Gladman Developments Ltd
Matter 3 Hearing Statement
Wealden Local Plan Examination

Objectively Assessed Needs for Housing and Employment
Land

May 2019
Question 48: Does the plan period cover an appropriate time frame for the provision of housing (2013-2028), and is it consistent with national policy? Should it be extended? If so, why? Why is a different time period chosen to that set for employment and retail matters?

1.1 Please see the response to Question 33.

Question 51: Should the recently published 2016-based household projections be taken into account in setting the OAHN? If so, what would be the consequence?

1.2 The government has raised considerable concern about the robustness of the 2016 based household projections given the impact they have on the government's desire to tackle the housing crisis and to get to a point in the mid-2020's when 300,000 homes per annum are being delivered. The revisions to the NPPF and the PPG promote the use of the 2014 household projections for the calculation of the Standard Methodology given the misgivings that the government have with the projections.

1.3 The current guidance however requires consideration of the most up to date projections for the calculation of the housing needs for Wealden, and because the plan has been submitted for examination under the transitional arrangements this involves using the household projections to calculate OAN. It is our view however that there is in any event a minimal difference between the annualised growth figures for Wealden under the 2014 and 2016 projections, accounting to 48 dwellings per annum. In this instance Gladman would therefore contend that there is no reason to switch to using the 2016 projections.

1.4 What is however clear is that the next iteration of the Local Plan for Wealden will be required to consider a minimum housing need based on the Standard Methodology of circa 1,200 dwellings per annum. Clearly a significant increase on the plans currently proposed housing requirement. It is our view therefore that when coupled with other issues within the plan, primarily plan length and the HRA, there is an urgent need for an immediate review of the plan. Gladman therefore believe that in order not to delay the urgently needed boost to housing required in Wealden the current Local Plan housing requirement should be taken forward with no need to consider the implications of the 2016 projections with an immediate review mechanism inserted into the plan (to replace WLP 13) to ensure that housing needs under the Standard Methodology are properly planned for.