



## Short Update

This short update on the progress of the Neighbourhood Development Plan is a resumé of the PowerPoint presentation given at the parish Annual Assembly on May 18 2022.

A lot of work has taken place since the update last September :

- a Housing Needs Assessment [HNA] has been undertaken and published;
- there has been a local 'call for sites';
- a Site Options and Assessment [SOA] has been undertaken and will be published shortly;
- a Strategic Environmental Assessment [SEA] has been started;
- work with infrastructure providers continues;

### Housing Needs Assessment

The HNA, undertaken by external consultants has some fairly shocking statistics :

House prices in Peasmarsh have risen significantly in the last 10 years :

Type	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Growth
Detached	£222	£290	£275	£348	£345	£351	£435	£400	£373	£556	150%
Semi-det'd	£250	£246	£228	£221	£240	£237	£230	£280	£218	£265	6%
Terraced	£165	£165	£160	£175	£200	£241	£260	£275	£258	£265	60%
<b>All Types</b>	£213	£246	£245	£250	£320	£314	£325	£335	£290	£405	90%

All prices are in £000's

Statistically, the mean [a type of average] price has risen by 90% over the 10 years, only semi-detached properties not changing by very much.

The problem is that incomes have not risen in the same way.

Statistically, the average household annual income in Peasmarsh was £37,400 in 2018 but for those working locally it is more like £25,000 if there are two working, perhaps only £12,500 if there is one person working.

The result is that little is affordable.

For rented accommodation the summary table shows that households on average income or local workers with two people working can afford to rent but, if only one person is working, it is not possible to live independently in Peasmarsh :

Tenure	Mortgage value	Annual rent	Income required	Affordable?		
				on average incomes?	on one earnings?	on two earnings?
<b>Affordable Rented Housing</b>						
Affordable Rent	-	£6,108	£20,341	Yes	No	Yes
Social Rent	-	£5,122	£17,056	Yes	No	Yes



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For house ownership, the summary table shows a much poorer situation.

The data was run twice, first with the median house price and then with the lower semi-detached house price. That is why there are two sets of figures for each calculation. Only households on average incomes can afford to buy but only based on the current semi-detached house price and then only if the price is heavily discounted :

Tenure	Mortgage value	Annual rent	Income required	Affordable?		
				on average incomes?	on one earnings?	on two earnings?
<b>Affordable Home Ownership</b>						
First Homes (50% discount)	£164,025 / £119,250	-	£46,864 / £34,071	If semi	No	No
Shared Ownership (50% owned)	£182,250 / £119,250	£5,063 / £3,313	£68,946 / £45,113	No	No	No
Shared Ownership (25% owned)	£91,125 / £59,625	£7,594 / £4,969	£51,348 / £33,598	If semi	No	No
Shared Ownership (10% owned)	£36,450 / £23,850	£9,113 / £5,963	£40,789 / £26,689	If semi	No	No

'First Homes' is a government initiative for homes sold at a discount – in this case 50% – of full market price.  
'Shared Ownership' is a blend of having a partial mortgage and partial rent.

Rother's housing register suggests 26 houses are needed for people wanting to rent in Peasmarsh. Because many do not join the register, the consultants calculate that the true figure could be as high as 60 houses.

They also calculate that perhaps 32 houses are needed for those wishing to buy here.

All need to be truly affordable homes, not merely discounted by 20% as is the requirement for a normal development with an obligation to provide affordable homes.

The assessment makes the important point that when affordable housing is developed, it must go to people with local connections. It is pointless allocating them to others as that does not resolve the issue in the parish.

One method of ensuring truly affordable homes only for people with local connections is through a Community Land Trust.

In summary :

- there is a big gap between house prices and household incomes in Peasmarsh;
- statistically, households on the average parish income can afford to buy [if they have the necessary deposit] if the property is truly affordable and then heavily discounted;
- there is a demand for many more truly affordable houses than the parish is prepared to accept – based on last July's survey;

The last point leads to an important question :

If any future development(s) were specifically to deliver truly affordable homes only for people with local connections : **would we be prepared to accept more development than would otherwise be the case?**



### Site Options And Assessment

Last July there was no definition of what sites might be available for potential development so the survey undertaken at that time used a very coarse filtering scheme.

That approach was not conclusive.

Rother had four Peasmarsh sites from its late 2020 site call and another five were identified by PNDP in late 2021. The consultants undertook a desk study of the nine sites supported by a site visit to add aspects which require a visual survey.

A pro-forma was developed based on national regulations and guidance to ensure consistent evaluation of each site against an objective set of criteria.

Once assessed, each site was then ranked by colour :

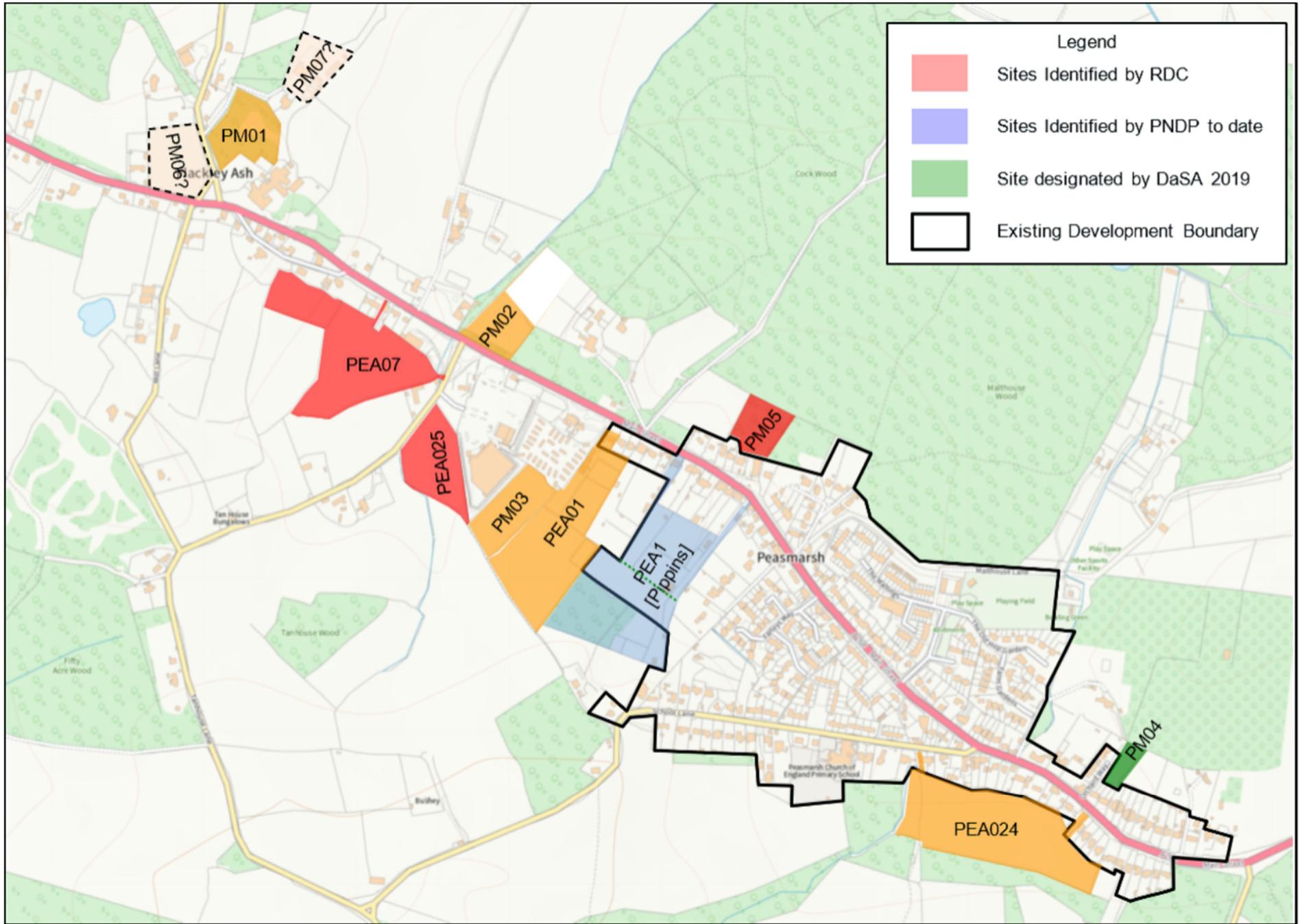
Green	<b>appropriate</b> for development;
Amber	<b>potentially appropriate</b> for development;
Red	<b>not appropriate</b> for development;

Three sites of the nine were assessed as unsuitable for development, five were assessed as possibly suitable and one was assessed as suitable. The sites are as follows :

PEA01*	Oaklands : next to the Cock;
PEA07	Kings Head : behind Tanhouse Garage;
PEA024	Tanyard : behind the Horse and Cart;
PEA025	Tanhouse : next to Jempson's;
PM01	Flackley Ash : behind the hotel;
PM02	Woodside : next to the A268 at Tanhouse;
PM03*	Old Football Ground : behind the Cock;
PM04	Orchard Way : next to Orchard Way;
PM05	Malthouse : behind the Memorial Hall;

Note however, there is an access issue with both Oaklands and the Old Football Ground : they are only possibly suitable if access can be achieved, otherwise they are not suitable.

The colour coding is used on the map on the next page. In addition to the nine sites, the map also includes – for context – the 2019 DaSA allocation known locally as 'Pippins' and two further sites up at Flackley Ash which, in the end, were not put forward for consideration and are therefore ignored in this report.





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Each site was also assessed for capacity, again on the basis of a consistent evaluation.

A standard of 30 dwellings per hectare [dph] was adopted.

To reflect the fact that larger sites tend to require more space for roads and infrastructure than smaller sites, a developable area variable, ranging from 90% for small sites to 75% for sites over 2 ha, was applied to obtain a normalised capacity :

$$\text{normalised capacity} = \text{site area} \times 30 \text{ dph} \times \text{developable area factor}$$

That was then adjusted to reflect the setting of each site in the environment by applying a site specific factor :

$$\text{site capacity} = \text{normalised capacity} \times \text{site specific factor}$$

The site specific factors used and the resultant capacities are as follows :

		site factor	houses
PEA01	Oaklands :	50%	26
PEA024	Tanyard :	30%	18
PM01	Flackley Ash :	20%	3
PM02	Woodside :	50%	7
PM03	Old Football Ground :	50%	9
PM04	Orchard Way :	100%	5

Clearly the consultant's assessment is not the final position. It is based on national planning guidance but with little specific knowledge of Peasmarsh.

One of the issues not addressed is our already strongly expressed requirement for small scale development, both in terms of total development and the size of any one development.

The latter is supported by the latest [2021] version of the National Planning Policy Framework [NPPF] with respect to Areas of Outstanding Natural Beauty [AONB's].

The entire parish is within High Weald AONB and for AONB's, the NPPF states :

*.. permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest ..*

Major development is normally defined as 10 homes or more to be provided or a site area of 0.5 ha or more.

### Strategic Environmental Assessment

An SEA considers the potential impacts of an emerging plan - and potential alternatives – in terms of key environmental issues. It is reactive to the parish's emerging Plan, seeking to maximise its contribution to sustainable development.

National regulations require that various authorities be consulted before finalizing the report for submittal with the draft Plan.



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The scope of the assessment is presented under a series of eight key environmental themes :

- Air Quality [*determined to not be an issue so excluded*]
- Biodiversity and Geodiversity
- Climate Change
- Landscape
- Historic Environment
- Land, Soil and Water Resources
- Community Wellbeing
- Transportation

The scope sets objectives and asks a series of questions. For example :

SEA theme	SEA objective	Assessment questions [will the Plan help to ..]
<b>Climate Change</b>	Reduce the contribution to climate change made by activities within the area.	.. reduce the number of journeys made? .. promote the use of sustainable modes of transport including walking, cycling and public transport? .. increase the number of new developments meeting or exceeding sustainable design criteria? .. generate energy from low or zero carbon sources? .. reduce energy consumption from non-renewable resources? .. support proposals for EV charging infrastructure?

The full set of objectives and assessment questions can be viewed in [the Vault](#) on the PNPD website.

**Breaking News**

The day before the Annual Assembly, Rother confirmed that Lord Devonport had responded further to the RDC Site Call by submitting more possible development sites. Since then, more details have been received.

The first site is at the top of the built-up part of School Lane where it sweeps round the bend.





The second site is a combination of the field next to Tanhouse and the Old Football Ground which has already been assessed.

