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HOUSING DELIVERY AND SUPPLY REPORT 2020

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This document sets out the housing position for each local authority in East Sussex, using the indicators of supply (5YHLS) and delivery (Housing Delivery Test) as set out in the National Planning Policy Framework (NPPF). Taking account of delivery and supply, this document provides an outlook for housebuilders and developers.

SUPPLY:

Local Planning Authorities (LPA) are required to maintain a 5-year housing land supply (enough land to deliver their annualised housing requirement for a 5-year period).

The sites should be deliverable within that period. Where a LPA cannot demonstrate a 5YHLS, as per paragraph 11d of the NPPF, the presumption in favour of sustainable development applies, i.e. planning permission for housing (in sustainable locations) should be granted unless there are significant or demonstrable adverse impacts.

Information is obtained from LPA’s most recent publication either Authority Monitoring Report, Housing Delivery Test Action Plan or even SHLAA – this is hyper-linked in the figure with the date of the document’s publication (which is not necessarily the point in time when figure was calculated).

DELIVERY:

The Housing Delivery Test (HDT) is a how many homes were delivered in the last 3 years against the homes required in that same period.

From 2019, LPAs are penalised for not delivering housing by either Action Plan (<95%), Buffer (<85%) or Presumption (<45%).

In short, Action Plan requires a plan from LPA to boost housing delivery, Buffer requires 20% added to 5YHLS requirement, Presumption means presumption in favour of sustainable development applies.

LOCAL PLANS:

Local Plans play a fundamental role in maintaining housing land supply.

A new Local Plan will ensure that sufficient sites are allocated to meet the housing requirement over the plan period (for a short while at least).

Older LPs / Core Strategy’s tend to be based on out-dated housing requirement figures (i.e. not standard methodology), as such contain less allocations to meet up-to-date requirements (any plan which is over 5 year’s old must use standard method number).

FORECAST:

The forecast is a quick assessment of the situation with regards to the figures. The better the outlook, the better it is for developer looking to bring forward housing proposals. The forecast outline is as follows;

-  Sunny
-  Sunny spells
-  Cloudy
-  Rain

PI have experience in nearly all of the LPA, a few, we do not. The commentary is indicative to best of our knowledge and experience.



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LOCATION	HDT 2018	HDT 2019	HDT MEASURE	5YHLS	ADOPTED LOCAL PLAN	FORECAST
Brighton and Hove	77%	70% (-7%)	Buffer	4.0 (with 20% buffer) - October 2019	City Plan Part 1 (2016) 4 years old	Brighton now have a 20% buffer applied because of continued under-delivery. The presumption is in effect as a result of no 5YHLS. The Local Plan Part 1 is relatively new, 2016, the City Plan Part 2 will allocate land, given the current lack of supply, will need to include more land for development, now is a good time to get sites submitted for consideration through Local Plan.
Eastbourne Borough	73%	38% (-35%)	Presumption	1.43 (20% buffer) - December 2019	Core Strategy (2013) 7 years old	Eastbourne have very poor figures for a non-Green Belt authority (although they do have some AONB), old Core Strategy housing targets very out of sync with actual up-to-date need - reflected in 5YHLS. Coupled with poor delivery, any sustainable sites should be a looked at.
Hastings BC	98%	84% (-14%)	Buffer	5.7 (5% buffer) - January 2019	Hasting Planning Strategy (2014) 6 years old	No information on up-to-date 5YHLS, information from early 2019, reason for this is perhaps that Hastings have a very low annual target of 200, as the Local Plan is over 5 years old, from 2019, HBC's annual target will be based on the minimum housing need figure, which is calculated at 430 dwellings per annum. Expect supply to be much less than 5 when up-to-date information published, particularly as 20% buffer should be added (rather than 5%).
Lewes DC	50%	93% (+43%)	Action Plan	5.59 (5% buffer) - April 2019	Core Strategy (2016) 4 years old	There has been some backwards and forwards in agreeing their housing delivery figure due to South Downs National Park and Wealden implications. Lewes Local Plan Part 2 is at an advanced stage of preparation with adoption expect soon, this should allocate sufficient land for housing in the short-term.
Rother DC	69%	70% (+1%)	Buffer	3.73 (20% buffer) - September 2019	Core Strategy (2014) 6 years old	Rother have been struggling with supply for a number of years. RDC have standing advice from 2016 which states that sites which are suitable, deliverable and otherwise contribute to sustainable development, including circumstances where they are not within a development boundary, should be considered favourably.
Wealden DC	112%	83% (-29%)	Buffer	3.67 (5% buffer) - December 2019	Core Strategy (2013) 7 years old	WDC had their new Local Plan withdrawn on 22 February. The SoS did not agree with their justification for moderating housing requirement due to air quality impacts. Now back to square one, the presumption is in place for a while and therefore a very good area to identify sites for housing. Furthermore, it appears that Wealden should be applying a 20% buffer rather than 5% as their delivery has slipped below 85%. A very good area to find housing sites in sustainable locations.

