

# Hastings Local Development Framework

## Annual Monitoring Report 2009/2010



December 2010

a target figure of 4,200 net new homes. A shortfall that could increase as a result of lower than expected yields on individual sites or delays to identified sites coming forward. In order to address this risk, and because windfall sites will continue to come forward, also included in the trajectory is a windfall projection of 40 dwellings per year over the 15 year period to 2026.

Identifying the potential risks to the rate of expected housing delivery is important. The data, therefore, that underpins the trajectory is not just based on the Local Planning Authority’s view of potential housing supply, but also reflects current information gathered from housing developers and land owners regarding build rates and disposal plans. Though the trajectory shows the potential for high levels of completions over the next 10 years, the amount of development that occurs in practice will be strongly dependent on the housing market, which in turn will be influenced by the national as well as local economic factors.

Prior to and during this reporting year (2009/10), there has been continuing reporting at the national level of an uncertain housing market, which is part of a wider economic downturn which began in 2008. These conditions cannot be described as over, and there are still wide-ranging views as to what extent the housing market is stabilising overall. The direct result has been a fall in housing construction nationally. This can be seen in the completion figures for Hastings for 2009/10 which show a significant fall on the previous year and, we anticipate, will be lower still by the end of 2010/11. However, locally our evidence suggests that despite continuing uncertainty, developers and landowners are taking steps to ensure that when the market does pick up, they will be in a position to proceed quickly with development. This is evidenced by continuing pre-application discussions, submission of planning applications and the completion of legal (planning) agreements.

Year	Net Units Completed
1991/92	339
1992/93	202
1993/94	218
1994/95	143
1995/96	266
1996/97	274
1997/98	154
1998/99	87
1999/00	236
2000/01	219
2001/02	312
2002/03	274
2003/04	220
2004/05	210
2005/06	338
2006/07	203
2007/08	283
2008/09	241
2009/10	155

Table 2.9: Net Housing Completions 1991-2010