



# Housing Land Supply

## and Housing Trajectory

April 2022 position statement



This information can be made available in large print, audio or in another language upon request.

Please telephone **01424 787668** or email **[planning.strategy@rother.gov.uk](mailto:planning.strategy@rother.gov.uk)**

# Contents

<b>1. Introduction</b> .....	<b>4</b>
Summary.....	4
<b>2. Housing Completions</b> .....	<b>5</b>
Large site completions .....	5
Large windfall site completions .....	6
Small site completions .....	6
Brownfield land completions .....	7
Affordable housing completions .....	8
<b>3. Housing commitments</b> .....	<b>9</b>
Sites with planning permission.....	9
Site allocations.....	10
<b>4. Housing land supply</b> .....	<b>13</b>
Determining the annualised housing figure .....	13
Defining the buffer.....	15
Identifying the supply of deliverable housing sites .....	16
Calculating the five-year housing land supply position.....	18
Implications of the lack of a five-year supply .....	18
Implications of the lack of a three-year supply .....	22
<b>5. Housing trajectory</b> .....	<b>23</b>
Supply of developable housing sites .....	23
Housing trajectory .....	24
<b>6. Appendices</b> .....	<b>25</b>
Appendix 1: Large site permissions .....	25
Appendix 2: Large sites delegated to approve subject to S106 .....	26
Appendix 3: DaSA allocations.....	26
Appendix 4: Neighbourhood Plan allocations.....	27
Appendix 5: Housing trajectory table .....	27
Appendix 6: Housing trajectory graph .....	28
Appendix 7: Local Housing Need calculation .....	29

# 1. Introduction

- 1.1. This report presents information about housing completions, commitments and requirements as at 1 April 2022. As such, it meets the [National Planning Policy Framework](#)<sup>1</sup> (NPPF) requirement to annually monitor housing delivery and it provides guidance to Planning Committee, Planning Officers, developers and interested parties on the current supply of deliverable sites.

## Summary

- 1.2. As the adopted Local Plan Core Strategy was adopted in September 2014, it is now more than five years old and in accordance with the NPPF the Council measures its five-year housing land supply position against its minimum local housing need (LHN) figure, defined using the standard method calculation, until such time as a new target is established through the Plan-Making process.
- 1.3. As at 1 April 2022, the LHN figure for Rother is 737 dwellings per annum. This is in sharp contrast to the annualised Core Strategy target of 335 dwellings per annum.
- 1.4. Due to the considerable uplift in the housing figure, the Council is only able to identify 2.79 years of housing supply. It is concluded that there is currently an insufficient supply of deliverable housing sites to meet the five-year housing land supply requirement in accordance with paragraph 74, or a three-year housing land supply in accordance with paragraph 14c of the NPPF.
- 1.5. The general presumption in favour of sustainable development is currently a critical reference point when determining planning applications across the district. Significant weight should generally be given to the benefits that additional housing supply would bring, although this will depend to some extent on local circumstances, including the impact on the High Weald AONB.

---

<sup>1</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

## 2. Housing Completions

- 2.1. Between 1 April 2021 and 31 March 2022 there were 237 net additional dwellings built within the district. Figure 1 shows that there has been a total of 2,238 dwellings completed since 2011, averaging 203 completions a year.

Figure 1: Net annual housing completions

Year	Annual housing completions
2011/12 - 2016/17	1,138
2017/18	186
2018/19	255
2019/20	247
2020/21	175
2021/22	237
<b>Total</b>	<b>2,238</b>
<b>Annual average</b>	<b>203</b>

### Large site completions

- 2.2. There were 189 dwellings completed on large sites (sites of 6 or more net dwellings) in 2021/22. Figure 2 shows that there has been a total of 1,634 large site completions since 2011, making up approximately 73% of total completions and averaging 149 dwellings a year.

Figure 2: Net annual housing completions on large sites

Year	Large site completions	% of total completions on large sites
2011/12 - 2016/17	777	68%
2017/18	144	77%
2018/19	199	78%
2019/20	191	77%
2020/21	134	77%
2021/22	189	80%
<b>Total</b>	<b>1,634</b>	<b>73%</b>
<b>Annual average</b>	<b>149</b>	

## Large windfall site completions

2.3. The NPPF defines windfall sites as:

*“Sites not specifically identified in the development plan.”*

2.4. For Rother, this means sites that have not been identified in the [Rother District Local Plan \(RDLP\) 2006](#)<sup>2</sup>, the [Development and Site Allocations \(DaSA\) Local Plan](#)<sup>3</sup>, a [Neighbourhood Plan](#)<sup>4</sup> or the [Strategic Housing Land Availability Assessment \(SHLAA\) 2013](#)<sup>5</sup>.

2.5. The development plan in Rother only identifies large sites and therefore, all small sites (sites of less than 6 net dwellings) are considered windfall sites.

2.6. There were 19 dwellings completed on large windfall sites in 2021/22. Figure 3 shows that there has been a total of 423 large windfall site completions since 2011, making up approximately 26% of large site completions and 19% of total completions, averaging 38 dwellings a year.

Figure 3: Net annual housing completions on large windfall sites

Year	Large windfall site completions	% of large site completions on large windfall sites <sup>6</sup>	% of total completions on large windfall sites <sup>7</sup>
2011/12 - 2016/17	219	28%	19%
2017/18	37	26%	20%
2018/19	34	17%	13%
2019/20	54	28%	22%
2020/21	60	45%	34%
2021/22	19	10%	8%
<b>Total</b>	<b>423</b>	<b>26%</b>	<b>19%</b>
<b>Annual average</b>	<b>38</b>		

## Small site completions

2.7. There were 48 dwellings completed on small sites in 2021/22. Figure 4 shows that there has been a total of 604 small site completions since 2011, making up approximately 27% of total completions and averaging 55 dwellings a year.

<sup>2</sup> <http://www.rother.gov.uk/rotherdistrictlocalplan2006>

<sup>3</sup> <http://www.rother.gov.uk/dasa>

<sup>4</sup> <http://www.rother.gov.uk/neighbourhoodplans>

<sup>5</sup> Green and Amber sites only - <https://www.rother.gov.uk/planning-and-building-control/planning-policy/background-evidence/homes-and-housing/>

<sup>6</sup> This is the percentage of dwellings completed on large sites that were windfalls.

<sup>7</sup> This is the percentage of dwellings completed on all sites that were large site windfalls.

Figure 4: Net annual housing completions on small sites

Year	Small site completions	% of total completions on small sites
2011/12 - 2016/17	361	32%
2017/18	42	23%
2018/19	56	22%
2019/20	56	23%
2020/21	41	23%
2021/22	48	20%
<b>Total</b>	<b>604</b>	<b>27%</b>
<b>Annual average</b>	<b>55</b>	

## Brownfield land completions

2.8. The NPPF glossary defines brownfield land or ‘previously developed land’ as:

*“Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.”*

2.9. There were 72 dwellings completed on brownfield land in 2021/22. Figure 5 shows that there has been a total of 1,136 brownfield land completions since 2011, making up approximately 51% of total completions and averaging 103 dwellings per annum.

Figure 5: Net annual housing completions on brownfield land

Year	Brownfield land completions	Greenfield land completions	% of total completions on brownfield land
2011/12 - 2016/17	710	428	62%
2017/18	66	120	35%
2018/19	133	122	52%
2019/20	107	140	43%
2020/21	48	127	27%
2021/22	72	165	30%
<b>Total</b>	<b>1,136</b>	<b>1,102</b>	<b>51%</b>
<b>Annual average</b>	<b>103</b>	<b>100</b>	

## Affordable housing completions

- 2.10. There were 80 gross affordable housing completions in 2021/22. Figure 6 shows that there has been a total of 781 gross affordable housing completions since 2011, making up approximately 30% of gross total completions and averaging 71 gross dwellings per annum.

Figure 6: Gross annual affordable housing completions

Year	Gross affordable completions	Gross total completions	% of total completions as affordable
2011/12 - 2016/17	432	1,305	33%
2017/18	66	249	27%
2018/19	80	307	26%
2019/20	56	277	20%
2020/21	67	187	36%
2021/22	80	252	32%
<b>Total</b>	<b>781</b>	<b>2,577</b>	<b>30%</b>
<b>Annual average</b>	<b>71</b>	<b>234</b>	

- 2.11. In terms of the split between affordable rented accommodation and shared ownership/intermediate housing, Figure 7 shows that there have been 35 units of rented accommodation and 45 units of shared ownership housing completed in 2021/22.

Figure 7: Tenure breakdown of gross annual affordable housing completions

Year	Affordable rented completions	Intermediate/shared ownership completions
2011/12 - 2016/17	325	107
2017/18	44	22
2018/19	60	20
2019/20	40	16
2020/21	32	35
2021/22	35	45
<b>Total</b>	<b>536</b>	<b>245</b>
<b>Annual average</b>	<b>49</b>	<b>22</b>



### 3. Housing commitments

3.1. As shown in Figure 8, there are commitments for a total of 3,993 net additional dwellings on identified sites within Rother.

Figure 8: Total commitments at 1 April 2022

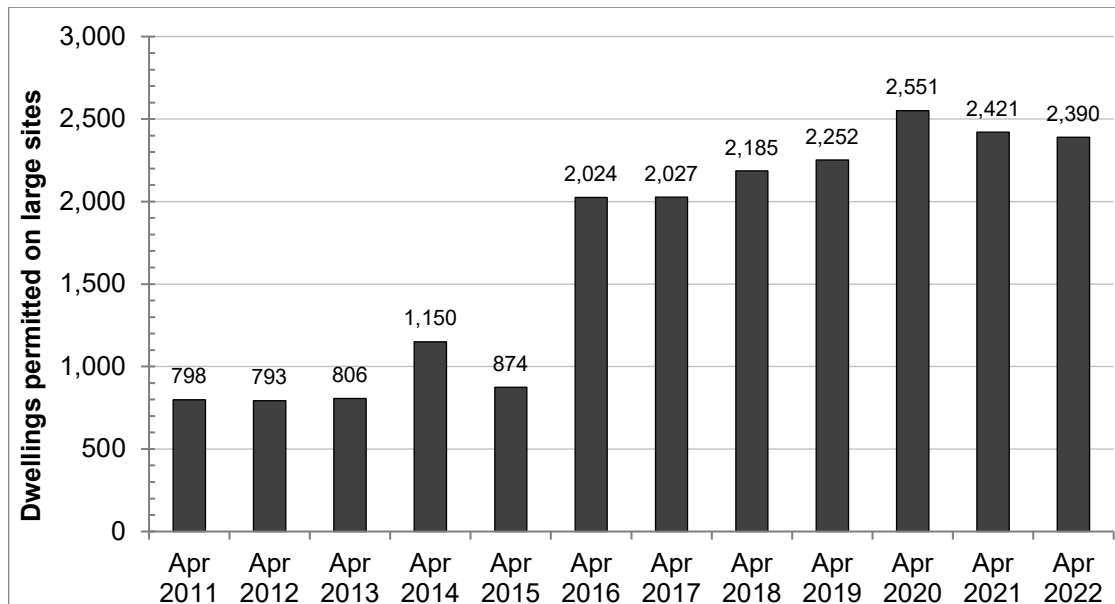
Commitments	No. of dwellings
Large site permissions <sup>8</sup> (inc. S106)	2,390
Small site permissions	290
DaSA Local Plan allocations	1,050
Neighbourhood Plan allocations	254
<b>Total commitments</b>	<b>3,984</b>

#### Sites with planning permission

3.2. As at 1 April 2022, there are 2,390 outstanding dwellings on large sites with planning permission (including sites that have a resolution to grant planning permission subject to the completion of an S106 agreement).

3.3. Figure 9 shows that there was a noticeable jump in outstanding dwellings on large sites in April 2016. This is due to the outline planning permission at Worsham Farm in North East Bexhill being granted for some 1,050 dwellings.

Figure 9: Number of outstanding dwellings on large sites



<sup>8</sup> Including allocated sites that have been granted planning permission or that have delegated approval subject to completion of a Section 106 agreement.

- 3.4. Since then, however, there has only been a slight upward trend in the number of permitted dwellings on large sites within the District, with a slight drop in recent years from the high of April 2020.
- 3.5. Figure 10 provides a breakdown of currently outstanding dwellings for the different types of large site permissions.

Figure 10: Number of dwellings permitted on large sites, by type of permission

Type of planning permission	No. of dwellings	% of large permissions
Detailed permissions (Full + Reserved Matters)	1,263	52.8%
Outline permissions	1,042	43.6%
Resolutions to grant permission subject to S106	85	3.6%
Permitted Developments	0	0.0%
<b>Total</b>	<b>2,390</b>	<b>100%</b>

- 3.6. In addition to the large site permissions, there are a further 290 net additional dwellings on small sites with planning permission, bringing the total number of outstanding dwellings on sites with planning permission (including sites that have a resolution to grant planning permission subject to S106) to 2,680.
- 3.7. See Appendices 1 and 2 for a complete list of large site permissions.

### Site allocations

- 3.8. Housing site allocations within Local Plans and made Neighbourhood Plans account for a further 1,304 housing commitments, as at 1 April 2022.
- 3.9. Figure 11 shows the number of dwellings on housing sites which have been allocated but have not yet received planning permission.

Figure 11: Number of dwellings on allocated sites without planning permission

Allocations	No. of dwellings
DaSA Local Plan allocations	1,050
Battle Neighbourhood Plan allocations	53
Crowhurst Neighbourhood Plan allocations	30
Rye Neighbourhood Plan allocations	99
Salehurst & Robertsbridge Neighbourhood Plan allocations	47
Sedlescombe Neighbourhood Plan allocations	10
Ticehurst Neighbourhood Plan allocations	15
<b>Total allocations</b>	<b>1,304</b>

- 3.10. The DaSA Local Plan allocated sites to provide a total of 1,562 dwellings (see Figure 18 on page 114 of the DaSA Local Plan for the list of allocated sites). It should be noted however, that several of the DaSA allocations already had planning permission (or resolutions to grant planning permission subject to a S106 legal agreement) but were allocated because either a formal planning permission was not actually in place at the 1 April 2018 base date of the DaSA Local Plan or there were doubts about its implementation.
- 3.11. Several of the DaSA Local Plan housing site allocations have since been granted planning permissions (or resolutions to grant planning permission subject to completion of Section 106 agreement) and are shown in Figure 12.

Figure 12: DaSA allocations with planning permissions/resolutions as at 1 April 2022

Policy	Site	Permission ref.	Permission type	Dwellings allocated	Dwellings permitted
BEX2	Land at Preston Hall Farm, Sidley, Bexhill	RR/2017/2441/P	Full	139	139
BEX4	Land at Former High School Site and Drill Hall, Down Road, Bexhill	RR/2019/430/P	Resolution subject to S106	35 - 54	52
BEX5	Land at Gullivers Bowls Club, Knole Road, Bexhill	RR/2021/1455/P	Full	39	8
BEX7	Land at Moleynes Mead, Fryatts Way, Bexhill	RR/2017/2452/P	Full	24	24
BEX9	Land off Spindlewood Drive, Bexhill	RR/2017/1705/P	Outline	160	160
FAC1	Land at the Former Market Garden, Lower Waites Lane, Fairlight Cove	RR/2017/457/P	Full	16	16
NOR2	Land south of The Paddock/Goddens Gill, Northiam	RR/2019/2738/P	Full	36 - 52	34
WES1	Land at Westfield Down, Westfield	RR/2017/1293/P	Full	39	39
<b>Total</b>				<b>488 - 523</b>	<b>472</b>

- 3.12. There are 11 designated Neighbourhood Areas within the district. They are the parishes of Battle, Burwash, Crowhurst, Etchingam, Fairlight<sup>9</sup>, Hurst Green, Peasmarsh, Rye, Salehurst and Robertsbridge, Sedlescombe and Ticehurst.

<sup>9</sup> Although a designated Neighbourhood Area, Fairlight is no longer preparing a Neighbourhood Plan.

- 3.13. As at 1 April 2022 the Battle, Crowhurst, Rye, Salehurst and Robertsbridge, Sedlescombe and Ticehurst Neighbourhood Plans have all been 'made', with the Burwash NP being made on 4 July 2022.
- 3.14. There is a total of 254 outstanding dwellings allocated in the made Neighbourhood Plans, as at 1 April 2022.
- 3.15. The parish of Peasmarsh was designated as a Neighbourhood Area in March 2021 and the Plan is in an early stage of preparation. Etchingham is working towards the Regulation 14 (proposed submission) stage and Hurst Green are holding their Regulation 14 consultation from 27 July to 17 September 2022.

Figure 13: Neighbourhood Planning status

Neighbourhood Plan	Designated (Reg. 7)	Current status	Made (Reg. 19)
Battle Civil Parish NP	13/04/2015	Made	03/11/2021
Burwash NP	07/06/2016	Made	04/07/2022
Crowhurst NP	24/11/2015	Made	08/07/2019
Etchingham NP	15/07/2016	Preparing for Regulation 14 pre-submission consultation.	
Fairlight NP	09/11/2015	Plan abandoned, 27/02/2018.	
Hurst Green NP	08/06/2017	Preparing for Regulation 16 submission consultation.	
Peasmarsh NP	25/03/2021	Preparing for Regulation 14 pre-submission consultation.	
Rye NP	04/11/2013	Made	08/07/2019
Salehurst and Robertsbridge NP	13/04/2015	Made	09/07/2018
Sedlescombe NP	01/07/2013	Made	23/04/2018
Ticehurst NP	02/11/2015	Made	08/07/2019

## 4. Housing land supply

- 4.1. Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.
- 4.2. This is what is known as the five-year housing land supply position and there are several steps involved in calculating it. These are:
  - Determining the annualised housing figure
  - Defining the buffer
  - Identifying the supply of deliverable sites
  - Calculating the five-year housing land supply position

### Determining the annualised housing figure

- 4.3. The first step in the process is to determine the number of dwellings that should be delivered over the next five years.
- 4.4. In previous Housing Land Supply position statements, this was calculated using the Core Strategy target of 5,700 net additional dwellings to be provided within the District, between 2011 and 2028. However, the Core Strategy was adopted on 29 September 2014 and is therefore more than five years old, as at 1 April 2022. This means that currently, the [standard method for assessing Local Housing Need](#)<sup>10</sup> (LHN) identifies a minimum annual housing need figure for the District.
- 4.5. It does not produce a housing requirement figure as this will be established by the plan-making process and independently tested through Examination. However, this standard method calculation is the starting point for the plan-making process. The PPG states that:

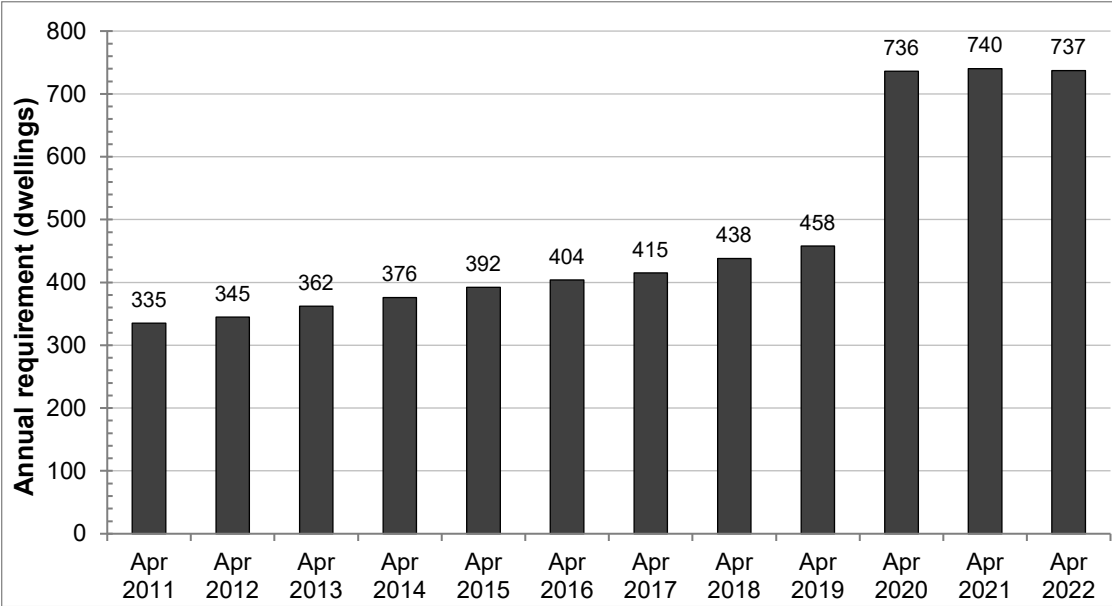
*“The standard method uses a formula to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth and historic under-supply.”*

---

<sup>10</sup> <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

- 4.6. A key component of the LHN calculation is the Government’s official household projections that are published for all local authorities every two years by the Office for National Statistics (ONS).
- 4.7. In October 2018, the Government commenced a [‘Technical consultation on updates to national planning policy and guidance’](#)<sup>11</sup> which included a ‘short term’ proposal which specified that the 2014-based household projections should provide the demographic baseline for the assessment of local housing need. In February 2019 the Government confirmed<sup>12</sup> that the 2014-based household projections should be used.
- 4.8. Therefore, using the 2014-based projections, the LHN figure for Rother, as at 1 April 2022, is 737 dwellings per annum. See Appendix 7 for the calculation.
- 4.9. As shown in Figure 14, an annualised housing figure of 737 dwellings per annum is a significant increase over the annualised Core Strategy residual requirement for previous years.

Figure 14: Annualised housing figure (dwellings)



<sup>11</sup> <https://www.gov.uk/government/consultations/changes-to-planning-policy-and-guidance-including-the-standard-method-for-assessing-local-housing-need>

<sup>12</sup> See paragraph 005 of Planning Practice Guidance on [‘Housing and economic needs assessment’](#)

## Defining the buffer

- 4.10. When determining the district's five-year housing land supply position, the supply of specific deliverable sites should, in addition, include a buffer (moved forward from later in the plan period) of:
- a) 5% to ensure choice and competition in the market for land; or
  - b) 10% where the local planning authority wishes to demonstrate a five-year supply of deliverable sites through an annual position statement or recently adopted plan<sup>13</sup>, to account for any fluctuations in the market during that year; or
  - c) 20% where there has been significant under-delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.
- 4.11. From November 2018, 'significant under-delivery' is defined as where the Housing Delivery Test indicates that delivery was below 85% of the dwellings required.
- 4.12. The Housing Delivery Test (HDT) is an annual measurement of housing delivery in the area of relevant plan-making authorities, brought in by the Ministry of Housing, Communities & Local Government (MHCLG). It is a percentage measurement of the number of net homes delivered against the number of homes required, as set out in the relevant strategic policies for the area, over a rolling three-year period.
- 4.13. The planning policy consequences of not meeting the HDT are set out in footnote 8 and paragraphs 74 and 76 of the NPPF.
- a) Where the HDT indicates that delivery has fallen below 95% of the local planning authority's housing requirement over the previous three years, the authority should prepare an action plan in line with national planning guidance, to assess the causes of under-delivery and identify actions to increase delivery in future years.

---

<sup>13</sup> A plan adopted between 1 May and 31 October will be considered 'recently adopted' until 31 October of the following year; and a plan adopted between 1 November and 30 April will be considered recently adopted until 31 October in the same year.

- b) Where the HDT indicates that delivery has fallen below 85%, this will amount to ‘significant under-delivery of housing’ and the five-year supply of specific deliverable sites should, in addition, include a buffer of 20% to improve the prospect of achieving the planned supply.
  - c) Where the HDT indicates that delivery has fallen below 75%, the presumption in favour of sustainable development will apply, as per paragraph 11 of the NPPF.
- 4.14. The [2021 HDT results](#)<sup>14</sup> were published on 14 January 2022. This shows that the 2021 measurement for Rother was 57%,
- 4.15. As the measurement is below 95%, the Council is required to produce an updated Housing Delivery Test Action Plan which is published on the [Monitoring page of the Council’s website](#)<sup>15</sup>.
- 4.16. Additionally, it is below the 85% threshold, and therefore a 20% buffer should be applied to the five-year housing land supply calculations. The requirement to include a 20% buffer in the housing land supply calculations compounds the existing problem, making it increasingly more difficult for the Council to achieve a positive housing land supply position.
- 4.17. Furthermore, as the measurement is below 75%, the Council must also apply the NPPF’s presumption in favour of sustainable development when determining planning applications.

### **Identifying the supply of deliverable housing sites**

- 4.18. To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:
- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

---

<sup>14</sup> <https://www.gov.uk/government/publications/housing-delivery-test-2021-measurement>

<sup>15</sup> <https://www.rother.gov.uk/planning-and-building-control/planning-policy/monitoring/>



- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.
- c) Not all housing commitments identified in Section 3 can be regarded as available now and with a realistic prospect of completion in the next five years. This may particularly apply to allocations which still need to obtain planning permissions and, in some cases, be secured by developers.

4.19. The timing of house building for large site permissions and allocations has been assessed, based on information received directly from developers, agents and landowners. Where developer feedback is not available this information is taken from Development Management officers. See Appendices 1 to 4 for the phasing of large site permissions and allocations.

4.20. The phasing of small site permissions has not been assessed individually and has instead been distributed evenly over the five-year period 1 April 2022 to 31 March 2027.

4.21. Figure 15 identifies the supply of deliverable housing as at 1 April 2022.

Figure 15: Supply of deliverable housing sites

Source of supply	No. of dwellings
Large site permissions <sup>16</sup> (inc. S106)	1,882
Small site permissions	290
DaSA Local Plan allocations	242
Neighbourhood Plan allocations	53
<b>Total</b>	<b>2,467</b>

4.22. Large site permissions make up most of the deliverable housing sites, accounting for 1,882 (some 76%) of the total.

4.23. It is interesting to note that 79% of all large site permissions have been identified as being deliverable and that approximately a quarter (some 27%) of those large site permissions identified as being deliverable are on the Worsham Farm site in North East Bexhill.

<sup>16</sup> Including allocated sites that have been granted planning permission or that have delegated approval subject to completion of a Section 106 agreement.

- 4.24. Small site permissions total 290, as at 1 April 2022. When distributed evenly over the five years, the resultant 58 dwellings per year is slightly higher than the average number of small site completions per year since 2011 (55 dwellings), as shown in Figure 4.
- 4.25. Several DaSA Local Plan and Neighbourhood Plan allocations have also been assessed as being capable of delivering housing within the next five years, contributing a further 242 dwellings and 53 dwellings, respectively.

**Calculating the five-year housing land supply position**

- 4.26. The supply of sites identified as being deliverable in Figure 14 is compared to the annual LHN figure identified at paragraph 4.9 to produce the five-year housing land supply figure, as shown in Figure 16.

Figure 16: Calculation of the five-year housing land supply position

Calculation of the five-year housing land supply position			
<b>A</b>	Annual Local Housing Need	Para 4.9	737
<b>B</b>	Five-year housing land supply requirement	A x 5	3,685
<b>C</b>	Five-year housing land supply requirement plus 20% buffer	B x 1.2	4,422
<b>D</b>	Supply of deliverable housing sites	Figure 14	2,467
<b>E</b>	% supply	D / C	55.8%
<b>F</b>	<b>Years' supply</b>	<b>E x 5</b>	<b>2.79</b>

- 4.27. There are 2,466 dwellings on identified sites that are considered available, suitable and achievable now, which is some 1,955 dwellings (44%) less than the 4,422 dwellings required to be deliverable within the next five years, including a 20% buffer. This equates to some 2.79 years' worth of housing land supply which is slightly lower than last year's position.
- 4.28. It is concluded that there is currently an insufficient supply of deliverable housing sites to meet the five-year housing land supply requirement in accordance with paragraph 74, or a three-year housing land supply in accordance with paragraph 14c of the NPPF.
- 4.29. It is interesting to note that if the district's five-year housing land supply position was still measured against the Core Strategy target of 5,700 dwellings, then the Council would be able to demonstrate 3.56 years' worth of housing supply, as shown in Figures 17 and 18 below.

Figure 17: Calculation of the annualised Core Strategy housing requirement

Calculation of the annualised Core Strategy housing requirement	
Local Plan Core Strategy target 2011/12-2027/28	5,700
Dwellings completed 2011/12-2021/22	2,238
Additional dwellings required to meet CS target	3,462
Years remaining in Plan period	6
<b>Annualised CS Housing Requirement</b>	<b>577</b>

Figure 18: Calculation of the five-year housing land supply position (Core Strategy target)

Calculation of the five-year housing land supply position (Core Strategy target)			
<b>A</b>	Annualised CS Housing Requirement	Figure 17	577
<b>B</b>	Five-year housing land supply requirement	A x 5	2,885
<b>C</b>	Five-year housing land supply requirement plus 20% buffer	B x 1.2	3,462
<b>D</b>	Supply of deliverable housing sites	Figure 14	2,467
<b>E</b>	% supply	D / C	71%
<b>F</b>	<b>Years' supply</b>	<b>E x 5</b>	<b>3.56</b>

- 4.30. While the Council would still not be able to demonstrate a five-year supply of housing if measured against the Core Strategy target, it would, however, be able to demonstrate a three-year supply of housing, which would have implications for the district's Neighbourhood Plans.

### Implications of the lack of a five-year supply

- 4.31. The Council considered the implications of a lack of a five-year supply at the [meeting of its Cabinet on 6 June 2016](#)<sup>17</sup>. The Report indicated that the absence of a five-year supply of deliverable housing sites means that the development boundaries in the 2006 Local Plan and related restrictions on development in the countryside must be acknowledged as being 'out-of-date' (under paragraph 11 of the NPPF).
- 4.32. The general presumption in favour of sustainable development becomes a critical reference point when determining planning applications. It means that significant weight should generally be given to the benefits that additional housing supply would bring, although this will depend to some extent on local circumstances, including the impact on the High Weald AONB, where relevant.

<sup>17</sup> <http://www.rother.gov.uk/article/12003/Monday-6-June-2016>

- 4.33. Therefore, the Council resolved that, pending the adoption of the DaSA Local Plan and outstanding Neighbourhood Plans, sites that accord with the Core Strategy's overall development strategy and are suitable, deliverable and otherwise contribute to sustainable development, including circumstances where they are not within a development boundary, be considered favourably.
- 4.34. The issues surrounding a lack of five-year housing land supply were considered by the [Overview and Scrutiny Committee \(OSC\)](#)<sup>18</sup> and on 30 July 2018 the Council endorsed the following recommendations of the Committee to ensure a sufficient and continuous supply of housing land:
- a) Giving priority to completing the DaSA Local Plan and the production of Neighbourhood Plans.
  - b) An early review of the Local Plan (Core Strategy) is prioritised.
  - c) Consideration is given to allowing exception site planning policy to allow for an element of market housing to cross subsidise where viability is an issue.
  - d) Identification of more "small site" development opportunities, including for custom and self-build housing, possibly working with smaller developers within a public/private partnership.
  - e) 'Unblocking' of sites where physical infrastructure and/or ownership factors present a major constraint to development including by:
    - working to find strategic drainage, utilities and digital broadband solutions to support major developments, working with utility companies and respective developers;
    - seeking financial support from Homes England and other Central Government growth funds;
    - working proactively to bring forward development on sites where the Council has a landholding interest;
    - proactively negotiating with developers and landowners to bring forward key development sites; and
    - consideration, as a last resort, of pursuing Compulsory Purchase Orders, being mindful of local sensitivities.
  - f) Continuing to invest in strategically important infrastructure projects that boost the market attractiveness of places where growth is planned.

---

<sup>18</sup> <http://www.rother.gov.uk/article/13225/Monday-30-July-2018>

- g) Promoting higher water efficiency standards through the Local Plan as well as exploring the opportunity of introducing 'recycled water' within planning applications.
  - h) Introduce and deliver a Landowners Forum, to take place once every two years.
  - i) Prepare a housing delivery "Action Plan" in response to the new Housing Delivery Test.
- 4.35. The Council will seek to implement these recommendations in a timely fashion and, given the need to increase housing delivery, progressing the Local Plan Review will be prioritised with a focus on producing an updated Housing and Economic Land Availability Assessment (HELAA), including a call for sites.
- 4.36. To that end, the DaSA Local Plan was adopted in December 2019 and an updated Local Development Scheme (LDS) was published in March 2021.
- 4.37. Work is also well underway in preparation of the new Local Plan. A Call for Sites was conducted from 12 October to 7 December 2020 however site submissions are still being accepted and work on the HELAA is ongoing.
- 4.38. In October 2020 the Council's Local Housing Company (LHC), Rother DC Housing Company Ltd, was incorporated. This LHC will seek opportunities to acquire sites allocated for housing in the new Local Plan and potentially help to unblock stalled sites.
- 4.39. More details about the steps the Council is taking to address the under-supply of housing can be found in the Housing Delivery Test Action Plan on the [Monitoring page of the Councils website](#)<sup>19</sup>.

---

<sup>19</sup> <https://www.rother.gov.uk/planning-and-building-control/planning-policy/monitoring/>

## Implications of the lack of a three-year supply

4.40. Paragraph 14 of the NPPF states that:

*“In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply:*

*a) the neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;*

*b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement;*

*c) the local planning authority has at least a three-year supply of deliverable housing sites (against its five-year housing supply requirement, including the appropriate buffer as set out in paragraph 73); and*

*d) the local planning authority’s housing delivery was at least 45% of that required over the previous three years.”*

4.41. As the Council can no longer demonstrate a three-year supply of deliverable housing, the general presumption in favour of sustainable development will now be a critical reference point when determining planning applications involving the provision of housing in Neighbourhood Areas that have a ‘made’ Neighbourhood Plan.

4.42. Essentially, now that the presumption in favour of sustainable development applies to these ‘made’ Neighbourhood Plan areas, development is no longer constrained by policies in the adopted Neighbourhood Plans.

# 5. Housing trajectory

## Supply of developable housing sites

- 5.1. Paragraph 68 b) of the NPPF states that, in addition to the supply of specific, deliverable sites identified for years one to five, a supply of specific, developable sites or broad locations for growth, for years six to ten and, where possible, for years 11 - 15 of the plan should also be identified.
- 5.2. To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and are viable for development at the point envisaged.
- 5.3. Figure 19 identifies the supply of developable housing for years six to ten, as at 1 April 2022.

Figure 19: Supply of developable housing sites

Source of supply	No. of dwellings
Large site permissions	508
DaSA Local Plan allocations	808
Neighbourhood Plan allocations	201
Small site windfall allowance	225
Remaining exception site allowance	30
<b>Total</b>	<b>1,772</b>

- 5.4. This shows that there are an additional 508 dwellings on large site permissions that are identified as being developable, mostly on the site at Worsham Farm in North East Bexhill.
- 5.5. DaSA allocations which have not yet been granted planning permission, but deliverable in years six to ten total 808 and the Neighbourhood Plan allocations are expected to provide a further 201 dwellings.
- 5.6. The phasing of development for these additional dwellings draws on information obtained to assess the supply of deliverable sites, as discussed in paragraph 4.22.

- 5.7. A small site windfall allowance of 225 dwellings has also been included. This has been calculated by applying 45 dwellings per year, over the period from 1 April 2026 to 31 March 2031, in accordance with paragraph 7.56 on page 39 of the Core Strategy. This is considered to still be appropriate, as the number of small site completions has averaged 55 per annum since 2011, as shown in Figure 4.
- 5.8. Lastly, the remaining exception site allowance of 30 dwellings has been included in accordance with paragraph 7.56 on page 39 of the Core Strategy.
- 5.9. It should be noted that work is currently underway on producing an updated windfall methodology background paper in support of the new Local Plan, which will reassess the likely contribution from windfall sites in the future, as well as the period over which any allowance should be applied.
- 5.10. As the new Local Plan is progressed, further sites or broad locations will be identified for years six to ten and 11 - 15.

### **Housing trajectory**

- 5.11. Appendices 5 and 6 show the anticipated trajectory of annual housing completions within the district.
- 5.12. It should be noted that the figures used to produce the trajectory are based on several assumptions:
- a) The large site permissions are all built-out in accordance with information received from developers.
  - b) The DaSA allocations and Neighbourhood Plan allocations that have not yet received planning permission, all come forward and are built-out for at least the number of dwellings that have been allocated, within the Core Strategy plan period.
  - c) No allowances have been made for large site windfalls.



## 6. Appendices

### Appendix 1: Large site permissions

Large sites with permission					Expected Phasing of Completions												Planning Notes	
Area	Ref	Site	Settlement	Units Left	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Total	Status	Notes	
Bexhill	RR/2015/1760/P	Worsham Farm (Outline)	Bexhill	850		30	120	120	120	120	120	120	100		850	Outline	Outline application (RR/2015/1760/P) for 1,050 units (30% AH) approved 29/03/16. Reserved Matters application (RR/2016/3245/P) for Phase 1 approved 21/11/17. RDLP 2006 allocation BX2.	
	RR/2016/3245/P	Worsham Farm (Phase 1)	Bexhill	114	68	46									114	Commenced	Reserved Matters application (RR/2016/3245/P) for Phase 1 approved 21/11/17.	
	RR/2015/3125/P	Barnhorn Green	Bexhill	74	74										74	Commenced	Outline application (RR/2012/1978/P) for 275 units approved 26/11/14. Reserved Matters application (RR/2015/3125/P) approved 12/12/16. Further full application (RR/2015/3115/P) for 67 additional units approved 09/03/17 (amended by RR/2019/2242/P a further 16 units, approved 28/04/21).	
	RR/2017/2441/P	Preston Hall Farm	Bexhill	124	124										124	Commenced	Full application (RR/2017/2441/P) for 139 units (138 net, 30% AH) approved 02/08/18. DaSA allocation BEX2.	
	RR/2017/1705/P	Spindlewood Drive	Bexhill	160			40	40	40	40					160	Outline	Outline application (RR/2017/1705/P) for 160 units allowed at appeal 27/07/21. DaSA allocation BEX9.	
	RR/2020/2260/P	Clavering Walk	Bexhill	70		35	35								70	Reserved Matters	Outline application (RR/2018/3127/P) for up to 85 units allowed at appeal 13/02/20. Reserved Matters application (RR/2020/2260/P) for 70 units approved 18/08/21.	
	RR/2019/2289/P	Sussex Hotel	Bexhill	10		10									10	Commenced	Full application (RR/2019/2289/P) for 10 units approved 18/08/20.	
	RR/2019/2302/P	Indoor Market	Bexhill	12				12							12	Full	Full application (RR/2019/2302/P) for 12 units approved 17/07/20.	
	RR/2020/155/P	2a Sackville Road	Bexhill	6				6							6	Full	Full application (RR/2020/155/P) for 6 units approved 04/09/20.	
	RR/2020/468/P	26 & 26A Collington Avenue	Bexhill	7		7									7	Full	Full application (RR/2020/468/P) for 9 units (7 net) approved 12/11/20.	
	RR/2020/1410/P	Ashridge Court	Bexhill	29		15	14								29	Reserved Matters	Outline application (RR/2016/3206/P) for 31 units allowed at appeal 23/11/2018 (ref: 2563). Reserved Matters application (RR/2020/1410/P) approved 18/03/21.	
	RR/2020/565/P	Moleynes Mead	Bexhill	24		18	6								24	Commenced	Full application (RR/2020/565/P) for 26 units approved 06/04/22. DaSA allocation BEX7.	
	RR/2020/577/P	30 Dorset Road	Bexhill	8					8						8	Outline	Outline application (RR/2020/577/P) for 8 units approved 20/05/2021.	
	RR/2021/1455/P	Gullivers Bowls Club	Bexhill	8		8									8	Full	Full application (RR/2021/1455/P) for 8 units approved 22/04/22. DaSA allocation BEX5.	
RR/2021/1621/P	49 Cooden Sea Road	Bexhill	9				9							9	Full	Full application (RR/2021/1621/P) for 9 units approved 08/03/22.		
Battle	RR/2017/1136/P	Lillybank Farm	Battle	49	49										49	Commenced	Outline application (RR/2016/725/P) for 50 units (49 net, 35% affordable) approved 09/05/17. Reserved Matters application (RR/2017/1136/P) approved 29/09/17.	
	RR/2020/2276/P	North Trade Road (South)	Battle	25		25									25	Commenced	Outline application (RR/2017/2390/P) for 25 units (35% AH) approved 07/03/19. Reserved Matters application (RR/2020/2276/P) approved 18/05/21.	
	RR/2021/1754/P	North Trade Road (North)	Battle	20			20								20	Reserved Matters	Outline application (RR/2018/2666/P) for 20 units approved 28/10/19. Reserved Matters application (RR/2021/1754/P) approved 22/02/2022.	
	RR/2020/2307/P	Blackfriars	Battle	200			60	70	70						200	Reserved Matters	Outline application (RR/2019/604/P) for 220 units approved 18/12/20. Reserved Matters application (RR/2020/2307/P) for 200 units approved 26/04/21. Battle NP allocation.	
RR/2020/165/P	Tollgates	Battle	51	51										51	Commenced	Outline application (RR/2017/1259/P) for 63 units (35% affordable) approved 01/11/17. Reserved Matters (RR/2018/2985/P) approved 04/03/19. Further Reserved Matters (RR/2020/165/P) approved 21/05/20.		
Rye	RR/2017/1778/P	Thomas Peacocke	Rye	63				33	30						63	Full	Full application (RR/2017/1778/P) for 65 dwellings approved 23/12/20. Rye NP allocation H8.	
	RR/2018/1828/P	48 Ferry Road	Rye	7	7										7	Commenced	Full application (RR/2018/1828/P) for 7 units approved 14/03/19.	
	RR/2017/2217/P	Tower Street	Rye	6		6									6	Commenced	Full application (RR/2017/2217/P) for 6 units approved 15/08/19.	
	RR/2019/789/P	Rock Channel	Rye	11			11								11	Full	Full application (RR/2019/789/P) for 11 units approved 22/05/20. Part of Rye NP allocation H4.	
	RR/2021/1162/P	Skinnners of Rye	Rye	7	7										7	Commenced	Full application (RR/2021/1162/P) for 7 units approved 25/11/21.	
Rural Villages	RR/2020/1822/P	Strand Meadow	Burwash	30		10	20								30	Reserved Matters	Outline application (RR/2017/582/P) for 30 units approved 07/03/18. Reserved Matters application (RR/2020/1822/P) allowed at appeal 21/04/22. RDLP allocation.	
	RR/2021/1608/P	Ashwood	Burwash Common	12			2	5	5						12	Full	Full application (RR/2021/1608/P) for 12 units approved 20/12/21.	
	RR/2017/457/P	Former Market Garden	Fairlight Cove	16		10	6								16	Commenced	Full application (RR/2017/457/P) for 16 units allowed at appeal 10/09/21. DaSA allocation FAC1.	
	RR/2019/2194/P	Foundry Close	Hurst Green	20			20								20	Full	Full application (RR/2019/2194/P) for 20 units approved 29/10/20.	
	RR/2019/243/P	Land off Main Road	Icklesham	15	15										15	Commenced	Full application (RR/2019/243/P) for 15 units approved 15/09/20. Exception site.	
	RR/2019/921/P	Darvel Down	Netherfield	25		25									25	Commenced	Outline application (RR/2017/2308/P) for 25 units (40% AH) approved 22/10/18. Reserved Matters (RR/2019/921/P) approved 30/10/19.	
	RR/2019/2738/P	Goddens Gill	Northiam	34		34									34	Commenced	Full application (RR/2019/2738/P) for 34 units approved 08/11/21. DaSA allocation NOR2.	
	RR/2017/382/P	Hodson's Mill	Robertsbridge	96			32	32	32						96	Full	Full application (RR/2017/382/P) for 96 units approved 01/07/21. Salehurst and Robertsbridge NP allocation.	
	RR/2017/1629/P	Grove Farm	Robertsbridge	24				24							24	Outline	Outline application (RR/2017/1629/P) for 24 units approved 11/02/19. Reserved Matters application (RR/2022/283/P) currently under consideration. Salehurst and Robertsbridge NP allocation.	
	RR/2019/2818/P	Hillbury Field	Ticehurst	30	10	20									30	Commenced	Outline application (RR/2015/2953/P) for 30 units approved 13/01/17. Reserved Matters application (RR/2019/2818/P) approved 01/12/20.	
RR/2020/585/P	Singehurst	Ticehurst	10		10									10	Full	Full application (RR/2020/585/P) for 10 dwellings approved 25/08/22. Ticehurst NP allocation.		
RR/2017/1293/P	Westfield Down	Westfield	39	10	29									39	Commenced	Outline application (RR/2009/322/P) for 39 units approved 20/06/14. Reserved Matters (RR/2017/1293/P) approved 23/10/18. DaSA allocation WES1.		
Hastings Fringes	RR/2018/2040/P	Bachelors Bump	Hastings	10		10								10	Commenced	Full application (RR/2018/2040/P) for 10 dwellings approved 14/10/19.		
<b>Total</b>				<b>2,305</b>	<b>415</b>	<b>348</b>	<b>386</b>	<b>351</b>	<b>305</b>	<b>160</b>	<b>120</b>	<b>120</b>	<b>100</b>	<b>0</b>	<b>2,305</b>			

## Appendix 2: Large sites delegated to approve subject to S106

Large sites delegated to approve subject to S106					Expected Phasing of Completions											Planning Notes	
Area	Ref	Site	Settlement	Units	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Total	Status	Notes
Bexhill	RR/2019/430/P	High School and Drill Halls	Bexhill	52			16	36							52	Outline	Outline application (RR/2019/430/P) for up to 52 units delegated to approve 17/12/19, subject to S106 agreement. DaSA allocation BEX8.
Rural Villages	RR/2021/431/P	Oakleys Garage	Burwash	7			7								7	Full	Full application (RR/2021/431/P) for 7 units delegated to approve 03/03/22, subject to S106 agreement.
	RR/2018/3064/P	Church Hill Farm	Sedlescombe	10				10							10	Outline	Outline application (RR/2018/3064/P) for 10 units delegated to approve 16/02/22, subject to S106 agreement. Sedlescombe NP allocation Policy 8.
	RR/2019/1332/P	Gate Cottage	Sedlescombe	8					8						8	Outline	Outline application (RR/2019/1332/P) for 8 units delegated to approve 01/07/22, subject to S106 agreement. Sedlescombe NP allocation Policy 7.
	RR/2019/2485/P	Sunningdale	Sedlescombe	8						8					8	Outline	Outline application (RR/2019/2485/P) for 8 units delegated to approve 24/01/22, subject to S106 agreement. Sedlescombe NP allocation Policy 2.
<b>Total</b>				<b>85</b>	<b>0</b>	<b>0</b>	<b>23</b>	<b>46</b>	<b>8</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>85</b>		

## Appendix 3: DaSA allocations

DaSA Allocations					Expected Phasing of Completions											Planning Notes
Area	Settlement	Site	Policy	Units (mid)	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Total	Notes
Bexhill	BEX3a	North Bexhill	Bexhill	250				40	40	40	40	40	50		250	Site allocated in the Development and Site Allocations Local Plan for 250 dwellings. Outline application (RR/2022/2364/P) for 250 units currently under consideration.
	BEX3b	North Bexhill	Bexhill	130				40	40	50					130	Site allocated in the Development and Site Allocations Local Plan for 130 dwellings. Outline application (RR/2022/1584/P) for 130 units currently under consideration.
	BEX3c	North Bexhill	Bexhill	150						40	40	30	40		150	Site allocated in the Development and Site Allocations Local Plan for 150 dwellings.
	BEX6	Cemetery Lodge	Bexhill	30						20	10				30	Site allocated in the Development and Site Allocations Local Plan for 30 dwellings.
	BEX8	Terminus Road	Bexhill	10								10			10	Site allocated in the Development and Site Allocations Local Plan for 10 dwellings.
	BEX10	Northeye	Bexhill	140							40	50	50		140	Site allocated in the Development and Site Allocations Local Plan for 140 dwellings.
Rural Villages	BEC1	Hobbs Lane	Beckley Four Oaks	14					14						14	Site allocated in the Development and Site Allocations Local Plan for 14 dwellings.
	BEC2	Buddens Green	Beckley Four Oaks	6					6						6	Site allocated in the Development and Site Allocations Local Plan for 6 dwellings.
	BRO1	Land west of A28	Broad Oak	40				20	20						40	Site allocated in the Development and Site Allocations Local Plan for 40 dwellings.
	BRO2	Rainbow Trout	Broad Oak	12						12					12	Site allocated in the Development and Site Allocations Local Plan for 20 dwellings. Full application (RR/2018/1813/P) for 8 units completed on part of the site.
	CAM1	Former Putting Green	Camber	10			10								10	Site allocated in the Development and Site Allocations Local Plan for 10 dwellings. Full application (RR/2021/2947/P) for 10 units currently under consideration.
	CAT1	The White Hart	Catsfield	35						15	20				35	Site allocated in the Development and Site Allocations Local Plan for 35 dwellings.
	FAC2	Wakehams Farm	Fairlight Cove	30						10	20				30	Site allocated in the Development and Site Allocations Local Plan for 30 dwellings.
	IDE1	Elmsmead	Iden	12					12						12	Site allocated in the Development and Site Allocations Local Plan for 12 dwellings.
	NOR1	Northiam CE School	Northiam	6						6					6	Site allocated in the Development and Site Allocations Local Plan for 6 dwellings.
	PEA1	Main Street	Peasmarsch	45						25	20				45	Site allocated in the Development and Site Allocations Local Plan for 45 dwellings.
	RHA1	Stonework Cottages	Rye Harbour	40								20	20		40	Site allocated in the Development and Site Allocations Local Plan for 40 dwellings.
	WES2	Moorhurst	Westfield	40							20	20			40	Site allocated in the Development and Site Allocations Local Plan for 40 dwellings.
WES3	Goulds Drive	Westfield	10								10			10	Site allocated in the Development and Site Allocations Local Plan for 10 dwellings.	
Hastings Fringes	HAS2	Michael Tyler Factory	Hastings	40						40					40	Site allocated in the Development and Site Allocations Local Plan for 40 dwellings.
<b>Total</b>				<b>1,050</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>100</b>	<b>132</b>	<b>318</b>	<b>260</b>	<b>140</b>	<b>90</b>	<b>0</b>	<b>1,050</b>	

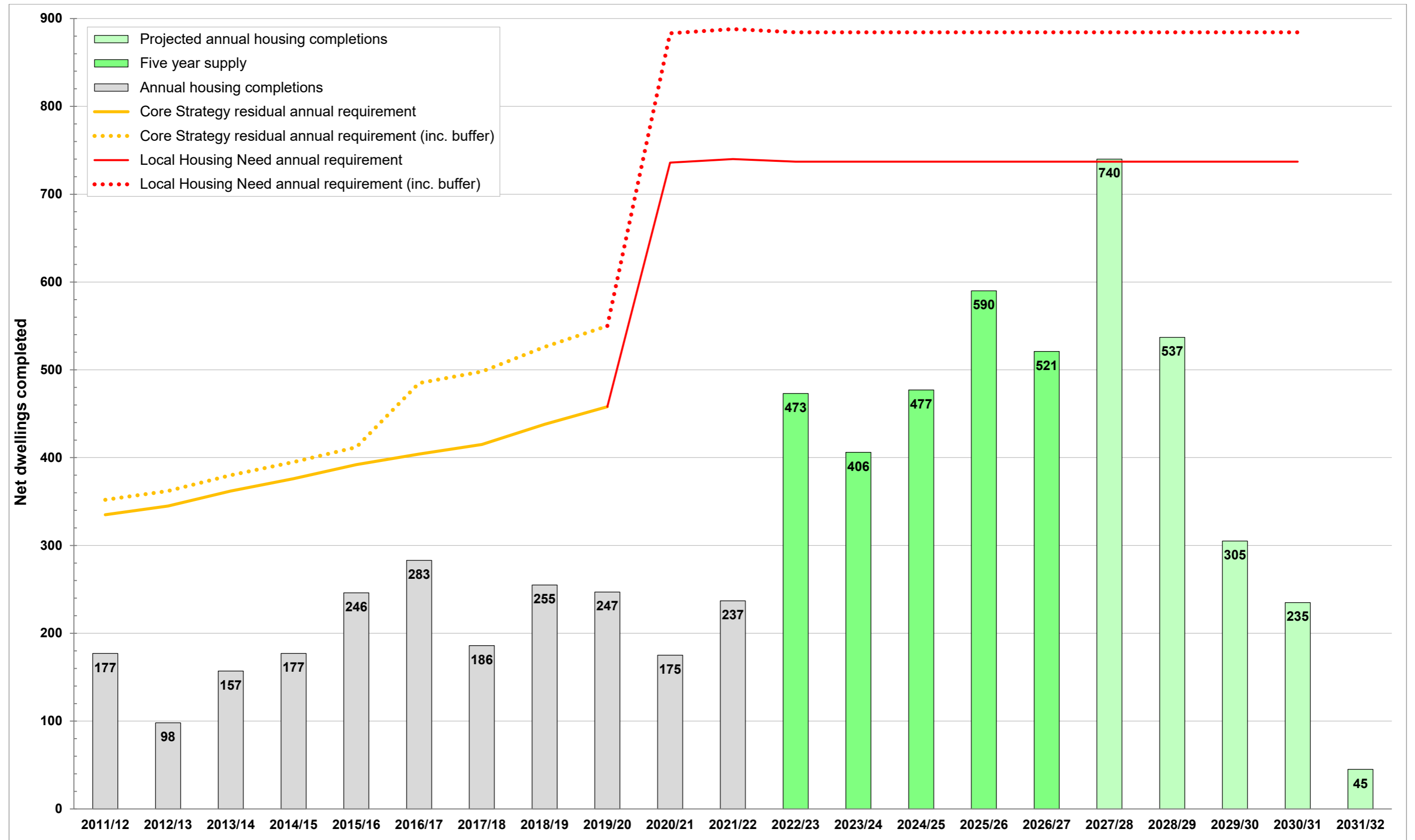
## Appendix 4: Neighbourhood Plan allocations

Neighbourhood Plan Allocations					Expected Phasing of Completions										Planning Notes	
Area	Plan	Site	Policy	Units	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Total	Notes
Battle	Battle NP	Caldbec House	HD2 (1)	5						5					5	Site allocated in the Battle Civil Parish Neighbourhood Plan (made November 2021) for 5 dwellings.
		Glengorse	HD2 (2)	15						15					15	Site allocated in the Battle Civil Parish Neighbourhood Plan (made November 2021) for 15 dwellings.
		Swallow Barn	HD2 (3)	10						10					10	Site allocated in the Battle Civil Parish Neighbourhood Plan (made November 2021) for 10 dwellings.
		White House Poultry Farm	HD2 (4)	23						23					23	Site allocated in the Battle Civil Parish Neighbourhood Plan (made November 2021) for 23 dwellings.
Rye	Rye NP	Tilling Green, Rye	H3	20						10	10				20	Site allocated in the Rye Neighbourhood Plan (made July 2019) for 20 dwellings.
		Rock Channel, Rye	H4	19						10	9				19	Site allocated in the Rye Neighbourhood Plan (made July 2019) for 30 dwellings. Full application (RR/2019/789/P) for 11 units approved 22/05/20 on part of the site.
		Winchelsea Road East, Rye	H5	10						5	5				10	Site allocated in the Rye Neighbourhood Plan (made July 2019) for 10 dwellings.
		Winchelsea Road West, Rye	H6	20						10	10				20	Site allocated in the Rye Neighbourhood Plan (made July 2019) for 20 dwellings.
		Freda Gardham, Rye	H7	30						15	15				30	Site allocated in the Rye Neighbourhood Plan (made July 2019) for 20 dwellings.
Rural Villages	Crowhurst NP	Forewood Lane	CH1	12						6	6				12	Site allocated in the Crowhurst Neighbourhood Plan (made July 2019) for 12 dwellings.
		Forewood Rise	CH2	12						6	6				12	Site allocated in the Crowhurst Neighbourhood Plan (made July 2019) for 12 dwellings.
		Station Car Park	CH3	6								6			6	Site allocated in the Crowhurst Neighbourhood Plan (made July 2019) for 6 dwellings.
	Salehurst & Robertsbridge NP	Heathfield Gardens	HO2	35				20	15						35	Site allocated in the Salehurst & Robertsbridge Neighbourhood Plan (made July 2018) for approx. 35 to 40 dwellings.
		Grove Farm	HO2	6				6							6	Full application (RR/2017/1642/P) for 6 units approved 05/02/19. RDLP 2006 allocation VL7. Salehurst and Robertsbridge NP allocation. New full application (RR/2022/1850/P) for 8 units currently under consideration.
		Vicarage Land	HO2	6				6							6	Site allocated in the Salehurst & Robertsbridge Neighbourhood Plan (made July 2018) for approx. 6 to 10 dwellings.
	Sedlescombe NP	Village Hall, North of	SNP 4	10						10					10	Site allocated in the Sedlescombe Neighbourhood Plan (made April 2018) for approx. 10 to 12 dwellings.
	Ticehurst NP	Wardsdown House	H2(3)	9							9				9	Site allocated in the Ticehurst Neighbourhood Plan (made July 2019) for 9 dwellings.
		Orchard Farm	H2(1)	6				3	3						6	Site allocated in the Ticehurst Neighbourhood Plan (made July 2019) for 6 dwellings. Hybrid application (RR/2022/1265/P) for 5 units currently under consideration.
	<b>Total</b>				<b>254</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>35</b>	<b>18</b>	<b>134</b>	<b>67</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>254</b>

## Appendix 5: Housing trajectory table

Area	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Total
Bexhill	35	29	76	82	96	131	84	174	144	95	180	287	191	253	325	270	365	285	255	205	15	3,577
Battle	-1	7	3	5	7	4	5	4	5	6	17	105	30	85	75	75	56	3	3	3	3	500
Rye	74	14	11	26	73	28	1	5	0	1	4	18	10	15	37	34	53	52	3	3	3	465
Rural Villages	69	47	67	64	62	96	70	63	81	73	36	62	165	124	153	142	226	197	44	24	24	1,889
Hastings Fringes	0	1	0	0	8	24	26	9	17	0	0	1	10	0	0	0	40	0	0	0	0	136
<b>Yearly Total</b>	<b>177</b>	<b>98</b>	<b>157</b>	<b>177</b>	<b>246</b>	<b>283</b>	<b>186</b>	<b>255</b>	<b>247</b>	<b>175</b>	<b>237</b>	<b>473</b>	<b>406</b>	<b>477</b>	<b>590</b>	<b>521</b>	<b>740</b>	<b>537</b>	<b>305</b>	<b>235</b>	<b>45</b>	<b>6,567</b>

Appendix 6: Housing trajectory graph



## Appendix 7: Local Housing Need calculation

Setting the baseline	
<b>1</b>	<p>Set the baseline using national household growth projections (2014-based household projections in England, table 406 unitary authorities and districts in England) for the area of the local authority. Using these projections, calculate the projected average annual household growth over a 10-year period (this should be 10 consecutive years, with the current year being used as the starting point from which to calculate growth over that period). Note that the figures displayed are rounded and individual cells need to be viewed in order to see the full number.</p> <p><a href="https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections">https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections</a></p>

2022 Projection	2032 Projection	10yr Growth	Annual Growth over 10yrs
45,489	50,755	50,755 - 45,489 = 5,266	5,266 / 10 = 527

An adjustment to take account of affordability	
<b>2</b>	<p>Then adjust the average annual projected household growth figure (as calculated in step 1) based on the affordability of the area.</p> <p>The most recent median workplace-based affordability ratios, published by the Office for National Statistics at a local authority level, should be used.</p> <p>No adjustment is applied where the ratio is 4 or below. For each 1% the ratio is above 4 (with a ratio of 8 representing a 100% increase), the average household growth should be increased by a quarter of a percent. To be able to apply the percentage increase adjustment to the projected growth figure we then need to add 1.</p> <p>Where an adjustment is to be made, the precise formula is as follows: Adjustment Factor = ((Local Affordability Ratio - 4) / 4) * 0.25 + 1</p> <p><a href="https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian">https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian</a></p>

Local Affordability Ratio	Adjustment Factor Calculation	Local Housing Need
13.82	1.614	527 x 1.614 = 850

Capping the level of any increase	
<b>3</b>	<p>A cap is then applied which limits the increases an individual local authority can face. How this is calculated depends on the current status of relevant strategic policies for housing.</p> <p>Where these policies were adopted within the last 5 years (at the point of making the calculation), the local housing need figure is capped at 40% above the average annual housing requirement figure set out in the existing policies.</p> <p>This also applies where the relevant strategic policies have been reviewed by the authority within the 5-year period and found to not require updating.</p> <p>For areas covered by spatial development strategies, the relevant strategic policies are those contained within the spatial development strategy. For example, where a requirement figure for an authority in a spatial development strategy differs from that in a local plan, the figure in the spatial development strategy should be used.</p> <p>Where the relevant strategic policies for housing were adopted more than 5 years ago (at the point of making the calculation), the local housing need figure is capped at 40% above whichever is the higher of: the projected household growth for the area over the 10-year period identified in step 1; or the average annual housing requirement figure set out in the most recently adopted strategic policies (if a figure exists).</p>

Capped if Policies less than 5yr old	Capped if Policies more than 5yr old
469	<b>737</b>