



Lewes District Council

**Lewes District (Outside of the South Downs
National Park)**

**Five Year Housing Land Supply
(2023-2028)**

Annual Position Statement at 1st April 2023

Published May 2023

1.0 Introduction

- 1.1 The National Planning Policy Framework [NPPF] (2021) requires Local Planning Authorities (LPAs) to maintain and demonstrate a pipeline of sufficient deliverable sites to be able to deliver five years' worth of its housing requirement.
- 1.2 This statement supersedes the previous [Autumn 2022 statement](#)¹ and provides the Lewes District Council (the council's) five-year housing land supply position at 1st April 2023. The five-year period covers the period between 1st April 2023 and 31st March 2028.
- 1.3 In updating the housing land supply position, the council has considered the outcomes of relevant planning appeal decisions, the NPPF, the publication and subsequent updates of Government's National Planning Policy Guidance (PPG), the current status of relevant development plan documents (i.e. Local Plan and neighbourhood plans), recent case law and legal advice.
- 1.4 This statement concludes that, as at 1st April 2023, the council has a supply of deliverable housing land equivalent to **3.02 years** outside the South Downs National Park (SDNP).

¹ <https://www.lewes-eastbourne.gov.uk/planning-policy/strategic-housing-and-economic-land-availability-assessment/housing-land-supply/>

2.0 Background

- 2.1 Approximately half of Lewes District's area is within the South Downs National Park (SDNP) for which the South Downs National Park Authority is the local planning authority. Lewes District Council is the local planning authority for the remaining area of the District and this statement applies for the area covered by the District Council.
- 2.2 The Lewes District Local Plan is made up of the Local Plan Part 1: Joint Core Strategy (LPP1) (adopted May 2016) and the Local Plan Part 2: Site Allocations and Development Management Policies (LPP2) (adopted February 2020), as well as any retained 'saved' policies not yet superseded by neighbourhood plans.
- 2.3 LPP1 contains the vision and strategic policies for the whole District including the SDNP area. Spatial Policies 1 and 2 set a district-wide housing requirement of 345 homes per year however this was disaggregated, as a result of a legal challenge, to provide a net housing requirement of 275 homes per year for the Lewes District Council area over the plan period to 2030.
- 2.4 Local planning authorities have a statutory duty to review their local plan every five years from the date of adoption and determine whether or not it needs to be updated. A review of LPP1 concluded that changing circumstances since its adoption meant a full update of its strategic policies was needed – work on preparing a new local plan is underway and public consultation on Issues and Options was concluded in summer 2021.

Five Year Housing Land Supply

- 2.5 NPPF paragraph 74 requires Local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against the housing requirement set out in its adopted strategic policies.
- 2.6 However, when strategic policies are more than five years old, the NPPF requires that the five-year housing land supply is calculated against local housing need, which is determined by the standard method set out in national planning guidance (NPPF para 74). The fifth anniversary of the adoption of the LDC local plan fell on 11th May 2021. Therefore, from this date until the adoption of the new local plan, the five-year housing land supply will be calculated against the local housing need determined by the standard method.

2.7 The following table shows the published Lewes District (outside the SDNP) five-year housing land supply position since the adoption of LPP1².

Table 1 - Five-year housing land supply position since adoption of LPP1

Date of Position Statement	Supply Position
October 2015	5.67
April 2016	5.62
April 2017	5.36
April 2018	4.92
October 2018	5.22
April 2019	5.59
April 2020	5.42
May 2021	2.9
April 2022	2.73
April 2023	3.02

Figure 1 - Five Year Supply since adoption of LPP1



² [Source, Lewes District Five Year Housing Land Supply](#)

Housing Delivery Test

- 2.8 Paragraph 73 of the NPPF requires that the supply of specific deliverable sites should include a buffer. This buffer should be 5% to ensure choice and competition in the market for land; or 20% where there has been significant under delivery of housing over the previous three years³, to improve the prospect of achieving the planned supply. The Housing Delivery Test assesses a local planning authority's performance of housing delivery against its housing requirement over the previous three years. The District Council's Housing Delivery Test Result for 2021 of 116% is set out in paragraph 3.6 below.

3.0 Housing Land Requirement

Local Housing Need

- 3.1 Planning Practice Guidance (PPG)⁴ contains the standard method formula to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth and historic under-supply. PPG also allows for local planning authorities to identify a housing need figure using a method determined locally⁵ as well as a locally derived local housing requirement figure for the purposes of the five-year housing land supply calculation.
- 3.2 The council published its locally determined method for calculating local housing need in its paper *Approach to Local Housing Need for Lewes district outside the South Downs National Park for the purposes of the Five-Year Housing Land Supply* (May 2021)⁶. This set out a method for calculating a local housing need figure for the District outside the SDNP based on the split of the total number of dwellings in the District inside and outside of the SDNP using the Local Land and Property Gazetteer. Under the standard method, the local housing need for the whole of Lewes District at 1st April 2023 is 781 homes per year with a corresponding locally derived housing requirement figure of 601 homes per year (Local Housing Need for District (781) x 0.77) **for the Lewes District Council planning area.**

³ 'Significant under delivery' is defined as being a Housing Delivery Test result that shows delivery below 85% of the housing requirement (NPPF Footnote 39)

⁴ PPG: Housing and economic development needs assessment, Paragraph: 002 Reference ID: 2a-002-20190220

⁵ PPG: Housing supply and delivery, Paragraph: 023 Reference ID: 68-023-20190722

⁶ Available on the [council's website](https://www.lewes-eastbourne.gov.uk/_resources/assets/inline/full/0/312585.pdf) at https://www.lewes-eastbourne.gov.uk/_resources/assets/inline/full/0/312585.pdf

- 3.3 It should be noted that the PPG⁷ explains that within the ‘standard method’ for calculating local housing need, the affordability adjustment is applied to take account of past under-delivery. The standard method identifies the minimum uplift that will be required and therefore it is not a requirement to specifically address under-delivery separately.

Additional Buffer

- 3.4 To date, the council has applied a 5% buffer to the five-year housing land supply calculation as required by NPPF paragraph 73. The buffer ensures choice and competition in the market for land and increases to 20% where there has been “significant under delivery” of housing over the previous three years.
- 3.5 “Significant under delivery” is defined as where housing delivery falls below 85% of the housing requirement (footnote 41 of the NPPF and Housing Delivery Test).
- 3.6 In February 2022, Government published the 2021 HDT results. The result for Lewes District (excluding the SDNP) is identified in Table 2 below. The 116% result enables the council to retain a 5% buffer within its current five-year calculation⁸. At the time of writing this report the 2022 HDT results were yet to be published.
- 3.7 The total number of homes required, as shown in the table below, is lower in years 2019-20 and 2020-2021. Due to the pandemic and the disruption faced by the construction industry the HDT test period for the year 2020/21 was reduced to 8 months, and 2019/20 was reduced to an 11-month period.

Table 2 - Lewes Housing Delivery Test Result 2021

Home required 2018-19	Home required 2019-20	Home required 2020-21	Total number of homes required	Homes delivered 2018-19	Homes delivered 2019-20	Homes delivered 2020-21	Total number of homes delivered	Housing Delivery Test: 2021 measurement
275	251	183	709	311	242	272	825	116%

⁷ PPG: Housing and economic development needs assessments, Paragraph: 011 Reference ID: 2a-011-20190220

⁸ In December 2022 the government consulted on changes to the HDT

4.0 Housing Land Supply

Housing Land Supply Methodology

4.1 Sites included within the Five-Year Housing Land Supply must be 'deliverable'. The Glossary in Annex 2 of the NPPF states that:

To be considered deliverable, sites for housing should be available now; offer a suitable location for housing development now; and be achievable with a realistic prospect that housing will be delivered on site within five years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years."

4.2 PPG⁹ identifies that robust and up to date evidence is needed to demonstrate five years' worth of deliverable housing sites. It goes on to state that further evidence will be required for sites highlighted in part (b) of the definition, namely those sites which:

- *"have outline planning permission for major development;*
- *are allocated in a development plan;*
- *have a grant of permission in principle; or*
- *are identified on a brownfield register."*

4.3 The evidence to demonstrate deliverability may include:

⁹ PPG: Housing supply and delivery, Paragraph: 007 Reference ID: 68-007-20190722

- *“Current planning status - for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;*
- *Firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates;*
- *Firm progress with site assessment work; or*
- *Clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.”*

4.4 Using the above definition and guidance the council has considered sites qualifying for inclusion within the five-year supply. It is worth noting here that the council does not interpret the types of sites stated in the definition and guidance as finite; it is not considered a ‘closed list’. This is supported by the recent High Court decision of 12 May 2020, whereby the Secretary of State now accepted that the definition of deliverable was not a closed list¹⁰.

4.5 As such, careful consideration is given to which sites are included within the five-year supply calculation.

- Large sites (6 or more units) with extant Planning Permission as at the 1st April 2023 (unless there is clear evidence that homes will not be delivered within five years);
- Large sites (6 or more units) with Outline Planning Permission as at 1st April 2023 (recently granted and/or with consideration given to Reserved Matters application submitted or progressing);
- Small sites (5 or fewer units) with extant Planning Permission as at the 1st April 2023;
- Sites with a resolution to approve subject to section 106 as at 1st April 2023;
- Housing allocations within the adopted Development Plan (including 2016 LPP1, 2020 LPP2 and neighbourhood plans);
- Specific deliverable sites, such as Council’s own sites; and

¹⁰ East Northamptonshire v Secretary of State for Housing, Communities and Local Government. CO/917/2020

- Allowance from windfall sites (small sites without planning permission).
- 4.6 For all of the above, only sites outside of the SDNP area are included within this five-year housing land supply report.
- 4.7 In addition, PPG¹¹ confirms that local planning authorities can count housing provided for older people, including residential institutions in Use Class C2, as part of the housing land supply. This contribution is based on the amount of accommodation released in the housing market and the average number of adults living in households, which was 1.8 at the time of the 2011 Census. A ratio of 1.8 is the figure that has been used to translate bed spaces into dwelling numbers for the purposes of supply in line with national planning guidance.

Commitments

Large Sites

- 4.8 As at 1st April 2023, a total of 1,273 net units on large sites (6 net units or more) had extant planning permission and a further 430 net units had outline planning permission. Discussions with relevant parties (such as Development Management Case Officers and site proponent/ developers) fed into determining a site's delivery and the extent to which it will contribute to the five year supply. This exercise was undertaken on a site by site basis.
- 4.9 In cases where a site promoter is unable to provide anticipated phasing, or the council wishes to check the information provided, then a local comparable, completed, development might be used as a benchmark.
- 4.10 Where sites have been brought forward from the previous published housing land supply position the council has sought to ensure timings of delivery remain realistic and reasonable. Previous advice from developers and officers is compared to the current position. This has enabled the council to consider if and why there might have been a possible delay in a site's commencement or completion and, if necessary, modify the forthcoming five-year delivery trajectory. The comparison between housing land supply updates also helps assess and moderate delivery timeframes anticipated by developers/proponents for existing and future sites. The results of these considerations are reflected in the housing trajectory (Appendix 3).

¹¹ PPG: Housing supply and delivery, Paragraph: 035 Reference ID: 68-035-20190722

4.11 The council takes a site by site approach to considering a site's deliverability rather than applying a flat percentage discount to the total number of units with planning permission on large sites. This approach provides a more accurate position of a site's delivery status. As such, of the 1,273 net units with planning permission on large sites, 1,050 net units are expected to be delivered within the next five years and are therefore included in the five year housing land supply calculation. In addition the 430 net units with outline planning permission are also expected to be delivered within the next five year period and are therefore included in the five-year housing land supply calculation.

Small Sites

4.12 Small sites (5 net units or less) provide a consistent source of supply within the district. This source of supply is expected to continue to contribute to the district's delivery of housing over the remaining Plan period. As set out above in paragraph 4.1 the definition of 'Deliverable' in Annex 2 of the NPPF sets out that sites which do not involve major development and have planning permission should be considered deliverable until permission expires.

4.13 As at 1st April 2023, 169 units had extant planning permission on small sites and these are included in the five year supply calculation.

Sites with Resolution to Approve Subject to S106

4.14 There are two applications¹² with a resolution to approve awaiting the completion of a S106 agreement amounting to 33 dwellings in total. These consist of a planning application for 21 units Newick, and an outline application of 12 self build dwellings. Given the demand for plots in the district shown on the Self Build Register it is considered these will come forward within 5 years.

Housing site allocations and deliverable sites

4.15 In addition to the above, the five year housing supply calculation also contains other sites which are considered capable of at least contributing to the council's five year housing supply. These are set out in Appendix 3 and consist of:

¹² There could be other applications which are resolved to grant considered under the allocated sites category.

- Local Plan Part 1 and Part 2 Allocations (53 units)
- Neighbourhood plan allocations (55 Units).

Windfall allowance

- 4.16 Paragraph 71 of the NPPF allows LPAs to include an allowance for windfalls in the five-year supply so long as it can be demonstrated that windfalls have been, and will continue to be, a reliable source of supply. It states that any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment (SHLAA), historic windfall and expected future trends.
- 4.17 Small site completions have provided a consistent source of windfall supply and completions in the district and are anticipated to continue to be a reliable source of supply. This position was strongly supported by the LPP1 Inspector who considered that within the district, based on past performance and the strength of the local housing market, windfalls are very likely to be a continual source of supply.
- 4.18 The housing requirement of LPP1 included an allowance of 600 dwellings during the plan period on unidentified small scale windfall sites (Spatial Policy 2). Following the legal challenge to LPP1 the 600 dwelling windfall figure was disaggregated based on the proportion of small site completions inside/ outside the SDNP within the first five years of the Plan period (2010/11 to 2014/15) to 468 units outside the Park. This windfall allowance has been applied to the relevant five year calculations. The windfall allowance is staggered for three of the five years to avoid the risk of double counting with completions on already permitted small sites.

5.0 Five Year Housing Land Supply Calculation

- 5.1 The following tables set out three scenarios in relation to five-year housing land supply. Recently released Census 2021 data confirms that the current population of the district is 99,909 people, living in 43,700 households which is broadly similar to the ONS mid-year population projections for 2020, with the projections estimating more growth, of around 3,616 additional individuals, than the Census outturn.
- 5.2 The Census data shows that between 2011 and 2021 there was an overall increase of 2.5% in the Lewes population. Note that in terms of households, the latest ONS household projections before the Census 2021 were the 2018 based projections. The ONS 2018 based household projections for Lewes expected 45,415 households in the district in 2021. The number of households recorded by Census 2021 in Lewes District was 43,694 households. The 2018 based projection was therefore an over estimate by 1,721 households. The ONS 2014 based household projections for Lewes expected a higher number of households in the district of 47,114 an over estimate of 3,420 households. Calculations for the Standard Method are shown using both the 2014 and 2018 household projections for information.
- 5.3 Table 3 below sets out the five-year housing land supply position in different scenarios as at 1st April 2023, for Lewes District outside the SDNP. The following tables 5-7 set out the detailed calculations of the positions as below. Details of the applications used in the calculations are provided in Appendix 3.

Table 3 - Five-year supply by scenario

Scenario	5YHLS Requirement (Annualised) (including buffer)	Supply position (years)	Supply position (%)
Standard Method using 2014 household projections (see Table 4)	631	3.02	60%
Standard Method using 2018 household projections (see Table 5)	399	4.77	95%
Against LPP1 Housing Requirement (see Table 6)	336.9	5.55	113%

- Table 4 sets out the five-year housing land supply calculation against the Standard Method as set out in the PPG (2014 household projections). Appendix 1 sets out the standard method calculation using the 2014 household projections as per the PPG.
- Table 5 sets out the five-year supply of housing land calculation, against the standard method using the ONS 2018 household projections. Appendix 2 sets out the standard method calculation using the 2018 household projections.
- Table 6 sets out the five-year housing land supply calculation against the existing Local Plan (LPP1) housing requirement.

Table 4 - Lewes (outside the SDNP) Five Year Housing Land Supply against the Standard Method as set out in PPG

Step		Homes
A	Annual housing requirement figure (Locally derived figure for Local Housing Need as set out in paragraph 3.2)	601
B	Five year requirement (601 x 5)	3,005
C	NPPF 5% buffer (0.05 x 3,005)	150.25
D	Total Five year requirement figure inc. Buffer (3,005 + 150.25) (Annual Requirement)	3,155.25 (631)
E	<u>Commitments</u>	
	Large sites with full planning permission	1050
	Large sites with outline planning permission	430
	Small sites with planning permission (inc. 25% discount)	169
	Sites subject to Section 106	33
	Local Plan Allocations	53
	Neighbourhood Plan housing allocations	55
	Deliverable sites	0
	Windfall allowance	114
F	<u>Supply</u>	1904
	(Years) (Supply 1904 / annual requirement 631)	(3.02)
	(Percentage)	(60%)

Table 5 - Lewes (outside the SDNP) Five Year Housing Land Supply against the Standard Method using 2018 household projections

Step		Homes
A	Annual housing requirement figure (Locally derived figure for Local Housing Need)	380
B	Five year requirement (380 x 5)	1,900
C	NPPF 5% buffer (0.05 x 2,470)	95
D	Total Five year requirement figure inc. Buffer (1,900 + 95) (Annual Requirement)	1,995 (399)
E	<u>Commitments</u>	
	Large sites with full planning permission	1050
	Large sites with outline planning permission	430
	Small sites with planning permission (inc. 25% discount)	169
	Sites subject to Section 106	33
	Local Plan Allocations	53
	Neighbourhood Plan housing allocations	55
	Deliverable sites	0
	Windfall allowance	114
F	<u>Supply</u>	1904
	(Years) (Supply 1904 / annual requirement 399)	(4.77)
	(Percentage)	(95%)

Table 6 - Lewes (outside the SDNP) Five Year Housing Land Supply against the LPP1 housing requirement

Step		Homes
A	Local Plan Requirement (5,494) – Completions 2010/11 to 2022/23 (3248)	2246
B	Residual annual housing requirement figure (2246 / 7)	320.1
C	Five year requirement (320 x 5)	1,604.3
D	NPPF 5% buffer (0.05 x 1,635)	80.2
E	Total Five year requirement figure inc. Buffer (1,635 + 81.7) (Annual Requirement)	1684.5 336.9
F	<u>Commitments</u>	
	Large sites with full planning permission	1050
	Large sites with outline planning permission	430
	Small sites with planning permission (inc. 25% discount)	169
	Sites subject to Section 106	33
	Local Plan Allocations	53
	Neighbourhood Plan housing allocations	55
	Deliverable sites	0
	Windfall allowance	114
G	<u>Supply</u>	1904
	(Years) (Supply 1904 / annual requirement 343)	(5.55)
	(Percentage)	(113%)

Appendix 1 - Lewes District Local Housing Need Calculation using Standard Method (2014 Household Projections)

Calculated on 27th March 2023 using Standard Method as set out in:

Planning Practice Guidance – Housing and economic needs assessment¹³

Paragraph: 004 Reference ID: 2a-004-20201216

Revision date: 16 12 2020

Step 1 – Household Projections Baseline

The baseline is the projected average annual household growth over a ten-year period calculated using 2014-based household growth projections from the Office for National Statistics¹⁴.

- 2023 Household Projection = 48,198
- 2033 Household Projection = 53,776

This is a total of **5,578** new households over the 10-year period, equivalent to an average household growth of **557.8** per year.

Step 2: Adjustment to take account of affordability

The affordability adjustment is applied in order to ensure that the standard method responds to price signals and is consistent with the national policy objective of significantly boosting the supply of homes.

The affordability adjustment is calculated using the most recent median workplace-based affordability ratios¹⁵ at local authority level, published by the Office for National Statistics. For each 1% the ratio is above 4, the average household growth should be increased by a quarter of a percent.

The median workplace-based affordability ratio (2021) for Lewes District is 12.40. The adjustment is calculated as:

$$\text{Adjustment factor} = (12.40 - 4) / 4 \times 0.25 + 1 =$$

¹³ <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>, Paragraph: 004 Reference ID: 2a-004-20201216

¹⁴ <https://www.gov.uk/government/collections/household-projections>

¹⁵ <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>

$$(8.4) / 4 \times 0.25 + 1 =$$
$$2.1 \times 0.25 + 1 = 1.525$$

The adjustment factor is therefore **1.525** and is used to adjust the average annual household growth figure:

$$\text{Minimum annual local housing need figure} = \text{adjustment factor} \times$$
$$\text{projected household growth}$$
$$= 1.525 \times 557.8 = 850.645$$

The resulting figure is **851** (rounded to a whole housing unit).

Step 3: Capping level of increase

Depending on the current status of the Local Plan, a cap can then be applied to limit the increases an individual local authority can face:

1. Where the Local Plan was adopted within the last 5 years, the local housing need figure is capped at 40% above the average annual housing requirement figure (i.e. the annual Local Plan target).
2. Where the Local Plan was adopted more than 5 years ago, the local housing need figure is capped at 40% above whichever is the higher of:
 - a. the projected household growth for the area over the 10 year period identified in step 1; or
 - b. the average annual housing requirement figure set out in the most recently adopted local plan (if a figure exists).

The Lewes Local Plan Part 1 was adopted in May 2016, so is more than five years old. Therefore capping under (1) above is not applicable.

The Lewes Local Plan Part 1 set an average annual housing requirement for the District of 345 homes per year. However, as a result of a legal challenge to the plan, the housing requirement was disaggregated between the parts of the District inside and outside of the National Park, which resulted a housing requirement for the District outside the National Park of 275 homes per year.

- The average annual housing requirement in LPP1 is 345 per year (District wide) or 275 per year (outside of the National Park).
- The average annual household growth over 10 years is 557.8 (as per step 1)
- The minimum annual local housing need figure is 851 (as per step 2)

The annual household growth (557.8) is higher than the annual housing requirement figure (275). Therefore, the cap is set at 40% above the annual household growth figure:

$$\begin{aligned}\text{Cap} &= \text{predicted household growth} + 40\% \\ &= 557.8 + (0.4 \times 557.8) = \\ &= 557.8 + 223.12 = \mathbf{780.92}\end{aligned}$$

The capped figure is lower than the minimum annual local housing need figure and therefore limits the increase to the local authority's minimum annual housing need figure. Therefore the annual local housing need is capped at **781** homes per year (rounded to a whole housing unit).

Step 4: Cities and urban centres uplift

An urban local authority in the top 20 cities and urban centres list would uplift their figure generated by step 1-3 by 35%.

Lewes District is not on this list, so Step 4 does not apply.

Result

As calculated by the standard method at April 2023, the minimum figure for whole of the Lewes District (including the SDNP) is **781 homes per year**.

Appendix 2 - Lewes District Local Housing Need Calculation using Standard Method (2018 Household Projections)

Step 1 – Household Projections Baseline

The baseline is the projected average annual household growth over a ten-year period calculated using 2018-based household growth projections from the Office for National Statistics¹⁶.

- 2023 Household Projection = 46,216
- 2033 Household Projection = 49,741

This is a total of **3,525** new households over the 10-year period, equivalent to an average household growth of **352.5** per year.

Step 2: Adjustment to take account of affordability

The affordability adjustment is applied in order to ensure that the standard method responds to price signals and is consistent with the national policy objective of significantly boosting the supply of homes.

The affordability adjustment is calculated using the most recent median workplace-based affordability ratios at local authority level, published by the Office for National Statistics. For each 1% the ratio is above 4, the average household growth should be increased by a quarter of a percent.

The median workplace-based affordability ratio (2021) for Lewes District is 12.40. The adjustment is calculated as:

$$\begin{aligned}\text{Adjustment factor} &= \\ (12.40 - 4) / 4 \times 0.25 + 1 &= \\ (8.4) / 4 \times 0.25 + 1 &= \\ 2.1 \times 0.25 + 1 &= 1.525\end{aligned}$$

The adjustment factor is therefore **1.525** and is used to adjust the average annual household growth figure:

¹⁶<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/bulletins/householdprojectionsforengland/2018based>

$$\begin{aligned}\text{Minimum annual local housing need figure} &= \text{adjustment factor} \times \\ &\text{projected household growth} \\ &= 1.525 \times 352.5 = 537.56\end{aligned}$$

The resulting figure is **538** (rounded to a whole housing unit).

Step 3: Capping level of increase

Depending on the current status of the Local Plan, a cap can then be applied to limit the increases an individual local authority can face:

3. Where the Local Plan was adopted within the last 5 years, the local housing need figure is capped at 40% above the average annual housing requirement figure (i.e. the annual Local Plan target).
4. Where the Local Plan was adopted more than 5 years ago, the local housing need figure is capped at 40% above whichever is the higher of:
 - b. the projected household growth for the area over the 10 year period identified in step 1; or
 - c. the average annual housing requirement figure set out in the most recently adopted local plan (if a figure exists).

The Lewes Local Plan Part 1 was adopted in May 2016, so will be more than five years old from 11th May 2021. Therefore capping under (1) above is not applicable.

The Lewes Local Plan Part 1 set an average annual housing requirement for the District of 345 homes per year. However, as a result of a legal challenge to the plan, the housing requirement was disaggregated between the parts of the District inside and outside of the National Park, which resulted a housing requirement for the District outside the National Park of 275 homes per year.

- The average annual housing requirement in LPP1 is 345 per year (District wide) or 275 per year (outside of the National Park).
- The average annual household growth over 10 years is 352.5 (as per step 1)
- The minimum annual local housing need figure is 538 (as per step 2)

The annual household growth (352.5) is higher than the annual housing requirement figure (275/345). Therefore, the cap is set at 40% above the annual household growth figure:

$$\begin{aligned}\text{Cap} &= \text{predicted household growth} + 40\% \\ &= 352.5 + (0.4 \times 352.5) = \\ &= 352.5 + 141 = \mathbf{493.5}\end{aligned}$$

The capped figure is lower than the minimum annual local housing need figure and therefore limits the increase to the local authority's minimum annual housing need figure. Therefore the annual local housing need is capped at **494** homes per year (rounded to a whole housing unit).

Step 4: Cities and urban centres uplift

An urban local authority in the top 20 cities and urban centres list would uplift their figure generated by step 1-3 by 35%.

Lewes District is not on this list, so Step 4 does not apply.

Result

As calculated by the standard method using the 2018 household projections at April 2023, the minimum figure for whole of the Lewes District (including the SDNP) would be 494 homes per year.

Using the locally derived method of adjusting the housing requirement figure to the part of the District outside of the SDNP as set out in paragraph 3.2 of the main body of the report, results in a locally derived housing requirement figure of **380 homes per year** (Local Housing Need for District (494 x 0.77) at 1st April 2023).

Appendix 3 – Application Site Information

Allocations LPP1 and LPP2 without Planning Permission

Application number	Parish	Site address	Policy	PP/O/RM	Gross Dwellings Planned	Net Dwellings Planned	Loss Planned	23/24	24/25	25/26	26/27	27/28	Total Units deliverable in 5 Years
LW/19/0378	Newhaven	Land at Harbour Heights	SP7 LPP1		400	400	0	0	0	0	0	0	0
LW/19/0205	Newhaven	South of Valley Road	NH01 LPP2		24	24	0	0	0	0	0	0	0
LW/19/0926	Newhaven	Land at the Marina	NH02 LPP2		400	400	0	0	0	0	14	39	53
	Barcombe	Hillside Nurseries	BA01 LPP2		10	10	0	0	0	0	0	0	0
	Chailey	Land Adjacent Mill Lane	CH03 LPP2		10	10	0	0	0	0	0	0	0
Total					844	844	0	0	0	0	14	39	53

Allocations within Neighbourhood Plans without Planning Permission

Application number	Parish	Site address	Policy	PP/O/RM	Gross Dwellings Planned	Net Dwellings Planned	Loss Planned	23/24	24/25	25/26	26/27	27/28	Total Units deliverable in 5 Years	Affordable Housing (if known)
LW/22/0230	Ringmer	Westbourne, Lewes Road	RES1 RNP	PP	4	4	0	0	0	0	0	0	0	
	Ringmer	East of Little Manor,	RES2 RNP		5	5							0	

Application number	Parish	Site address	Policy	PP/O/RM	Gross Dwellings Planned	Net Dwellings Planned	Loss Planned	23/24	24/25	25/26	26/27	27/28	Total Units deliverable in 5 Years	Affordable Housing (if known)
		Vicarage Way												
LW/22/0690	Ringmer	Holfords Cottages	RES14 RNP	PP	2	2	0	0	0	2	0	0	2	
	Ringmer	Lower Mount Farm	RES16 RNP		1	1							0	
	Ringmer	Farmhouse, Upper Lodge Farm	RES17 RNP		1	1							0	
	Ringmer	Clay Hill House barn conversion	RES19 RNP		1	1							0	
	Ringmer	Rural brownfield site, Ashton Green	RES21 RNP		2	2							0	
	Ringmer	Norlington Farm barn conversion	RES22 RNP		1	1							0	
	Ringmer	Green Lane Farm, barn conversion	RES23 RNP		1	1							0	
	Ringmer	Lower Lodge Farm	RES25 RNP		8	8							0	
	Ringmer	Redevelopment of shopping precinct	RES26 RNP		14	14							0	
	Ringmer	Busy Bee redevelopment	RES27 RNP		8	8							0	
	Ringmer	Farthings garden, North Road	RES28 RNP		6	6							0	

Application number	Parish	Site address	Policy	PP/O/RM	Gross Dwellings Planned	Net Dwellings Planned	Loss Planned	23/24	24/25	25/26	26/27	27/28	Total Units deliverable in 5 Years	Affordable Housing (if known)
	Ringmer	Pippins garden development, Bishops Lane	RES29 RNP		6	6							0	
	Ringmer	Plashett Park Farm barn conversions	RES33 RNP		3	3							0	
	Newhaven	Seahaven Caravans	H3(a) NNP		22	22							0	
	Newhaven	Beach Road	H3 (c) NNP		60	60							0	
	Newhaven	Land at Clinton Road	H3(d) NNP		28	28							0	
	Newhaven	Robinson Road Depot	H4 NNP		40	40							0	
	Newhaven	Lower Place Car Park	H5 (a)		27	27							0	
	Newhaven	Multi-storey Car Park Dacre Road	H5 (b)		27	27							0	
	Newhaven	Co-Op building, Newhaven Square	H5 (c)		29	29							0	
	Newhaven	Seahaven Swimming Pool	H5 (d)		27	27							0	
LW/20/0360	Newhaven	Old Conservative Club	H7		13	13	0	0	0	0	13	0	13	
	Seaford	Dane Valley	SEA14 i SNP		104	104							0	
	Seaford	Jermyn Ford, 10 Claremont	SEA14 ii SNP		20	20							0	

Application number	Parish	Site address	Policy	PP/O/RM	Gross Dwellings Planned	Net Dwellings Planned	Loss Planned	23/24	24/25	25/26	26/27	27/28	Total Units deliverable in 5 Years	Affordable Housing (if known)
		Road												
	Seaford	Brooklyn Hyundai, Claremont Road	SEA14 iv SNP		13	13							0	
	Seaford	Holmes Lodge, 72 Claremont Road	SEA14 v SNP		12	12							0	
	Seaford	Station Approach Dane Road	SEA14 vi SNP		12	12							0	
	Seaford	Sevensisters Pub, Alfriston Road	SEA14 vii SNP		9	9	0	0	0	9	0	0	9	
LW/22/0286	Seaford	Florance House	SEA14 x SNP		7	7							0	
LW/21/0867	Wivelsfield	Springfield Industrial Site	2.i WNP		30	29	1	0	0	15	14	0	29	29
LW/22/0241	Wivelsfield	Second Site at Hundred Acre	2.iii WNP		2	2	0	0	0	2	0	0	2	
				Total	545	544	1	0	0	28	27	0	55	29

Large Sites (6 units or more) with Planning Permission

Application number	Parish	Site address	Allocated	PP/O/RM	Gross Dwellings Planned	Net Dwellings Planned	Loss Planned	Gross Dwellings under construction	Net Dwellings under construction	Gross Dwellings Complete	Net Dwellings Complete	Net Supply	23/24	24/25	25/26	26/27	27/28	Total Units deliverable in 5 Years	Affordable units planned
LW/11/1078	South Heighton	The Old Rectory	N	PP	12	11	1	0	0	0	0	11	0	0	0	0	0	0	0
LW/11/1321	Seaford	1 -10 Talland Parade	N	PP	11	11	0	11	11	0	0	11	0	11	0	0	0	11	0
LW/12/0850	Newhaven	Land at Valley Road	Y	PP	85	85	0	76	76	9	9	76	40	36	0	0	0	76	76
LW/13/0630	Newhaven	Site 2, Newhaven Eastside	N	RM	190	190	0	0	0	0	0	190	0	0	0	0	0	0	0
LW/15/0453	Newhaven	Unit 5, North Lane	N	PP	13	13	0	13	13	0	0	13	13	0	0	0	0	13	0
LW/15/0500	Newhaven	The Bridge Inn, High Street	N	PP	6	6	0	6	6	0	0	6	6	0	0	0	0	6	0
LW/17/0205	Newhaven	Land Between Beach Road and Transit Road	N	PP	39	39	0	39	39	0	0	39	0	39	0	0	0	39	16
LW/18/0566	Wivelsfield	Nuggets, Valebridge Road	Y	PP	24	22	2	24	22	0	0	22	22	0	0	0	0	22	3
LW/21/0871	Seaford	51 - 53 Blatchington Road	N	RM	9	8	1	0	0	0	0	8	0	8	0	0	0	8	0
LW/18/0880	Ringmer	Lower	N	PP	16	16	0	0	0	0	0	16	0	0	0	0	0	0	0

Lodge Farm																			
LW/19/0258	Seaford	Newlands School	N	PP	162	162	0	88	88	74	74	88	44	44	0	0	0	88	37
LW/19/0398	Peacehaven	16 - 28 Cripps Avenue	N	PP	31	31	0	9	9	22	22	9	9	0	0	0	0	9	9
LW/19/0475	Seaford	Newlands School	N	PP	21	21	0	21	21	0	0	21	21	0	0	0	0	21	0
LW/19/0760	Peacehaven	Lower Hoddern Farm	Y	RM	157	157	0	32	32	125	125	32	32	0	0	0	0	32	0
LW/20/0204	Peacehaven	The Sussex Coaster	N	PP	17	17	0	17	17	0	0	17	17	0	0	0	0	17	0
LW/20/0230	Newhaven	Marco Trailers	N	PP	10	10	0	0	0	0	0	10	0	10	0	0	0	10	0
LW/20/0283	Ditchling	St Marys Care Home	N	PP	108	108	0	0	0	0	0	108	0	0	36	72	0	108	0
LW/20/0291	Newhaven	23 Clifton Road	N	PP	74	73	1	74	73	0	0	73	50	23	0	0	0	73	73
LW/20/0388	Seaford	Homefield Place Day Centre	N	PP	22	22	0	0	0	0	0	22	22	0	0	0	0	22	0
LW/20/0576	Chailey	Land South of Layden Hall	Y	PP	6	6	0	0	0	0	0	6	0	6	0	0	0	6	0
LW/20/0701	Newhaven	Newhaven Police Station	Y	PP	21	21	0	0	0	0	0	21	0	21	0	0	0	21	21
LW/20/0795	Ringmer	Land to the Rear of Westbourne	Y	PP	6	6	0	6	6	0	0	6	6	0	0	0	0	6	0
LW/20/0799	Seaford	Elm Court, Blatchington	Y	PP	9	9	0	9	9	0	0	9	0	9	0	0	0	9	0

		Road																		
LW/20/0888	Newhaven	Searchlight Workshops	N	PP	9	9	0	6	6	0	0	9	6	3	0	0	0	9	0	
LW/21/0622	Hamsey	Land At Old Hamsey Brickwork	N	PP	13	13	0	0	0	0	0	13	0	13	0	0	0	13	0	
LW/16/0831	Newhaven	Reprodux House	Y	PP	80	80	0	0	0	0	0	80	0	0	40	40	0	80	32	
LW/21/0697	Plumpton	Land at All Saints Church	Y	PP	20	20	0	0	0	0	0	20	0	20	0	0	0	20	8	
LW/21/0700	Newick	Land at the telephone exchange	Y	PP	36	36	0	0	0	0	0	36	0	0	36	0	0	36	14	
LW/22/0303	Newhaven	1-5 South Road	N	PP	7	7	0	0	0	0	0	7	0	7	0	0	0	7	0	
LW/22/0220	Newick	Woods Fruit Farm	Y	PP	39	39	1	0	0	0	0	39	0	39	0	0	0	39	15	
LW/21/0942	North Chailey	Land south of Camelia Cottage	N	PP	7	7	0	0	0	0	0	7	0	7	0	0	0	7	0	
LW/21/0014	Peacehaven	Land East and West of Downs Walk	N	PP	9	9	0	0	0	0	0	9	0	9	0	0	0	9	0	
LW/21/0224	Newhaven	Newhaven Fire Station	N	PP	6	6	0	0	0	0	0	6	0	0	0	0	0	0	0	
LW/21/0548	Telscombe	367 South Coast Road	N	PP	8	7	1	8	7	0	0	8	8	0	0	0	0	8	0	
LW/21/0988	Wivelsfield	Former Travis Perkins	N	PP	6	6	0	0	0	0	0	6	0	6	0	0	0	6	0	

LW/21/0926	Peacehaven	Lower Hoddern Farm	Y	RM	92	92	0	92	92	0	0	92	47	45	0	0	0	92	47
LW/22/0320	Plumpton	Land At Western End, Riddens Lane	N	RM	20	20	0	0	0	0	0	20	0	0	20	0	0	20	8
LW/20/0825	Peacehaven	81-83 South Coast Road	N	PP	11	11	1	0	0	0	0	11	0	11	0	0	0	11	0
LW/21/0967	Seaford	83 - 89 (Odds) Sutton Road, Seaford	N	PP	36	33	4	0	0	0	0	33	0	0	33	0	0	33	0
LW/21/0813	Peacehaven	Lower Hoddern Farm	Y	RM	58	58	0	58	58	0	0	58	0	30	28	0	0	58	28
LW/22/0716	Seaford	6 Steyne Road	N	PP	6	6	0	0	0	0	0	6	0	6	0	0	0	6	0
Total					1512	1503	11	590	586	230	230	1273	342	403	193	112	0	1050	387

Large Site (6 Units or more) with Outline Consent

Application number	Parish	Site address	Allocated	PP/O /RM	Gross Dwellings Planned	Net Dwellings Planned	Loss Planned	Gross Dwellings under construction	Net Dwellings under construction	Gross Dwellings Complete	Net Dwellings Complete	Net Supply	23/24	24/25	25/26	26/27	27/28	Total Units deliverable in 5 Years	Total Affordable units planned
LW/18/0627	Barcombe	Land to the East of Bridgelands	BA03 LPP2	O	6	6	0	0	0	0	0	6	0	0	6	0	0	6	0

LW/19/0237	Plumpton	4 Strawlands	5.2 PNP	O	12	12	0	0	0	0	0	12	0	0	0	12	0	12	4
LW/20/0733	Ringmer	Lionville Cottage,	N	O	7	6	1	0	0	0	0	6	0	0	6	0	0	6	0
LW/21/0530	Barcombe	Land North of High Street Barcombe	BA02 LPP2	o	26	26	0	0	0	0	0	26	0	0	26	0	0	26	10
LW/22/0456	Newick	Land at Telephone Exchange	HO3 NNP	O	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0
LW/21/0937	Ringmer	Land At Broyle Gate Farm,	N	O	100	100	0	0	0	0	0	100	0	0	0	50	50	100	40
LW/21/0754	Wivelsfield	Land Opposite South Cottage, South Road	N	O	45	45	0	0	0	0	0	45	0	0	0	20	25	45	18
LW/21/0729	Wivelsfield	Land East of Ditchling Road	N	O	96	96	0	0	0	0	0	96	0	0	0	46	50	96	38
LW/20/0011	Ringmer	Averys Nursery	EMP20 RNP	O	53	52	1	0	0	0	0	52	0	0	0	0	52	52	5
LW/21/0262	Plumpton	Land at Nolands Farm	N	O	89	87	2	0	0	0	0	87	0	0	0	47	40	87	34
Total					464	460	4	0	0	0	0	430	0	0	38	175	217	430	149

Large sites (6 units or more) resolved to grant subject to completion of S106

Application number	Parish	Site address	Allocated	PP/O/RM	Gross Dwellings Planned	Net Dwellings Planned	Loss Planned	Net Supply	23/24	24/25	25/26	26/27	27/28	Total Units deliverable in 5 Years	Total Affordable units planned
LW/20/0609	Hamsey	Former Hamsey Brickworks	N	O	12	12	0	12	0	0	0	6	6	12	0
LW/21/1000	Chailey	Land West of Oxbottom Lane	N	PP	21	21	0	21	0	0	10	11	0	21	8
Total					33	33	0	33	0	0	10	17	6	33	8

Small Sites (Under 6 units)

Application number	Parish	Site address	Allocated	PP/O/RM	Gross Dwellings Planned	Net Dwellings Planned	Loss Planned	Gross Dwellings under construction	Net Dwellings under construction	Gross Dwellings Complete	Net Dwellings Complete	Net Supply	23/24	24/25	25/26	26/27	27/28	Total Units deliverable in 5 Years	Total Affordable units planned
LW/16/0094	Seaford	67 Vale Road	N	PP	2	2	0	2	2	0	0	2	0	2	0	0	0	2	0
LW/17/0779	Newick	The Glade, 14 Newick Hill	N	PP	1	1	0	1	1	0	0	1	1	0	0	0	0	1	0
LW/17/1068	Peacehaven	Caxton House,	N	PP	5	5	0	5	5	0	0	5	5	0	0	0	0	5	0
LW/18/0438	Peacehaven	57a Telscombe Road	N	PP	1	1	0	1	1	0	0	1	1	0	0	0	0	1	0

Application number	Parish	Site address	Allocated	PP/O/RM	Gross Dwellings Planned	Net Dwellings Planned	Loss Planned	Gross Dwellings under construction	Net Dwellings under construction	Gross Dwellings Complete	Net Dwellings Complete	Net Supply	23 / 24	24 / 25	25 / 26	26 / 27	27 / 28	Total Units deliverable in 5 Years	Total Affordable units planned
LW/18/0554	Peacehaven	5 Downs Walk	N	pp	2	1	1	0	0	0	0	1	1	0	0	0	0	1	0
LW/19/0426	Seaford	51 Firle Road	N	PP	1	1	0	0	0	0	0	1	0	1	0	0	0	1	0
LW/19/0427	Newhaven	149 Gibbon Road	N	PP	2	1	1	0	0	0	0	1	0	1	0	0	0	1	0
LW/19/0518	Telscombe	363 South Coast Road	N	PP	4	4	0	4	4	0	0	4	0	4	0	0	0	4	0
LW/19/0589	Streat	Hortons, Hemsleys Lane,	N	PP	1	1	0	1	1	0	0	1	1	0	0	0	0	1	0
LW/19/0599	Ringmer	Downsview Farm	N	PP	1	1	0	0	0	0	0	1	0	1	0	0	0	1	0
LW/19/0629	Wivelsfield	Home Farm, Slugwash Lane	N	PP	1	1	0	1	1	0	0	1	1	0	0	0	0	1	0
LW/19/0717	Seaford	1 Richmond Road	N	PP	2	1	1	0	0	0	0	1	0	1	0	0	0	1	0
LW/19/0724	Seaford	31 Broad Street	N	PA	3	3	0	0	0	0	0	3	0	3	0	0	0	3	0
LW/19/0770	Ringmer	Moor House Farm	N	PP	1	1	0	0	0	0	0	1	1	0	0	0	0	1	0
LW/19/0859	Peacehaven	166 South Coast Road	N	PP	4	3	1	0	0	0	0	3	3	0	0	0	0	3	0
LW/19/0911	Newick	92 Allington Road	N	PP	1	1	0	1	1	0	0	1	1	0	0	0	0	1	0
LW/19/0927	Peacehaven	4, Gold Lane,	N	PP	1	1	0	0	0	0	0	1	1	0	0	0	0	1	0

Application number	Parish	Site address	Allocated	PP/O/RM	Gross Dwellings Planned	Net Dwellings Planned	Loss Planned	Gross Dwellings under construction	Net Dwellings under construction	Gross Dwellings Complete	Net Dwellings Complete	Net Supply	23 / 24	24 / 25	25 / 26	26 / 27	27 / 28	Total Units deliverable in 5 Years	Total Affordable units planned
LW/20/0037	Seaford	Land adjacent 86 Chichester Road	N	PP	1	1	0	0	0	0	0	1	0	1	0	0	0	1	0
LW/20/0189	Peacehaven	between Greenacres and Highsted Park	N	PP	5	5	0	5	5	0	0	5	5	0	0	0	0	5	0
LW/20/0209	Ringmer	7 Anchor Field	N	PP	1	1	0	0	0	0	0	1	1	0	0	0	0	1	0
LW/20/0219	Ringmer	Lewes Road	N	PP	1	1	0	0	0	0	0	1	1	0	0	0	0	1	0
LW/20/0221	Chailey	Hewen Street Farm	N	PA	5	5	0	0	0	0	0	5	0	5	0	0	0	5	0
LW/20/0295	Wivelsfield	Winters Farm	N	PA	1	1	0	0	0	0	0	1	0	1	0	0	0	1	0
LW/20/0375	Peacehaven	198 South Coast Road	N	PP	4	4	0	0	0	0	0	4	0	4	0	0	0	4	0
LW/20/0452	Peacehaven	5 Greenhill Way	N	PP	1	1	0	0	0	0	0	1	0	1	0	0	0	1	0
LW/20/0494	Peacehaven	40 Horsham Avenue	N	PP	2	1	1	0	0	0	0	1	0	1	0	0	0	1	0
LW/20/0505	Barcombe	The Barn, The Beeches	N	PP	1	1	0	1	1	0	0	1	1	0	0	0	0	1	0
LW/20/0539	Telscombe	422 South Coast road,	N	PA	1	1	0	0	0	0	0	1	0	1	0	0	0	1	0

Application number	Parish	Site address	Allocated	PP/O/RM	Gross Dwellings Planned	Net Dwellings Planned	Loss Planned	Gross Dwellings under construction	Net Dwellings under construction	Gross Dwellings Complete	Net Dwellings Complete	Net Supply	23 / 24	24 / 25	25 / 26	26 / 27	27 / 28	Total Units deliverable in 5 Years	Total Affordable units planned
LW/20/0557	Peacehaven	41 Firle Road	N	PP	1	1	0	0	0	0	0	1	0	1	0	0	0	1	0
LW/20/0652	Newhaven	Land adjacent to Co op	N	PP	1	1	0	0	0	0	0	1	0	1	0	0	0	1	0
LW/20/0705	Newhaven	30A High Steet	N	PA	2	2	0	0	0	0	0	2	0	2	0	0	0	2	0
LW/20/0709	Seaford	Sutton Corner Garage	N	PP	4	4	0	0	0	0	0	4	0	4	0	0	0	4	0
LW/20/0760	Peacehaven	48 Arundel Road	N	PP	1	1	0	0	0	0	0	1	0	1	0	0	0	1	0
LW/20/0787	Wivelsfield	2 Green Road	N	PP	1	1	0	0	0	0	0	1	0	1	0	0	0	1	0
LW/20/0791	Peacehaven	42 Arundel Road	N	PP	1	1	0	0	0	0	0	1	0	1	0	0	0	1	0
LW/20/0796	Peacehaven	24 Dorothy Avenue	N	PP	2	1	1	0	0	0	0	1	0	1	0	0	0	1	0
LW/20/0820	Seaford	2 Fitzgerald Avenue	N	PP	1	1	0	0	0	0	0	1	1	0	0	0	0	1	0
LW/20/0867	Ringmer	Land adjacent to Neaves	RES24 RNP	PP	6	6	0	5	5	1	1	5	5	0	0	0	0	5	4
LW/20/0880	Ringmer	3 Mill Close, Mill Road	N	PP	1	1	0	0	0	0	0	1	1	0	0	0	0	1	0
LW/21/0001	East Chilington	Mount Pleasant, Highbridge	N	PP	1	1	0	0	0	0	0	1	0	1	0	0	0	1	0

Application number	Parish	Site address	Allocated	PP/O/RM	Gross Dwellings Planned	Net Dwellings Planned	Loss Planned	Gross Dwellings under construction	Net Dwellings under construction	Gross Dwellings Complete	Net Dwellings Complete	Net Supply	23 / 24	24 / 25	25 / 26	26 / 27	27 / 28	Total Units deliverable in 5 Years	Total Affordable units planned
		Lane																	
LW/21/0020	Wivelsfield	Chideok, Valebridge Road	N	O	2	2	0	0	0	0	0	2	0	2	0	0	0	2	0
LW/21/0022	Chailey	Hewen Street Farm	N	PA	5	5	0	0	0	0	0	5	0	5	0	0	0	5	0
LW/21/0026	Chailey	Leighwood House	N	PP	1	1	0	0	0	0	0	1	1	0	0	0	0	1	0
LW/21/0090	Barcombe	Camoy's Court Farm	N	PA	5	5	0	0	0	0	0	5	0	5	0	0	0	5	0
LW/21/0112	Chailey	Teagues Barn	N	PA	5	5	0	5	5	0	0	5	0	5	0	0	0	5	0
LW/21/0151	Wivelsfield	Spring Farm	N	PA	1	1	0	0	0	0	0	1	1	0	0	0	0	1	0
LW/21/0173	Telscombe	8 Ashurst Avenue	N	PP	1	1	0	0	0	0	0	1	0	1	0	0	0	1	0
LW/21/0186	Ringmer	1 Mill Road	N	PP	1	1	0	0	0	0	0	1	0	1	0	0	0	1	0
LW/21/0351	Ringmer	2 Broyle Close	RES10 RNP	PP	3	3	0	0	0	0	0	3	0	3	0	0	0	3	3
LW/21/0410	Peacehaven	Land Adjoining 138 Bramber	N	PP	1	1	0	0	0	0	0	1	1	0	0	0	0	1	0
LW/21/0437	Wivelsfield	Winters Farm	N	PP	1	1	0	0	0	0	0	1	0	1	0	0	0	1	0
LW/21/0560	Ringmer	Oak Side Farm	N	PP	1	1	0	0	0	0	0	1	0	1	0	0	0	1	0

Application number	Parish	Site address	Allocated	PP/O/RM	Gross Dwellings Planned	Net Dwellings Planned	Loss Planned	Gross Dwellings under construction	Net Dwellings under construction	Gross Dwellings Complete	Net Dwellings Complete	Net Supply	23 / 24	24 / 25	25 / 26	26 / 27	27 / 28	Total Units deliverable in 5 Years	Total Affordable units planned
		Campsite																	
LW/21/0613	Seaford	19 Albany Road	N	PP	2	1	1	2	1	0	0	1	0	1	0	0	0	1	0
LW/21/0711	Telscombe	424 South Coast Road	N	PP	1	1	0	0	0	0	0	1	0	1	0	0	0	1	0
LW/21/0756	Seaford	Avondale Hotel	N	PP	1	1	0	0	0	0	0	1	0	1	0	0	0	1	0
LW/22/0252	Westmeston	Gallops Farm, Streat Lane	N	PP	1	1	0	0	0	0	0	1	1	0	0	0	0	1	0
LW/21/0900	Seaford	17 Albany Road	N	PP	2	1	0	0	0	0	0	1	0	1	0	0	0	1	0
LW/21/0910	Ringmer	Barn on Land at Isfield Road	N	PA	1	1	0	0	0	0	0	1	0	1	0	0	0	1	0
LW/21/0914	Saltdean	14 Longbridge Avenue	N	PP	2	2	0	0	0	0	0	2	0	2	0	0	0	2	0
LW/21/0671	Chailey	The Rest, Station Road	N	PP	2	1	1	0	0	0	0	1	0	1	0	0	0	1	0
LW/21/0702	Ringmer	The Stableyard, Lower Lodge Farm	N	PP	1	1	0	0	0	0	0	1	0	1	0	0	0	1	0
LW/21/0846	Peacehaven	53 Steyning Avenue	N	PP	1	1	0	0	0	0	0	1	0	1	0	0	0	1	0

Application number	Parish	Site address	Allocated	PP/O/RM	Gross Dwellings Planned	Net Dwellings Planned	Loss Planned	Gross Dwellings under construction	Net Dwellings under construction	Gross Dwellings Complete	Net Dwellings Complete	Net Supply	23 / 24	24 / 25	25 / 26	26 / 27	27 / 28	Total Units deliverable in 5 Years	Total Affordable units planned
LW/21/0962	Peacehaven	137 South Coast Road	N	PP	1	1	0	0	0	0	0	1	0	1	0	0	0	1	0
LW/22/0256	Seaford	Avondale Hotel	N	PP	2	2	0	0	0	0	0	2	0	0	2	0	0	2	0
LW/21/0798	Peacehaven	196 Arundel Road	N	PP	1	1	0	0	0	0	0	1	0	0	1	0	0	1	0
LW/22/0091	Wivelsfield	Unit 3, Home Farm, Slugwash Lane	N	PP	1	1	0	0	0	0	0	1	1	0	0	0	0	1	0
LW/22/0207	Seaford	1 Chyngton Gardens	N	O	1	1	0	0	0	0	0	1	0	1	0	0	0	1	0
LW/21/0381	Peacehaven	6 Rustic Road	N	O	1	1	0	0	0	0	0	1	0	1	0	0	0	1	0
LW/21/0741	Hamsey	The Orchard, North End Lane	N	PP	1	1	0	0	0	0	0	1	0	1	0	0	0	1	0
LW/22/0137	Seaford	6 Pelham Place	N	PP	1	1	0	0	0	0	0	1	0	0	1	0	0	1	0
LW/21/0573	Chailey	Two Ways, Bevernbridge, South Road	N	O	4	3	1	0	0	0	0	3	0	3	0	0	0	3	0
LW/22/0268	Peacehaven	169 Arundel Road	N	PP	2	1	1	0	0	0	0	1	0	0	1	0	0	1	0
LW/22/0284	Seaford	Widmore Chyngton Lane	N	PP	2	1	1	2	1	0	0	1	1	0	0	0	0	1	0

Application number	Parish	Site address	Allocated	PP/O/RM	Gross Dwellings Planned	Net Dwellings Planned	Loss Planned	Gross Dwellings under construction	Net Dwellings under construction	Gross Dwellings Complete	Net Dwellings Complete	Net Supply	23 / 24	24 / 25	25 / 26	26 / 27	27 / 28	Total Units deliverable in 5 Years	Total Affordable units planned
LW/22/0135	Seaford	HindoverAlfri ston Road	N	PP	2	1	0	0	0	0	0	1	0	0	1	0	0	1	0
LW/21/0828	Newick	Land To The Rear Of Oldaker Road	N	PP	1	1	0	0	0	0	0	1	0	1	0	0	0	1	0
LW/22/0309	Telscombe	62 Bannings Vale	N	PP	2	1	1	0	0	0	0	1	0	0	1	0	0	1	0
LW/22/0230	Ringmer	Shepherds Mead, Lewes Road	N	PP	2	2	0	0	0	0	0	2	0	2	0	0	0	2	0
LW/22/0188	Chailey	Wapsbourne Manor	N	PP	3	2	1	3	2	0	0	2	2	0	0	0	0	2	0
LW/21/0954	Newhaven	27 Hillcrest Road	N	PP	1	1	0	0	0	0	0	1	0	1	0	0	0	1	0
LW/21/0529	Seaford	2C Brooklyn Road	SEA14 ii SNP	PP	2	2	0	0	0	0	0	2	0	2	0	0	0	2	0
LW/22/0079	Streat	Land East Of Shergolds Farm	N	PP	1	1	0	0	0	0	0	1	0	0	1	0	0	1	0
LW/22/0364	Plumpton	The Southern Stables	N	PP	1	1	0	0	0	0	0	1	0	0	1	0	0	1	0
LW/22/0300	Newick	99 Allington Road	N	PP	1	1	0	0	0	0	0	1	0	0	1	0	0	1	0
LW/22/0324	Seaford	Chyngton House North	N	PP	1	-1	0	0	0	0	0	-1	-1	0	0	0	0	-1	0

Application number	Parish	Site address	Allocated	PP/O/RM	Gross Dwellings Planned	Net Dwellings Planned	Loss Planned	Gross Dwellings under construction	Net Dwellings under construction	Gross Dwellings Complete	Net Dwellings Complete	Net Supply	23 / 24	24 / 25	25 / 26	26 / 27	27 / 28	Total Units deliverable in 5 Years	Total Affordable units planned
LW/22/0089	Chailey	Highbury Farm	N	PP	4	4	0	0	0	0	0	4	0	0	4	0	0	4	0
LW/22/0334	Plumpton	The Den, Station Road	N	PP	1	1	0	0	0	0	0	1	0	0	1	0	0	1	0
LW/22/0516	Telscombe	135 Ambleside Avenue	N	PP	3	2	1	0	0	0	0	2	0	2	0	0	0	2	0
LW/21/0507	Wivelsfield	Clearview, Nursery Lane	N	PP	1	1	0	0	0	0	0	1	0	1	0	0	0	1	0
LW/22/0474	Newick	Sharpsbridge Farm	N	PP	1	1	0	1	1	0	0	1	0	1	0	0	0	1	0
LW/22/0379	Chailey	Chailey Heritage School,	N	PP	3	3	0	0	0	0	0	3	0	3	0	0	0	3	0
LW/22/0312	Ringmer	Broyle Mill Farm	N	PP	1	1	0	0	0	0	0	1	0	0	1	0	0	1	0
LW/22/0429	Chailey	Foxglove Cottage	N	PP	1	1	0	0	0	0	0	1	0	0	1	0	0	1	0
LW/22/0311	Seaford	12 Esplanade	N	PP	2	1	0	0	0	0	0	1	0	1	0	0	0	1	0
LW/22/0593	Chailey	Thelkenber, Green Lane	N	PP	3	2	1	0	0	0	0	2	0	0	2	0	0	2	0
LW/22/0561	Barcombe	Milverton, Mongers Lane	N	PP	2	1	0	0	0	0	0	1	0	0	1	0	0	1	0

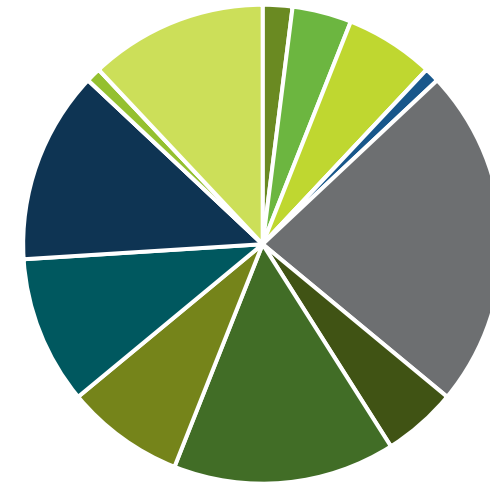
Application number	Parish	Site address	Allocated	PP/O/RM	Gross Dwellings Planned	Net Dwellings Planned	Loss Planned	Gross Dwellings under construction	Net Dwellings under construction	Gross Dwellings Complete	Net Dwellings Complete	Net Supply	23 / 24	24 / 25	25 / 26	26 / 27	27 / 28	Total Units deliverable in 5 Years	Total Affordable units planned
LW/22/0615	Chailey	Wilding Farmhouse	N	PP	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0
LW/21/0817	Newhaven	16 South Way	N	PD	1	1	0	1	1	0	0	1	0	1	0	0	0	1	0
LW/22/0812	Newick	55 Allington Road	N	PP	3	2	0	0	0	0	0	2	0	0	3	0	0	2	0
LW/22/0602	Telscombe	3A Rye Close	N	PP	2	1	0	0	0	0	0	1	0	0	1	0	0	1	0
LW/22/0443	Ringmer	Pippins , Bishops Lane	N	PP	1	1	0	0	0	0	0	1	0	1	0	0	0	1	0
LW/22/0529	Newick	Chailey End	N	PP	1	1	0	0	0	0	0	1	0	0	1	0	0	1	0
LW/23/0008	Peacehaven	24 Steyning Avenue	N	pp	2	1	1	0	0	0	0	1	0	0	1	0	0	1	0
LW/23/0027	Telscombe	47 Ambleside Avenue	N	pp	2	1	1	0	0	0	0	1	0	1	0	0	0	1	0
LW/23/0046	Seaford	31 Broad Street	N	PP	3	3	0	0	0	0	0	3	0	3	0	0	0	3	0
LW/22/0435	Chailey	Foxglove Cottage	N	O	1	1	0	0	0	0	0	1	0	0	1	0	0	1	0
LW/21/0706	Telscombe	6 Grassmere Avenue	N	PP	1	1	0	0	0	0	0	1	0	0	1	0	0	1	0
LW/23/0063	Peacehaven	Cresta Court	N	PP	2	2	0	0	0	0	0	2	0	0	2	0	0	2	0

Application number	Parish	Site address	Allocated	PP/O/RM	Gross Dwellings Planned	Net Dwellings Planned	Loss Planned	Gross Dwellings under construction	Net Dwellings under construction	Gross Dwellings Complete	Net Dwellings Complete	Net Supply	23 / 24	24 / 25	25 / 26	26 / 27	27 / 28	Total Units deliverable in 5 Years	Total Affordable units planned
LW/22/0737	Ringmer	26 Oakmede	N	PP	2	1	0	0	0	0	0	1	0	1	0	0	0	1	0
Total					197	170	18	41	38	1	1	169	38	102	29	0	0	169	7

Appendix 4 – Application Sites Dwelling Totals by Parish

Parish	LP Allocations	NP Allocations	Large Sites (PP)	Large Sites Outline	Large Sites (With resolution)	Small Sites	Total	% Supply
Barcombe	0	0	0	32	0	7	39	2%
Chailey	0	0	13	0	21	33	67	4%
Ditchling	0	0	108	0	0	0	108	6%
East Chilmington	0	0	0	0	0	1	1	0%
Hamsey	0	0	13	0	12	1	26	1%
Newhaven	53	13	334	0	0	6	406	23%
Newick	0	0	75	0	0	8	83	5%
Peacehaven	0	0	228	0	0	35	263	15%
Plumpton	0	0	40	99	0	2	141	8%
Ringmer	0	2	6	158	0	22	188	10%
Seaford	0	9	198	0	0	27	234	13%
Streat	0	0	0	0	0	2	2	0%
Telscombe	0	0	7	0	0	15	22	1%
Westmeston	0	0	0	0	0	1	1	0%
Wivelsfield	0	31	28	141	0	9	209	12%
Total	53	55	1050	430	33	169	1790	100%

Supply by Parish (%)



- Barcombe
- Chailey
- Ditchling
- East Chilmington
- Hamsey
- Newhaven
- Newick
- Peacehaven
- Plumpton
- Ringmer
- Seaford
- Streat
- Telscombe
- Westmeston
- Wivelsfield

Appendix 5 – Affordable Housing Supply by Parish

Total five-year housing supply	1790
Total five-year affordable housing supply	580
Affordable housing supply as percentage of total five-year supply	32%

Parish	NP Allocation s	Large Sites PP	Large Sites Outline	Large sites with resolution	Small Sites	Total	% affordable supply
Barcombe	0	0	10	0	0	10	2%
Chailey	0	0	0	8	0	8	1%
Ditchling	0	0	0	0	0	0	0%
East Chiltington	0	0	0	0	0	0	0%
Hamsey	0	0	0	0	0	0	0%
Newhaven	0	218	0	0	0	218	38%
Newick	0	29	0	0	0	29	5%
Peacehaven	0	84	0	0	0	84	14%
Plumpton	0	16	38	0	0	54	9%
Ringmer	0	0	45	0	7	52	9%
Seaford	0	37	0	0	0	37	6%
Streat	0	0	0	0	0	0	0%
Telscombe	0	0	0	0	0	0	0%
Westmeston	0	0	0	0	0	0	0%
Wivelsfield	29	3	56	0	0	88	15%
Total	29	387	149	8	7	580	100%

Affordable Housing by Parish (%)

