

**Lewes District Council**

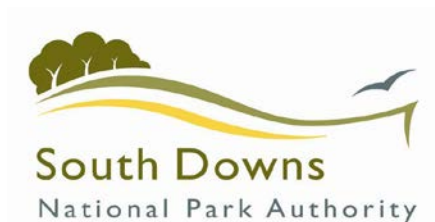
**And**

**South Downs National Park Authority**

**STRATEGIC HOUSING LAND AVAILABILITY  
ASSESSMENT (SHLAA)**

**MAIN REPORT**

June 2014



# Contents

---

	<b>Page</b>
<b>1. Introduction</b>	<b>3</b>
<b>2. Background Information</b>	<b>6</b>
Policy Context	6
Evidence Base	7
<b>3. Housing Supply Position</b>	<b>10</b>
Housing land supply	11
<b>4. Revisions to the SHLAA</b>	<b>13</b>
New SHLAA sites	13
Amendments to existing SHLAA sites	14
<b>5. Housing trajectory</b>	<b>18</b>
<b>6. Conclusions</b>	<b>26</b>
<b>7. Appendices (<i>separate document</i>)</b>	<b>28</b>
Appendix 1 – Plan led housing trajectory	31
Appendix 2 – Site Assessment Summary	38
Appendix 3 – Housing Supply Note as 1 April 2014	140
Appendix 4 – Maps	143

## 1. Introduction

- 1.1 This Strategic Housing Land Availability Assessment (SHLAA) is the fifth such document to be published. It is a joint Lewes District Council (LDC) and South Downs National Park Authority (SDNPA) update to what is now a rolling annual update to the initial SHLAA undertaken in 2010.
- 1.2 Whilst this Assessment update reflects a joint update, the SDNPA will be publishing a Park-wide SHLAA document to support its Park-wide Local Plan which is currently being produced. The Council and the SDNPA have worked together where sites fall within the Park area.
- 1.3 This document provides a brief introduction to the SHLAA and policy background, as well as the findings of the SHLAA update. The Project Brief and Methodology to the initial Assessment, which provides more detail into the methodology, can be viewed at ([www.lewes.gov.uk/planning/shlaa.asp](http://www.lewes.gov.uk/planning/shlaa.asp)). However, Section 2 below outlines recent changes in national planning guidance<sup>1</sup> on housing land assessments and any implications on this SHLAA update.
- 1.4 Hardcopies of the SHLAA can be viewed at the Planning Offices at Southover House, Southover Road, Lewes, BN7 1AB and on the Council's website <http://www.lewes.gov.uk/planning/shlaa.asp>.
- 1.5 It is important to reiterate at this stage that:

**The SHLAA does not allocate land for development and is not a statement of Council and/or National Park Authority policy. It also does not outweigh or alter any existing policies or designations.**

- It highlights the potential of land across the District for residential development;
- The SHLAA is not, and is not intended to be, a proxy for a Site Allocations and Development Management Policies Development Plan Document (Local Plan Part 2); and
- The SHLAA assessment uses an agreed, objective and consistent methodology which seeks to capture information on constraints as they exist at a particular point in time.

### Purpose of Study

- 1.6 The Strategic Housing Land Availability Assessment (SHLAA) is required by the National Planning Policy Framework (NPPF) in order to “establish realistic assumptions about the availability, suitability and the

---

<sup>1</sup> National Planning Practice Guidance (NPPG)

likely economic viability of land to meet the identified need for housing over the plan period” (para 159, NPPF). The SHLAA is therefore a key evidence report in the development of planning policies in the district and in developing the Council’s Site Allocations and Development Management Policies DPD (Local Plan Part 2). However, the evidence base consists of several additional documents that should be considered collectively when making policy decision.

- 1.7 The SHLAA’s primary role is to:
  - Identify sites with potential for housing;
  - Assess their housing potential; and
  - Assess their suitability for housing and likelihood of housing coming forward.
  
- 1.8 Sites assessed to be suitable are identified as either:
  - **Deliverable** (Suitable, Available and Achievable);
  - or **Developable** (Suitable but either the availability is specified for a future date or is currently unknown, or the achievability of the site is unknown/marginal).
  
- 1.9 The Assessment update has taken a consistent approach to that followed in the initial SHLAA methodology, including;
  - Reviewing the sources of sites to determine if any new sites are to be included;
  - Gathering up-to-date information through a desktop surveys and evidence gathering from key consultees such as the East Sussex County Council (ESCC) highways authority and Environment Agency (EA) ;
  - Surveying new and amended sites;
  - Assessing the Deliverability and Developability of sites; and
  - Establishing an indicative housing trajectory.
  
- 1.10 The SHLAA is updated on a regular basis in order to reflect any changes of circumstance with individual sites (i.e. previously identified constraints to the delivery of a site have been removed). The housing trajectory is also updated to reflect any changes.
  
- 1.11 Proponents and interested parties of existing SHLAA sites also had the opportunity to comment on information presented in the previous SHLAA report and/ or provide updated site information which may have impacted on the site’s initial appraisal and subsequent conclusion. Outcomes of ongoing discussions with proponents of strategic sites, had as part of the Core Strategy, were also reflected in the SHLAA update.
  
- 1.12 In addition to the amendments made to existing SHLAA sites, a number of new sites were submitted to the Council to be assessed. Those sites submitted by 31 March 2014 are included in this update. New sites also

included those sites identified as potential housing allocation options in emerging Neighbourhood Plans. At the time preparing this update Newick and Ringmer Parish Councils were the only neighbourhood plan areas to have reached this key stage. Where sites met the Assessment's initial filtering criteria<sup>2</sup>, those sites were assessed.

- 1.13 A number of representations to the Local Plan Part 2 consultation undertaken in late 2013 also identified additional potential site options which have been included in the Assessment update.
- 1.14 Appendix 2 provides a site assessment summary table with final assessment conclusions and rationales, incorporating any new sites or amendments to sites.

### **Key findings of 2014 Assessment update**

- 1.15 48 new sites have been submitted to be assessed as part of the update. Four of these additional sites are located within the South Downs National Park. This update has therefore been undertaken in close partnership with the SDNPA. Four of the 48 new sites came forward through approved residential planning applications. The majority of sites were submitted in response to the Part 2 Call for Sites and following Issues and Options consultation undertaken between November 2013 and January 2014. Seven sites were sourced from the Ringmer and Newick Parish Councils emerging neighbourhood plans.
- 1.16 14 new SHLAA sites were concluded to be Deliverable (Suitable, Available and Achievable), 10 were concluded to be Developable (with uncertainties over either Achievability or Availability), and a further nine sites were concluded to be Not Deliverable or Developable (unsuitable or not available for housing). 14 of the 48 new sites were filtered at the initial stages as they failed one or more of the three initial filters.
- 1.17 The conclusions of approximately a dozen sites previously assessed as part of the SHLAA were amended to reflect the current position of these sites in light of recent information gathered or submitted from site proponents.
- 1.18 A number of changes were made to sites with extant planning permission to reflect any completions, commencements, or expired consents.
- 1.19 In summary, 138 sites, totalling 5,639 units, were concluded to be either Deliverable or Developable. Of these, 27 sites (980 units) have extant planning permission.

---

<sup>2</sup> Sites of five or less units; Sites wholly unrelated to an existing planning boundary (more than 500m); Sites within an internationally or nationally designated site (excluding National Park).

## 2. Background Information

2. The following section outlines the recent changes in the planning system and summarises the key pieces of local evidence that have informed the SHLAA site appraisals in this update. The latter half of this section provides an update to the Council's housing land supply position.

### Policy Context

#### National Planning Policy

- 2.1. The National Planning Policy Framework (NPPF) outlines Central Government's policies for plan-making and decision-making with the overarching aim of shifting power to local planning authorities and local communities.
- 2.2. The NPPF outlines the common theme, or "golden thread", of a *Presumption in favour of sustainable development* for plan-making and decision making<sup>3</sup>. For local planning authorities producing Core Strategies (now referred to as Local Plans in the NPPF), these should "positively seek opportunities to meet development needs" and "meet objectively assessed needs, with sufficient flexibility to adapt to rapid change". For decision-taking local planning authorities should approve development proposals conforming with the development plan without delay and granting planning permission where the development plan is absent or out-of-date.
- 2.3. The NPPF states that the SHLAA remains a key piece of evidence required for the preparation of the planning policy documents, such as a Core Strategy or Site Allocations Development Plan Document.
- 2.4. In March 2014 Government published the National Planning Practice Guidance (NPPG). This document replaces a number of Circulars and Planning Practice Guidance, including the 2007 Strategic Housing Land Availability Assessment Practice Guidance. The Housing and Economic Land Availability Assessment section of the NPPG now provides guidance on undertaking land assessments.
- 2.5. Whilst the NPPG sets out a similar methodology to that previously outlined in the 2007 guidance, the NPPG now suggests a site size of five or more units. To date, the Council's SHLAA has applied a threshold of 6 or more units. This update continues to use this threshold as it is consistent with the Council's established monitoring framework and the minimum site size adopted for the Local Plan Part

---

<sup>3</sup> Paragraph 11-16 of the NPPF

2; Site Allocations and Development Management Policies document, the Issues and Options Stage for which has already been undertaken.

#### Regional Spatial Strategies (South East Plan)

- 2.6. On 25 March 2013 the South East Plan (SEP) was formally revoked. As such, the SEP no longer forms part of the planning framework and local planning authorities should now have regard to national policies set out in the NPPF.
- 2.7. When adopted the Joint Core Strategy will contain a locally derived housing requirement figure which will replace the SEP figure. The Joint Proposed Submission Core Strategy document (2014) outlined a housing figure of 5,600 net additional dwellings to be delivered over the plan period.
- 2.8. The SHLAA, along with other key pieces of evidence base work, has been a key consideration in the determination of a locally derived housing figure and the planned distribution of housing across the district.

#### **Evidence Base**

- 2.9. As previously stated the SHLAA is part of the evidence base for planning policy documents. This means that the SHLAA has and is being used to inform the Joint Core Strategy. There are a number of evidence base documents that also help to inform policy formulation, particularly the consideration of strategies for the planning of new housing. Such documents include Strategic Transport Studies, the Landscape Capacity Study and the Infrastructure Position Statement and Delivery Plan. It is for this reason why the findings of the SHLAA need to be tempered against the findings of other evidence base documents when considering future housing delivery. For example, the SHLAA only assesses individual sites, whereas transport and infrastructure studies will quite often look at the cumulative impact of a number of potential developments. Hence, although one particular settlement may seem to have significant potential for housing growth, based on the SHLAA findings, other pieces of evidence may paint a different picture with only part of that potential being deliverable.
- 2.10. In light of the previous paragraph, it is important to note that other evidence base documents need to be considered alongside this SHLAA. In some cases the evidence base documents prepared and held by the Council have been utilised in helping come to conclusions on certain SHLAA sites.

## Proposed Submission Core Strategy

- 2.11 Following the 2013 consultation on the joint Proposed Submission Core Strategy (PSCS) the Council and SDNPA undertook some further work to reflect recent changes to national planning policy and the revocation of the SEP. This additional work resulted in number of amendments to the Plan. These amendments are to be consulted on as 'focussed amendments'.. Following this consultation the Core Strategy, and supporting evidence base documents, will be submitted to the Secretary of State to be tested at examination in public. The Core Strategy and focussed amendments can be viewed on the Council's website <http://www.lewes.gov.uk/corestrategy/>.
- 2.12 People were also invited to comment on the Sustainability Appraisal (SA) and background evidence based documents ([www.lewes.gov.uk/planning/backgroundreps.asp](http://www.lewes.gov.uk/planning/backgroundreps.asp)), such as the SHLAA. Individual representations received on the PSCS are available to view on the Council's Core Strategy webpage (above link). An Officer level document summarising the representations received is available on the Council's website.
- 2.13 Representations that suggested additional sites to be assessed, provided constructive information on existing sites or the SHLAA document in general, were fed into the relevant iteration of the SHLAA.

## Policy constraints work

- 2.14 As part of the additional supporting work undertaken over the last year, the Council carried out a secondary assessment of SHLAA sites previously concluded to be Not Deliverable or Developable to consider whether the identified constraints could be overcome. The purpose of this work was to investigate whether the district's objectively assessed need could be met through 'suitable' sites identified in the SHLAA. The findings of this work have fed into this update of the Assessment.

## Local Plan Part 2: Site Allocations and Development Management Policies

- 2.15 Over November 2013 – January 2014 Lewes District Council consulted on the Local Plan Part 2 Issues and Options Topic Papers, which set out potential housing, employment and infrastructure land allocations, as well as the options on current and potential future development management policies. Part 2 covers only those areas of the district that fall outside the South Downs National Park. The SDNPA will allocate land and produce relevant developments management policies in their Park-wide Local Plan.
- 2.16 The 2013 SHLAA was a key document in informing the housing allocation options, as well as the work undertaken in the relevant Neighbourhood Plan areas which had reached the stage of identifying



housing site options. Representations received from the Issues and Options consultation, including any new site options, will be fed into the next stage of Part 2: Pre-submission document.

- 2.17 The topic papers are available to view on the Council's website - <http://www.lewes.gov.uk/planning/20993.asp>.

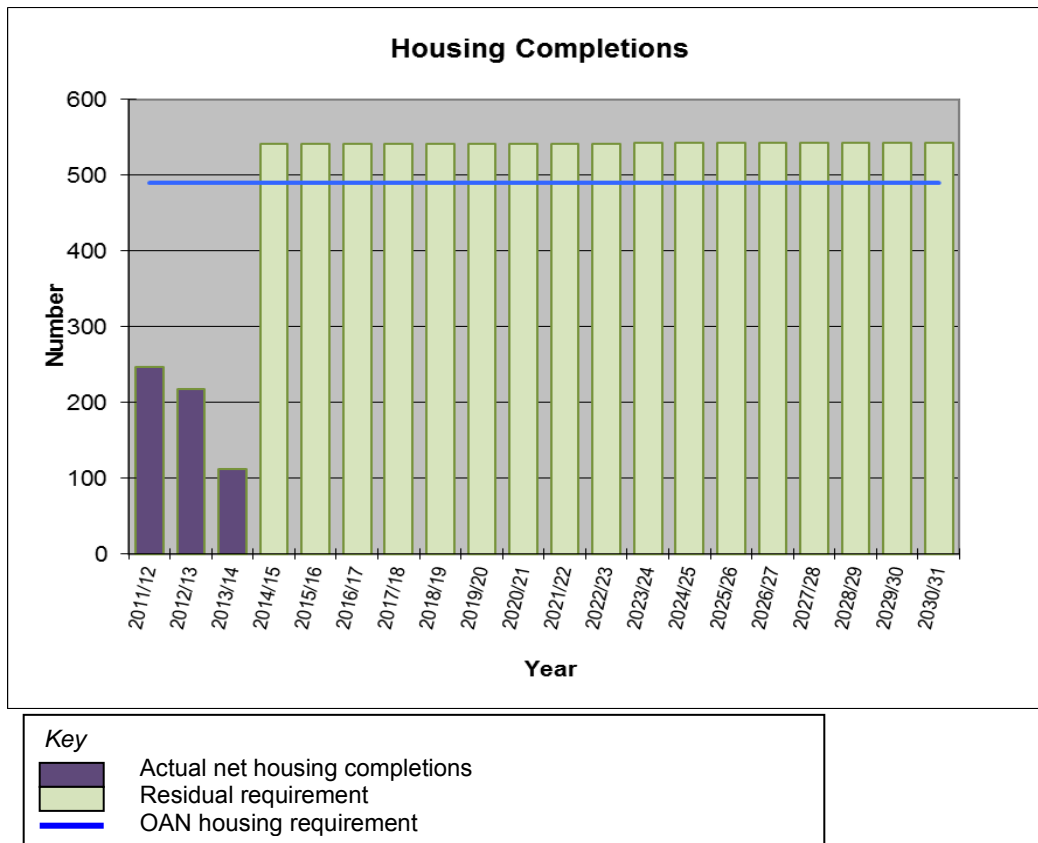
### 3. Housing Land Supply Position

- 3.1 The SHLAA is required to help demonstrate a five year supply of housing on deliverable sites, as stated in the National Planning Policy Framework, paragraph 47. Sufficient developable sites should also be identified for years 6-10 to ensure a rolling five year supply. Where specific sites can not be identified, the SHLAA will need to inform the Core Strategy of potential broad locations which may bring forward housing.
- 3.2 This section provides information on the Council's housing supply position as at 1 April 2014.
- 3.3 To date the South East Plan (SEP) housing requirement figure (4,400) has been used to calculate the Council's housing land supply. However, in light of Government's revocation of the SEP, the emerging status of the Joint Core Strategy and the publication of the NPPG (particularly paragraph 30) it is considered that the Objectively Assessed Need (OAN) figure should be used in the calculation of the Council's five year housing supply. To this end, a mid-point of the identified OAN range figure (9,200 and 10,400) has been applied to the five year housing supply calculation.
- 3.4 The mid-point OAN figure of 9,800 units will be used in the housing land supply calculation until the Council considers that the housing delivery target currently set out in the Joint Core Strategy can be used as a basis for calculating the housing land supply.

Table 1: Housing position as at 1 April 2014

OAN requirement 2011 – 2031		Built (April 2011 – March 2014)		Residual requirement (April 2014 – March 2031)	
Total	Annualised average	Total	Annualised average	Total	Annualised average
9,800	490	578	193	9,222	543

Figure 1: Housing completions and residual OAN housing requirement



### Housing Land Supply

- 3.5 The housing land supply is calculated from the Council’s commitments, deliverable sites and windfall allowance. The SHLAA helps inform the housing supply position by identifying deliverable sites and updating the status of commitments (sites with either planning permission or resolution to approve subject to Section 106) as at 1 April 2014<sup>4</sup>. Small sites commitments, sites of five units or less, also contribute to the five year supply<sup>5</sup>. This information is sourced from the annual monitoring of housing approvals and completions.
- 3.6 The five year housing supply calculation includes an additional 5% buffer against the housing requirement as required by paragraph 47 of the NPPF.
- 3.7 The below table summarises the Council’s Housing Supply Position Note as at 1 April 2014. The full Note can be found in Appendix 3 and on the Council’s website.

<sup>4</sup> Relates to sites of six units or more.

<sup>5</sup> A 35% discount has been applied to small site supply to reflect that not all permissions are implemented.

Table 2: 1 April 2014 Housing supply calculations

		Units
<b>A</b>	<b>OAN figure</b> <i>(OAN figure annualised)</i>	<b>9,800</b> <i>(490)</i>
<b>B</b>	Net Completions (2011/12 to 2013/14) <sup>6</sup>	<b>578</b>
<b>C</b>	<b>Residual Requirement</b> <i>(Residual annualised)</i>	<b>9,222</b> <i>(543)</i>
<b>D</b>	<b>Residual 5 year requirement</b> <i>(543 x 5)</i>	<b>2,712</b>
<b>E</b>	<b>NPPF 5% buffer</b> <i>(0.05 x 2,712)</i>	<b>136</b>
<b>F</b>	<b>Backlog (490 x 3 – 578)</b>	<b>892</b>
<b>G</b>	<b>Total 5 year requirement figure</b> <i>(Annualised over 5 years)</i>	<b>3,740</b> <i>(748)</i>
<b>H</b>	<b>Commitments</b> <i>Large and small sites with planning permission</i> <i>Sites subject to Section 106</i> <i>Unimplemented Local Plan Allocations</i> <i>Deliverable SHLAA sites</i> <i>Windfall allowance</i>	<b>1,343</b> 897 142 40 79 185
<b>I</b>	<b>Supply</b> <b>Percentage (G / F x 100)</b> <b>Years</b>	<b>36</b> <b>1.80</b>
<b>As at 1 April 2014 the Council had a housing supply equivalent to 1.8 years of its 5 year requirement (including 5% buffer)</b>		

3.8 In conclusion, as at 1 April 2014 the Council was unable to demonstrate a five year housing land supply.

---

<sup>6</sup> Total net completion figure is calculated on same period as OAN assessment period (2011/12 to 2030/31) rather than previous SEP period used.

## 4. Revisions to the SHLAA

### New SHLAA sites

- 4.1. Following the publication of the SHLAA in November 2013 the Planning Policy team continued to receive new potential sites, up to 31 March 2014, to be assessed as part of the next annual update. The majority of new sites were received as formal site submissions through the rolling call for sites.
- 4.2. Representations received to the Local Plan Part 2 Issues and Options consultation undertaken in late 2013, also provided a number of additional potential sites to consider as part of the SHLAA update.
- 4.3. In addition, relevant supplementary information provided by individuals and organisations on specific sites or wider known constraints which would impact upon the assessment of sites, were fed into the update.
- 4.4. 46 new sites were assessed as part of the 2014 update. Four of these new sites are located within the South Downs National Park area. Consistent with previous Assessments, a number of initial filters were applied to the new list of sites. As a result of this, 13 sites were filtered as they fell below the dwelling threshold.
- 4.5. Out of the remaining 33 sites: 12 were concluded to be Deliverable (suitable, available and achievable), 10 sites were Developable (availability unknown or available in future) and the remaining 11 sites were found to be Not Deliverable or Developable due to suitability, availability or achievability reasons.
- 4.6. The table below summarises the above information by both the number of sites assessed and potential dwelling yield<sup>7</sup>. The figures reflect any changes in capacity made in the assessment of the site.

Table 3: Outcomes of new sites

Total Sites assessed		Deliverable sites		Developable sites		Not Deliverable or Developable	
Number of sites	Dwelling Yield	Number of sites	Dwelling Yield	Number of sites	Dwelling Yield	Number of sites	Dwelling Yield
46	848	12	229	10	140	11	456

- 4.7. Within the 46 new sites are four additional large sites with planning permission, totalling 82 net units.

<sup>7</sup> Filtered sites are not included in table 4 accounting for the number of sites and yield not adding up to the stated totals.

## Amendments to existing SHLAA sites

- 4.8. In addition to the assessment of new site submissions, existing SHLAA sites assessments were revisited where relevant new information had been either submitted by the site proponent or acquired by Officers through discussions with relevant stakeholders. The conclusions of the Policy Constraints Work, mentioned in paragraph 2.14, were also reflected into the update.
- 4.9. The yield capacities of 17 Deliverable or Developable sites have been amended to reflect new information has been either submitted to the Council by site proponents or further discussions have taken place with proponents and/ or relevant stakeholders in light of previously identified constraints.
- 4.10. One site previously concluded Deliverable is now concluded to be Not Deliverable or Developable as it is no longer considered suitable for development following further detailed landscape analysis from the SDNPA. Two further previously Deliverable sites are now Developable due to issues of achievability or availability.
- 4.11. Five sites previously concluded Developable due to concerns over availability or achievability are now concluded to be Deliverable as previous delivery and/ or ownership issues have been resolved.
- 4.12. Four sites previously concluded to be Not Suitable are now considered Deliverable or Developable, following work undertaken in support of the joint Core Strategy to identify if any constraints could be overcome which would now conclude sites be suitable.
- 4.13. Three sites previously filtered from further assessment due to failure to meet the initial threshold filter (six or more units) were reassessed in light of new supporting information submitted by site proponents.
- 4.14. The dwelling capacities/ site rationales of seven sites with extant planning permission have been amended to reflect any commencements or completions in the last year, or where planning permission has lapsed. Sites where planning permission has expired have been allocated new references and assessed against the SHLAA criteria.
- 4.15. Any amendments, and reasons for these amendments, are reflected in the Site Assessment Summary table, Appendix 2. Any changes are also illustrated in the revised accompanying maps, Appendix 4.
- 4.16. The tables below show the updated summary figures for all SHLAA sites assessed. The first table provides summary figures by Deliverability/ Developability. The third table separates the figures into

each individual parish and removes any double counting of capacity figures.

Table 4: Summary of number of sites by Deliverability/ Developability

Sites assessed		Deliverable sites		Developable sites		Not Deliverable or Developable	
Number of sites	Dwelling Yield	Number of sites	Dwelling Yield	Number of sites	Dwelling Yield	Number of sites	Dwelling Yield
378	21,406	110	5,364	54	1,832	88	14,175

Table 5: Number of Deliverable/ Developable sites/ units by parish

Parish/ Town	Sites Assessed		Deliverable		Developable		Not Deliverable or Developable	
	Number	Yield	Number	Yield	Number	Yield	Number	Yield
Lewes	40	1379	15	628	7	169	6	582
Newhaven	69	3320	16	1609	11	698	11	943
Seaford	31	431	13	261	9	102	4	56
Peacehaven & Telscombe	66	2653	13	511	5	318	17	1812
Barcombe	7	193	2	43	0	0	3	150
Chailey	22	300	4	68	4	89	4	143
Ditchling	11	2574	2	42	1	30	6	2475
Falmer	4	203	0	0	0	0	3	203
Hamsey	11	235	3	60	0	0	1	175
Kingston	11	164	0	0	0	0	5	164
Newick	26	587	8	288	5	85	5	214
Plumpton	17	5541	5	105	2	45	8	5406
Ringmer	37	1711	16	787	10	161	7	769
Rodmell	3	23	1	10	0	0	2	23
South Heighton	1	11	1	11	0	0	1	70
Wivelsfield	22	2081	11	941	1	150	5	990
<b>Total</b>	<b>378</b>	<b>21406</b>	<b>110</b>	<b>5364</b>	<b>54</b>	<b>1832</b>	<b>88</b>	<b>14175</b>

4.17. The table below looks at the figures in the above table and adjusts them to remove issues of double counting where site boundaries overlap or sites are duplicated.

Table 6: Number of Deliverable/ Developable sites/ units by Parish with double counting resolved.

Parish/ Town	Sites Assessed		Deliverable		Developable		Not Deliverable or Developable	
	Number	Yield	Number	Yield	Number	Yield	Number	Yield
Lewes	39	1365	14	614	7	169	6	582
Newhaven	69	2621	15	1310	10	298	11	743
Seaford	31	424	13	261	9	95	4	56
Peacehaven & Telscombe	66	2613	13	511	5	278	9	1597
Barcombe	7	193	2	43	0	0	3	150
Chailey	20	122	3	48	3	74	4	143
Ditchling	7	2099	2	42	1	30	1	2000
Falmer	4	203	0	0	0	0	3	203
Hamsey	11	235	3	60	0	0	1	175
Kingston	11	164	0	0	0	0	5	164
Newick	21	449	4	173	4	62	5	214
Plumpton	17	5437	5	105	1	30	8	5302
Ringmer	37	1711	7	578	7	155	7	769
Rodmell	3	23	1	10	0	0	2	13
South Heighton	1	11	1	11	0	0	1	70
Wivelsfield	22	2081	8	682	0	0	5	990
<b>Total</b>	<b>366</b>	<b>19751</b>	<b>91</b>	<b>4448</b>	<b>47</b>	<b>1191</b>	<b>75</b>	<b>13171</b>

4.18. For this update an additional summary table has been produced which extracts those sites with extant planning permission. Whilst permitted sites are a key source of sites for the purposes of the SHLAA, by removing these figures a clearer picture of the capacity of the district above those sites which already benefit from planning permission can be given.



Table 7: Summary of Deliverable/ Developable SHLAA sites excluding sites with extant planning permission.

Parish/ Town	Sites with planning permission		Deliverable SHLAA sites minus permissions		Developable SHLAA sites minus permissions	
	Number	Yield	Number	Yield	Number	Yield
Lewes	6	126	8	488	7	169
Newhaven	7	580	8	730	9	298
Seaford	8	177	5	84	9	95
Peacehaven & Telscombe	3	45	10	466	5	278
Barcombe	0	0	2	43	0	0
Chailey	0	0	3	48	3	74
Ditchling	1	27	1	15	1	30
Falmer	0	0	0	0	0	0
Hamsey	0	0	3	60	0	0
Kingston	0	0	0	0	0	0
Newick	0	0	4	173	4	62
Plumpton	1	14	4	91	1	30
Ringmer	0	0	7	578	7	155
Rodmell	0	0	1	10	0	0
South Heighton	1	11	0	0	0	0
Wivelsfield	0	0	8	682	0	0
<b>Total</b>	<b>27</b>	<b>980</b>	<b>64</b>	<b>3468</b>	<b>46</b>	<b>1191</b>

## 5. Housing Trajectory

- 5.1. This section contains the updated housing trajectory. Table 9 below contains all Deliverable and Developable SHLAA sites assessed to date, including planning approvals of six or more dwellings and reflecting the amendments outlined above. The status of sites with extant planning permission is taken from the 1 April 2014.
- 5.2. The same assumptions, outlined below, are applied to this trajectory update as were used in the initial SHLAA housing trajectory. Where appropriate the notional start date of sites has been amended to reflect the forthcoming monitoring year and timetable changes to timetables for production of development plans relevant to Lewes District.
- a) Where a site has planning consent, and identified as Deliverable, a notional start date of 2014 is given as it is considered that the site is immediately available for development, or is under construction. Deliverable sites which have a capacity of more than 100 units have a notional start date of 2015, unless it has extant planning permission and therefore assumed to come forward earlier or recent discussions with proponents and infrastructure providers indicate alternative dates. The notional start date of 2015 allows approximately a year for the necessary planning consents to be obtained before any completions are made. An exception to this is if specific phasing has been identified by the site promoter.
- Slightly earlier notional start dates are considered for Deliverable sites below 100 units as it is anticipated that planning permissions for smaller sites would come forward sooner.
- b) Build out rates are kept inline with the initial SHLAA trajectory:
- A site of less than 200 dwellings would take one developer one year to build each 40 dwellings;
  - A site of between 200 and 400 dwellings would take two developers one year to build each 80 dwellings; and
  - A site of 400 dwelling or more would take three or more developers one year to build each 120 dwellings.
- This will result in the capacity of some sites is spread across different five year trenches.
- c) Any specific information regarding the phasing of sites, or other information which may impact the phasing of sites, submitted by the promoter of the site is also taken into consideration.
- 5.3. Table 9 provides a summary of the Deliverable and Developable sites, by parish, taking into account the housing trajectory and removing the duplications as a consequence of overlapping site boundaries.

Table 8: Housing trajectory

Site ref	Location	Potential Capacity	Build rate (p.a)	Notional start date	April 2014 – March 2019	April 2019 – March 2024	April 2024 – March 2029
03BA	Hillside Nurseries, High Street, Barcombe	6	6	2014	6		
05BA	Land north of High Street	37	37	2014	37		
05CH	Land fronting Mill Lane, South Chailey	10	10	2014	10		
08CH	Land at Layden Hall, East Grinstead Road	6	6	2019		6	
12CH	Land at Newick/North Chailey	20	20	2019		20	
15CH	Land at Glendene Farm, Station Road, North Chailey	8	8	2014	8		
16CH	Land at Oxbottom Lane,	20	20	2014	20		
19CH	Chailey Brickworks	48	40	2019		48	
20CH	Land south of Fairseat House, Station Road	15	15	2019		15	
21CH	Land south of Fairseat House and west of Oxbottom Lane.	30	30	2014	30		
01DT	St George's Retreat, Ditchling	27	27	2014	27		
02DT	103a Lewes Road, Ditchling	15	15	2014	15		
05DT	Land at North End, Ditchling	30	30	2019		30	
06HY	The Platt, Land off Beechwood Lane, Cooksbridge	12	12	2014	12		
09HY	Land at Beechwood Lane, Cooksbridge	23	23	2014	23		
10HY	Covers yard, west of A275	25	25	2015	25		
03LW	Land at South Downs Road, Lewes	53	40	2014	53		
04LW	Wenban Smith site – adjacent to car park	23	23	2019		23	
10LW	Riverside – Cliffe	13	13	2014	13		
11LW	Clayhill Nursery, Malling Hill	41	40	2014	41		
14LW	Spring Gardens Depot and Brook Street Store	14	14	2014	14		
16LW	East Sussex County Council, County Hall, St. Anne's Crescent, Lewes,	100	40	2024			100
19LW	All in North Street, Lewes	390	80	2015	206	184	
20LW	Lewes House Site – Land between Walwers Lane and Church Twitten and Land rear of library	35	35	2014	35		
23LW	Pinwell Road, Lewes	17	17	2019		17	
27LW	Landport club & garages	8	8	2019		8	

30LW	Magistrates Court, Friars Walk	20	20	2014	20		
31LW	Magistrates Court Car Park, Court Road	15	15	2014	15		
32LW	Land and building west of North Street	10	10	2014	10		
33LW	St Mary's Social Centre, Christie Road	8	8	2019		8	
34LW	Juggs Road (Parcel C)	7	7	2019		7	
36LW	Land east of Springman House, Lancaster Road	6	6	2019		6	
02NH	Seahaven Caravans, Railway Road, Newhaven.	22	22	2019		22	
13NH	Southern Water Pumping Station, Fort Road	6	6	2019		6	
15NH	Lewes Rd recreation ground	62	40	2019		62	
16NH	The Old Shipyard, Robinson Road, Newhaven	64	40	2019		64	
17NH	Land to west of St Lukes Court, Church Hill, Newhaven	24	24	2014	24		
19NH	Land at Eastside, Newhaven, South of the Drove.	190	40	2015	120	70	
20NH	Eastside land, Newhaven	190	40	2015	120	70	
23NH	Land on south east side of Hill Road	8	8	2014	8		
25NH	Site 2 – East Hill Road, Newhaven	8	8	2014	8		
27NH	Site 4 – on Crest Road and Fairholme Road, Denton	8	8	2014	8		
31NH	The Marina (phase 3 of LDLP NH6)	331	80	2018	80	251	
32NH	West of Meeching Quarry	125	40	2016	65	60	
33NH	Kings Avenue	8	8	2019		8	
35NH	South of Valley Road (full appraised site, 2000)	85	40	2015	85		
38NH	Land at Harbour Heights, Meeching Quarry and west of Meeching Quarry	400	80	2019		400	
39NH	Robinson Road Depot, Robinson Road	80	40	2019		80	
40NH	LDC Offices at Fort Road	6	6	2015	6		
42NH	South of Harbour Heights, W. Meeching Quarry and south part of quarry	400	80	2016	160	240	
43NH	Former Saxonholme site, Meeching Road	30	30	2019		30	
46NH	Parker Pen site, Railway Road	150	40	2015	120	30	
48NH	Land at Railway Quay	25	25	2015	25		
51NH	Newhaven Police Station, South Road	10	10	2019		10	

52NH	Newhaven Fire Station, Fort Road	6	6	2019		6	
54NH	Royal Mail Delivery Depot	10	10	2019		10	
03NW	Land off Allington Road, Newick	30	30	2014	30		
07NW	Land south of Alexander Mead, Newick	7	7	2014	7		
08NW	25 Newick Hill & other land adjacent to Cricketfields, Newick	31	31	2014	31		
11NW	Land to east of the telephone exchange, Goldbridge Road, Newick	30	30	2014	30		
13NW	Land at Rathenny, Allington Road	30	30	2014	30		
16NW	Land south of Allington Road	55	55	2014	55		
17NW	P&K Autos / 15 Church Road	6	6	2024			6
19NW	Land west of The Pines, 95 Allington Road	8	8	2019		8	
20NW	Land rear of 45 Allington Road	23	23	2019		23	
21NW	Land rear of 45 & 55 Allington Road	50	50	2014	50		
22NW	Land east of Oakside, Goldbridge Road	38	38	2019		38	
24NW	Land at 104 Allington Road	10	10	2019		10	
26NW	Land at Mitchelswood Farm, Allington Road	55	55	2014	55		
04PL	Land east of Station Road, Plumpton Green	30	30	2019		30	
05PL	Land east of Station Road, Plumpton Green	30	30	2014	30		
13PL	Land north east of Wells Close	6	6	2014	6		
14PL	Land south of Riddens Lane	15	15	2014	15		
16PL	Land between West Gate and Chapel Road	40	40	2014	40		
01PP	Former Roche Site, Bell Lane, Lewes	14	14	2014	14		
02PP	Former Workhouse, Newhaven Downs Hospital, Newhaven	10	10	2014	10		
03PP	Land at rear of White Hart, High Street, Newhaven	8	8	2014	8		
04PP	Land adjoining to the Former Workhouse, Newhaven Downs Hospital, Newhaven	8	8	2014	8		
17PP	Tudor Manor Hotel, Eastbourne Road, Seaford	7	7	2014	7		
18PP	The Old Rectory, Heighton Road, South Heighton	11	11	2014	11		

20PP	The Old House Despository, Claremont Road, Seaford	35	35	2014	35		
26PP	53 Cliff High Street, Lewes	7	7	2014	7		
33PP	28 South Way, Newhaven	9	9	2014	9		
34PP	1 to 10 Talland Parade, Seaford	10	10	2014	10		
36PP	Falcon Wharf, Court Road, Lewes	7	7	2014	7		
37PP	Land at Buckhurst Road, Peacehaven	15	15	2014	15		
39PP	Ronald Simson, Sutton Avenue	35	35	2014	35		
40PP	3A Fisher Street, Lewes	9	9	2014	9		
41PP	Land east of telephone excahge, North Barnes Lane	14	14	2014	14		
42PP	Units 1 to 3 Kendal Court, Railway Road	24	24	2014	24		
02PT	Land at Arundel Road, Peacehaven	55	40	2015	55		
04PT	2 South Coast Road, Peacehaven	31	31	2016	31		
06PT	Valley Road, Peacehaven	113	40	2019		113	
11PT	Fairlight Avenue, The Esplanade,	10	10	2014	10		
19PT	Motel, 1 South Coast Road	26	26	2014	26		
20PT	Land north and south of Valey Road	158	40	2019		158	
24PT	Land at Lower Hoddern Farm, off Pelham Rise, East Peacehaven	300	80	2016	240	60	
34PT	Land north of Keymer Avenue, Peacehaven	48	40	2015	48		
37PT	Land at South Coast Road / Lincoln Avenue	12	12	2014	12		
39PT	Land adjacent to Cliff Park Close	10	10	2019		10	
44PT	Land north of Seaview Avenue	4	4	2014	4		
45PT	Piddinghoe Avenue Car Park	6	6	2014	6		
46PT	Steyning Avenue Car Park	6	6	2014	6		
47PT	Land at Cornwall Avenue	14	14	2014	14		
62PT	Land between 328 & 338 South Coast Road	6	6	2019		6	
63PT	12 Seaview Road	6	6	2014	6		
64PT	Land at 264 South Coast Road	9	9	2014	9		
03RD	Land at Sunnyside and Ouseside cottages, Newhaven Road	10	10	2015	10		
01RG	Land at Boyle Gate Farm	100	40	2015	100		
02RG	Diplocks Yard, Bishops Lane	36	36	2019		36	

03RG	Land north of Bishops Lane, Ringmer	110	40	2015	110		
04RG	Land east of Chamberlain's Lane	54	40	2014	54		
06RG	Caburn Field, Anchor Field	40	40	2015	40		
07RG	The Kennels, Laughton Road	35	35	2019		35	
12RG	The old cowshed, Broyle Lane	6	6	2015	6		
14RG	Land rear of Westbourne, Lewes Road (C1 Site)	12	12	2019		12	
15RG	Busy Bee garage, Lewes Road	6	6	2019		6	
16RG	Farthings, North Road C3	6	6	2019		6	
17RG	Pippins, Bishops Lane, C4	6	6	2019		6	
18RG	Chapters, Bishops Lane C5	6	6	2019		6	
19RG	East of Chapters, Bishops Lane Site B	6	6	2014	6		
20RG	Land at the Forge, Lewes Road	22	22	2014	22		
21RG	Land east of Diplocks Industrial Estate, Bishops Lane	75	40	2014	75		
23RG	Land north of Potters Field, Bishops Lane	71	40	2014	71		
25RG	Land east of Norlington Lane, Bishops Lane, Ringmer	64	40	2014	64		
26RG	Fingerpost Farm, The Broyle, Ringmer	100	40	2015	100		
28RG	Land west of Kerridge, Bishops Lane	7	7	2014	7		
31RG	Land at Lower Lodge, Laughton Road	100	40	2015	100		
32RG	Land at Broyle Close (Parcels A,B & C)	6	6	2014	6		
33RG	Land South and East of Elphick Road	20	20	2014	20		
34RG	Land West of Vicarage Close	10	10	2019		10	
35RG	Neaves Paddock, Laughton Road	6	6	2014	6		
36RG	Springett Avenue Shopping Precinct	14	14	2019		14	
37RG	Land west of Lower Lodge Farm, Laughton Road	30	30	2019		30	
01SF	Land to the south of Chyngton Way, Seaford	40	40	2014	40		
04SF	Gas works site, Blatchington Road	30	30	2019		30	
05SF	East Street Car Park	10	10	2019		10	
08SF	Land north of Crown Hill	7	7	2019		7	
10SF	Site at the Beachcomber, Dane Road, Seaford	45	40	2014	45		

13SF	Former Central Garage site, Sutton Park Road	27	27	2014	27		
14SF	Buckle Car Park, Marine Parade (Parcels A &B)	7	7	2014	7		
15SF	Buckle Car Park, Marine Parade (Parcels A, B &C)	10	10	2020		10	
16SF	Chalvington Field at Normansal Parke Avenue	20	20	2016	20		
18SF	6 Steyne Road	6	6	2014	6		
19SF	Drill Hall, Broad Street, Seaford	12	12	2014	12		
20SF	Holmes Lodge, 72 Clarence Road, Seaford	12	12	2019		12	
21SF	51 – 53 Blatchington Road, Seaford	9	9	2019		9	
22SF	Land at Florence House, Southdown Road	10	10	2014	10		
23SF	Former Wynnes Nursery, Sutton Drove	7	7	2014	7		
24SF	Station Approach, Dane Road, Seaford	10	10	2019		10	
25SF	Elm Court, Blatchington Road, Seaford	8	8	2019		8	
26SF	land at East Albany Road/ Sutton Drove	6	6	2019		6	
02WV	Land at Greenhill Way/Ridge Way, nr. Wivelsfield.	175	40	2016	130	45	
03WV	Land at Eastern Road/Green Lane	150	40	2016	120	30	
05WV	Land at Coldharbour Farm, South Road	65	40	2014	65		
08WV	The Homestead, Homestead Lane, Burgess Hill	55	40	2016	55		
09WV	Land at North Common Road	75	40	2014	75		
10WV	Land east of Valebridge Road, Burgess Hill	150	40	2019		80	70
12WV	Land at Medway Gardens	37	37	2015	37		
14WV	Land east of B2112 (Ditchling Road)	100	40	2016	100		
15WV	Land at Eastern Road	190	40	2016	120	70	
18WV	Land at The Nuggets, Valebridge Road	14	14	2014	14		
19WV	Land at Oakfields, Theobalds Road	10	10	2014	10		
20WV	Land at the Homestead and The Nuggets	70	40	2015	70		
<b>Totals</b>					<b>4285</b>	<b>2735</b>	<b>176</b>
<b>Totals (resolving the double counting issue)</b>					<b>3503</b>	<b>2030</b>	<b>106</b>



Table 9: Housing trajectory by Parish, with double counting resolved

Parish/ Town	April 2014 - March 2019	April 2019 - March 2024	April 2024 - March 2029
	Yield	Yield	Yield
Lewes	430	253	100
Newhaven	659	949	0
Seaford	261	95	0
Peacehaven	482	307	0
Barcombe	43	0	0
Chailey	48	74	0
Ditchling	42	30	0
Falmer	0	0	0
Hamsey	60	0	0
Kingston	0	0	0
Newick	173	56	6
Plumpton	105	30	0
Ringmer	572	161	0
Rodmell	10	0	0
South Heighton	11	0	0
Wivelsfield	607	75	0
<b>Total</b>	<b>3503</b>	<b>2030</b>	<b>106</b>

5.4. To supplement the above housing trajectory a plan led trajectory has been prepared. In addition to the assumptions identified in paragraph 5.2, the plan led trajectory reflects the need for certain sites to be allocated within a site allocations development plan document (Local Plan Part 2)<sup>8</sup>. Therefore a notional start date of 2016 is given as the earliest start date to allow for planning consents to be obtained. Again, an exception to this is if specific phasing has been identified by the site promoter. The plan led trajectory can be found in Appendix 1.

---

<sup>8</sup> Adoption of Part 2: Site Allocations document anticipated to be Late 2015.

## 6. Conclusions

- 6.1. The purpose of this document was to review and update the Strategic Housing Land Availability Assessment (SHLAA) to reflect relevant new information received on previously assessed sites, as well as assess any new site submissions or sites that Officers were aware of through its monitoring and engagement with individuals and stakeholders.
- 6.2. The 2014 update to the SHLAA assessed 46 new sites, including four new sites with planning permission as at 1 April 2014, and made amendments to approximately 35 existing SHLAA site conclusions. The number of new sites submitted to be assessed rose from 17 in 2013 to 46. The proportion of new sites submitted and located within the South Downs National Park fell to approximately 9% from 30% in the 2013 update. The SHLAA updates will continue to include sites within the National Park area until at least the Joint Core Strategy is adopted. This is to maintain a strategic overview and monitoring of potential housing sites and capacity issues in the district.
- 6.3. The 2014 update identified a wide range of potential housing sites which are considered to be suitable, available and achievable. The update shows that there are sites with a potential capacity to deliver 5,639 dwellings, of which 4,448 dwellings are identified as Deliverable: suitable for housing, available within the next five years and achievable. These figures are taken from Table 6 which resolves the issues of double counting. This figure also includes sites with extant planning permission.
- 6.4. Since the 2013 SHLAA update the number of Deliverable dwellings has increased by 229 and the number of Developable dwellings has increased by only eight when comparing total figures where double counting has been removed. This indicates an increase in potential housing capacity in the district before taking into account any strategic and cumulative constraints identified in other key evidence base documents.
- 6.5. The housing trajectory, with double counting removed, suggests that 3,503 dwellings could be delivered within the next five years, decreased slightly from the previous year. The remaining 2,030 dwellings delivered in years 5 to 10 and 106 dwellings beyond year 2028/29.
- 6.6. As at 1 April 2014 the Council was unable to demonstrate a five year housing land supply against its mid-range objectively assessed housing need figure of 9,800. The housing land supply calculation includes the additional 5% buffer requirement outlined in the National Planning Policy Framework (NPPF). The Council had a supply of 1,343 net dwellings against a housing requirement of 3,740.

- 6.7. The conclusions from this SHLAA update will be taken forward to inform the Joint Core Strategy as it progresses to Examination in Public and subsequent policy documents, such as the Local Plan Part 2. The SHLAA will continue to be monitored and updated on a regular basis to ensure it reflects any changes and maintains an up-to-date housing position for the District.

## **7. Appendices**

Appendices can be found as separate document.