



## South Downs Local Plan Examination

Statement to accompany evidence requested by Inspector on 14 November 2018 and in INSP.10 relating to phasing of permitted housing sites

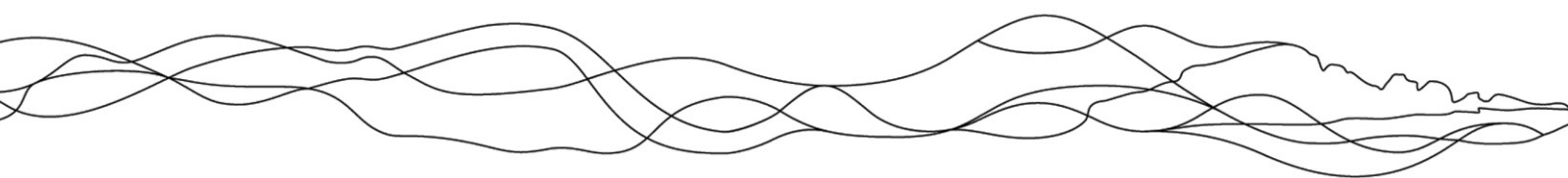
DATE: 28 November 2018

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### 1. Introduction

- 1.1 On 14 November, the hearing session on Matter 4: Housing took place. In the course of discussion, the SDNPA agreed to provide the Inspector and participants in the examination with further evidence. It was agreed that this would be helpful to show the way in which development phasing on permitted sites is assumed to come forward.
- 1.2 The evidence referred to by the SDNPA consists of two spreadsheets giving information on phasing, firstly on permitted sites, and secondly on sites allocated in made Neighbourhood Plans. These have a base date of 1 April 2018, and will feed into the Authority Monitoring Report 2018 which is due to be published in December. The spreadsheets are attached to this cover note. For both spreadsheets, working notes are provided for most sites to signpost the source of the phasing information.

### 2. Methodology

- 2.1 As relayed by the SDNPA verbally at the hearing session, the phasing information for permitted sites of 5 or more units comes from more than one source. For Hampshire sites, this is estimated on the advice of Hampshire County Council (HCC). Similarly for West Sussex sites, it is estimated on the advice of West Sussex County Council (WSSCC).
- 2.2 SDNPA understands from HCC that phasing estimates for sites across East Hampshire and Winchester districts are determined from the following as appropriate:
- Site visits to determine sites and completions;
  - Liaison with site office or sales office to ascertain likely future completions on the site;
  - Consult developers'/builders' websites for information on progress;
  - NHBC and Building Control records;
  - OS Addressbase data and council tax records data;
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- Previous build rates on a site may be used as an indication of likely future rates and/or previous rates by certain developers;
- The size of a site and the number of developers on site, or likely to be on site once the development has actually started is taken into account;
- Any affordable housing data received from local authorities on likely handover dates for affordable units;
- For sites coming forward further into the future, consider when permission is due to expire

2.3 The advice from HCC also emphasised that, ultimately, phasing is estimated in conjunction with the local planning authorities using the best information available to themselves and the relevant local authority at the time. Every attempt is made to give the most robust and realistic phasing data possible, but ultimately they are only estimates.

2.4 In East Sussex, phasing information is not available on a county basis. However there are only 4 large sites with permission (totalling 141 units) and 3 of these have commenced construction. The 4 sites are expected to have completed within the next 5 years.

### 3. Contingency

3.1 The SDNPA accepts that the information we are able to gather on phasing of permitted housing may not be perfect. Nevertheless we are confident that, given the strength of the markets, nearly all our permitted sites will deliver within the projected timescale.

3.2 However even if some sites were delayed, the following factors mean that there is minimal risk of housing supply falling behind the proposed housing provision, even if some sites do not come forward as soon as expected:

- The Housing Update Background Paper (TSF 07a) demonstrates there is an 8.5 year housing supply against the 5-year benchmark of 1,250 homes plus 5% buffer (i.e. 932 units above this benchmark), and
- The Housing Update Background Paper (TSF 07a) also demonstrates how there is a pipeline of 4,998 homes on identified developable sites plus conservative windfall allowance, providing a cushion of 248 surplus over the Plan period when compared with the Plan's housing provision figure of 4,750.

### 4. Conclusion

4.1 The SDNPA has provided evidence of how it has estimated phasing on permitted sites, and also on allocated sites. It is noted in particular that a number of sites allocated in neighbourhood plans have commenced, been completed, or have planning permission. This shows that neighbourhood plans are already delivering housing, and will continue to do so going forward.

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Permissions Data (excludes sites allocated in SDLP or a made NDP)													NOTES	
Site Name	Planning Ref.	Units Completed	Units outstanding	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	TOTAL		
<b>Hampshire</b>														
<b>Large Sites (5+ units)</b>														
PYLE FARM PYLE LANE, HORNDEAN	26901/011/FUL	1	7	2	2	2	1					8	HCC: 1 dwelling of the 8 dwellings permitted completed	
ADHURST ST MARY LONDON ROAD, SHEET	30928/027 SDNP	0	0	0	0	0	0	0	0	0	0	0	0	HCC removed phasing 2018. HCC consider unlikely to come fwd.
SCU LEYDENE LONG DOWN LANE, EAST MEON	21514/086/FUL SDNP	0	14		3	3	3	3	2	0		14	HCC spreadsheet shows phasing	
LISS HOUSE STATION ROAD, LISS	12/02554/FUL SDNP	0	10	10								10	HCC info updated	
BLOSSOMS, WYCHWOOD, HOLT LEIGH & APRIL COTTAGE LAND TO THE REAR OF BACK	13/05902/FUL SDNP	0	9	9								9	HCC: construction has started	
CLARENDON YARD STATION ROAD, PETERSFIELD	16/00185/FUL SDNP	3	4	4								7	3 dwellings completed according to July's Building Control Reports.	
MASSEYS FOLLY CHURCH ROAD, UPPER FARRINGDON	15/03809/FUL SDNP	0	5	1	1	1	1	1				5	Site visits in March 2018. Development not commenced.	
TOWNSEND NORTHEND LANE, DROXFORD	15/03895/FUL	0	8	8								8	HCC: construction has started	
<b>Large Sites Total</b>		<b>4</b>	<b>57</b>	<b>34</b>	<b>6</b>	<b>6</b>	<b>5</b>	<b>4</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>57</b>		
<b>Small sites (1-4 units)</b>														
<b>Small Sites Total</b>			<b>217</b>	<b>43.4</b>	<b>43.4</b>	<b>43.4</b>	<b>43.4</b>	<b>43.4</b>				<b>217</b>	Small sites total spread over 5 year period.	
<b>Hampshire Total</b>				<b>77.4</b>	<b>49.4</b>	<b>49.4</b>	<b>48.4</b>	<b>47.4</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>274</b>		
<b>East Sussex</b>														
<b>Large Sites (5+ units)</b>														
Bell Lane Depot, Lewes	12/00920/FUL		13	13								13	under construction	
40-42 Friars Walk, Lewes	16/04343/PA30		24	12	12							24	under construction	
Lewes House site, Friars Walk, Lewes	14/01199/FUL		25	15	10							25	under construction	
Land at South Downs Road, Lewes	15/01303/FUL		79	15.8	15.8	15.8	15.8	15.8				79	Not started. Assumed will come forward over 5 year period.	
<b>Large Sites Total</b>			<b>141</b>	<b>28.2</b>	<b>28.2</b>	<b>28.2</b>	<b>28.2</b>	<b>28.2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>141</b>	No phasing info for E Sussex sites. Total is spread over 5 yr period.	
<b>Small sites (1-4 units)</b>														
Lewes (SDNP)			65									0	Source: Lewes monitoring spreadsheet	
Wealden (SDNP)			5									0	Source: Wealden monitoring spreadsheet	
Eastbourne (SDNP)			0									0		
Brighton and Hove (SDNP)			0									0		
<b>Small Sites Total</b>			<b>70</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>70</b>	Small sites total spread over 5 year period.	
<b>East Sussex Total</b>				<b>42.2</b>	<b>42.2</b>	<b>42.2</b>	<b>42.2</b>	<b>42.2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>211</b>		
<b>West Sussex</b>														
<b>Large Sites (5+ units)</b>														
Lancing College Farm Lancing College												0	Site not considered likely to come forward - updated 2018	
King Edward VII Hospital Kings Drive Easebourne	SDNP/12/01392/FUL;													
Coal Yard School Close Fittleworth	SDNP/15/02213/FUL		208	65	37	73	27	4	2			208	From WSCC commitments records	
Land At Laundry Cottage Woodlea & Grass Mere Horsham Rd Petworth	SDNP/14/02892/FUL		9		9							9	Construction commenced June 2018	
Land North of Pumping Station Tipsall Lane Rogate	SDNP/12/02721/FUL		21	8	13							21	Construction commenced June 2018	
Drewitts Farm Church Street Amberley	SDNP/16/04227/FUL	12	0	0								0	Completed 2017-18	
Land Adjoining 10 and 11 Silverdale Coldwaltham	SDNP/14/01150/FUL		6	6								6	Construction commenced June 2018	
	SDNP/14/04497/FUL		8	8								8	Construction commenced summer 2017, up to roof by June 2018	
<b>Large Sites Total</b>			<b>252</b>	<b>87</b>	<b>59</b>	<b>73</b>	<b>27</b>	<b>4</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>252</b>		
<b>Small sites (1-4 units)</b>														
<b>Small Sites Total</b>			<b>157</b>	<b>31.4</b>	<b>31.4</b>	<b>31.4</b>	<b>31.4</b>	<b>31.4</b>				<b>157</b>		
<b>West Sussex Total</b>				<b>118.4</b>	<b>90.4</b>	<b>104.4</b>	<b>58.4</b>	<b>35.4</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>409</b>		
<b>Large Sites total (5+units)</b>				<b>149</b>	<b>93</b>	<b>107</b>	<b>60</b>	<b>36</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>450</b>		
<b>Small Sites Total (1-4units)</b>				<b>88.8</b>	<b>88.8</b>	<b>88.8</b>	<b>88.8</b>	<b>88.8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>444</b>		
<b>SDNP Total</b>				<b>238</b>	<b>182</b>	<b>196</b>	<b>149</b>	<b>125</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>894</b>		
<b>Large sites- with discount applied</b>				<b>134</b>	<b>84</b>	<b>96</b>	<b>54</b>	<b>33</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>405</b>		
<b>Small sites- with discount applied</b>				<b>71</b>	<b>71</b>	<b>71</b>	<b>71</b>	<b>71</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>355</b>		
<b>Total- with discounts applied</b>				<b>205</b>	<b>155</b>	<b>168</b>	<b>125</b>	<b>104</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>760</b>		

Neighbourhood Development Plans (Made) Site Allocation Data																										
NDP	Name:	Update/Pre/application	no. dwellings identified in policy/allocation/	Expected delivery of housing in plan period (years)																			Total	Notes		
				2014-15	2015-16	2016-17	2017-18	Completions	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			2032-33	
				1	2	3	4	total	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19			
Petersfield	Land at Causeway Farm	SDNP/15/05258/FUL	199					0		20	50	50	50	29											199	HCC have advised on basis of NHBC and building control data: 11 completions, 125 commencements.
2013-28	Land North of Buckmore Farm and West of Bell Hill	n/a	101					0				10	15	15	15	15	16								101	Phasing provided by HCC. Self-build - expected to come forward slowly.
	Penns Field	SDNP/15/06484/FUL	85					0		15	40	30													85	Devt Management colleagues have advised. Live application seeking minor material amendments. Construction likely to commence in 2019.
	Land South of Larcombe Road	SDNP/13/00398/PRE	79			10	42	52	27																79	27 left to complete 2018-19
	Land West of the Causeway	n/a	56					0			20	36													56	Phasing provided by HCC. later part of plan period - post 2020 (by 2028) Total 56 given by HCC
	Land South (East) of the Causeway	SDNP/13/04617/FUL	71		60	11		71																	71	Completed
	Town Centre Redevelopment Opportunities (mixed use)	n/a	58				7	7					6	5	5	5	5	5	5	5	5	5	5		58	10 completions. Assumed even delivery of all other units outside the rolling 5 year period, up to 2033.
	Land South of Durford Road	n/a	48					0			20	28													48	HCC have provided phasing. HCC total 48 units
	Hampshire County Council Depot off Paddock Way	n/a	42					0					15	27											42	Phasing by HCC. NDP group advised devt will come forward at end of NDP period.
	Existing Community Centre Site	n/a	10					0						10											10	
	Land North of Reservoir Lane	n/a	11					0				2	5	4											11	Phasing provided by HCC. Self-build application expected soon. Assume delivery over 3 years from 2019-20.
	Land at Bulmer House Site, off Ramshill	n/a	40					0					20	20											40	SHLAA proforma submission Oct 17 states delivery within 5 years
<b>TOTAL</b>			<b>479</b>	<b>0</b>	<b>60</b>	<b>21</b>	<b>49</b>	<b>130</b>	<b>27</b>	<b>35</b>	<b>130</b>	<b>176</b>	<b>111</b>	<b>90</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>21</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>0</b>	<b>800</b>		
NDP	Name:		No. dwellings identified in policy/allocation	Expected delivery of housing in plan period (years)																						
				2014-15	2015-16	2016-17	2017-18	Completions	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	2032-33			
				1	2	3	4	total	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19			
Fernhurst	Former Syngenta Site, Midhurst Road (mixed use)	SDNP/17/01826/PRE	200					0		25	50	50	50	25											200	As advised by SDNPA Major Development team
2013-2028	Hurstfold Industrial Estate, Surlbey Hatch Lane (mixed use)	SDNP/15/02870/PRE	10					0		10															10	Has permission (SDNP/16/03737/FUL) - WSCC advise not started yet June 2018
	Bridgelands Site, Verdley Place	n/a	10					0	10																10	
Arundel	Former Castle Stables, Arundel Castle	n/a	12					0		12															12	Sourced from WSCC NDP sites spreadsheet - will be within 1-5 years from 2018
2014-2029	(others are outside of the park boundary)																								0	
Bury (Chiche)	Jolyons and Robin Hill	n/a	6					0		3	3														6	Sourced from WSCC Aug 2018
2017-2032								0																	0	
Clapham	Travis Perkins builders yard	n/a	30					0				15	15												30	Sourced from WSCC Aug 2018
								0																	0	
Ditchling	Park Barn Farm/Long Park Corner	n/a	12					0		6	6														12	Construction commenced 2018
2017-2032	Lewes Road/Nye Lane	n/a	7					0		7															7	
	17 South Street	SDNP/15/06233/FUL	3				3	3																	3	Ditchling have confirmed that South Street has been built out 2017-18
Liss	Land at Inwood Road	n/a	25					0	5	5	5	5	5												25	
2011-2028	Land at Andlers Ash Road central	proposals at DRP	38					0	7.6	7.6	7.6	7.6	7.6												38	Scheme prepared for Design Review Panel so application expected in short term
	Land at Andlers Ash Road south	proposals at DRP	38					0	7.6	7.6	7.6	7.6	7.6												38	Scheme prepared for Design Review Panel so application expected in short term
	Upper Green	n/a	35					0	7	7	7	7	7												35	
	Land formerly part of The Grange	SDNP/18/08051/OUT	7					0	7	0	0	0	0												7	
	Land next to Brows Farm	n/a	15					0		5	5	5													15	
Ringmer	Barn complex, Old House Farm	n/a	5					0		5															5	(owned by Glynde - to house workers)
		n/a						0																	0	
East Meon	Garages site off Hill View	n/a	2					0		2															2	
	Land south of Coombe Road opposite Kews Meadows and	n/a	11					0			11														11	
	Land north of Coombe Road between Garston Farm and C	n/a	4					0		4															4	
Amberley	Land East of Newland Gardens	SDNP/18/05657/FUL (15)	6					0		6															6	Pre app received June 2018 (for 15 homes)
								0																	0	
Petworth	Rotherlea	SDNP/15/01862/FUL (34)	23					0			23														23	WSCC own the site and are working through details ahead of sale to a developer.
2015 - 2033	The Square Field	n/a	30					0			15	15													30	
	Petworth South	n/a	100					0			25	25	25	25											100	
	Land South of Rothermead	n/a	10					0		10															10	
Lavant**	Land adj Pook Lane (LNDP20)	SDNPA/18/04918/FUL (18)	15					0		15															15	Recently approved scheme expected to come forward in next few years.
	Church Farm Barns (LNDP21)	n/a	5					0				5													5	
	Eastmead Industrial Estate, Mid Lavant (LNDP22)	SDNP/18/03162/FUL	59					0			30	29													59	Recently approved scheme expected to come forward in next few years.
<b>F, A &amp; C TOTAL</b>			<b>718</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>3</b>	<b>44.2</b>	<b>137.2</b>	<b>195.2</b>	<b>171.2</b>	<b>117.2</b>	<b>50</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>718</b>		
<b>NDP TOTAL (petersfield + others)</b>			<b>1518</b>	<b>0</b>	<b>60</b>	<b>21</b>	<b>52</b>	<b>133</b>	<b>71.2</b>	<b>172.2</b>	<b>325.2</b>	<b>347.2</b>	<b>228.2</b>	<b>140</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>21</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>0</b>	<b>1518</b>		
<b>NDP TOTAL (with 10% discount)</b>				<b>0.0</b>	<b>54.0</b>	<b>18.9</b>	<b>46.8</b>	<b>119.7</b>	<b>64.1</b>	<b>155.0</b>	<b>292.7</b>	<b>312.5</b>	<b>205.4</b>	<b>126.0</b>	<b>18.0</b>	<b>18.0</b>	<b>18.0</b>	<b>18.9</b>	<b>4.5</b>	<b>4.5</b>	<b>4.5</b>	<b>4.5</b>	<b>0.0</b>	<b>1366.2</b>		