Plan (Policy H1 of the SEP) requires Wealden District Council (WDC) to provide for 11,000 additional dwellings over the period 2006 – 2026 (7,000 within the Sussex Coast Sub Region).

3.4 Even in the absence of the RSS, WDC is required to maintain an adequate supply of deliverable housing land and to plan for the future delivery of housing on the basis of up to date housing requirement evidence.

3.5 In this context, it is recognised in paragraph 3.10 of the CS, that ONS trend based projections show an increase in population in Wealden from 2006 – 2030 of around 19,000 people, which equates to around 16,800 additional households. (This is considered further in our representations).

3.6 In the recent Council review of Housing Requirements (Ref LDF0440 – 2 December 2011), consideration of population and household trends show requirements for the period 2006 – 2030 of either 15,040 households (ONS/CLG projection 2008); 13,212 households (ESCC Migration led variant); 10,012 households (WD extrapolation based on previous trends); or 2,312 households (ESCC Zero net migration).

3.7 The CS housing provision figure of 9,600 homes is therefore significantly below that identified in either the SEP or any other trend based evidence with the exception of Zero net migration projection, which is clearly unrealistic. It is therefore unjustified and not consistent with national policy.

3.8 To further consider housing requirements, HLM have commissioned Cambridge Econometrics to review population and household trends. Their analysis is attached at **Appendix 2.** These projections show housing requirements in the period 2006 – 2031 of 13,500 dwellings (using a continuation of short term migration rates); 16,300 dwellings (using sub national population projections) and 4,600 dwellings (using a Zero migration projection). This analysis further emphasises that the starting point for planning for housing growth should be at least the SEP requirement of 11,000 dwellings.

3.9 In addition, the CS housing provision figure of around 5,000 homes in the Sussex Coast Sub Region is significantly below that identified in the SEP, both in total and proportionately (i.e. 64% of SEP housing requirements were in the Sussex Coast Sub Region compared to around 53% of CS housing requirements).

3.10 In their recent statement (LDF 0440 – 2 December 2011), WDC question the wisdom of higher housing provision in South Wealden (Sussex Coast), suggesting that '*job growth may well be less than in the past due to skill shortages*' and that housing demand may be affected by *'a weak economic base'*.

3.11 However, this is contrary to the Council's Background Paper 2 'Managing the Delivery of Housing' which concludes, at paragraph 8.8, that new housing is required in Hailsham *'to meet acute housing needs'*, and fails to understand the role that the development of new housing will have in stimulating economic activity, funding new infrastructure, attracting an appropriate pool of skilled labour, and providing a customer base to support new services and businesses. These *inter alia* are the reasons why the SEP sought to direct additional housing to this area (see paragraph 17.2 of the SEP).

3.12 The provision of only around 5,000 homes in the Sussex Coast Sub Region is neither properly justified nor consistent with the SEP. Further housing should therefore be directed to South Wealden in order to fulfil the objectives of the Sussex Coast Sub Region.

3.13 Finally, it is important to recognise the emerging National Planning Policy Framework, which in taking forward the 'Plan for Growth' agenda of the Government, will as a priority seek to increase the supply of housing. The Consultation NPPF document (July 2011) for example set out, in Paragraph 107 – 109, its objective to increase significantly the delivery of new homes, requiring local planning authorities *inter alia* to identify and maintain a rolling supply of specific deliverable sites sufficient to provide a 5 year land supply (including an additional allowance of 20% to ensure choice and competition in the market for land).

3.14 As submitted in HLM's earlier representations 'Overview of the Supply & Deliverability of Housing Land in Wealden', a 5 year supply of housing land cannot currently be shown. A point recently accepted by WDC at two Public Inquiries[1]. The adoption of a housing requirement figure of 9,600 units in the CS that is significantly below the SEP and trend based forecasts is only likely to exacerbate any under provision in the future.

3.15 To summarise, the housing requirement figure in Policy WCS1 and WCS2 is not considered justified or consistent with national policy. Indeed, WDC's approach in adopting a lower housing requirement than the SEP and trend based forecasts has not been fully supported or justified by the evidence base. For example, the Assessment of the Core Strategy under the Habitats Regulations is on the basis of the CS housing figures. It does not suggest that a higher housing requirement would be unacceptable.

3.16 Furthermore, the SWETS Study Phase 1 confirms that 7,000 dwellings (the SEP Requirement for the Sussex Coast Sub Region) could be accommodated with indentified transport interventions.

3.17 There is also capacity at the Hailsham North Waste Water Treatment Works (after upgrade works are finished in 2012) (c1,750 units above existing commitments) to accommodate further development to the North of Hailsham than allocated in the CS.

3.18 In the absence of clear justification for adopting lower housing growth rates, and departing from national policy, Policies WCS1 and WCS2 of the CS are considered unsound.

Phasing (WCS5 and WCS7)

3.19 There is no evidence to justify the need to manage the delivery of housing sites. Indeed there are no impediments to providing the infrastructure required to accommodate the development proposed in a concurrent manner.

3.20 To this end, development phasing policies are considered unnecessary and not justified and will only serve to hinder the provision of a flexible and responsive supply of land, further exacerbating the under supply of housing in the District (see paragraph 3.13 – 3.14 above).

[1] Old Flour Mill, Upper Horsebridge Road, Hailsham and Honey Farm Polegate.

3.21 Moreover, the large strategic development areas identified in Policy WCS4 of the CS will in any event be delivered over time, responding to market demand and dependent on the provision of associated on and off-site infrastructure (obligated through any planning permission). Such development is incapable of being developed solely in the short term.

How the CS can be made sound

3.22 Policy WCS1 and WCS2 should make provision for at least 11,000 dwellings (and arguably up to around 16,000 dwellings) in the period 2006 – 2030.

3.23 Policy WCS5 should be deleted.

3.24 The first paragraph of Policy WCS7 should be deleted.

The Precise change/wording being sought

3.25 WCS1 Provision of Homes and Jobs 2006 – 2030

> *Land will be identified in Subsequent Development Plan Documents for the provision of some **6,111** net additional dwellings in Wealden District to provide for **11,000** dwellings over the period 2006-2030....*

3.26 Policy WCS2 Distribution of Housing Growth 2006-2030.

> *Land will be allocated to meet the housing provision of WCS1 in accordance with the following distribution:*

Town/Settlement	***Built or already committed (dwellings)***	***New allocations (dwellings***	***Total dwellings (2006 – 2030)***
.....	.....	.....	.....
Hailsham and Hellingly	*1645*	***2000***	***3645***
.....	.....	.....	.....

3.27 Policy WCS5 should be deleted.

3.28 The first paragraph of Policy WCS7 should be deleted.

4. Conclusions

4.1 Policy WCS1 and WCS2 should make provision for at least 11,000 dwellings (and arguably up to around 16,000 dwellings) in the period 2006 – 2030.

4.2 In promoting the reinforcement of the District Centre role of Hailsham, Policy WCS2 should make provision for 2,000 additional dwellings in Hailsham.

4.3 Phasing policies should be deleted or revised to ensure they do not artificially hold back development proposals and undermine the flexibility and responsiveness of the CS.

Appendix 1 – Emerging Design and Access Statement






LAND TO THE NORTH OF HAILSHAM

Emerging Design and Access Statement

fpcr

3560/DAS/01

December 2011





Contents

SECTION ONE: OUR VISION

The Vision 03
Figure 0: Application Illustrative Masterplan 03
Introduction 07
Methodology 08

SECTION TWO: RESPONSE TO CONTEXT AND EVALUATION

Existing situation 11
Figure 1: Location Plan 12
Planning Background 13
Site Context 21
Figure 2: Aerial Photograph 22
Assessment: Environmental Considerations 23
Ecology 23
Figure 3: Site Assets and Environmental Considerations 25
Landscape and Visual Character 16
Water and Drainage 28
Heritage 29
Access and Rights of Way 30
Local Character 31
Figure 4: Townscape Character 34
Vehicular Access 35
Community Facilities 36
Figure 5: Facilities nearby *36*



1.



1

OUR VISION

1 Our Vision



LEGEND

A: Proposed site access from Park Lane

B: Central Green with cricket wicket, play space and structural tree planting.

C: Sustainable Drainage - Ponds and Swales.

D: Secondary emergency access.

E: Proposed primary school with play space and parking.

F: Proposed access to the Cuckoo Trail cycle route for the public and school.

G: Horselunges Wood retained and protected.

H: Informal open space with playing pitch.

J: Existing Footpaths retained and enhanced.

K: Existing gas pipeline easement preserved.

KEY

- **Site Boundary**
- **Proposed Residential Development**
- **Proposed 2fe Primary School**
- **Public Open Space**
- **Existing Footpaths**
- **Proposed Footpaths**
- **Existing Woodland**
- **Proposed Woodland / Tree Planting**
- **Childrens' Play Areas**

FIGURE 00: ILLUSTRATIVE MASTERPLAN

THE VISION

1.1 The development of land to the north of Upper Horsebridge Road, Hailsham, will provide a self-contained small scale development offering a balanced mix of homes in order to help meet the District's housing needs, a network of green space, and the potential for a new primary school whilst protecting and enhancing the site's existing assets.

1.2 The aim is to create an exemplar scheme which demonstrates the highest standards of urban design; incorporating best practice in sustainable construction and the use of renewable energy technologies; that promotes local distinctiveness and seeks to meet Wealden District Council's Spatial Planning Objectives:

1.3 These proposals as demonstrated by the Illustrative Masterplan respond to the future housing needs of the town, with the overall aim of delivering a high quality sustainable environment that effectively integrates with the existing adjoining area of Hailsham

1.4 Informing the Illustrative Masterplan are the following key design principles:

The Urban Interface with the countryside

The development would facilitate the delivery of an urban edge for the north of Hailsham that more effectively integrates into the surrounding countryside. The retention of the existing field structure and strengthening of the boundary hedgerows and trees, along with increasing the woodland cover, will relate the site to the scale and enclosure within the local landscape.

Green Infrastructure

The existing hedgerows and mature trees within the site will be used as the basis of the development of the green infrastructure of the site. This network will provide the opportunity for formal and informal recreation and allow movement through and around the site by way of a series of open spaces linked by green routes, as well as encompassing the existing public rights of way and proposed cycle and footways.

1 Our Vision

Connectivity

Public Rights of Way crossing the Site will be incorporated and connections to the wider countryside will be retained. The development will include footways and cycle ways that facilitate movement through the site and provide accessible and safe links to the town centre; most notably via the Sustrans Route 21 along the Cuckoo Trail.

Connections from the site directly onto the Cuckoo Trail to the west will be made, and enhancements undertaken at its access points where the Trail crosses the A271 in Upper Horsebridge.

Enhanced biodiversity

Through its integrated and multi-functional design, the green infrastructure will enhance the biodiversity of the site. Existing hedgerows and woodland will be reinforced to improve ecological value, providing wildlife corridors between the connecting areas of habitat, which include the areas of ancient woodland to the south and in the west of the site.





Sustainability

The delivery of an exemplar scheme which demonstrates the highest standards of urban design. It will incorporate the use of renewable technologies, and best practice with regard to sustainable construction whereby the use of sustainable techniques will be encouraged. The development will be distinctive and durable, taking full account by mitigation or adaptation of the likely forecast impacts of climate change, and consideration given to the needs of our ageing population through the promotion of life time homes.



Local Character

In the delivery of the housing development, the layout of the scheme and the design of homes will be compatible with its context, both with regard to the entrance onto Park Road with its rural character, and incorporating character features of the town in order to promote local distinctiveness.

1 Our Vision

INTRODUCTION

1.5 This DAS will accompany an Outline Planing Permission to be submitted by Hallam Land Management (HLM) for the development of land to the north of Upper Horsebridge Road, Hailsham. The application will seek permission for approximately 230 homes, comprehensive green infrastructure and planting, and a Two Form Entry Primary School. Detailed approval will be sought for access only with all other matters reserved for subsequent approval.

1.6 The purpose of this document is to:

1. Set the application site in context with its surroundings
2. Provide information concerning the design evolution of the development.

METHODOLOGY

1.8 The structure and detail of this document follows guidance produced by the DCLG in March 2010, 'Guidance on Information Requirements and Validation'. This statement has also embraced two supporting texts: CABE's 'Design and Access Statements: How to read write and use them (2006)' and the Urban Design Groups' Design and Access Statements Explained'.

1.9 The following basic elements are identified in the Guidance and are fully explained within this document:

- An appraisal of the context comprising of an assessment of the site's immediate and wider context
- An evaluation of the assessment, and
- Design of the scheme, including an explanation of the design principles and concepts in terms of amount, layout, scale, landscaping, appearance, accessibility.

1.10 The final statement will include a Site Assets and Considerations Plan (page 25) that underpins the Illustrative Masterplan which in turn encapsulates the disposition of land uses, development block structure, building heights, street layout, character, indicative plot arrangement and landscape structure.

1.11 The Illustrative Masterplan outlines the design principles which will ensure that the development is capable of providing:

- A community and place which has an attractive built form and layout, and provides an appealing place in which to live and play
- A high quality residential environment, which embraces sustainable principles and provides an assortment of housing types.
- An urban realm which draws upon the best examples of local distinctiveness and character creating an appealing place to live.
- A layout which maximises accessibility for all, by considering the needs and requirements of people both now and in the future.
- A Framework which protects and enhances the site character and visual amenity, and improves connectivity with the local area.
- Enhanced biodiversity within a new green infrastructure.
- A safe place to live and play for all members of the community.





2

Response to Context & Evaluation

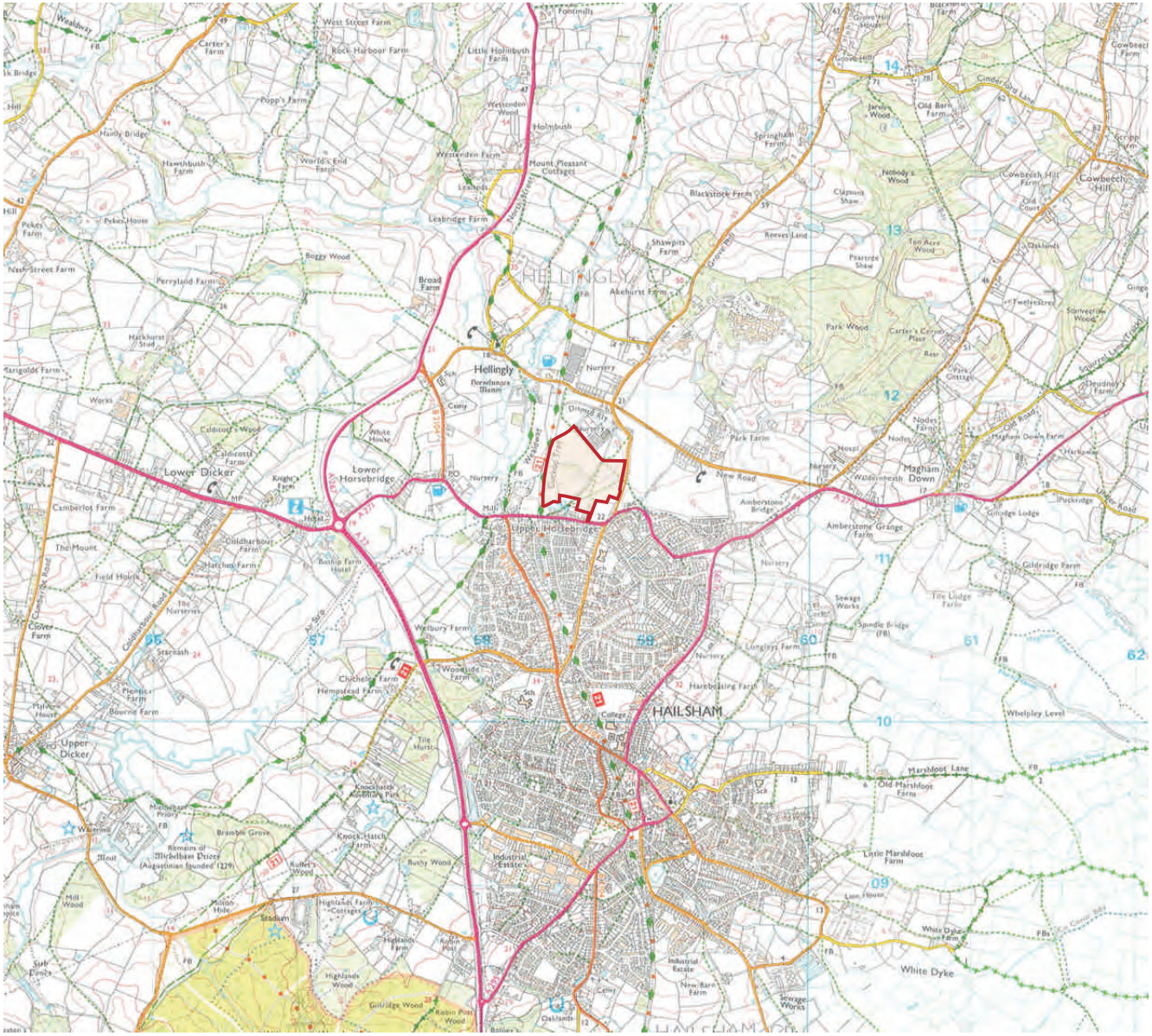
2 Response to Context & Evaluation

EXISTING SITUATION

2.1 Hailsham is situated in East Sussex and lies within the District of Wealden. The site itself lies to the northern edge of Hailsham, which is approximately 6 miles to the north of Eastbourne and lies within close proximity of several similar sized settlements including Bexhill, Lewes and Uckfield, amongst others.

2.2 The site is defined to the south by properties along Upper Horsebridge Road (A271) at Upper Horsebridge, and to the north by an existing hedgerow and wholesale plant nursery. To the west and east the site is bounded by The Cuckoo Trail (a long distance path and Sustrans route) and Park Road; respectively.

2.3 The A22 from Croydon to Eastbourne passes the Site to the southwest; and Hailsham to the west. The A271 commences from the A22 north west of Hailsham and extends east to Battle. The A27 from Portsmouth to Pevensey passes approximately 6km to the south at Polegate; where the nearest railway station can be found.



NORTH

FIGURE 01: SITE LOCATION

KEY The Application Site

2 Site Context

PLANNING BACKGROUND

2.4 A detailed assessment of the planning policy framework and justification for development in that context will be set out in the Planning Statement to accompany the forthcoming planning application. this assessment is therefore confined to policy relevant to design and access.

2.5 The drive for high quality development has been spearheaded by the Government and the Commission for Architecture and the Built Environment (CABE) and is reflected in a number of Planning Policy Statements.

NATIONAL PLANNING POLICY

PPS1

2.6 PPS 1 "Delivering Sustainable Development" (ODPM 2005) sets out the Government's principles for sustainable development and the importance of good design as an essential to the improvement of the quality of the existing environment and reinforcing a sense of place. PPS1 states in paragraph 33 that:

"Good design ensures attractive, useable, durable and adaptable places and is a key element in achieving sustainable development... Good design should contribute positively to making places better for people".

PPS1 Supplement

2.7 'Planning and climate change' (DCLG 2007) sets out the Governments objectives for reducing emissions and creating a low carbon economy which can adapt to the potential effects of climate change.

2.8 Paragraph 9 of the supplement identifies the Key Planning Objectives as follows:

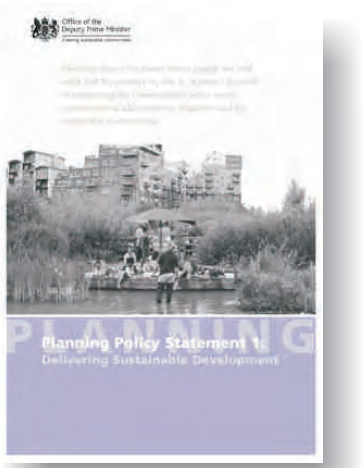
- make a full contribution to delivering the Government's Climate Change Programme and energy policies, and in doing so contribute to global sustainability;
- in providing for the homes, jobs, services and infrastructure needed by communities, and in renewing and shaping the places where they live and work, secure the highest viable resource and energy efficiency and reduction in emissions;
- deliver patterns of urban growth and sustainable rural developments that help secure the fullest possible use of sustainable transport for moving freight, public transport, cycling and walking; and, which overall, reduce the need to travel, especially by car;
- secure new development and shape places that minimise vulnerability, and provide resilience, to climate change; and in ways that are consistent with social cohesion and inclusion;
- conserve and enhance biodiversity, recognising that the distribution of habitats and species will be affected by climate change;
- reflect the development needs and interests of communities and enable them to contribute effectively to tackling climate change; and
- respond to the concerns of business and encourage competitiveness and technological innovation in mitigating and adapting to climate change.

PPS3 Housing

2.9 Planning Policy Statement 3 (PPS3) - Housing (June 2010) sets out the Government's policy for the provision of new housing. It promotes a strategy for high quality housing and seeks to promote a strategy of high quality housing across all tenures, creating sustainable mixed communities in both urban and rural locations. This includes:

"...places, streets and spaces which meet the needs of people, are visually attractive, safe, accessible, functional, inclusive, have their own distinctive identity and maintain and improve local character."

"...Promoting designs and layouts which make efficient and effective use of land, including encouraging innovative approaches to help deliver high quality outcomes."





2 Site Context

REGIONAL PLANNING CONTEXT

The South East Plan

2.10 The Regional Spatial Strategy (RSS) for The South East was published in May 2009, and sets out the strategic development framework for the region for the period to 2026. It addresses housing supply, transport, economic development and regeneration, while also identifying natural and cultural resources and environmental priorities. Of particular relevance to design is the following:

Policy CC4: Sustainable Design and Construction

"The design and construction of all new development...will be expected to adopt and incorporate sustainable construction standards and techniques. this will include:

consideration of how all aspects of development form can contribute to securing high standards of sustainable development including aspects such as energy, water efficiency and biodiversity gain

designing to increase the use of natural lighting, heating and ventilation, and for a proportion of the energy supply of new development to be secured from decentralised and renewable or low-carbon sources

securing reduction and increased recycling of construction and demolition waste and procurement of low-impact materials

designing for flexible use..."

Policy CC6: Sustainable Communities and Character of the Environment

"Actions and decisions associated with the development and use of land will actively promote the creation of sustainable and distinctive communities. this will be achieved by developing and implementing a local shared vision which:

respects, and where appropriate enhances, the character and distinctiveness of settlements and landscapes throughout the region

uses innovative design processes to create a high quality built environment which promotes a sense of place. This will include consideration of accessibility, social inclusion, the need for environmentally sensitive development and crime reduction"

Policy H5: Housing Design and Density

"*Positive measures to raise the quality of new housing, reduce its environmental impact and facilitate future adaptation to meet changes in accommodation needs will be encouraged. In conjunction with the delivery of high quality design and in order to make good use of available land and encourage more sustainable patterns of development and services, higher housing densities will be encouraged, with an overall regional target of 40 dwellings per hectare"*

2.11 Other relevant policy includes:

NRM11: Development Design for Energy Efficiency and Renewable Energy

CC3: Resource Use

LOCAL PLANNING CONTEXT

2.12 The planning policy framework sets out guidance and policies that determine how land and buildings should be allocated for particular purposes and against which criteria WDC should determine planning applications. The adopted Wealden District Local Plan 1998; supported by the approved Non-Statutory Local Plan (December 2005); will eventually be replaced by the emerging Local Development Framework (LDF). The Core Strategy for the LDF was submitted for approval in August 2011.

Wealden District Local Plan

2.13 At present the following saved policies are of relevance to matters of design and access:

EN1: Sustainable Development

"*The Council will pursue sustainable development... in considering the location, layout and design of development, renewable energy and waste management proposals and in assessing the effects of proposals on the environment, including on water and air quality*"

HG6: Crime Prevention

"*Within large new housing developments, regard should be paid to crime prevention in the design and layout of the housing areas, particularly in terms of the street lighting, security of property and surveillance of access roads, footpaths, amenity space, parking areas and landscaping where this is consistent with good layout and design*."

DESIGN GUIDANCE

By Design

2.15 '*By Design: Urban Design in the Planning System - Towards Better Practice*' (2000) and '*By Design; Better Places to Live*' (2001) outline the standards that can generate quality urban design. They promote the use of 'place making', i.e. the ability of the layout to create a sense of place. The proposed development and its design strategy will incorporate the following 'By design' objectives, all of which provide a vigorous template for design quality:

- **Character** - creating a place with its own identity, which builds upon good examples of locally distinctive design;
- **Continuity and Enclosure** - a place where public and private spaces are clearly distinguished, to include a green infrastructure framework;
- **Quality of the Public Realm** - a place with attractive, enduring and successful outdoor areas that have a clear purpose;
- **Diversity** - a place with variety and choice in terms of housing, community facilities and leisure opportunities;
- **Ease of Movement**- a place with a clear defined hierarchy of routes, and that is easy to move through;
- **Legibility**- a place that has a strong image and a layout which are easy to understand.

Safer Places

2.16 'Safer Places in the Planning System & Crime Prevention' (ODPM 2004) is a companion to PPS 1, and it includes seven design themes that will be embraced in order to ensure that the development is a 'safe place'. These are:

- **Access & Movement** - places with well defined routes, spaces and entrances that provide for convenient movement without compromising security;
- **Structure** - so that different uses do not cause conflict;
- **Surveillance** - public spaces overlooked;
- **Ownership** - places promoting respect, responsibility, community;
- **Physical protection** - well designed security features;
- **Activity** - appropriate to the location, creating reduced risk of crime and sense of safety;
- **Management & Maintenance** - places designed to discourage crime.

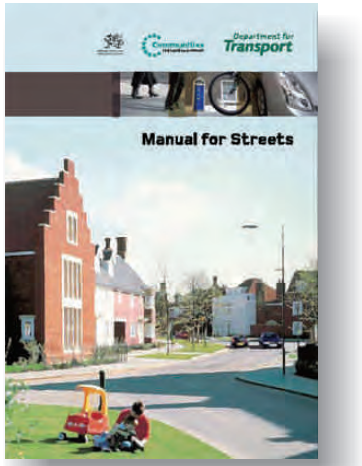
Manual for Streets & Manual for Streets II

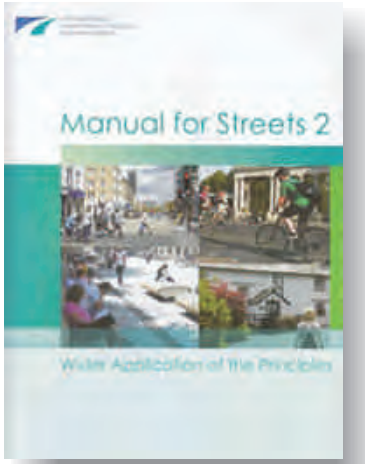
2.17 An essential reference to aid the creation of a quality residential development is the Manual for Streets (DT, DCLG 2007). This supports the design aims already established within documents such as 'By Design' and 'Safer Places'. Its main objective is to move away from vehicular led layouts of bland unattractive streets, and focuses on quality streets that can create vibrant and attractive places.

2.18 Priority is placed on the needs of pedestrians and cyclists, rather than the functional needs of motor vehicles. The development's design principles, as set out in chapter 3 (page 43), follow the objectives laid out within 'Manual for Streets'. Namely that the development will embrace a vision of creating streets and routes that;

- Help to build and strengthen the communities they serve;
- Meet the needs of all users, by embodying the principles of inclusive design;
- Form part of a well-connected network;
- Are attractive and have their own distinct identity;
- Are cost effective to construct and maintain; and
- Are safe.

2.19 Manual for Streets II explains how the principles of Manual for Streets can be applied to streets and roads beyond those within residential areas. It seeks to deliver a new approach by rethinking existing standards and traditional solutions in order to extend the advantages of good design to high streets and non-trunk roads. This is demonstrated through both guidance and case studies, and encompasses both urban and rural situations.





Actions for Housing Growth

2.20 CABE have produced a number of design documents, many of which illustrate good design through the use of case studies. Although perhaps concerned with the broader picture of housing growth across the UK, Actions for Housing Growth: Creating a Legacy of Great places (2007), does however provide a succinct definition of 'design quality'. The development will seek to embrace this approach:

"By design quality we are talking about creating places that work well, not about architectural style, expensive add-ons or shiny, glass and steel buildings. Design quality is fundamental to how places work: road layouts that prioritise pedestrians; public spaces that are safe and attractive; buildings that are at an appropriate scale and density to support local services. Places that respect their context, using it as a starting point to enhance local character, and so connect, physically and socially to the surrounding built environment and landscape, are more likely to have a strong positive identity. A well-designed neighbourhood should also be sustainable-socially, economically and environmentally."

2 Site Context

Access Review

2.21 "Guidance on information requirements and validation" (March 2010 DCLG) describes at paragraphs 146-151, the information needed for the access component of a Design and Access Statement. Paragraph 146 states that:

"It is important to note that the requirement for the access component of the statement relates only to "access to the development" and therefore does not extend to internal aspects of individual buildings."

2.22 In this statement, Design and Access issues are considered together, which will, as the "Guidance on information requirements and validation" states, allow the applicants to;

"...clearly explain the principles which will be used to inform the access arrangements for the final development at all scales from neighbourhood movement patterns where appropriate to the treatment of individual access points to buildings." (paragraph 150)

Inclusive Design

2.23 Inclusive design is not just concerned with making design provision for people with impaired mobility, but is concerned with designing an environment that encompasses everyone's needs, and puts people at the centre of the design process. The needs of people, will for example, be addressed by providing an attractive residential environment which has a permeable layout offering a safe choice of convenient streets, routes and spaces.

2.24 At the detailed design stage, the layout will incorporate appropriate standards in order to achieve inclusive high quality design. This will consider all pedestrian movement in and through The Site, to provide a compact 'walkable neighbourhood'. The use of logical desire lines, visual landmarks and the choice of routes will all be encouraged, generating a pedestrian friendly environment which is accessible to all.

2.25 The following matters, amongst others, will be addressed through the detailed design stage as part of the development's commitment to inclusive design:

- Seeking to design where possible appropriate gradients and levels;
- Ease of access to external doors and thresholds;
- Accessibility within and around streets, spaces and individual plots;
- The use of surface treatment and design of footways and crossing points in the public realm;
- The selection of landscape materials;
- The use of clear signage and visual way marking;
- Natural surveillance and safety; and
- Ease of access to parking provision.

2 Site Context

SITE CONTEXT

2.26 The Site sits within a predominantly rural landscape of mixed land use; albeit abutting an existing urban edge. It occupies 16 hectares of land on the north of Upper Horsebridge, Hailsham.

2.27 It largely comprises three irregular shaped fields separated by mature hedgerows and a small woodland copse known locally as Horselunges. The two larger fields to the west are currently being used for arable cropping whilst the smaller field to the east is subject to some subdivision to its southern end and being used for pasture. A well-connected series of ditches run alongside a number of the hedgerows.

2.28 The site is bounded to the south by the rear gardens of properties and the allotments along Upper Horsebridge Road, and by part of Horselunges Wood to the south west. An existing farm access and public footpath links the site to Upper Horsebridge Road, adjacent to the allotments.

2.29 To the east the site is bounded by a maintained hedgerow adjacent to Park Road; along which a small number of properties are situated that back onto the Site. Mature field hedgerows delineate the northern boundary, which separate the Site from a small field of rank grassland to the north east and a commercial plant nursery to the north west.

2.30 To the west the site is flanked by the Cuckoo Trail; partially raised along an embankment; and a former rail line now used as a long distance cycle track, linking Heathfield with Eastbourne Park. The length of the Trail is wooded along both sides, and into which the Horselunges copse connects.

2.31 Several public rights of way lie within the boundaries of the Site. One footpath enters at the most northerly point and runs along the north western boundary, with the remainder entering along the southern boundary and exiting to the east.

2.32 The Site is situated approximately 1.5km north from the centre of Hailsham, where a number of amenities and facilities can be found. Amongst others, these include:

- Four primary schools and a Community college
- Five doctors' surgeries
- Four dental surgeries
- Shopping Centre
- Public library
- Eleven places of worship
- Recreation Ground
- Leisure Centre
- Community Hall
- Range of local shops, businesses and restaurants



NORTH

FIGURE 02: AERIAL PHOTOGRAPH

KEY The Application Site

ENVIRONMENTAL CONSIDERATIONS

ECOLOGY: ASSESSMENT

2.33 A full ecological assessment has been undertaken. The Site's ecology and its surrounds has been evaluated and the nature conservation value of habitats and species has been assessed. The main findings of the ecological assessment are set out below.

2.34 The field survey indicated that habitats were of variable nature conservation value. The majority of the Site is agricultural land, with two improved fields and some small areas of semi-improved grassland assessed to be species poor and of low nature conservation value. The Horselunges copse in the west; comprising semi-natural ancient woodland; provides additional nature conservation value to the Site.





2.35 Hedgerows both within the Site and forming the boundaries were assessed to be generally of moderate of very high conservation vale, all dominated by native species and of which two were species rich.

2.36 Other habitat includes individual trees, scrub on the west boundary along the Cuckoo Trail, and both wet and dry ditches along approximately half the of field boundary hedgerows.





2.37 Three ponds occur just outside the south western boundary of the Site within Horselunges Wood. All three are surrounded by trees and scrub. Two watercourses can be found within the Site; one along the west boundary, entering at the northern corner; and a second flowing west from the centre of the Site and meeting the first halfway along the west boundary. The former stretch of both lie adjacent to boundary hedgerows, with the latter stretch alongside or cutting through Horselunges copse.

2.38 No statutory designated sites of nature conservation interest occur within the application site. Two non-statutory Sites of Nature Conservation Importance (SNCI) can be found in the local area; Hellingley Cemetery 0.5km to the north-west, and Park Wood 1.25km to the north-east.

ECOLOGY: DESIGN RESPONSE

2.39 The Site's ecology and the conservation of natural resources have been an integral part of the design process and this has helped to guide the masterplan.

2.40 Elements such as the watercourses, ditches, hedgerows, and trees will be retained, along with the ancient woodland at Horselunges. These natural features will not only be incorporated as part of the Green Infrastructure of the Site, but also provide the framework for the development, guiding the location of uses and the built form. In doing so, this acts as a demonstration of the sensitive response of the layout to its context.

2.41 Retention of these habitats within the layout, as well as being protected, provides the opportunity for enhancement by the design process. This will include reinforcement of existing hedgerows, new tree planting throughout the site, enhancements to the woodland edges around Horselunges and Horselunges Wood, woodland planting flanking the tree-lined Cuckoo Trail, and additional vegetation to the northern boundary.

2.42 These existing and enhanced habitats, complimented by amenity areas, open space and street trees will provide substantial biodiversity benefits with a mix of habitats.



KEY

- The Application Site
- Electricity Cable
- Foul sewer
- The Cuckoo Trail / Sustrans Route 51
- Public Rights of Way
- Woodland
- Hedgerow
- Watercourse / Ditch
- Pond

NORTH

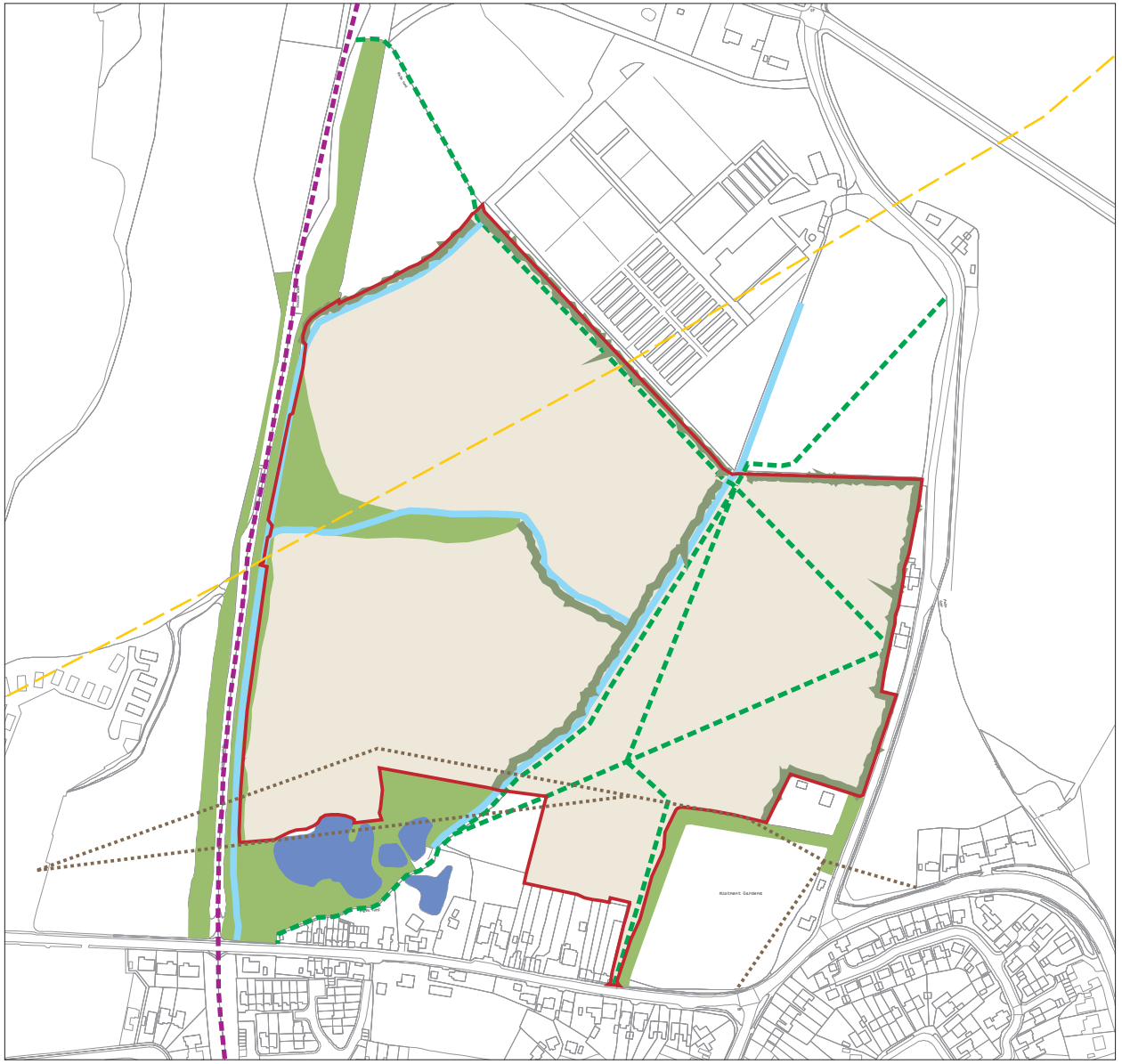


FIGURE 03: SITE ASSETS AND ENVIRONMENTAL CONSIDERATIONS

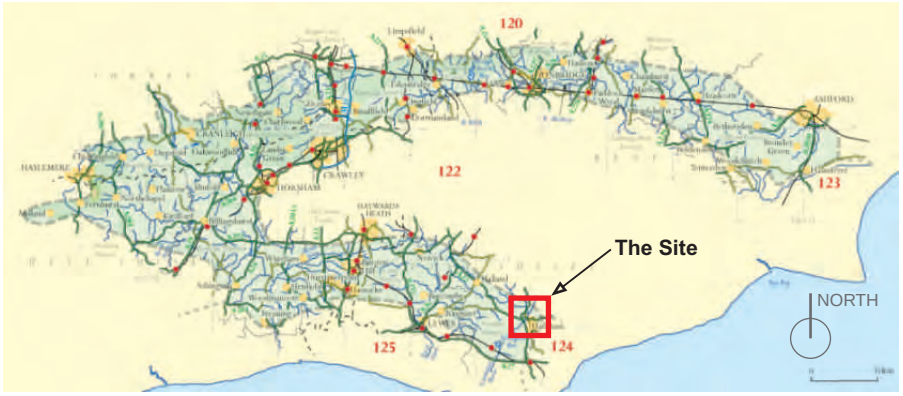
LANDSCAPE & VISUAL RESOURCES: ASSESSMENT

2.43 A landscape and visual assessment has been undertaken. In summary the main findings are set out below.

2.44 The landscape is a mixed agricultural one, encompassing Hailsham; which defines the Site to the south. Land uses comprise generally larger arable and smaller pastoral fields interspersed with blocks of woodland locally and westwards, with grazing and frequency and proportion of tree cover increasing to the north with the rising, varied topography.

2.45 The Site sits within the Low Weald; a Character Area (NCA 121) as defined by Natural England. This describes the landscape as low-lying and gently undulating, with frequent ponds and crossed by a number of small stream valleys with wooded courses. The small-scale nature results from enclosure by small woodlands, hedgerows and a patchwork of fields; the land use varying with the soil types, whereby arable fields are often more open and prevalent on higher ground.

2.46 The Eastern Low Weald is the Local Character area (LCA) as identified in the East Sussex County Landscape Assessment that describes the setting of the Site at a greater level of detail. It is considered to have a lower proportion of hedged field boundaries, and is crossed by several ancient pathways. Small tree-lined streams, such as the Cuckmere River, wind through the landscape along with a number drainage channels.



NCA 121 The Low Weald - Natural England

2.47 In consideration of its future management both assessments identify fragmentation of the landscape's structure through loss and decline of hedgerows. The appropriate conservation of woodland - supported by new planting - is required, as well as preservation and enhancement of the river valleys.

2.48 In general, the site is broadly well contained within the wider landscape by a combination of the low-lying nature of the local area, settlement to the south, and by vegetated field boundaries and woodland blocks and clumps; particularly to the north where landform begins to rise.

2.49 As such, the extent of visibility is generally limited to the short distance; predominantly from within and adjacent to the Site. There are limited opportunities for views from the north due to the combination of the landform and vegetation.

LANDSCAPE & VISUAL RESOURCES: DESIGN RESPONSE

2.50 The design process has been carefully developed to accommodate landscape and visual issues. This process seeks to ensure the new development is sensitively assimilated into its surroundings, while maximising enhancement opportunities through new woodland planting and landscape habitats.

2.51 The development will be based upon a high quality layout of attractive buildings, green spaces and street trees, and a well considered palette of materials and boundary details. This careful design has been undertaken in order to ensure integration with the existing edge of Hailsham to the south, and an effective transition into the countryside toward the north.



2.52 The distribution of new development has been influenced by the existing field structure and woodland within the Site, with appropriate 'standoffs' provided to the woodland and to Park Road to the east in order to preserve its rural character.





2.53 Although the site is largely well contained within the wider setting, the structure of the landscape will be reinforced by new woodland and planting, most notably along the west boundary flanking the Cuckoo Trail and along the northern boundary; all connecting in to the Horselunges copse and Horselunges Wood.

2.54 These responses will ensure that built development will be sensitively integrated into the landscape. Overall, the proposed landscape scheme will provide long term enhancement for the local area, both in terms of protection, reinforcement and enhancement of the existing features, and through the implementation of additional landscape elements.

WATER & DRAINAGE: ASSESSMENT

2.55 Based upon the Environment Agencies (EA) Flood Zone mapping, which assesses flooding associated with "Main Rivers", and as defined by PPS25, the core strategy identifies the site as lying within Flood Zone 1.

2.56 As such, to ensure the application is robust, Brookbanks Consulting Ltd undertook a hydrological model of the on-site "Ordinary Watercourse". The modelling found that during the 1 in 100 year event a small amount of flooding is reported on the western boundary of the application site.

2.57 Through appropriate mitigation and masterplanning it will be possible to alleviate this localised issue and ensure the site lies wholly within Flood Zone 1. With appropriate design and mitigation therefore the development at Hailsham is uninhibited in term of flood risk and indeed could provide wider, long term, positive impacts.



WATER & DRAINAGE: DESIGN RESPONSE

2.58 In accordance with National and Local Policy it is proposed to develop a Sustainable Drainage System (SuDS) incorporating the existing drainage corridors within the application site. This drainage system will act to improve water quality and attenuate storm water to a rate circa 20% below existing Green Field runoff rates (i.e. the baseline) whilst improving public amenity and site biodiversity.



2.59 By attenuating stormwater to a rate below the existing baseline, the proposed development will help towards the objectives of the Core Strategy by "implementing strategic flood storage areas to reduce flood risk to towns and villages".

HERITAGE: ASSESSMENT

2.60 A desk based assessment of the site has been undertaken, within which it is considered that the majority of the site with the exception of land toward the western boundary has no or low potential for any archaeological remains or deposits.

2.61 Subsequent Stage 2 archaeological work was carried out, including a magnetometer survey. This detected limited evidence for possible archaeological remains.

2.62 There are no scheduled monuments, historic battlefields, registered parks and gardens, conservation areas or listed buildings within the site.

HERITAGE: DESIGN RESPONSE

2.63 The assessments have indicated that the site is of low risk and therefore the development is considered to be of impact.

2.64 Should any remains be found during construction, works will be ceased and a suitable course of action and investigative work will be agreed with the local authority and relevant stakeholder.

2.65 Any archaeological remains unaffected by the construction phase will be left in situ and will therefore remain unaffected by occupation and completion of the development.

ACCESS & RIGHTS OF WAY: ASSESSMENT

2.66 There is good public access across the site providing connectivity to Upper Horsebridge, Hailsham and to the surrounding countryside. A number of Public Rights of Way exist to the north of Hailsham, extending from Upper Horsebridge to the surrounding countryside. Four of these cross the Site; three entering along the southern boundary and a fourth at the north corner, all exiting to the east via two locations.

2.67 Two long distance paths pass to the west. These comprise the Weald Way, and the Cuckoo trail; which defines the western extent of the Site. The Cuckoo Trail, a former railway line, also serves as a Sustrans long distance cycle route.





ACCESS & RIGHTS OF WAY: DESIGN RESPONSE

2.68 The development proposals will retain the existing rights of way, and incorporate them into the scheme. They will be kept along their current alignments and integrated into the network of green links and open space throughout the development.

2.69 This will deliver a network of enhanced Rights of Way across the Site, with additional links by way of new connections onto the Cuckoo trail, providing access to the proposed development for both pedestrians and cyclists.

2.70 The proposed street pattern will be designed with cycle and pedestrian priority, and streets organised so that they connect with the existing footpaths. This will further enhance accessibility.

2.71 This street pattern together with the rights of way through green links - and in conjunction with the new connections onto the Cuckoo Trail - will establish logical routes and encourage walking, cycling and healthy living.

2.72 The location of the primary school in the south west corner also provides the opportunity to take advantage of direct links onto the Cuckoo Trail from the school.

LOCAL CHARACTER: ASSESSMENT

2.73 For the development to successfully relate to its context, it is important that the best examples of local character are embraced. What constitutes local character can be difficult to uncover. It can often comprise a number of related elements, either together, or in isolation (such as the way settlements have evolved), the arrangement and style of development blocks and streets, the form, scale and height of buildings, and the use of common building styles, materials and landscape treatment. Typically, it is the commonality of materials which is the most obvious example of local character.

2.74 The Design and Access Statement helps to explore common design themes from the local area, which can be interpreted through the detailed design.

2.75 Given the Site's location and its association with Hailsham, it is considered appropriate that the design; certainly in the first instance; should take its design reference from Hailsham and Upper Horsebridge.

HAILSHAM

2.76 The core of Hailsham has a small-scale market town character, with a largely 18th century and Victorian High Street although the building ages and styles vary greatly.

2.77 The historic buildings are interspersed with 20th century infill development, such as the shopping centre and St Mary's Walk; some which integrate more successfully than others.





2.78 Within the town centre, the predominant materials consist of a red brick (often with stone detailing in the more prominent buildings), distinctive banded or mixed red and grey brickwork, and some black and white timber framed buildings. Whitewashing and rendering is common, and almost a dominant finish on some roads, such as along the upper section of the High Street, and Station Road.

2.79 Houses adjacent to the town centre largely comprise a blend of red brick, redbrick with half hung clay tile cladding, and banded red and grey brickwork with red pantile roofs; again buildings are often whitewashed or rendered white. There are also a few notable examples of larger red brick semi-detached houses on the north of the town, including 2-storey with bay frontages and 3-storey with partial clay tile cladding.





2.80 The more recent expansion of the town to the south, west and north includes the construction of housing estates within which the buildings are generally uniform style. Some developments reflect features of the local vernacular; such as the clay tile cladding; whereas others are more generic in character.





North Hailsham & Upper Horsebridge

2.81 To the north of Hailsham, these 'modern' developments include (amongst other styles) yellow brick houses part-clad, red brick houses some of which have partial cladding, and red and grey brick bungalows.

2.82 A number of semi-detached hip-roofed houses and bungalows; of red brick and with grey roof tiles; extend north along Hawks Road to meet the A271 east of the older 'traditional' dwellings of Upper Horsebridge up to Park Road.

2.83 These 20th century developments contrast with the older buildings in Upper Horsebridge adjacent to the Site; which demonstrate materials and similar finishes to those in the town centre.

2.84 Upper Horsebridge Road also has some examples of modern development that have attempted to echo this vernacular, using white render and tile-cladding.





2.85 To summarise, the centre to northern edge of Hailsham is varied in its townscape character and architectural styles, and is represented by the following:

- A small historic market town core
- Buildings of a variety of ages, characters and styles
- Victorian red brick and rendered terraces and semi-detached houses and large villas
- Large areas of post-war 'estate-style' housing north of the town centre
- 'Traditional' red brick and banded red and grey brick buildings, with tile cladding, rendering and painted brick finishes in Upper Horsebridge.

LOCAL CHARACTER: DESIGN RESPONSE

2.86 The layout and detailed design philosophy for the Site embraces the best examples of design found within the local area. This will form the basis for a modern interpretation founded on well composed buildings and attractive legible streets.

2.87 Detailed design within the reserved matters layouts of the proposed development will incorporate devised interpretations of the existing local build character, demonstrating the relationship between the two. Themes explored at this stage will include street connections, variety of plot arrangement, green spaces and street trees, and a commonality of materials.

2.88 A traditional placemaking form and character will provide the basis for an emphasis upon attractive buildings and pedestrian friendly streets, including subtle variation within the main brick colour to be used.

.



FIGURE 04: TOWNSCAPE CHARACTER

VEHICULAR ACCESS: ASSESSMENT

2.89 The South Wealden and Eastbourne Transport Study (SWETS) was commissioned as part of the evidence base supporting the Core Strategy. The key conclusions for Wealden following the first phase were that the 2009 network was able to accommodate flows, with future pressure on the highway network forecast to increase in a consistent manner. As such, allocations to 2026 can be accommodated with appropriate transport interventions

2.90 The results of a subsequent phase of the SWETS indicated that the delivery of development of Hailsham's north and east broad locations would affect capacity the following areas:

- A271/A22 junction
- Hempstead Lane junction with the A22
- Traffic pressures on Hailsham Town Centre
- A2270: identified as a priority for a Quality Bus Corridor
- B2104/B2247 Stone Cross crossroads

VEHICULAR ACCESS: DESIGN RESPONSE

2.91 Developments identified in north and east Hailsham could be accommodated subject to appropriate transport interventions that include the improvement to the Hempstead Lane junction.

2.92 A Hailsham specific traffic model; currently being established; will assess the individual impacts of the north and east sites, as well as their combined impacts. Through this work the interventions that are required to support proposals in these locations will be identified such that either allocation can be delivered without prejudice.

2.93 Access to the site is to be taken from Park Lane and at the time of writing this will take the form of a T-junction. A further emergency access is to be provided via Upper Horsebridge Road which could also cater for a walking and cycling route.

COMMUNITY FACILITIES

2.94 There are good local facilities in and around the Town Centre; from which the North of Hailsham is approximately 1.5km.

2.95 In close proximity to the Site there a few local shops including at upper Horsebridge and Hellingley, and a Post Office at Horsebridge.





COMMUNITY FACILITIES: DESIGN RESPONSE

2.96 The development of the scale and nature proposed would not seek to accommodate further community facilities. However, the Core Strategy Infrastructure Delivery Plan identifies a need for additional primary school provision for the north or north east of Hailsham over the Plan Period.

2.97 The Site has the capacity to accommodate a new school site to meet these requirements, and a new two-form entry Primary School would deliver capacity for current identified needs and those in the future, in line with proposed growth of the town.

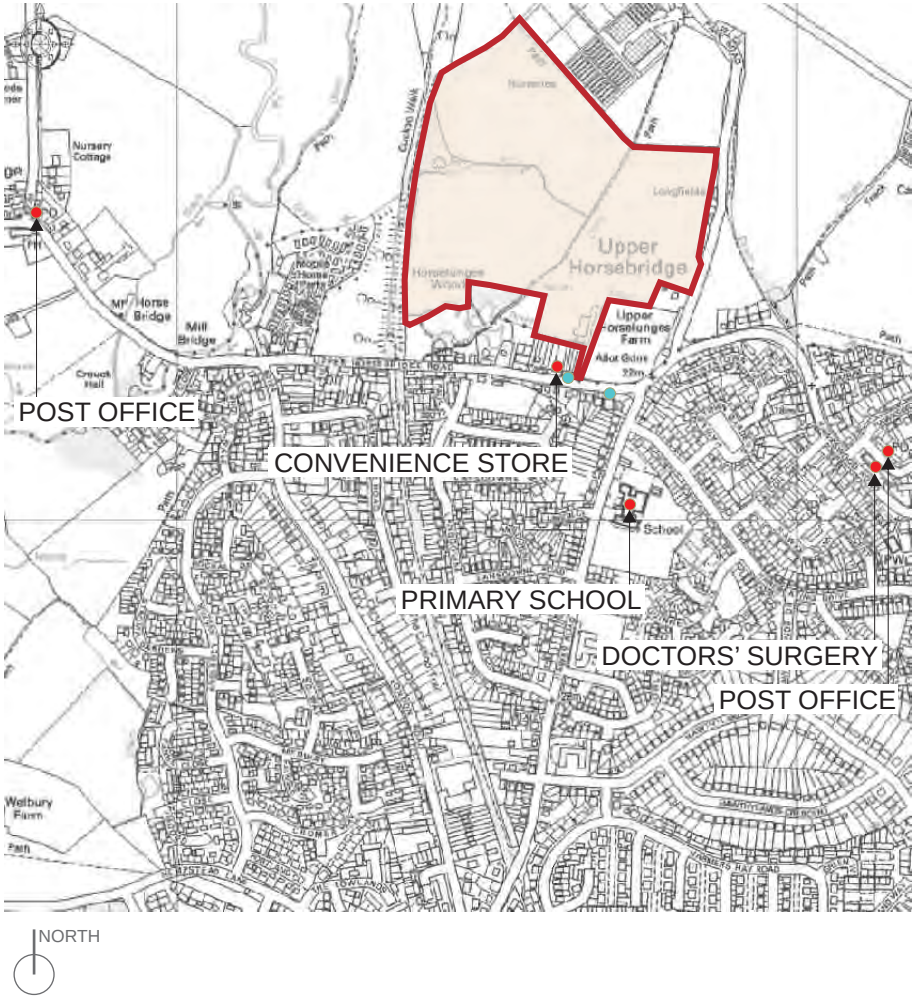


FIGURE 05: FACILITIES NEARBY

KEY

The Application Site

Bus stops (Upper Horsebridge)



Appendix 2 – Chelmer Plus Assessment

FUTURE DEMAND FOR HOUSING PROVISION IN WEALDEN DISTRICT

CHELMERPLUS REPORT ON BEHALF OF HALLAM LAND MANAGEMENT

DECEMBER 2011

cambridge econometrics

TURLEY ASSOCIATES

CONTENTS

1. Introduction 1

2. Requirements for Housing under Alternative Migration Trends 2

Appendix A1 The Chelmer Population and Housing Model 16

Unless alternative contractual arrangements have been made, this report remains the property of Turley Associates and Cambridge Econometrics until fees have been paid in full.

Copyright and other intellectual property laws protect this information. Reproduction or retransmission of the information in whole or in part, in any manner, without the prior written consent of the copyright holder is a violation of copyright law.

1. Introduction

1.1 This short report has been commissioned to help consider housing requirements in Wealden District at the Core Strategy Examination. It presents three scenarios for population growth and assesses their implications for future housing requirements in the district for the period over 2011-31.

1.2 The demographic projections have been developed in a version of the Chelmer Population and Housing Model and are based on alternative assumptions for future migration trends to and from the district. The scenarios are presented in Section 2. A description of the Chelmer model and the underpinning data is provided in Appendix A1.

2. Requirements for Housing under Alternative Migration Trends

Introduction

2.1 We consider three alternative scenarios for future migration trends into Wealden:

- A - zero net migration
- B - ONS subnational population projections (2008-based)
- C - continuation of recent migration trends

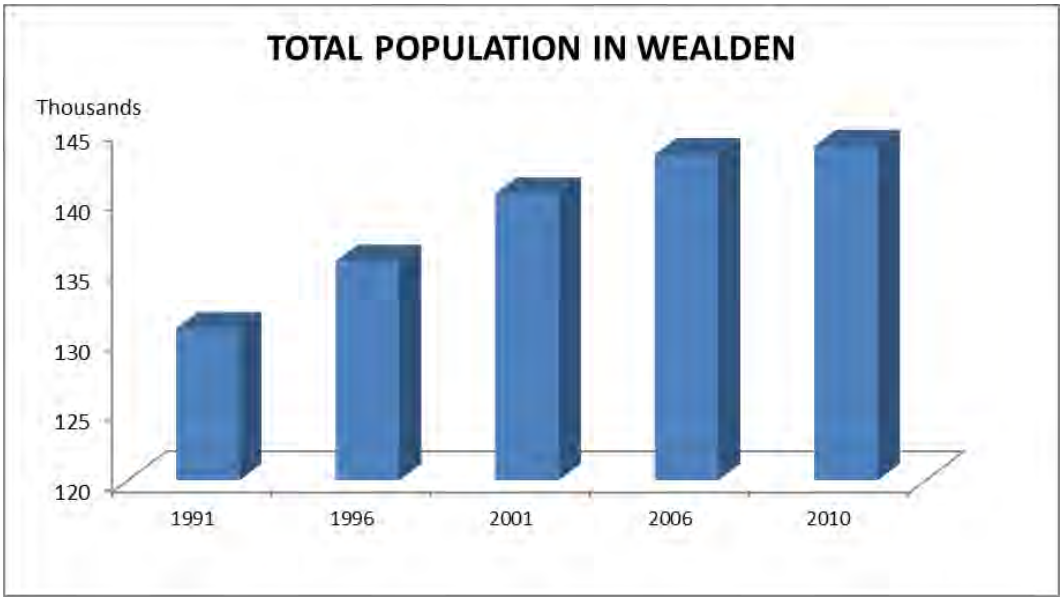
2.2 To put the scenarios in context we first review recent demographic and housing trends in the area.

Recent population trends

Population and household numbers

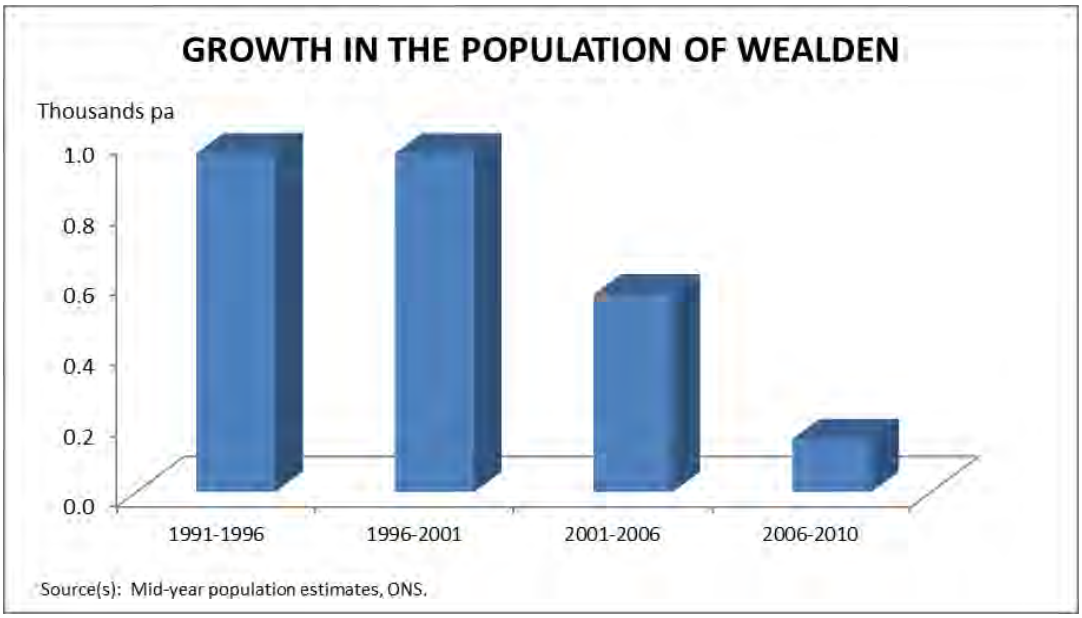
2.3 In 2010 (the latest year for which population estimates are published) the population of Wealden was estimated at 143,800. The population has increased by almost 10% (13,000) over 1991-2010. Over the same period, the number of households is estimated to have increased by 17.2% (9,100).

Figure 2.1: Total Population in Wealden



2.4 The rate of population growth has fallen since 1991, with growth throughout the 1990s averaging around 0.7% pa. It then slowed to around 0.4% pa over 2001-06. The population growth rate then fell again for the period 2006-2010 down to just 0.1% pa.

Figure 2.2: Growth in the Population of Wealden



2.5 Since 1991 the population of Wealden has aged as it has grown. As Figure 2.3 shows, there has been a steady rise in the number of people aged 45+, and in particular those aged 55-64. The increase in this cohort of the population will be expected to increase the population aged 70+ in 15-20 years time.

2.6 The growth rate in households has been higher than the population growth since 1991 although it has moved in line with overall population growth. From 1991-2001 the greatest absolute increase was in the number of households formed by couples or people previously married (separated, divorced or widowed). Since 2001, the increases have been similar for both of these groups as well as for the number of single person households. However, with the number of households for couples being much greater than that for single or previously married, persons, the growth rate for this group is much lower than for households of single and previously married persons. In 2010 it was estimated there were 6,300 single person households (10% of all households), 38,500 married households (62%) and 17,400 previously married households (28%).

Figure 2.3: Change in the Age Profile of the Population of Wealden

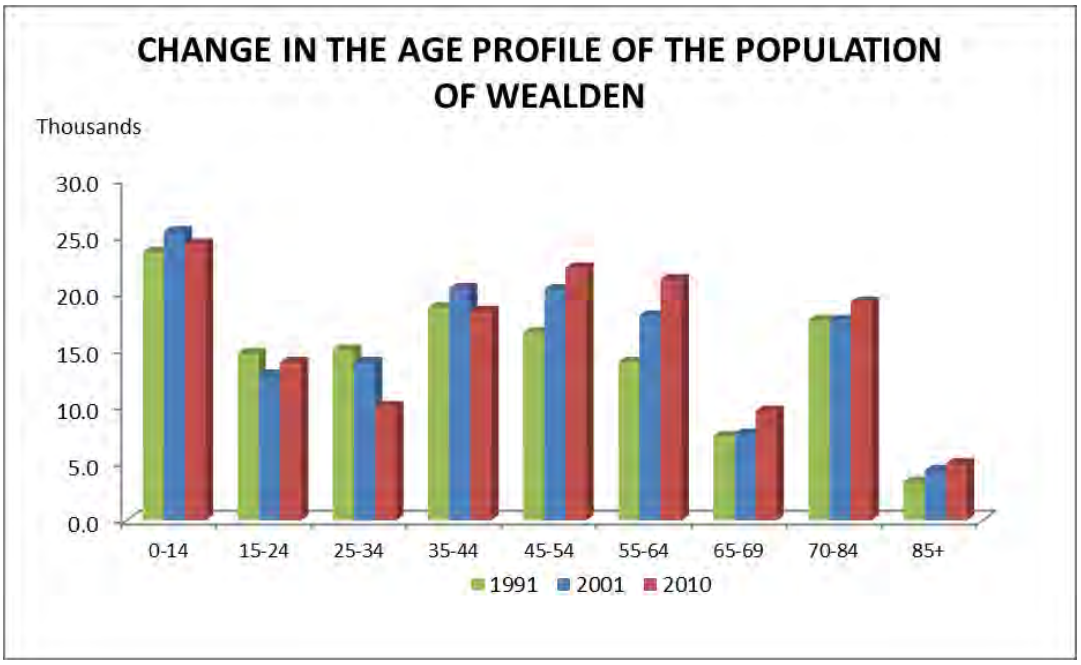


Figure 2.4: Number of Households in Wealden

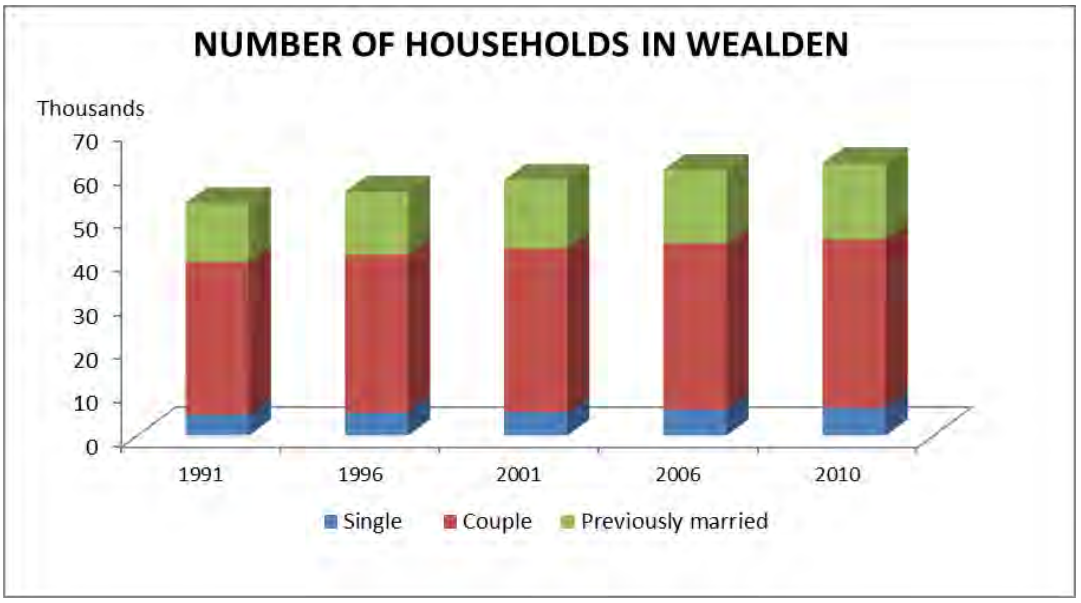
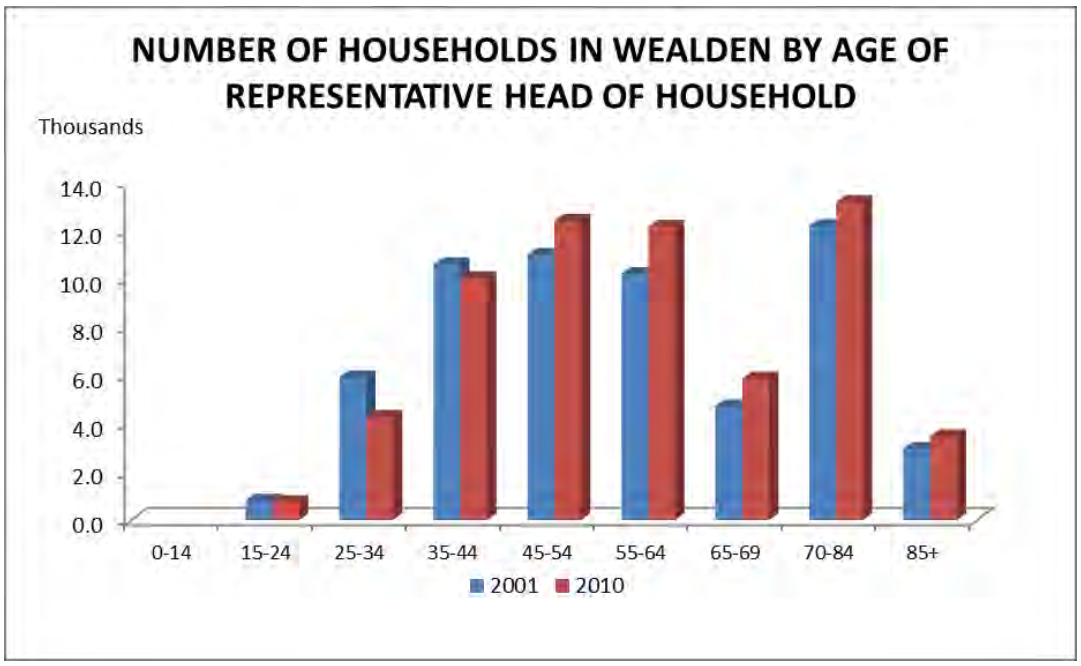


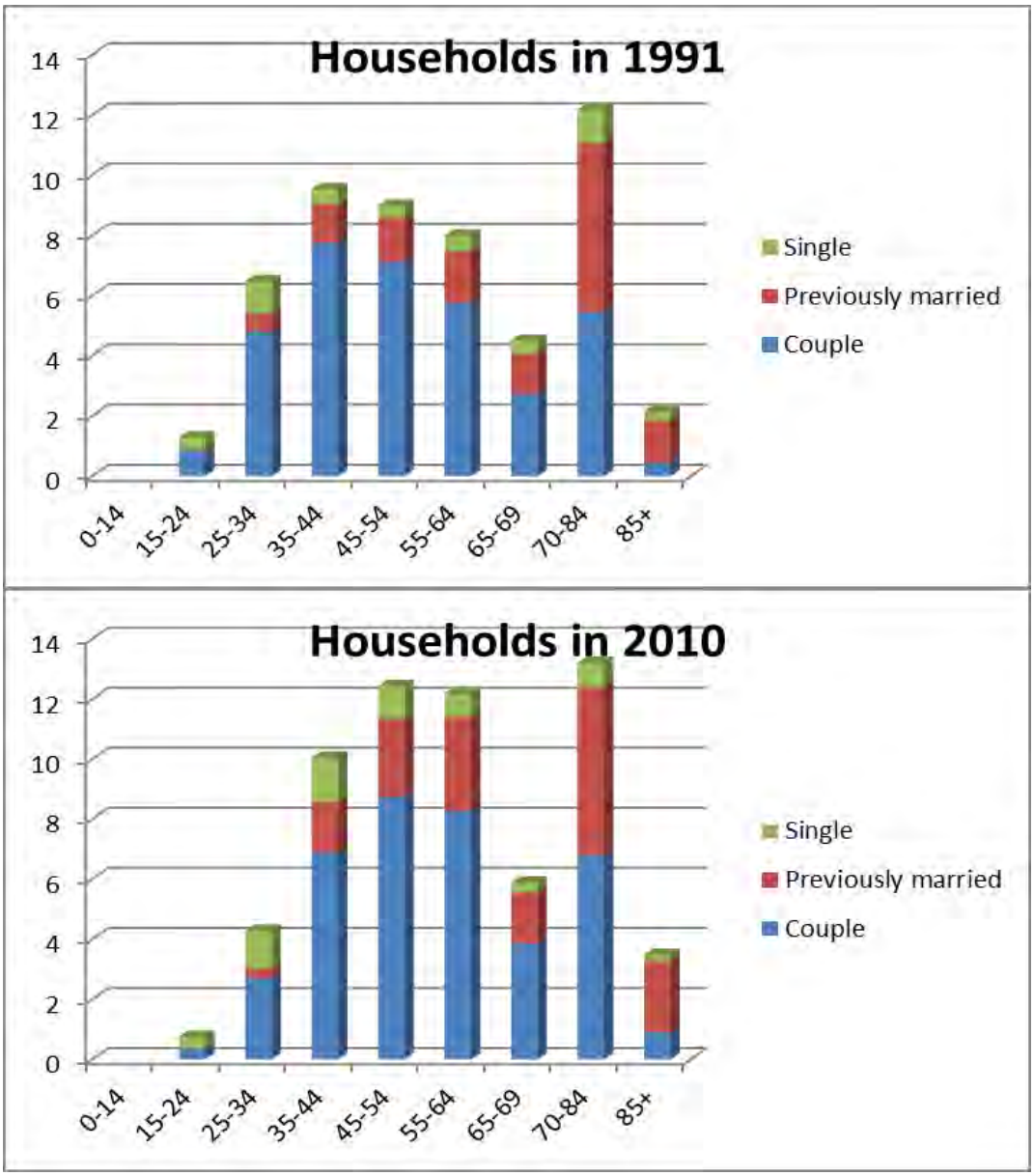
Figure 2.5: Number of Households in Wealden by Age



2.7 The increase in the age profile of households mirrors the change in the age profile of the population as a whole, with the strongest increases since 1991 in the households aged 45+ (particularly the 55-64 group).

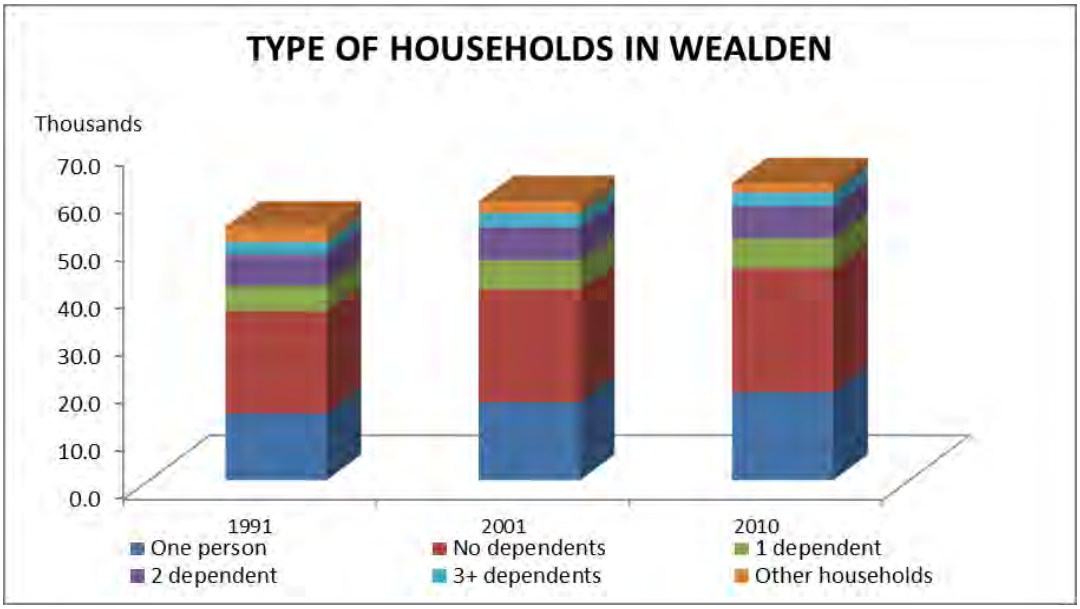
2.8 The increase in single households that has been seen over 1991-2010 has been among those aged 25-55. The increase in previously married households has been across most age groups with those over 45 typically seeing larger absolute increases. This age group has also seen notable absolute rises in households for couples, while those in younger age categories (particularly 25-34) have seen falling numbers.

Figure 2.6 Changing Composition of Households by age



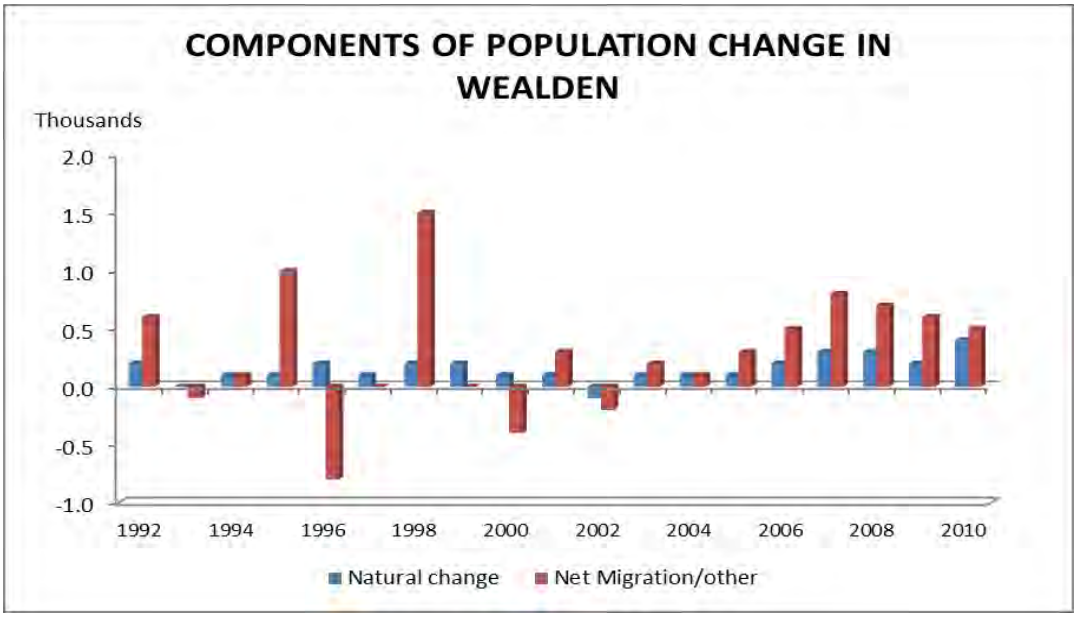
2.9 The change in the type of households in Wealden over the last 20 years reflects the changes in the aging of the population: the number of single person households and those with no dependents has increased most. Of those households with dependents, the largest absolute increase between 1991 and 2010 was for households with one dependent with an increase of over a thousand (5,300 to 6,400). The number of the largest households (those with three or more dependents) has remained little changed.

Figure 2.7 Types of Households in Wealden



2.10 Migration has been the major source of population change in Wealden (as it is in many if not all districts). Natural change has generally made a small positive contribution to population over the last 20 years, though the scale of the contribution has increased in recent years. The impact of migration has tended to be larger in any one year. During the 1990s through to 2002, net migration was very volatile, with some years of large inflows followed by years of zero net migration and years of relatively large outflows (e.g. 1996). However, since 2003

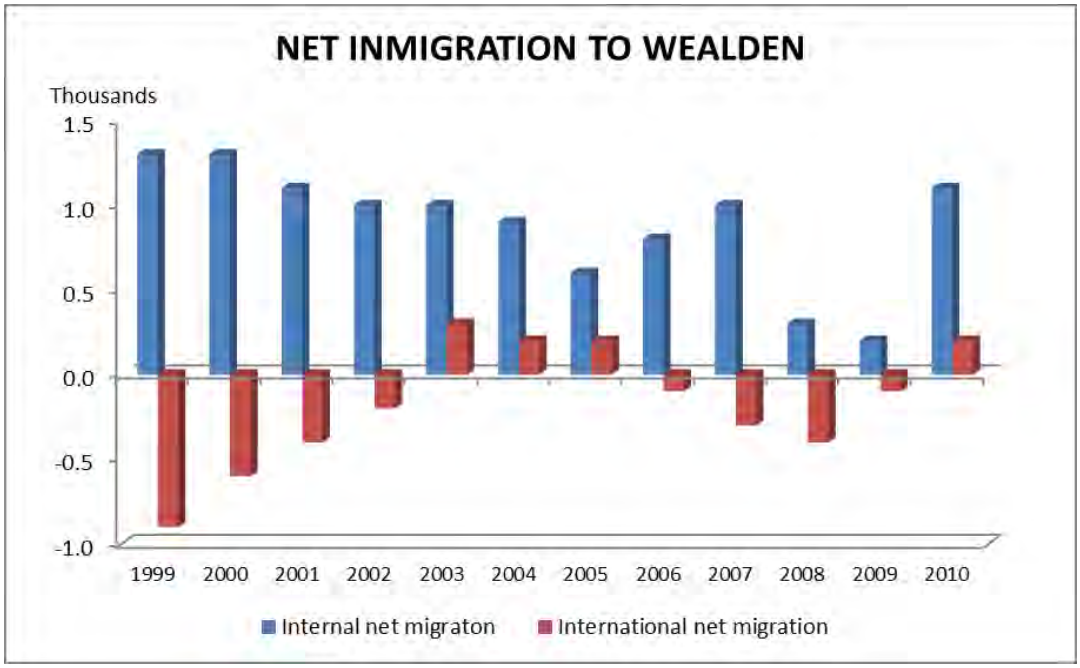
Figure 2.8: Components of population change in Wealden



there has been sustained net inmigration to the district at levels in excess of natural change. Levels of migration have been trending downward since a recent peak in 2007, and in 2010 there was net migration into Wealden of 500 people, a similar level to that in 2006.

2.11 The balance of net migration is dominated by that from people to and from elsewhere in England and Wales. Aside from a sudden drop for 2008-2009, it has remained at a consistent level. In recent years the level of net international migration has been fluctuating around zero. Internal migration flows are dominated by those aged 20-34 and accompanying children aged 0-4.

Figure 2.9 Net migration to Wealden



Stock of dwellings

2.12 The total number of dwellings in the district has increased by just 2% over 2001-09[1] (according to CLG data) with strong growth in the number of properties owned by registered social landlords and other public-sector owners (although this group only comprises 15% of total dwellings). The number of owner occupied or privately rented properties increased by 2% over the same period.

[1] CLG data.

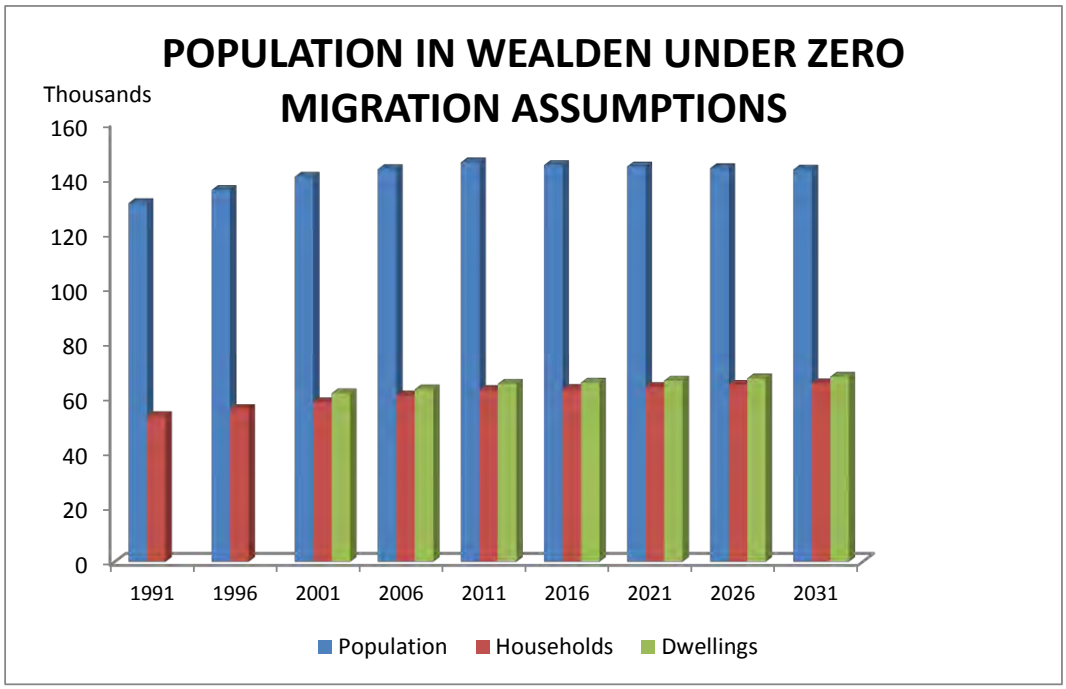
Alternative Migration-led scenarios

Future Scenario A – zero migration

2.13 This scenario considers the future demand for housing that would arise from the aging of the current population of Wealden. It assumes that there is no migration, either in or out of the district by anyone of any age from 2011. Between 2010 (the last year of population estimates) and 2011 we assume that migration is in line with recent trends[2]. We recognise it as an unrealistic scenario, but it is one that that illuminates starkly the contribution to future housing demand that comes from the natural dynamics of the population (aging and tendency for smaller households at older age groups), and the results are useful to compare to the outcome from other scenarios.

2.14 In the scenario, the population falls steadily from 145,700 people in 2011 to 143,600 in 2026 and 143,000 in 2031. This results in 64,500 households in 2026 and 65,100, both increases on the number in 2011 despite a fall in the population. The number of dwellings would need to increase by 2,500 by 2031 to accommodate the additional households.

Figure 2.10: Population in Wealden Under Zero Migration Assumptions



[2] The scale of gross internal migration flows by age and gender is the average for the previous five years.

2.15 The age profile of the population is an important factor in driving the increase in households over the period. There is a large increase in the number of people aged over 70, as expected, but there are also an increase in the number of people aged 15-34. In this scenario, the average household size slightly falls from approximately 2.3 in 2011 to approximately 2.2 in 2026.

Future Scenario B: ONS sub-national population projections

2.16 The sub-national population projections (SNPP) published by ONS are based on the assumption that recent trends in fertility, mortality and migration at local authority level will continue; they take no account of local development policy, economic factors or the capacity of areas to accommodate population. The projections provide the population levels and age structure that would result if the assumptions about future fertility, mortality and migration levels were realised.

2.17 The 2008-based sub-national population projections published by ONS show population in Wealden rising from 144,900 in 2011 to 158,200 in 2026 and 163,200 in 2031.

2.18 In the SNPP projections assume:

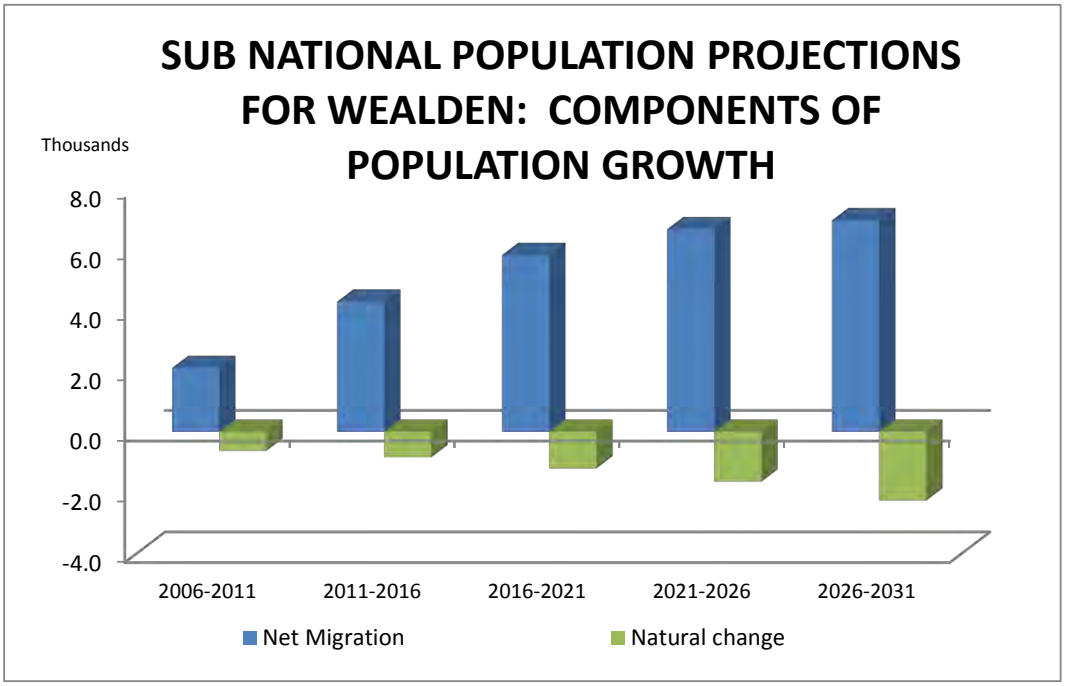
- Wealden continues to experience net internal inmigration, with levels rising by 2,100 in 2006-2010 followed by later increases of 6,700 for 2021-2026. Internal net immigration will be approximately 1,500 pa by 2026. This all results in an average of approximately 1,200 pa between 2011 and 2026. As already discussed, net internal migration was 500 pa in 2010, so this would be a rise above and beyond the 1,000 pa seen in 2007.

- Wealden experiences zero net international migration of around in the long term. Therefore net internal migration is clearly driving total net migration here. The out turn of zero net international migration in 2010 was as assumed in the SNPP.

- Natural population change is negative with increasing magnitude up to 2026. Between 2011 and 2026 the average natural population change will be -200 pa.

2.19 Growth is projected to be weakest at the start of the period, averaging 0.2% pa 2011-16, before picking up to 0.7% pa over 2016-21, and then maintaining this through to 2031. In 2026 the population is projected to be 158,200 (approximately 9% higher than in 2011), and just under 163,200 in 2031.

Figure 2.11: Migration assumptions in the sub national population projections



2.20 The trends in household growth shown in the 2008-based household projections published by CLG are for growth averaging around 16% increase in households over 2011-26 (and nearly a 22% increase by 2031). Over 2011-26 the strongest increase is among single person households. Their number is projected to increase by 4,160 (around 40%), representing almost half the net increase in households projected over the period.

2.21 This scenario indicates a need for around 10,050 additional dwellings over 2011-26 (an increase of approximately 16% over the period), an average annual increase of almost 650.

Scenario C - continuation of short-term (internal) migration trends

2.22 In this scenario, internal migration flows from 2011 onwards are assumed to be at the level that was averaged in last five years (2006-10). We assume that levels of net international migration remain at the level seen in 2010 (zero).

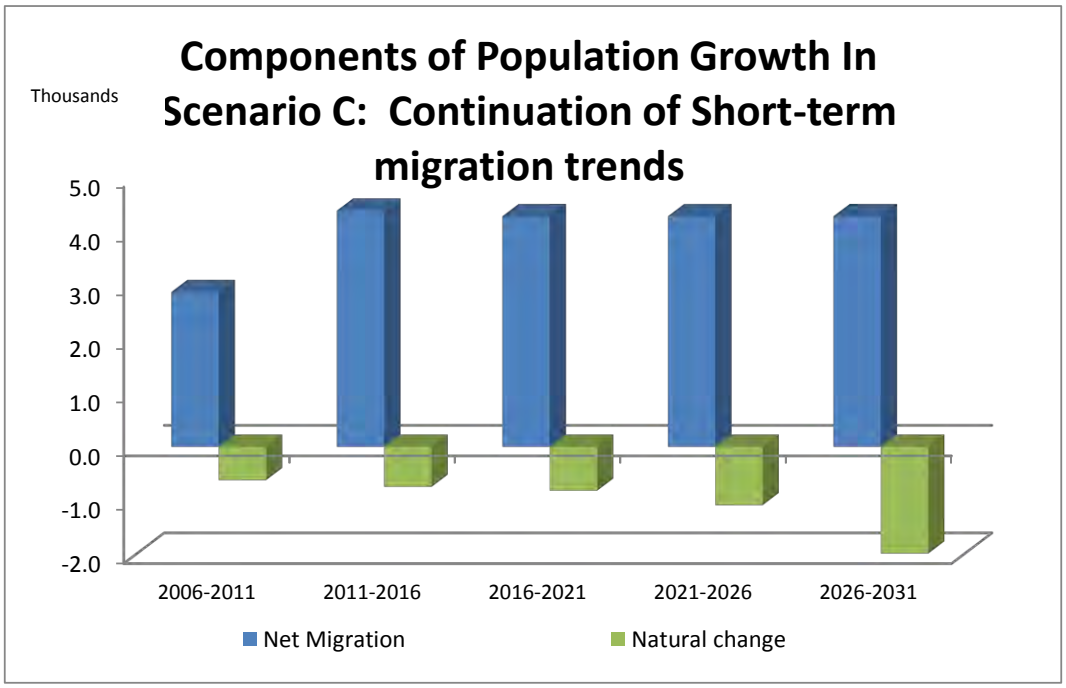
2.23 The migration assumptions are:

- Total net inmigration averages 810 pa every five years (this is higher than if the assumption was based on the average internal migration flows over the last ten years, and lower than the net inflow of 1,200 people pa assumed in the SNPP).
- Internal net migration is constant at 680 pa after 2011. Net international migration averages 193 pa between 2011 and 2018.

2.24 In the scenario, the population in 2026 is 156,200 (compared to 158,200 in SNPP scenario), and just under 159,000 in 2031. This results in 71,500 households and 73,700 households in 2026 and 2031 respectively.

2.25 The scenario requires roughly 9,200 additional dwellings over 2011-26, an annual average increase of around 570 and 11,500 additional dwellings by 2031.

Figure 2.12 Scenario C Population growth



Comparison of the scenarios

2.26 Table 2.1 summarises the results from the alternative scenarios described above.

2.27 Key points are:

- Scenario A shows that the absence any future migration into or out of the district, the underlying trends of aging etc will result in a slowly decline in the population from 2011, but a higher number of households and so demand for additional dwellings.
- The projected population is similar in both the SNPP and 'short term migration scenarios. Minor differences in the detailed age profile of the population in the two scenarios might have led to Scenario B having a very slightly higher number of households projected, and so dwelling requirement.
- The resident labour force falls in the zero migration and continuation of short term migration trend scenarios (on the assumption of no change in age-specific activity rates). Although it is projected to increase slightly in the SNPP scenario, the increase is much smaller than the increase in jobs projected in the district.

Figure 2.13 Population under alternative scenarios

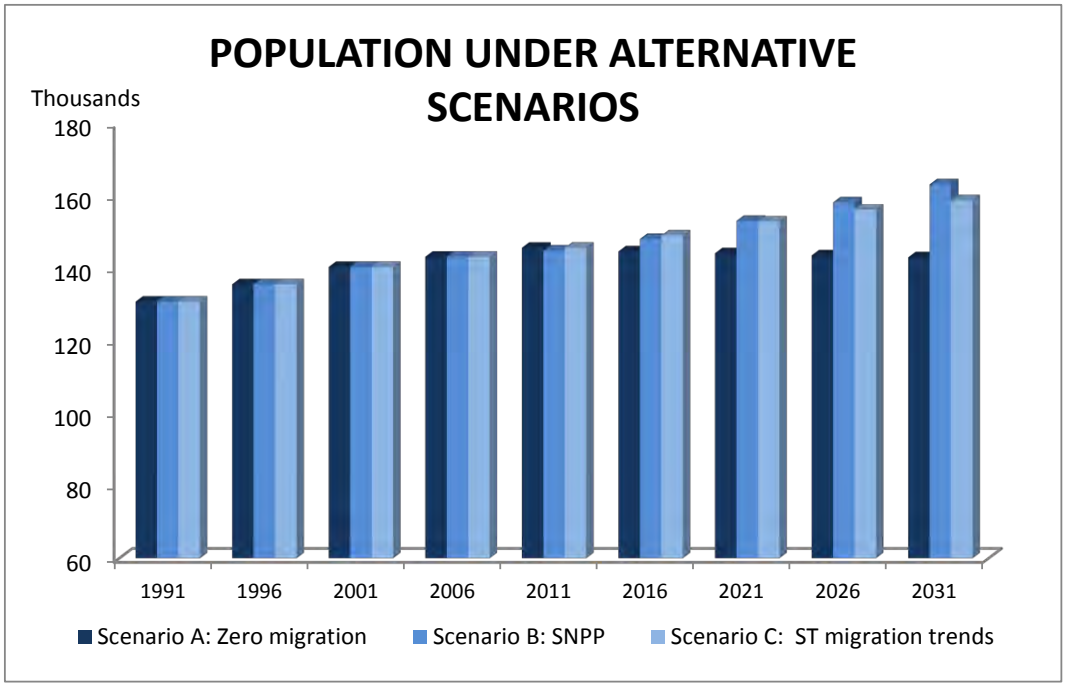


Table 2.1: Summary of Alternative Chelmer Scenarios

SUMMARY OF ALTERNATIVE CHELMER SCENARIOS

	2006	2011	2016	2021	2026	2031	2011-16 %	2016-26 %
Population (000s)								
Scenario A	143.2	145.7	144.7	144.2	143.6	143.0	-1.0	-1.1
Scenario B		144.9	148.1	153.1	158.2	163.2	3.2	10.1
Scenario C		145.7	149.1	152.9	156.2	158.8	3.4	7.1
Households (000s)								
Scenario A	60.7	62.6	63.0	63.7	64.5	65.1	0.4	1.5
Scenario B		62.8	65.9	69.3	72.9	76.4	3.1	7.0
Scenario C		62.6	65.7	68.7	71.5	73.7	3.0	5.8
Dwellings (000s)								
Scenario A	62.9	64.9	65.3	66.0	66.9	67.5	0.4	1.5
Scenario B		65.1	68.3	71.9	75.5	79.2	3.2	7.3
Scenario C		64.9	68.1	71.2	74.1	76.4	3.1	6.0

Figure 2.14 Households under alternative scenarios

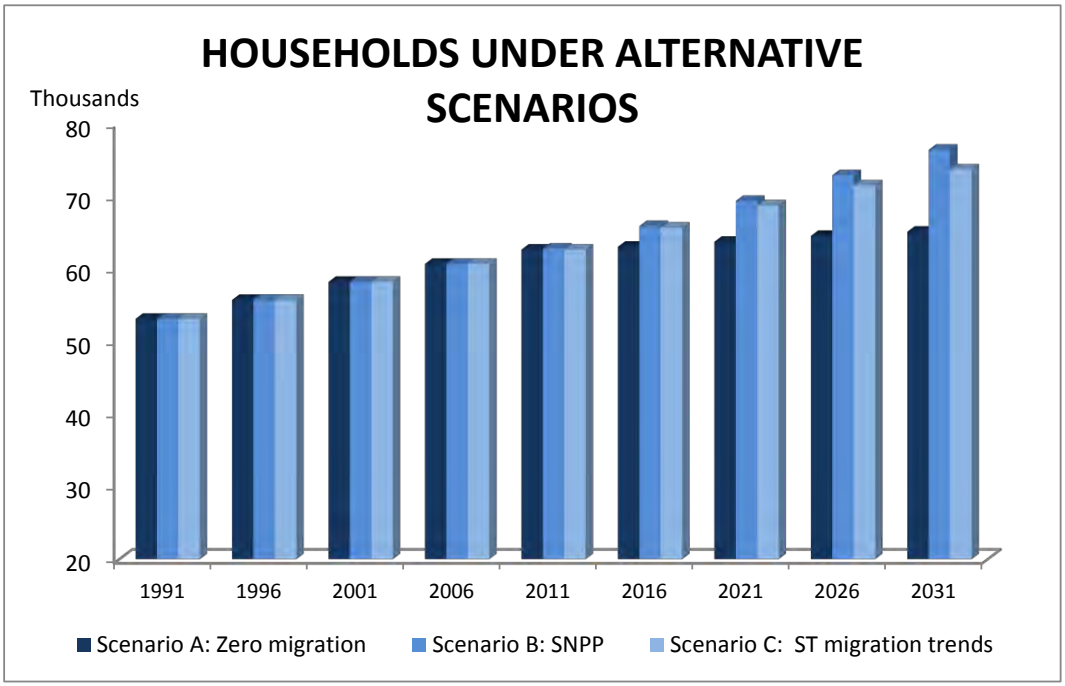
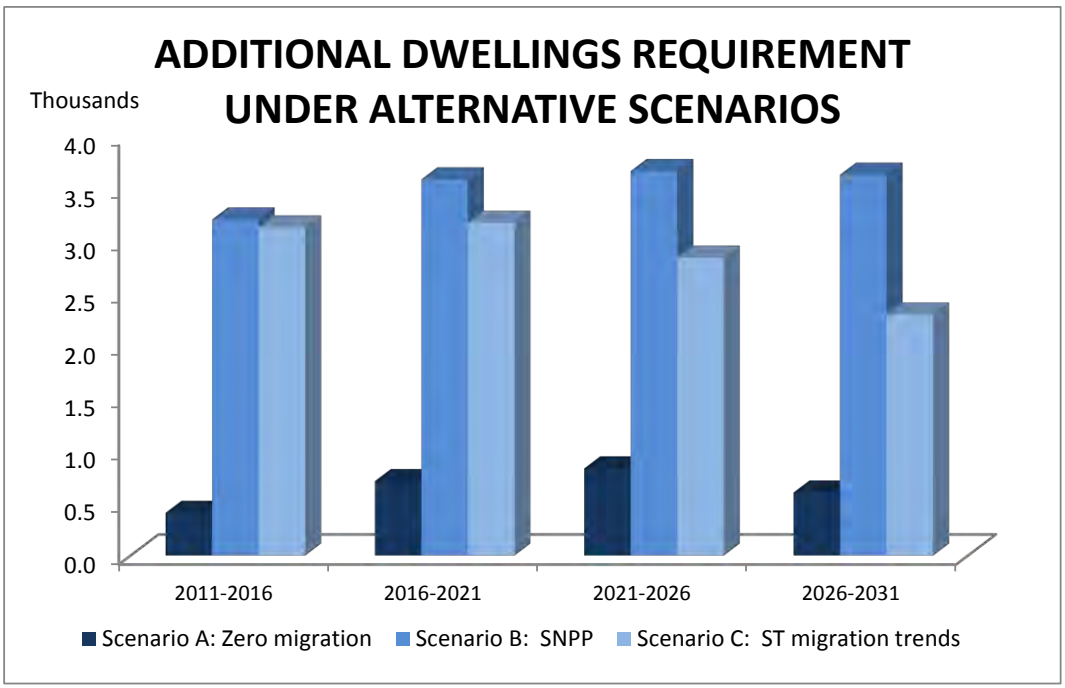


Figure 2.15 Additional dwellings requirement under alternative scenarios



Appendix A1

Chelmer Population and Housing Model

Introduction

The Chelmer Population and Housing Model (Chelmer Model) is a well-established demographic model which can be used to help develop this understanding. Chelmer provides detailed demographic and housing projections for areas of interest and can do so following a conventional demographic-led approach which allows for the natural aging of the population and the impact of migration, or under a 'housing-led' approach, which identifies the demographic implications of a given level of future housing provision.

Importantly, it provides

- independent projections that do not rely on other commercial forecasts
- the ability to run alternative 'what if' scenarios
- a systemic, rigorous and transparent method so that results are easily traced back to assumptions
- considerable disaggregation (eg age bands, household types etc)

Background to Chelmer

The Chelmer model was originally developed and applied over a long period of time by the Population and Housing Research Group at Anglia Ruskin University, under the direction of Professor Dave King. It has developed a well-founded reputation among local authorities, planning bodies, property developers and others for providing robust and well-founded analysis for many planning enquiries.

Cambridge Econometrics took over the ongoing development and maintenance of Chelmer when the Population and Housing Research Group disbanded in 2008. This version of the model, development of which was brought about by changes in data availability and issues of software compatibility, is a comprehensive departure from the ‘look and feel’ of previous versions of the model, while maintaining the model’s logic and scenario capability.

Overview of the model

Chelmer models the interaction between population and housing in an area over time. It considers the pattern of change over a series of five-year periods to

provide results for specified years; 2001 (the base year of the model), 2006, 2011, 2016, 2021, 2026 and 2031. In projecting change, some factors are assumed, (taken as given), and others are determined by the model. The logic underpinning the model (the model equations) determines the link between the assumptions and the results.

Chelmer can work using a series of different modes (logic chains), which differ in which factors are taken as 'given' and which factors are calculated to achieve consistency. The alternative two logic flows can be broadly described as:

- Unconstrained'

  where the primary drivers of change are assumed demographic trends, and the implications of these, such as demand for housing, are assumed to be accommodated - ie there is no impact from the planning system on demographic trends.

- Constrained'

  For example, when the future level of housing provision is 'given' and the future structure of the population is modelled to be consistent (given assumptions for rates of natural change). In these cases migration responds to the constraint to ensure balance. In Chelmer, a constrained scenario can be developed in relation to dwellings, population or the number of households (see Section 2.2 below for more details).

'Unconstrained' model dynamics

Figure A.1 shows the model's logic when population dynamics are assumed to be unconstrained.

The age and gender profile of a population in a given year in the future is determined by

- the current profile of the population
- the natural aging of the current population, taking account of births and deaths
- the number and profile of people migrating from the area
- the number and profile of people migrating to the area

For a given future population profile, the number (and type) of households will be determined by the likelihood of people in particular age groups to form households.

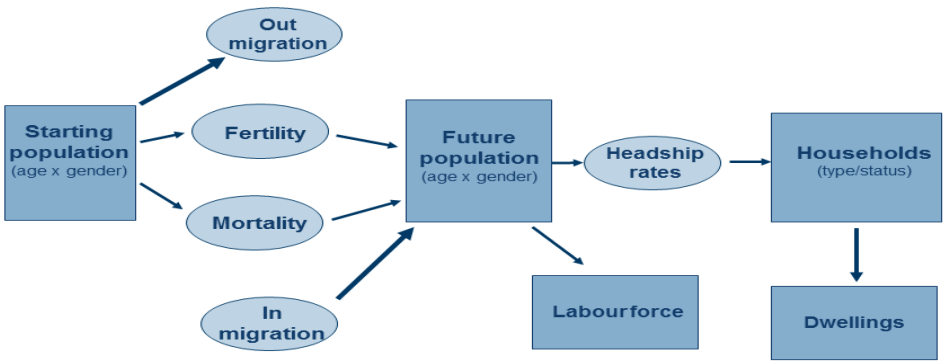
Such rates will vary by age, gender and location, and will themselves be influenced by underlying social trends, such as marital status, the ability to afford to move from the parental home etc.

The number of households generates a demand for dwellings. The number of additional dwellings required for a given number of households will depend on

- the number of households who share dwellings
- the average number of households in a shared dwelling
- the number of empty properties in the area

The future labour force available in an area is influenced directly by the future population profile through age and gender-specific participation rates. Although outside the scope of Chelmer, the available labour force will influence the level of employment an area can sustain (however, the link between the labour force and employment in a local area is a complex one, given commuting).

FIGURE A.1: HOW THE CHELMER MODEL WORKS IN THE 'UNCONSTRAINED' MODE



'Dwellings-constrained' model dynamics

The starkest contrast to the unconstrained projections described above is when the future number of houses in a locality is known and thereby acts as a constraint on the size of the future population. Broadly, the logic is the reverse of that used for an 'unconstrained' projection.

The total number of households is set by the assumed number of dwellings given assumptions of empty properties, the number of shared dwellings and the average number of households in each shared dwelling.

The profile of households (in terms of type) will be determined from the projected population given the assumptions made for representative household rates by age and gender. In projecting the population profile, adjustments are made such that the total number of households calculated from the population and representative household rates is the same as the total number of households consistent with the dwellings assumption.

Given the current profile of the population and assumptions for fertility and mortality rates, levels of migration (by age and gender) to/from the area are calculated to produce an estimate of the population that, when the assumed representative household rates are applied, results in the same number of households as arising directly from the dwellings assumption.

Again, estimates of the labour force are calculated by applying age/gender-specific activity rates to the estimated population.

Other constraint options

Chelmer provides the ability to 'constrain' the model results at other stages of the logic chain, in particular in setting the future profile of population or the future number of households. In these instances those parts of the model 'downstream' from the intervention operate as in the 'unconstrained' model (eg households are calculated from an assumed population profile as described) whereas those components of the model 'upstream' of the intervention follow the logic of the 'constrained' projections (eg migration levels are calculated to achieve the assumed population profile given the assumptions for fertility and mortality rates).

UNDERLYING DATA AND ASSUMPTIONS USED IN CHELMER MODEL	
	Source
Population estimates	ONS Mid-year population estimates for modelled years. Data for other years (latest is 2010) used in calculation of recent migration trends
Non-household population	ONS 2008-mid year population projections and associated CLG household projections.
Households	Household representative rates taken from CLG 2008-based household projections.
Activity rates	Census 2001 and national labour force projections.
Internal migration	Historical data for level of in/out migration by age and gender constructed from internal migration estimates from ONS. Last year of data is 2010.
International migration	Estimates constructed as residual from mid-year population estimates components of change and annual estimate of domestic migration. Default assumption (eg in ST migration trends) is that future net international migration moves in line with international migration trends for the UK as a whole if the local area exhibits the same pattern of net migration as the UK. Otherwise average levels experienced over last five years are assumed to continue.
Fertility rates	Appropriate national (eg England, Scotland, Wales) population projections.
Fertility rate correction factors	Calculated from estimate of births from applying national fertility rate assumptions to local population and local births calculated from ONS mid-year population estimates, for those model periods for which there are data.
Mortality rates	Appropriate national (eg England, Scotland, Wales) population projections.
Mortality rate correction factors	Calculated from estimate of deaths from applying national mortality rate assumptions to local population and local deaths calculated from ONS mid-year population estimates for those model periods for which there are data.
Vacancy rate	Proportion of dwellings that are vacant, from Census 2001.
Sharing rate	Proportion of dwelling stock with multiple households, Census 2001.
Sharing factor	Average number of households in shared dwellings.

BELFAST

BIRMINGHAM

BRISTOL

CARDIFF

EDINBURGH

GLASGOW

LEEDS

LONDON

MANCHESTER

SOUTHAMPTON

www.turleyassociates.co.uk