From:	Jane Proctor
Sent:	23 November 2010 14:16
To:	Keith Morgan
Subject:	Housing Figures
Attachments:	Five Year Housing Land Supply Assessment 2010-15.doc; Annex 1 Sites with extant planning permission (including allocations) considered deliverable 2010-2015.doc; Annex 2 Sites identified in the Strategic Housing Land Availability Assessment considered deliverable 2010-2015.doc

Keith

Attached are the documents relating to the 5 year housing land supply for the period 2010-2015. As you can see, there is a surplus of 223 dwellings. If you take out the SHLAA sites, the situation changes somewhat, with the surplus being just 13 dwellings. I think we can argue that the SHLAA sites should make a contribution to the 5 year supply – they have been subject to the tests in PPS3 etc – and are considered deliverable.

I've had a quick look at permissions that have come forward since 1 April 2010 – not that many and they are all on small sites of 5 or less units. They could deliver another 44 dwellings, but if you use WSCC assumption that only 55% will be built, that brings the figure down to 24 dwellings. (This is just a rough calculation because I haven't taken account of any demolitions)

There is Ropetackle North in the pipeline, which could deliver a significant number of units – Dev Brief being prepared.
Also, the application for residential development at Britannia House, if it is likely to be approved?

Let me know if you need any further info.

Jane

Jane Proctor - Planning Officer | Planning, Regeneration and Wellbeing (Planning Policy), Adur District Council
Location: Civic Centre (Room 219)
Internal: 63244 | External: 01273 263244 | E-mail: jane.proctor@adur.gov.uk

Please think before you print this and save paper

Adur District Council
Five Year Housing Land Supply Assessment
2010-2015

Introduction

Planning Policy Statement 3: Housing (PPS3), published in November 2006, requires Local Planning Authorities to identify and ensure that there is a continuous five year supply of deliverable sites for housing development. In order to be deliverable PPS3 (paragraph 54) states that sites should:

- Be available – the site is available now
- Be suitable – the site offers a suitable location for development now and would contribute to the creation of sustainable and mixed communities
- Be achievable – there is a reasonable prospect that housing will be delivered on the site within five years

This Five Year Housing Land Supply Assessment considers the period from 1 April 2010 to 31 March 2015. It takes account of sites with planning permission and sites identified in the Strategic Housing Land Availability Assessment published in June 2009 which have the realistic potential to come forward in the next five years.

Assessing the supply

The Department for Communities and Local Government (DCLG) has produced advice to enable the Planning Inspectorate to assess whether Local Planning Authorities can demonstrate a five year supply of deliverable sites. The advice states that the Planning Authority should use, where available, housing provision figures in adopted Development Plans, adjusted to reflect the level of housing that has already been developed. For the purposes of this Assessment, this means the housing requirement of the South East Plan adopted in May 2009. Whilst the Government has announced its intention to revoke the South East Plan, it still remains part of the development plan until such time as the proposed Localism Bill is enacted.

The overall housing requirement in the South East Plan is 2100 dwellings (net). It has a base date of 2006. To calculate the net remaining requirement for the South East Plan period, the number of dwellings built between 2006 and 2010 has been deducted from the overall figure.

The following table sets out the requirement for the five years 2010-2015.

	Dwellings (net)	**Average per annum**
Housing requirement 2006 - 2026	2100	105
Completions 2006 - 2010	546	137
Residual requirement 2010-2026	1554	97

Requirement for five years 2010-2015	485	97

How this will be provided

The housing requirement for the five year period 2010-2015 is **485** dwellings.

The sites identified as commitments at 1 April 2010 in the Housing Land Supply Study produced annually by West Sussex County Council are those sites which have planning permission but have not yet been completed. The Study identifies those sites which can accommodate 6 or more dwellings. They have been assessed against the delivery requirements in PPS3 and are listed in Annex 1 and will deliver **371** new dwellings.

Within the district, small sites of less than 6 dwellings continue to come forward. It is not practical to identify and assess all of these sites in terms of their deliverability. Therefore, in forecasting house building on these small sites, it is assumed that all dwellings under construction and 45% of those with planning permission but not yet started will be built within the five year period 2010-2015. This is based on past evidence of completion rates and gives an additional **127** dwellings.

The total projected net completions over the five year period are **498** dwellings.

A Strategic Housing Land Availability Assessment for the District was completed in March 2009 and published in June 2009. It identified a number of sites on previously developed land that are likely to come forward for development over the plan period, on which **210** dwellings are considered to be deliverable within the five year period and are listed in Annex 2.

How the five year housing land supply will be delivered against the South East Plan is indicated below:

	Dwelling units
Housing requirement 2006-2026	2100
Completions 2006-2010	546
Residual requirement 2010-2026	1554
Requirement for five years 2010-2015	485
Deliverable sites 2010-2015	708
Surplus	**223**

Conclusion

Compared against the South East Plan, a five year supply of deliverable housing sites can be demonstrated, with a surplus of 223 dwellings.

Annex 1: Sites with extant planning permission (including allocations) considered deliverable 2010-2015

Site Address	Demolitions	Site Capacity (gross)	Deliverable within years:			Suitability	Availability	Achievability
			1-5	6-10	11-15			
Kingdom Hall, Wembley Gardens, Lancing	0	6	6			Site has extant planning permission and is therefore suitable for development	Development commenced	
Penncroft, Elm Grove, Lancing	0	6	6			Site has extant planning permission and is therefore suitable for development	Development commenced	
Royal Naval Association. Tower Road, Lancing	0	9	9			Site has extant planning permission and is therefore suitable for development	Development commenced	
Ardmore Nursery School, Wembley Gardens, Lancing	0	9	9			Site has extant planning permission and is therefore suitable for development	Full planning permission.	Building Regulation application approved. Agent confirmed site commencement by end of 2010.
Lancing College Farm, Lancing	3	10		10		Site has extant planning permission and is therefore suitable for development	Development commenced	One unit has been completed. Remainder of the site unlikely to come forward in next five years. Part of long term plans for the college.
The Luxor Centre, Station Parade, Lancing	0	6	6			Site has extant planning permission and is therefore suitable for development	Full planning permission. Site currently on the market.	The site is within the town centre and close to the station. The market demand and price likely to reflect this.
Burdwood House, 143 Brighton Road, Lancing	22	20	20			Site has extant planning permission and is therefore suitable for development	Development commenced	
Part of Southlands Hospital, Shoreham	0	197	154	43		Local Plan allocated site. Site has extant planning permission and is therefore suitable for	Development commenced	

						development		
Surry Arms, 388 Brighton Road, Shoreham	0	7	7			Site has extant planning permission and is therefore suitable for development	Development commenced	
Ballamys, Ropetackle, Shoreham	0	48	48			Site has extant planning permission and is therefore suitable for development	Development commenced	
79-81 Brighton Road, Shoreham	0	79	79			Site has extant planning permission and is therefore suitable for development	Full planning permission. Vacant site available for development.	Has potential to be an "early win" site within the Shoreham Harbour development and would need to be delivered in the next five years.
60-66 Busticle Lane, Sompting	1	8	8			Site has extant planning permission and is therefore suitable for development	Recent application refused for an increased number of units (appeal decision pending) which suggests developer interest.	Reasonably close to local facilities. Market demand and prices are likely to reflect this.
Elmcroft, Croft Avenue, Southwick	0	14	14			Site has extant planning permission and is therefore suitable for development	Development commenced	
Rotary House, Cecil Road, Lancing	19	25	25			Site has extant planning permission and is therefore suitable for development	Full planning permission	Registered Social Landlord to develop this site.
3-15 New Road, Shoreham-by-Sea	3	11	11			Site has extant planning permission and is therefore suitable for development	Full planning permission	Within the town centre. Identified in the Shoreham Renaissance Strategy for development.
Former Dairy Depot, Old Shoreham Road, Southwick	0	14	14			Site has extant planning permission and is therefore suitable for development	Full planning permission	Site being promoted by owner.
TOTAL	**48**	**469**	**416**	**53**				

Annex 2: Sites identified in the Strategic Housing Land Availability Assessment considered deliverable 2010-2015								
Site Address	**Demolitions**	**Site Capacity (net)**	**Deliverable within years:**			**Suitability**	**Availability**	**Achievability**
			1-5	**6-10**	**11-15**			
Lancing Manor Filling Station, Old Shoreham Road, Lancing	0	10	10			Principle of development is accepted on this vacant site.	Land owner supports in principle residential development on this site.	Noise mitigation and ground remediation work may be required. However, site is still considered economically viable.
4 Old Shoreham Road, Lancing	1	10	10			Principle of development is accepted subject to satisfactory access being achieved.	Land owner is actively trying to purchase additional land to allow provision of a satisfactory access. A planning application for 14 units has recently been submitted (still to be determined)	Site is considered to be economically viable. It is reasonably well located to local facilities, Market prices and demand likely to reflect this.
Laundry, Alma Street, Lancing	0	6	6			Principle of development on this site is accepted and there are no major constraints to delivery.	Discussions have been held with the land owner.	Site is located in the town centre and the market prices and demand is likely to reflect this.
124 Upper Shoreham Road,Shoreham	1	10	10			Within a residential area, development is considered suitable. Recent appeal for the erection of 11 flats was dismissed – overdevelopment. A lesser scheme is likely to be acceptable.	Land owner supports the redevelopment of this site.	Site is considered to be economically viable. It is well located and close to local facilities. Market demand and price likely to reflect this.
136 Upper Shoreham Road, Shoreham	0	15		15		Principle of development is accepted on this site which is currently a petrol filling station within a residential area.	Site owner has indicated that residential development is being considered.	Mitigation and remediation of potential site contamination will be necessary. However, the site is still considered economically viable. Well located and close to local facilities. Market demand and price likely to reflect this.

Car Park, Beach Green, Shoreham	0	40	20	20		Underused public car park, the principle of development on part of this site is acceptable subject to flooding issues.	Within the ownership of the Council, it is likely that development could commence within five years. Affordable housing might be appropriate for this site.	Within Council ownership, development of the site is considered achievable.
Community Buildings, Pond Road, Shoreham	0	31	31			Principle of development acceptable on this site. Promoted as part of a mixed use development with new community, medical and library facilities through Shoreham Renaissance Strategy.	Within multiple public ownership, the site is the subject of a development brief. Proposal now is to redevelop land to east of Pond Road, hence the reduction in housing provision.	Sufficient residential development is required on this site to achieve its comprehensive redevelopment. Within the town centre where demand for residential properties is high.
412-414 Brighton Road, Shoreham	0	7	7			The site (a petrol filling station) is located adjacent the town centre and within a Conservation Area. It is considered suitable for residential development. Within Flood Zone 3a so would have to pass the exceptions teat. A recent application for 9 flats was withdrawn but it is likely that a lesser scheme would be acceptable provided it does not adversely impact on the Conservation Area.	The site owner continues to be interested in developing this site.	Mitigation measures to overcome potential contamination and flood issues will be required but the site is considered economically viable given its location adjacent the town centre.
12-18 Shoreham Road, Shoreham	0	17	17			Site lies within Flood Zone 3b. Within the same ownership as adjacent land being promoted for mixed use development to include flood defence works.	Pre-application discussions are currently taking place. Recent applications for a care home and flats have been withdrawn.	Subject to flood issues being resolved, the site is located on the edge of the town centre and the market is likely to reflect this.
Cecil Norris House, Ravens Road, Shoreham	12	12		12		The principle of redevelopment is accepted on this site.	Within Council ownership, the site is likely to be redeveloped	Within Council ownership, the site is likely to be redeveloped

							in the longer term.	in the longer term.
Northbourne Medical Centre, Eastern Avenue, Shoreham	0	10	10			Principle of development is accepted provided the community facility is replaced elsewhere.	The lease on this medical facility expires in the next couple of years. There is an extant planning permission for a replacement facility on an alternative site. A revised application is anticipated shortly.	Once the new medical facility has been constructed, the site will be available.
r/o St Peters Place, Western Road, Sompting	0	10	10			Principle of development on this site is accepted. Previous application for 15 flats was withdrawn following a request for further information.	Recent withdrawn application for development. A reduced scheme would be acceptable. Continued interest id developing the site.	Site is considered economically viable although noise mitigation will be necessary. Reasonably well located and close to local facilities. Market demand likely to reflect this.
Rectory Farm Industrial Estate, Rectory Farm Road, Sompting	0	70	10	60		Loss of employment floorspace would be an issue. However, the principle of development is acceptable in this residential location.	The site has been promoted through the SHLAA by the landowner.	Site is considered to be economically viable. It is reasonably well located to local facilities, Market prices and demand likely to reflect this.
Europa House, 46-50 Southwick Square, Southwick	0	12	12			Vacant office block within the town centre. Loss of employment floorspace would be an issue. However, the principle of development is acceptable.	Owner is considering the conversion of this office to residential accommodation.	Well located within the town centre. Market prices and demand likely to reflect this.
Grazing Land, Overhill, Southwick	0	74	37	37		Principle of development on this site is acceptable	Within Council ownership, there is a covenant on this site restricting its use to that associated with cemetery purposes. The Council is actively pursuing an application to the Lands Tribunal to resolve this issue.	Subject to the resolution of the covenant, it is likely that development could commence within 5 years. Part of the site would be developed for affordable housing. Within council ownership. RSL interest.
Garage Compound, r/o Kingston Broadway, Southwick	0	6	6			Principle of development on this site is accepted.	The site is actively being promoted through the	Site is considered to be economically viable. It is

						Previous applications have been refused on grounds of overdevelopment. However, a lesser scheme is likely to be acceptable.	planning process.	reasonably well located to local facilities, Market prices and demand likely to reflect this.
r/o 77-83 Southview Road, Southwick	0	6	6			Commercial building within a residential area. The loss of employment floorspace may be an issue, however, in principle residential development is acceptable.	The current occupiers have a short term lease, after which the landowner is considering redeveloping the site.	Site is considered to be economically viable. It is reasonably well located to local facilities, Market prices and demand likely to reflect this.
r/o 53-59 Southview Road, Southwick	1	8	8			Redevelopment of this underused site is acceptable, subject to suitable design and retention of the TPO.	The current owner is seeking to develop the site and owns one of the properties which would be demolished to create a satisfactory access.	Site is considered to be economically viable. It is reasonably well located to local facilities, Market prices and demand likely to reflect this.
TOTAL		**354**	**210**	**144**				