

**Rother District Council**  
**Local Plan Monitoring Report**

**Housing land supply**  
**and housing trajectory**  
**at 1<sup>st</sup> October 2014**

## Introduction

1. This report presents information about housing completions and commitments in Rother district as at 1<sup>st</sup> October 2014. As such, it fulfils the following functions:
  - a) It meets the requirement to monitor, at least annually, housing delivery;
  - b) It provides guidance to Planning Committee, developers and other interested parties on the current supply of deliverable sites;
  - c) It provides information on the anticipated delivery ('trajectory') of housing development in support of the Core Strategy;
2. The report is structured as follows:
  - Housing completions
  - Housing commitments
  - Requirement for deliverable sites
  - Supply of deliverable sites
  - Supply of developable sites
  - Housing trajectory

## Housing completions

3. Figure 1 below shows that 95 net additional dwellings were built between 1<sup>st</sup> April 2014 and 30<sup>th</sup> September 2014.

Figure 1 Total Housing Completions - 2006/07 – 30<sup>th</sup> September 2014

Year	Total Completions
2006 - 2007	414
2007 - 2008	426
2008 - 2009	200
2009 - 2010	95
2010 - 2011	222
2011 - 2012	177
2012 - 2013	98
2013 - 2014	157
April 2014-Sept 2014	95
<b>Total</b>	<b>1,884</b>
<b>Total 2011/12 – Sept 2014</b>	<b>527</b>

4. While the rate of housing completions prior to the recession was relatively high, the level of completions in the last few years can be seen to be well below the annualised target of 335 dwellings/year required under the Local Plan Core Strategy.
5. The number of completions is broken down between large sites (6 or more dwellings) and small sites.

6. Completions since 2006/07 on large sites, with a separate indication of the number and percentage that are on windfall sites, are shown on Figure 2 below:

Figure 2 Large (6+ dwellings) site completions

Year	Completions on large sites	Completions on large windfall sites	Large windfall sites as a % of total completions
2006 - 2007	292	190	65%
2007 - 2008	307	191	62%
2008 - 2009	104	77	74%
2009 - 2010	44	44	100%
2010 - 2011	166	159	98%
2011 - 2012	117	47	40%
2012 - 2013	59	44	75%
2013 - 2014	129	59	46%
April 2014-Sept 2014	57	38	67%
<b>Total</b>	<b>1,275</b>	<b>849</b>	

7. While this suggests a prospect of large site windfall sites continuing to make a significant contribution to supply, most large sites are expected to come forward in future years on sites identified in the forthcoming Development and Site Allocations DPD, drawing on the SHLAA 2013 Review.
8. In April 2014 to September 2014, small windfall sites (less than 6 dwellings) accounted for 38 completions. Figure 3 below shows that small site completions have been fairly consistent, albeit with higher numbers in “boom” years (mid 2000’s,) and lower volumes in the recent recessionary years.

Figure 3 Small site completions

Year	Dwellings Completed	Year	Dwellings Completed
1998 - 99	85	2006 - 07	122
1999 - 00	70	2007 - 08	119
2000 - 01	83	2008 - 09	96
2001 - 02	71	2009 - 10	51
2002 - 03	82	2010 - 11	56
2003 - 04	90	2011 - 12	60
2004 - 05	92	2012 - 13	39
2005 - 06	92	2013 - 14	28
		April 2014 – Sept 2014	38
<b>Total</b>	<b>665</b>		<b>609</b>

9. The annual average since 2006/07 to September 2014 is 72 dwellings pa, compared to 83 dwellings pa in the preceding 8 years. A notable point from Figures 2 and 3 is that small site completions amount to nearly a third (32%) of total completions since 2006 (609/1884). Hence, small sites play a significant role in the supply of new homes.

#### Affordable housing

10. Affordable housing completions since 2006 are presented below.

Figure 4 Affordable housing completions

Gross Affordable Housing Completions	
2006/7	94
2007/8	46
2008/9	15
2009/10	17
2010/11	58
2011/12	70
2012/13	13
2013/14	58
April 2014-Sept 2014	33
<b>Total</b>	<b>404</b>

11. The affordable dwellings built between April 2014 and September 2014 comprised 31 units of affordable rented housing and 2 units for shared ownership.
12. These 33 affordable dwellings represent 35% of total completions.

#### **Housing commitments**

13. Large site commitments (6 units and above) as at 1st October 2014 are set out on Figure 12 at the end of the document. This shows that 889 dwellings have planning permission (or have been approved subject to s106 Agreement). A further 302 net additional dwellings are planned on small sites with planning permission at 1<sup>st</sup> October 2014, giving a total of 1,191 dwellings.
14. Allocated sites covered by saved Local Plan policies are assessed as having the capacity for a further 1,815 dwellings over the plan period. The main bulk of these are in the major mixed use allocations at North East Bexhill. It is noted that construction of the Bexhill Hastings Link Road has commenced and is due to be completed next year. Planning permission for the main spine road serving development east of the Link Road has also been granted and work has now started.

#### **Requirement for deliverable sites**

15. The housing requirement to meet the recently approved Local Plan Core Strategy target of at least 5,700 (equivalent to 335 dwellings/year over the 17 years of the plan period) is calculated below.

16. As regards the allowance for a “buffer” on top of a five-year supply of deliverable sites in accordance with the NPPF, as noted in paragraph 4, while completions in the last few years has fallen below the target level, this is primarily related to the recession. Therefore, it is considered that there is not a ‘record of persistent under delivery of housing’ and that a 5% buffer is appropriate at this time. This assessment has recently been endorsed by the Local Plan Core Strategy Inspector.

Figure 5 Core Strategy housing requirements

		Total dwellings - approved March 2014
A	Housing Requirement 2011-2028	5,700
B	Total Completions 2011- Sept 2014	527
C	Housing Requirement Oct 2014-2028	5,173
D	Number of Years Remaining in Core Strategy	13.5
E	Annual Requirement (C ÷ D)	383
F	Five Year Requirement (E x 5)	1,915
G	Five Year Requirement plus 5% buffer (F x 1.05)	2,011
H	Annual Average Requirement (G ÷ 5)	402

17. Figure 5 shows a need for a supply of deliverable sites for at least 2,011 dwellings to meet the requirement of maintaining a sufficient supply of housing, equating to 402 dwellings pa.
18. The above calculation shows the average rate of house building required to meet the Core Strategy housing requirement over the plan period. The National Planning Practice Guidance states that ‘*local planning authorities should aim to deal with any undersupply within the first five years of the plan period where possible*’.
19. However, the Local Plan Core Strategy Inspector concluded that, because of the particular circumstances impacting on house building in the district, including the substantial impact of the recession at the beginning of the plan period and delays in securing funding for the Link Road, as well as the relatively low level of current house building activity, then the Council’s approach which looks to address the shortfall over the plan period is justified.

### **Supply of deliverable sites**

20. Not all dwelling commitments can be regarded as available now and with a prospect of development in the next five years. This applies particularly to allocations which still need to obtain the necessary planning permissions and, in some cases, be secured by developers.
21. The timing of house building for current large site commitments (6 or more dwellings) and allocations has been assessed based on information from Development Management officers, as well as directly from developers, agents and landowners.

22. The phasing of small site commitments (less than 6 dwellings) is calculated by distributing the total permissions (302 dwellings) over the 5 years period October 2014 - September 2019. (It is noted that the resultant 60 dwellings/year is about 83% of the trend in small site completions across the district over the last eight years – see Figure 3.)
23. The table below identifies the supply of deliverable sites at 1<sup>st</sup> October 2014.

Figure 6 Deliverable housing supply

	<b>Source of supply</b>	No. of dwellings
(a)	Small site commitments (permissions) (less than 6 dwellings)	302 dwellings
(b)	Large site commitments (permissions) (6+ dwellings) (Figure 12)	852 dwellings
(c)	Allocations (Figure 13)	920 dwellings
(d)	Total	2,074 dwellings

24. The above supply of sites is compared to the housing requirement in the Core Strategy, as recommended to be modified by the Inspector, in the following table:

Figure 7 Calculation of 5 year housing land supply

(i)	Requirement	2,011 dwellings
(ii)	Supply	2,074 dwellings
(iii)	<b>Surplus/Deficit</b>	+ 63
(iv)	<b>% surplus/deficit</b>	+ 3%
(v)	<b>Number of years supply (including 5% buffer)</b>	5.2

25. It can be seen that there are 2,074 dwellings on identified sites that are regarded as available now, which is some 63 dwellings (3%) more than the 2,011 dwellings required to be deliverable (including a 5% buffer) and equivalent to 5.2 years' supply.
26. It is concluded that there is a sufficient supply of housing sites to meet the Core Strategy housing target and to ensure the requisite delivery of housing in line with the strategic vision for the district.

### **Supply of developable sites**

27. In accordance with the NPPF, in addition to maintaining a supply of deliverable sites, the Council should '*identify a supply of specific, developable sites or broad locations for growth for years 6-10 and, where possible, for years 11-15.*'

- 28. As Figure 13 – Allocations table shows, the substantial bulk of the currently identified housing capacity that is not immediately deliverable comprises the major mixed use allocations at North East Bexhill. (805 dwellings). Other sites on which development is likely to extend beyond the next five years are Barnhorn Green, Bexhill (a further 37 dwellings) and Blackfriars, Battle (a further 37 dwellings). Development is also expected on sites not starting in years 1-5, at Rock Channel, Rye and at Harbour Road, Rye Harbour. All these sites are all expected to be completed within years 5-10.
- 29. Against a 10 years supply target of 4,022 dwellings (twice the 5-year target), taking permissions and allocations together with a small sites allowance for years 5-10, there is currently a supply of 3,211 dwellings as shown below.

Figure 8 Developable housing supply

Current Commitments	1,191
Small	302
Large	889
Allocations	1,815
Windfall	187
Exception Sites	18
Total	3,211

- 30. This supply will be supplemented over the next few years by sites identified through the ‘Development and Site Allocations Plan’. This is expected to be adopted by the end of 2016; hence, there will be some 7 years for the new sites to come forward and be built to achieve the target of 4,022 dwellings by March 2024.
- 31. While not a policy document, the Council’s Strategic Housing Land Availability Assessment (SHLAA 2013 Review) identifies potential sites (excluding broad locations) with capacity for some 1,400 dwellings. Therefore, pending the preparation of the new Plan, the SHLAA indicates the clear prospect that there will be a readily sufficient supply of further sites for development in years 5-10.

**Housing trajectory**

- 32. The “housing trajectory” at Figure 11 indicates the anticipated delivery of existing sites and new allocations, with an allowance for windfall sites, over the plan period.
- 33. The housing target October 2014 - March 2028 is taken by subtracting the total completions for 2011/12 – September 2014 of 527 dwellings from the housing target of at least 5,700 dwellings over the plan period, 2011 – 2028. This gives the outstanding requirement for the remainder of the plan period of 5,173 dwellings.
- 34. For current large site commitments (6+ dwellings) and allocations, the phasing of development draws on information obtained to assess the supply of deliverable sites. The phasing of small site commitments (less than 6 dwellings) is calculated by distributing the total permissions (302 dwellings) over the 5 years period October 2014 – September 2019.

35. Estimated small site windfalls (390 dwellings) are not included within the 5 year supply and are distributed over the remaining plan period. Allowances made for 47 dwellings/year (October 2019 – March 2023) and 45 dwelling/year (2023/24 - 2027/28).
36. The further allocations required to meet the planned housing target are distributed evenly over the plan period with the first completions in 2019/20, with the exception of the strategic 'broad location' north of Bexhill which is phased later in the plan period, from 2021/22, to reflect the new road infrastructure required and the likelihood of development being phased after the existing commitments at North East Bexhill.



Figure 9 Anticipated housing distribution 2011 – 2028

Total dwellings - approved July 2013		
	Total	% of Development
<b>Bexhill</b>	3100	54.4
<b>Battle</b>	475-500	8.3
<b>Rye</b>	355-400	6.2
<b>Rural parishes</b>	1670	29.3
<b>Hastings Fringes</b>	100-250	1.8
<b>Total</b>	5700	100

Figure 10 Development Phasing

Total dwellings in adopted Core Strategy (at least 5,700 dwellings 2011-2028)

				April-Sept	Oct-March					April-Sept	Oct-March									Total
	2011/12	2012/13	2013/14	2014	2014/15	2015/16	2016/17	2017/18	2018/19	2019	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	
<b>Bexhill</b>	35	29	76	30	21	200	287	275	325	138	143	197	264	264	263	213	113	113	113	3100
<b>Battle</b>	4	7	3	4	2	3	23	78	92	40	48	22	22	22	22	22	22	22	22	476
<b>Rye</b>	73	10	11	1	21	51	24	5	5	3	6	30	30	29	12	12	12	12	12	355
<b>Rural parishes</b>	65	51	67	60	36	67	123	114	68	16	59	119	119	119	117	117	117	117	117	1670
<b>Hastings Fringes</b>	0	1	0	0	0	21	22	14	0	0	2	5	5	5	5	5	5	5	5	100
<b>Total</b>	177	98	157	95	79	342	479	486	490	196	258	372	439	438	419	369	269	269	269	5700

Figure 11 Total dwellings in adopted Core Strategy (at least 5,700 dwellings 2011-2028)

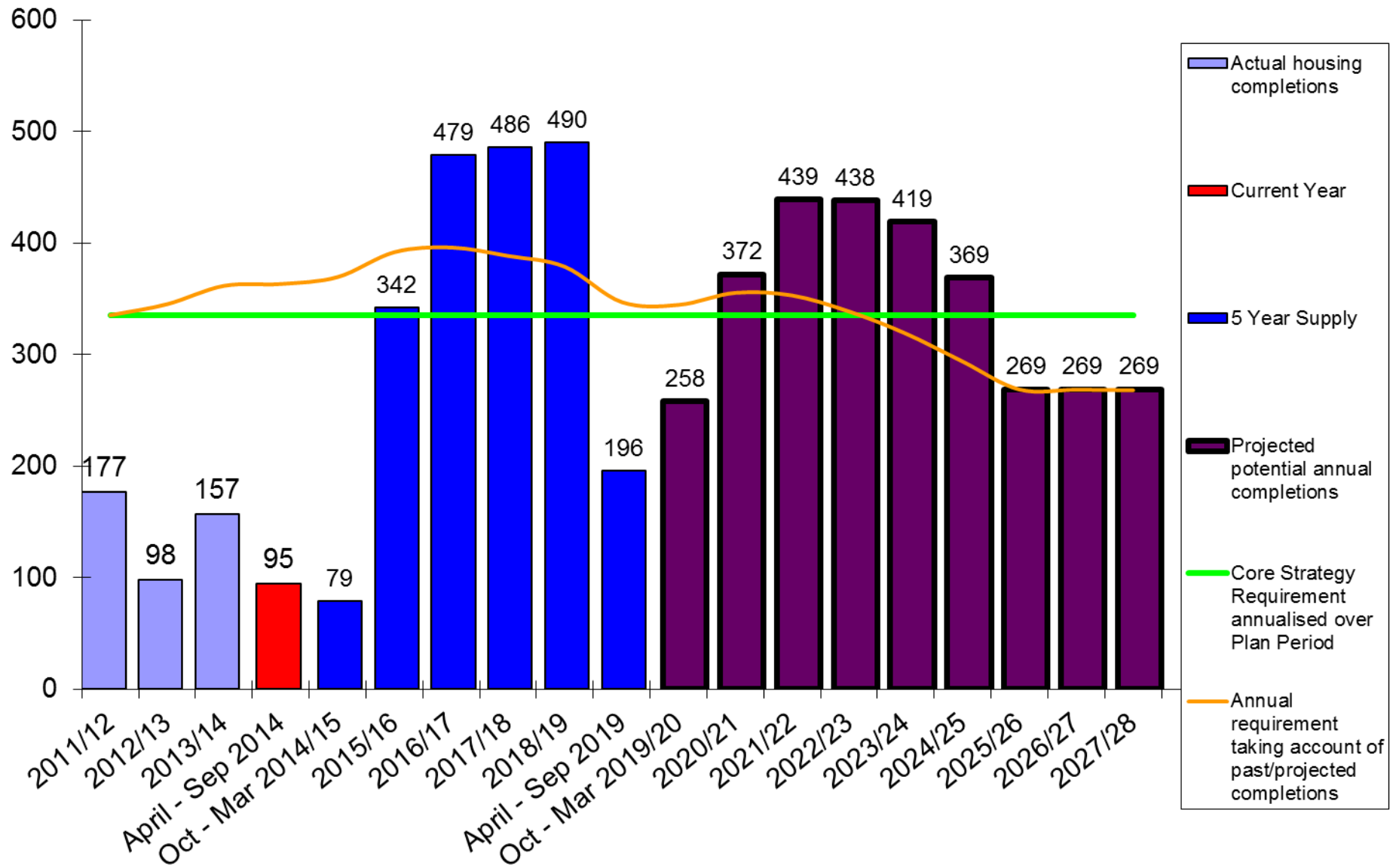


Figure 12

Large Site Commitments (6 units and above) as at 1st October 2014

Ref	Large site Commitments	Parish	No. of units	Oct/Apr	Apr/Apr	Apr/Apr	Apr/Apr	Apr/Apr	Apr/Apr	Apr/Oct	Available	Suitable	Achievable	Planning Notes
				.14/15	.15/16	.16/17	.17/18	.18/19	2019	.19/20+				
RR/2012/36/P	85 Ashdown Road	Bexhill	7			7					Yes	Yes	Yes	Outline planning application approved 16/02/2012
RR/2013/1655/P	Land South of Terminus Road	Bexhill	6			6					Yes	Yes	Yes	Outline planning application approved 16/09/2013
RR/2013/1710/P	30-34 Dorset Road	Bexhill	10			10					Yes	Yes	Yes	Outline planning application for 12 flats (net gain 10) approved 09/10/2013.
RR/2014/687/P	Hillborough House, Little Common Road	Bexhill	26		26						Yes	Yes	Yes	Planning permission was approved 14/06/2014 for 27 retirement living units (net gain 26) and it replaces the previous RR/2011/2051/P for 14 units that is due to expire 06/12/14. Applications to discharge conditions and for a sign board/hoarding have been submitted. Works should start on site early next year.
RR/2011/2332/P	Galley Hill Depot	Bexhill	1	1							Yes	Yes	Yes	Development nearing completion.
RR/2012/117/P	51-55 Ninfield Road	Bexhill	13		13						Yes	Yes	Yes	Development under construction.
RR/2012/2016/P	Compass House (former Hollenden House)	Bexhill	46	10	36						Yes	Yes	Yes	Application RR/2012/2016/P was approved for 45 units on 19/03/2013 and development has commenced. A subsequent planning permission RR/2013/2586/P was approved in April 2014 for an additional unit.
RR/2013/765/P	Alexander Court	Bexhill	8		8						Yes	Yes	Yes	Building works commenced in August 2014.
RR/2013/596/P	Former Sidley Primary School	Bexhill	65		58	7					Yes	Yes	Yes	Building works commenced in June 2014 in respect of the 58 bed unit.
RR/2012/2115/P	45-47 Barnhorn Road	Bexhill	8			8					Yes	Yes	Yes	Application approved 05/11/2013.
RR/2014/593/P	3 Upper Sea Road	Bexhill	6		6						Yes	Yes	Yes	Application approved 30/06/14 for change of use of building to 6 dwellings.
RR/2014/1130/PN3	Brantwood House, Junction Road	Bodiam	14		14						Yes	Yes	Yes	This scheme for conversion of a B1 office building to 14 flats is a 'permitted development' scheme.
RR/2013/1708/P	Land adjoining 78 Shrub Lane	Burwash	10		10						Yes	Yes	Yes	Planning permission approved 02/04/14. Building works have commenced.
RR/2012/1528/P	The Warren Yard	Catsfield	6			6					Yes	Yes	Yes	Outline application approved 18/02/13 for the residential element of a mixed use scheme to develop site. A discharge of conditions application has been submitted for the commercial element.
RR/2012/2326/P	Land at High Street	Etchingham	21	10	11						Yes	Yes	Yes	Development under construction.
RR/2013/1884/P	London Road - Land At	Hurst Green	10	10							Yes	Yes	Yes	Development under construction.
RR/2009/1924/P	Udimore Road	Rye	73	18	36	19					Yes	Yes	Yes	The original development scheme for 135 dwellings is under construction. RR/2013/1781/P was approved in June 2014 for a further 26 dwellings.
RR/2011/2629/P	53 Cinque Ports Street	Rye	10		10						Yes	Yes	Yes	Development under construction.
RR/2009/322/P	Land at Westfield Down	Westfield	39				20	19			Yes	Yes	Yes	This outline planning permission was granted 16/06/2014.
RR/2010/2187/P	Land at Woodlands Way	Westfield	43		21	22					Yes	Yes	Yes	Planning permission was originally granted in 2007 and subsequently renewed in 2010 (RR/2010/2187/P). Development is considered to have commenced and planning permissions (RR/2013/2522/P, RR/2014/1911/P and RR/2014/1685/P) have since been granted to vary details of the scheme. Applications have been submitted to discharge conditions.
RR/2012/1576/P	Land to rear of Woodlands Way	Westfield	14				14				Yes	Yes	Yes	This is land that adjoins the development site approved under RR/2010/2187/P. This application for an additional 14 dwellings was approved 06/02/2014.
Totals			436	49	249	85	34	19	0	0				

Subject to S106

Ref	Subject to S106	Parish	No. of units	Oct/Apr	Apr/Apr	Apr/Apr	Apr/Apr	Apr/Apr	Apr/Oct	Available	Suitable	Achievable	Planning Notes	
				.14/15	.15/16	.16/17	.17/18	.18/19	2019					.19/20+
RR/2003/6/P	276 Turkey Road	Bexhill	38					38		Yes	Yes	Yes	The applicant will go to market for a developer once the Section 106 Agreement has been signed.	
RR/2012/1978/P	Land North of Barnhorn Road	Bexhill	275			50	75	75	38	37	Yes	Yes	Yes	The S106 should be signed imminently.
RR/2014/235/P	Gullivers Bowls Club, Knole Road	Bexhill	39			39					Yes	Yes	Yes	Application was delegated to approve 19/06/2014, subject to completion of a Section 106 Unilateral Undertaking and Secretary of State EIA Screening.
RR/2011/2205/P	Land off Strand Meadow	Burwash	17				17				Yes	Yes	Yes	Developers intend to build 17 homes with 40% (7) affordable. This outline application RR/2011/2205/P detailing access was delegated to approve 15/12/2011, subject to completion of a S106 agreement.
RR/2013/1490/P	The Paddock, Goddens Gill	Northiam	58			29	29				Yes	Yes	Yes	This application was delegated to approve on 13/03/2014, subject to completion of a S106 agreement. It is for the construction of 58 (age restricted) houses including affordable housing on allocation site VL6.
RR/2013/2380/P	Land at Culverwells, North of Station Road	Salehurst/Robertsbridge	17			17					Yes	Yes	Yes	Planning application approved 13/02/2014 subject to completion of a S106 agreement and amended plans/further information in respect of highway and Environment Agency issues.
RR/2013/1930/P	Land to West of Old Wardsdown, Flimwell	Ticehurst	9			9					Yes	Yes	Yes	Application was delegated to approve 12/12/2013, subject to completion of a S106 covering developer contributions to a new village hall and provision of affordable housing. The site is smaller than allocated VLS as it excludes an area immediately to rear of 1 & 2 Broom Houses (retained as parking/amenity land for them).
Totals			453	0	0	144	121	113	38	37				

Totals Inc. S106

			889	49	249	229	155	132	38	37				
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5 years Total

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Figure 13																	
Allocations as at 1st October 2014																	
Settlement and Site	Policy no.	Local Plan Inset Map no.	Approx. no. of dwellings	Brownfield/ Greenfield	Density - Dwellings per ha.	Oct/Apr	Apr/Apr	Apr/Apr	Apr/Apr	Apr/Apr	Apr/Oct	Total	.19/20+	Available	Suitable	Achievable	Notes
						.14/15	.15/16	.16/17	.17/18	.18/19	2019						
<b>Bexhill</b>																	
Land east of Link road	BX2	1a	1308	G	35			50	150	150	75	425	775	Yes	Yes	Yes	Planning Application expected April 2015 with works on site anticipated to commence April 2016.
Land east of Link road							33	75							108		Barratts have submitted a planning application (RR/2014/1223/P) for 108 dwellings that is anticipated will go before Planning Committee in December.
Land west of Link road	BX3	1a	120	G	30			15	30	30	15	90	30	Yes	Yes	Yes	Pre-application discussions ongoing with a national house builder. A mixed residential/commercial application is anticipated.
High School and Drill Halls	BX9	1b	12	B	30					12		12		Yes	Yes	Yes	Part of mixed use development. Currently the subject of detailed development appraisal.
<b>Battle</b>																	
Blackfriars	BT2	2	245	G	30			20	75	75	38	208	37	Yes	Yes	Yes	Development company has acquired interests in the site and is in discussions with the Council as the other principal land owner to progress development.
North Trade Road	BT3	2	14	B/G	30					14		14		Yes	Yes	Yes	Landowner remains engaged and discussions continuing. Agreement on site access across third party land not yet reached.
<b>Rye and Rye Harbour</b>																	
Harbour Road	RY8	3	<sup>2</sup> 18	B	30							0	18	Yes	Yes	Yes	In hands of agents - who are investigating. No further progress and no application submitted
Rock Channel	RY3	3a	<sup>1,2</sup> 35	G/B	50							0	35	No	Yes	Yes	Rye Town Council are progressing with a Neighbourhood Plan. Rother District Council will be working closely with landowners and Rye Town Council to realise sustainable development at Rock Channel but timescale currently unknown.
<b>Fairlight</b>																	
Fairlight Gardens	VL3	14	<sup>2</sup> 17	G	30					17		17		Yes	Yes	Yes	An application is expected imminently.
<b>Flimwell</b>																	
Corner Farm	VL4	15	16	G	30				16			16		Yes	Yes	Yes	An outline planning application (RR/2014/1144/P) has been submitted by East Sussex County Council for development comprising village hall, shop, residential development of 24 units.
<b>Robertsbridge</b>																	
Land at Grove Farm	VL7	30	30	G	30			30				30		Yes	Yes	Yes	Past Cabinet Resolution to not withhold the Local Plan 2006 reserve site. Completions timescales based on ongoing discussions. An application is expected shortly.
<b>Total Allocations</b>			<b>1815</b>			<b>0</b>	<b>33</b>	<b>190</b>	<b>271</b>	<b>298</b>	<b>128</b>	<b>920</b>	<b>895</b>	<b>5 year supply</b>	<b>920</b>		

