

## Lewes district Five Year Housing Land Supply Position as at 1 April 2017

### Introduction

1. Paragraph 47 of the [National Planning Policy Framework](#) (NPPF) requires Local Planning Authorities (LPAs) to *identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements*.
2. The purpose of this note is to update the Council's five year housing land supply position to reflect the position as at 1<sup>st</sup> April 2017. The five year period covers the period between 1<sup>st</sup> April 2017 and 31<sup>st</sup> March 2022.
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 the Lewes District Council (LDC) and South Downs National Park Authority (SDNPA) Joint Core Strategy (JCS), recent case law and legal advice.

### Joint Core Strategy and Housing Requirement Figure

4. Lewes District Council (LDC) adopted the JCS on the 16<sup>th</sup> May 2016. The South Downs National Park Authority (SDNPA) subsequently adopted the JCS on the 23<sup>rd</sup> June 2017. The JCS is now the development plan for the Lewes district<sup>1</sup>.
5. Spatial Policies 1 and 2 of the JCS set out the housing requirement of a minimum 6,900 net additional dwellings (345dpa), for the district over the Plan period, between 2010 and 2030 (see footnote 1). A proportion of the 6,900 has already been met through completions since April 2010. The remainder will be met through commitments<sup>2</sup>; an allowance for small-scale windfall sites; rural exception<sup>3</sup> sites; and planned housing site allocations through Local Plan Part 2 (LPP2), the SDNPA's Local Plan or Neighbourhood Plans.
6. Following the adoption of the JCS LDC and the SDNPA are progressing their respective development plan documents (DPD) to identify non-strategic site allocations and provide detailed policies to support the JCS. LPP2 will identify housing allocations for areas outside the Park. As such, from 2017 Lewes District Council will update and publish a Strategic Housing and Economic Land Assessment (SHELAA) covering only the areas of the district outside of the Park. The SDNPA has recently published its own Park-wide [Strategic Housing Land Availability Assessment](#) (SHLAA) which includes the areas of the district within the Park.
7. To assist in the preparation of the above Lewes DPDs and calculation of the five supply of deliverable housing, the housing requirement figure has been disaggregated between the two LPAs, see summary table below. This note therefore sets out three different five year housing supply calculations for the: whole district; areas of district outside the Park; and area of district inside the Park.

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<sup>1</sup> A recent High Court judgement quashes Spatial Policies 1 and 2 insofar as they relate to the SDNP.

<sup>2</sup> Sites with planning permission, sites with resolution to approve subject to Section 106 legal agreement, JCS Strategic Site Allocations (including unimplemented 2003 LDLP allocations) and neighbourhood plan allocations.

<sup>3</sup> Sites which meet 'saved' policy RES10

**Table 1: Disaggregated 6,900 housing requirement figure**

	Completions between 2010-2015	Commitments (as at 1 April 2015)	Strategic Sites	Subsequent allocations	Windfall	Rural exception sites	SP2 (3)'Floating' 200	Total
<b>Housing inside the National Park</b>	220	142	655	271	132	48	0	<b>1,468</b>
<b>Housing outside the National Park</b>	800	1,416	1,073	1,423	468	77	200	<b>5,432</b>
	<b>1,020</b>	<b>1,558</b>	<b>1,728</b>	<b>1,694</b>	<b>600</b>	<b>125</b>	<b>200</b>	<b>6,900</b>

8. This note concludes that:
- The district as a whole is able to demonstrate a five year supply of deliverable housing land, equivalent to 5.55 years;
  - Lewes District Council is able to demonstrate a five year supply of deliverable housing land, equivalent to 5.36 years against the 5,432 housing requirement figure; and
  - The South Downs National Park Authority (for the area within Lewes district) is able to demonstrate a five year supply of deliverable housing land, equivalent to 6.16 years against the 1,468 housing requirement figure<sup>4</sup>.
9. For all three calculations a 5% buffer, as required by paragraph 47 of the NPPF, and the Liverpool Approach<sup>5</sup> to meeting any shortfall accumulated in the early part of the Plan are applied.

## **Housing Land Supply**

### **Housing Land Supply Methodology**

10. Footnote 11 of the NPPF states that for sites to be considered deliverable they should: be available now; offer a suitable location for housing development now; be achievable with a realistic prospect that housing will be delivered on site within five years; in particular that development of the site is viable.
11. In addition, it also states that sites with planning permission should be considered deliverable until permission expires or unless there is clear evidence that schemes will not be implemented within a five year period. PPG (Paragraph 031 ID: 2-031-20140306) provides further clarification on sites which can be considered deliverable and states that the existence of planning permission or allocation is not a prerequisite for a site to be considered deliverable in terms of the five-year supply.

<sup>4</sup> This figure has been calculated against the disaggregated JCS housing requirement figure for illustrative purposes.

<sup>5</sup> The 'Liverpool Approach' spreads any shortfall over the remainder of the Plan period, whereas the 'Sedgefield Approach' seeks to meet the shortfall in the next five years.

12. As such careful consideration has been given to which sites to include within the five year supply calculation. The following are included within the housing supply calculation:
- Large and small sites with extant Planning Permission as at the 1<sup>st</sup> April 2017;
  - Selected sites with a resolution to approve subject to as at 1<sup>st</sup> April 2017;
  - Selected sites allocated for housing within the adopted Development Plan (including unimplemented 2003 Lewes District Local Plan housing allocations and adopted neighbourhood plan housing allocations);
  - Selected sites concluded to be Deliverable within the most recent Strategic Housing land Availability Assessment (SHELAA); and
  - A contribution from Windfall sites.

## Commitments

### *Sites with extant planning permission*

13. Large and small sites benefitting from planning permission, as at 1<sup>st</sup> April 2017, which are expected to contribute to completions within the next five years, are included in the five year housing land supply calculation.
14. As at 1<sup>st</sup> April 2017 a total of 1,864 net units on large sites (6 net units or more) had extant planning permission. Discussions with relevant parties (such as Development Management Case Officers, site proponent/developers), on these sites, on a site by site basis, have fed into determining a site's delivery and contribution to the five year supply. In cases where a site proponent is unable to provide anticipated phasing, or the Council wishes to check anticipated phasing provided, then a similar, local development might be used as a comparison. This approach is taken with all large sites.
15. 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 and/or relevant information obtained through the SHELAA process, 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 extant and future sites. The results of these considerations are reflected within each of the updated housing trajectories (Appendices 1, 2 and 3).
16. 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 is considered to provide a more accurate position reflecting the current position of each of the sites. As such, of the 1,864 net units with planning permission on large sites 1,509 net units are expected to be delivered within the next five years and are therefore included in the five year housing land supply calculation.
17. 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 Plan period. However, it is recognised that a proportion of small site approvals have not been implemented in the past. To reflect this going forward, a percentage discount (25%) is applied to the total number of units on small sites with extant planning permission as at 1 April 2017. The percentage discount was calculated

by examining how many units on small sites with planning permission were delivered. This determined the proportion of implemented approvals on small sites.

<b>Table 2: Percentage of small sites delivered</b>					
<b>Year</b>	<b>Granted</b>	<b>Built</b>	<b>Expired</b>	<b>% Built</b>	<b>% Not Built</b>
<b>2004/05</b>	92	74	18	80.43%	19.6
<b>2005/06</b>	84	64	20	76.19%	23.8
<b>2006/07</b>	98	71	27	72.45%	27.6
<b>2007/08</b>	124	82	42	66.13%	33.9
<b>2008/09</b>	75	53	22	70.67%	29.3
<b>2009/10</b>	50	36	14	72.00%	28.0
<b>2010/11</b>	66	57	9	86.36%	13.8
<b>2011/12</b>	61	46	15	75.41%	24.59

18. As at 1<sup>st</sup> April 2017 240 net units had extant planning permission on small sites district-wide. This figure is disaggregated between the areas outside and inside the Park: 167 units and 73 units respectively. Applying the 25% discount results in the following small site figures to be used in the five year supply calculation: 180 units district-wide; 125 units outside the Park; and 55 units within the Park.

*Sites with Resolution to Approve Subject to S106*

19. As at 1<sup>st</sup> April 2017 five large sites across the district, totalling 173 units, had been granted a resolution to approve subject to section 106 legal agreement sign off. Of the 173 units, 74 units are considered deliverable within the next five years and as such are included in the five year housing supply calculation. As with the large sites with extant planning permission each of the sites within this category are considered on a site by site basis to ascertain their anticipated delivery.

*Housing site allocations and deliverable sites*

20. In addition to the above, , the five year housing supply calculation also contains other sites considered deliverable (in line with footnote 11 of the NPPF) which are capable of at least contributing to the Council’s five year housing supply. This includes:
- JCS strategic housing site allocations (176 units);
  - Unimplemented 2003 Local Plan allocations (99 units);
  - Neighbourhood plan allocations (78 units); and
  - Sites considered deliverable in the SHELAA, or which have since progressed through the planning process (159 units).

Additional Buffer

21. Paragraph 47 of the NPPF states that LPAs must include an additional 5% buffer against their housing requirements to ensure choice and competition in the market for land. This additional percentage buffer increases to 20% where LPAs have a record of persistent under delivery of housing.

22. Housing delivery has been measured against the annualised South East Plan (SEP) and JCS<sup>6</sup> housing requirement figures, 220 and 345 respectively. It is considered that there has not been a persistent under delivery against the district's housing requirement figures. Annual completions have only fallen below the relevant annualised housing requirement on four occasions in the last eleven years (see table 3 below). A 5% buffer is therefore considered appropriate and applied to the five year housing supply calculations.

<b>Year</b>	<b>Net completions</b>	<b>Annualised DPD requirement</b>
<b>2006/ 07</b>	296	220
<b>2007/ 08</b>	416	220
<b>2008/ 09</b>	257	220
<b>2009/ 10</b>	175	220
<b>2010/ 11</b>	161	220
<b>2011/ 12</b>	247	220
<b>2012/ 13</b>	220	220
<b>2013/ 14</b>	113	220
<b>2014/ 15</b>	276	220
<b>2015/ 16</b>	286	220
<b>2016/ 17</b>	204	345
<b>Total</b>	<b>2,651</b>	<b>2,220</b>

23. The above approach of measuring delivery performance against the housing requirement at the time, rather than backdating the JCS figure to the start of the Plan period, is considered reasonable. This is because, as acknowledged by the JCS Inspector in his Final Report "The increased requirements arising from the NPPF and the recent work on this Plan have only been fully clarified in the last year or so and there is inevitably a time delay involved in planning a significant uplift in new housing delivery in any area." The Council could not have planned to deliver a level of housing which had not yet been finalised, therefore to measure delivery against backdated figures is considered unreasonable. The JCS Inspector was satisfied that the 5% buffer was consistent with national policy and guidance.

#### Windfall allowance

24. Paragraph 48 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 also states that any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment (SHLAA), historic windfall and expected future trends, and should not include residential gardens.
25. As stated in paragraph 17 above small site completions have provided a consistent source of windfall supply and completions in the district and are anticipated to continue to be reliable source of supply. This position was strongly supported by the JCS 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.

<sup>6</sup> The JCS was adopted in May 2016 and therefore its annualised housing requirement figure is used to measure delivery from 2016/17.

26. To determine an appropriate level of windfall contribution to the five year supply an assessment of past completions on small sites was undertaken, see table below. The windfall contribution of 50dpa is based on average small site completions within the five year period prior to the economic downturn, 2004/05 to 2008/09. This reflects a period of housing growth within the district that is more typical of the district's overall performance and potential.

<b>Table 4</b>			
<b>Year</b>	<b>Total small site net completions</b>	<b>Net windfall exc. garden land</b>	<b>Percentage of small site completions on windfall excl garden land sites</b>
2004/05	65	45	26.47
2005/06	85	65	24.53
2006/07	65	40	13.51
2007/08	88	61	14.70
2008/09	49	39	15.18
2009/10	62	39	22.29
2010/11	47	25	15.53
2011/12	45	23	9.31
2012/13	46	31	14.22
2013/14	44	30	26.55
2014/15	65	51	17.83
<b>Total completions since 04/05</b>	<b>661</b>	<b>449</b>	<b>17.35</b>
<b>Completions in 5 year period pre-recession</b>	<b>352</b>	<b>250</b>	<b>17.82</b>

27. The 600 windfall figure has been disaggregated based on the number of small site completions inside/ outside the Park within the first JCS 5 year period (2010/11 to 2014/15). The total number of small completions in this period was 247, and therefore very close to the annual contribution from windfalls (50dpa) within the JCS.
28. 22% of small site completions (approximately 55 units) in the five years up to 2015/16 were within the Park. Taking the 22% as a proportion of the 600 equates to approximately: 132 units inside the Park and 468 units outside the Park. These figures have been applied to the relevant five year calculations, see below. As with previous five year housing supply calculations the windfall allowance is staggered for three of the five years to avoid the risk of double counting with completions on small sites with extant planning permission.

## Five Year Housing Land Supply Calculations

29. The tables below set out the five year housing land supply calculation, as at 1<sup>st</sup> April 2017, for the three scenarios as described in paragraph 7.

	Units
<b>A Core Strategy housing requirement figure</b> <i>(Core Strategy figure annualised)</i>	<b>6,900</b> <i>(345)</i>
<b>B Net Completions (2010/11 to 2016/17)</b>	<b>1507</b>
<b>C Residual Requirement</b> <i>(Residual annualised)</i>	<b>5,393</b> <i>(414.8)</i>
<b>D Residual 5 year requirement</b> <i>(414.8 x 5)</i>	<b>2,074</b>
<b>E NPPF 5% buffer (0.05 x 2,074)</b>	<b>104</b>
<b>F Total 5 year requirement figure</b> <i>(Annualised over 5 years)</i>	<b>2,178</b> <i>(435.6)</i>
<b>G Commitments</b>	<b>2,419</b>
<i>Large and small sites with planning permission</i>	<i>1,689</i>
<i>Sites subject to Section 106</i>	<i>74</i>
<i>Unimplemented 2003 Local Plan Allocations</i>	<i>98</i>
<i>Core Strategy strategic site allocations</i>	<i>176</i>
<i>Neighbourhood Plan allocations</i>	<i>78</i>
<i>Windfall allowance</i>	<i>145</i>
<i>Deliverable SHELAA sites</i>	<i>159</i>
<b>H <u>Supply</u></b> <b>Years</b>	<b>5.55</b>

	Units
<b>A Core Strategy housing requirement figure</b> <i>(Core Strategy figure annualised)</i>	<b>5,432</b> <i>(272)</i>
<b>B Net Completions (2010/11 to 2016/17)</b>	<b>1203</b>
<b>C Residual Requirement</b> <i>(Residual annualised)</i>	<b>4,229</b> <i>(325.3)</i>
<b>D Residual 5 year requirement</b> <i>(325.3 x 5)</i>	<b>1,627</b>
<b>E NPPF 5% buffer (0.05 x 1,627)</b>	<b>81</b>
<b>F Total 5 year requirement figure</b> <i>(Annualised over 5 years)</i>	<b>1,708</b> <i>(341.6)</i>
<b>G Commitments</b>	<b>1,832</b>
<i>Large and small sites with planning permission</i>	<i>1,132</i>
<i>Sites subject to Section 106</i>	<i>74</i>
<i>Unimplemented 2003 Local Plan Allocations</i>	<i>99</i>
<i>Core Strategy strategic site allocations</i>	<i>176</i>
<i>Neighbourhood Plan allocations</i>	<i>78</i>
<i>Windfall allowance</i>	<i>114</i>
<i>Deliverable SHELAA sites</i>	<i>159</i>
<b>H <u>Supply</u></b> <b>Years</b>	<b>5.36</b>

<b>Table 7: South Downs National Park 5YHLS</b>		Units
<b>A</b>	<b>Core Strategy housing requirement figure</b> <i>(Core Strategy figure annualised)</i>	<b>1,468</b> <i>(73)</i>
<b>B</b>	Net Completions (2010/11 to 2016/17)	<b>287</b>
<b>C</b>	<b>Residual Requirement</b> <i>(Residual annualised)</i>	<b>1181</b> <i>(90.85)</i>
<b>D</b>	<b>Residual 5 year requirement</b> <i>(90.85 x 5)</i>	<b>454</b>
<b>E</b>	<b>NPPF 5% buffer</b> <i>(0.05 x 454)</i>	<b>22.7</b>
<b>F</b>	<b>Total 5 year requirement figure</b> <i>(Annualised over 5 years)</i>	<b>477</b> <i>(95.39)</i>
<b>G</b>	<b>Commitments</b>	<b>588</b>
	<i>Large and small sites with planning permission</i>	557
	<i>Sites subject to Section 106</i>	0
	<i>Unimplemented 2003 Local Plan Allocations</i>	0
	<i>Core Strategy strategic site allocations</i>	0
	<i>Neighbourhood Plan allocations</i>	0
	<i>Windfall allowance</i>	31
	<i>Deliverable SHELAA sites</i>	0
<b>H</b>	<b><u>Supply</u></b> <b>Years</b>	<b>6.16</b>



## Appendix 1 – District-wide Five Year Housing Trajectory

<b>Sites with planning permission as at 1 April 2017</b>								
<b>Parish</b>	<b>Site address</b>	<b>Site/ application reference</b>	<b>Units within 5 years</b>	<b>2017 /18</b>	<b>2018 /19</b>	<b>2019 /20</b>	<b>2020 /21</b>	<b>2021 /22</b>
Lewes	Former Roche Site, Bell Lane	SDNP/12/00920	14			14		
Seaford	Tudor Manor Hotel, Eastbourne Road,	LW/07/1584	7	7				
South Heighton	The Old Rectory, Heighton Road,	LW/11/1078	0*					
Seaford	1 - 10 Talland Parade, Seaford	LW/11/1321	10			10		
Peacehaven	16 & 16A South Coast Road,	LW/09/1093	8	8				
Seaford	34 - 40 High Street,	LW/12/0020	5		5			
Lewes	Falcon Wharf, Railway Lane,	SDNP/12/00184 /FUL	7	7				
Newhaven	Site 1 and 2, Newhaven Eastside, The Drove	LW/11/0634	150			50	50	50
Seaford	6 Steyne Road,	LW/12/0693	6		6			
Lewes	8 North Street,	SDNP/14/03118 /DCOUPN	0					
Lewes	Lewes House site, Friars Walk	SDNP/14/01199 /FUL	25	10	15			
Seaford	Mardon, Claremont Road	LW/10/0359	0					
Wivelsfield	Land at North Common Road	LW/15/0752	55	55				
Newhaven	Harbourside Inn, Fort Road	LW/13/0769	5		5			
Newhaven	Newhaven Fire Station	LW/14/0899	7			7		
Ringmer	Boathouse Organic Farm shop, Uckfield Road	LW/14/0830	10			10		
Peacehaven	184 South Coast Road,	LW/15/0023	10	10				
Wivelsfield	Land off Ridge Way, Wivelsfield	LW/15/0060	62	30	32			
Newhaven	The Bridge Inn, High Street	LW/15/0500	6	6				
Hamsey	Covers Yard	LW/14/0943	25		10	15		
Chailey	Gradwell End, Mill Lane	LW/13/0620	40		40			
Seaford	Former Central Garage, Sutton Park Road,	LW/14/0150	38	38				
Wivelsfield	Land at Medway Gardens	LW/14/0350	8	8				
Newhaven	Former Parker Pen site	LW/14/0188	50					50
Seaford	Old House Depository	LW/12/0857	35	35				
Hamsey	Former Hamsey Brickworks	LW/14/0712	49				20	29
Newick	Cricketfield Smallholding	LW/14/0924	30	30				

\* Sites with a contribution of '0' indicate that sites under that category are not considered, at this stage, to deliver housing in the next 5 years.

Newhaven	Old shipyard, Robinson Road	LW/14/0686	0					
Ringmer	North of Bishop's Lane,	LW/14/0127	110		25	50	35	
Ringmer	Old Forge Pine, Lewes Road	RES5 / LW/16/0177	21		21			
Lewes	Land at South Downs Road	SDNP/15/01303 /FULL	79		9	35	35	
Telscombe	Grassmere Court, Grassmere Avenue	LW/15/0999	6	6				
Chailey	Kings Head pub, East Grinstead Road	LW/16/0283	15	15				
Lewes	North Street Quarter	SDNP/15/01146 /FUL	350		40	150	100	60
Ditchling	The Royal Oak, Ditchling Road	LW/15/0827	7				7	
Wivelsfield	Springfield Industrial Estate, Ditchling Road	LW/14/0790	30			15	15	
Seaford	Elm Court, Blatchington Road	LW/15/0946	9				9	
Lewes	Magistrates Court Car Park, Court Road	SDNP/16/01618 /FUL	9				9	
Wivelsfield	Remainder of Greenhill Way,	SP5 / LW/16/0057	113	20	50	43		
Ringmer	Lower Lodge Farm, Laughton Road	RES11 / LW/15/0542	30					30
Newick	Mitchelswood Farm, Allington Road	LW/14/0703	0					
Lewes	40 - 42 Friars Walk, Lewes	SDNP/16/04343 /PA30	18			18		
Newhaven	Unit 6 Kendal Court, Railway Road	LW/16/0878	9		9			
Telscombe	Aqua House, 370 South Coast Road	LW/16/1009	6			6		
Ringmer	Sunnymede Garden, Norlington Lane	RES8 / LW/16/0459	9				9	
Newhaven	Rear of 1 Denton Drive	LW/16/0892	9			9		
Seaford	Sutton Leaze, Eastbourne Road	LW/16/0491	9		9			
Peacehaven	272 South Coast Road	LW/16/0244	8			8		
<b>Total</b>			<b>1509</b>	<b>285</b>	<b>276</b>	<b>440</b>	<b>289</b>	<b>219</b>

#### Sites with resolution for approval subject to S106

Parish	Site address	Site/ application reference	Units within 5 years	2017 / 18	2018 / 19	2019/ 20	2020 / 21	2021/ 22
Newhaven	Land at Valley Road	LW/12/0850	0					
Newhaven	Marco Trailers	LW/14/0564	0					
Peacehaven	1 South Coast Road	LW/15/0462	26		11	15		
Seaford	Seaford Constitutional Club, Sutton Lane	LW/16/0124	19			9	10	

Peacehaven	Peacehaven Police Station, 264 South Coast Road,	LW/16/0841	29			15	14	
<b>Total</b>			<b>74</b>	<b>0</b>	<b>11</b>	<b>39</b>	<b>24</b>	<b>0</b>

### *Unimplemented 2003 planning allocations*

Parish	Site address	Site/ application reference	Units within 5 years	2017 / 18	2018 / 19	2019 / 20	2020 / 21	2021 / 22
Newhaven	Newhaven Marina, Fort Road,	LW/07/1475 / NH6	50					50
Ringmer	Caburn Field	RG1	40				20	20
Newhaven	South of Valley Road	NH4	9					9
<b>Total</b>			<b>99</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>79</b>

### *Deliverable sites*

Parish	Site address	Site/ application reference	Units within 5 years	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021 / 22
Newhaven	Police Station, South Road	51NH	10				10	
Seaford	Former Newlands Primary School	28SF / LW/16/0800	50					50
Newhaven	Former Harbour Primary School, Western Road	55NH / LW/16/0542	32				15	17
Seaford	Land on south side of Sutton Drove	26SF / LW/16/0037	12				12	
Wivelsfield	Land to the rear of The Rosery, Valebridge Road	LW/16/1040	55		15	40		
<b>Total</b>			<b>159</b>	<b>0</b>	<b>15</b>	<b>40</b>	<b>37</b>	<b>67</b>

### *Neighbourhood Plan sites*

Parish	Site address	Site/ application reference	Units within 5 years	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021 / 22
Newick	Land east of Telephone Exchange	HO3	30				15	15
Newick	Woods Fruit Farm, Goldbridge Road	HO4	38			8	15	15
Ringmer	Diplocks Yard, Bishops Lane	RES4 / LW/15/0747	10				10	
<b>Total</b>			<b>78</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>40</b>	<b>30</b>

## Core Strategy site allocations

Parish	Site Address	Site/ application reference	Units within 5 years	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22
Peacehaven	Lower Hoddern Farm	SP8	126				63	63
Newhaven	Land at Harbour Heights	SP7	50					50
<b>Total</b>			<b>176</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>63</b>	<b>113</b>

## Small Sites with Planning Permission as at 1<sup>st</sup> April 2017

Parish/ Town	Units	
Lewes	43	
Newhaven	28	
Peacehaven	38	
Seaford	33	
Barcombe	3	
Beddingham	0	
Chailey	6	
Ditchling	10	
East Chiltington	2	
Falmer	1	
Firle	3	
Glynde	1	
Hamsey	6	
Iford	0	
Kingston	8	
Newick	4	
Piddinghoe	0	
Plumpton	4	
Ringmer	18	
Rodmell	2	
St Ann Without	0	
St John Without	0	
Southeast	0	
South Heighton	1	
Streat	2	
Tarring Neville	0	
Telscombe	24	
Westmeston	2	
Wivelsfield	1	
<b>Total</b>	<b>240</b>	<i>With 25% discount (42) = 125 net units</i>

## Appendix 2 – Lewes District Council Five Year Housing Trajectory

<b>Sites with planning permission as at 1 April 2017</b>								
<b>Parish</b>	<b>Site address</b>	<b>Site/ application reference</b>	<b>Units within 5 years</b>	<b>2017/ 18</b>	<b>2018/ 19</b>	<b>2019/ 20</b>	<b>2020/ 21</b>	<b>2021/ 22</b>
Seaford	Tudor Manor Hotel, Eastbourne Road,	LW/07/1584	7	7				
South Heighton	The Old Rectory, Heighton Road,	LW/11/1078	0					
Seaford	1 - 10 Talland Parade, Seaford	LW/11/1321	10			10		
Peacehaven	16 & 16A South Coast Road,	LW/09/1093	8	8				
Seaford	34 - 40 High Street,	LW/12/0020	5		5			
Newhaven	Site 1 and 2, Newhaven Eastside, The Drove	LW/11/0634	150			50	50	50
Seaford	6 Steyne Road,	LW/12/0693	6		6			
Seaford	Mardon, Claremont Road	LW/10/0359	0					
Wivelsfield	Land at North Common Road	LW/15/0752	55	55				
Newhaven	Harbourside Inn, Fort Road	LW/13/0769	5		5			
Newhaven	Newhaven Fire Station	LW/14/0899	7			7		
Ringmer	Boathouse Organic Farm shop, Uckfield Road	LW/14/0830	10			10		
Peacehaven	184 South Coast Road,	LW/15/0023	10	10				
Wivelsfield	Land off Ridge Way, Wivelsfield	LW/15/0060	62	30	32			
Newhaven	The Bridge Inn, High Street	LW/15/0500	6	6				
Hamsey	Covers Yard	LW/14/0943	25		10	15		
Chailey	Gradwell End, Mill Lane	LW/13/0620	40		40			
Seaford	Former Central Garage, Sutton Park Road,	LW/14/0150	38	38				
Wivelsfield	Land at Medway Gardens	LW/14/0350	8	8				
Newhaven	Former Parker Pen site	LW/14/0188	50					50
Seaford	Old House Depository	LW/12/0857	35	35				
Hamsey	Former Hamsey Brickworks	LW/14/0712	49				20	29
Newick	Cricketfield Smallholding	LW/14/0924	30	30				
Newhaven	Old shipyard, Robinson Road	LW/14/0686	0					
Ringmer	North of Bishop's Lane	LW/14/0127	110		25	50	35	

Ringmer	Old Forge Pine, Lewes Road	RES5 / LW/16/0177	21		21			
Telscombe	Grassmere Court, Grassmere Avenue	LW/15/0999	6		6			
Chailey	Kings Head pub, East Grinstead Road	LW/16/0283	15	15				
Ditchling	The Royal Oak, Ditchling Road	LW/15/0827	7				7	
Wivelsfield	Springfield Industrial Estate, Ditchling Road	LW/14/0790	30			15	15	
Seaford	Elm Court, Blatchington Road	LW/15/0946	9				9	
Wivelsfield	Remainder of Greenhill Way,	SP5 / LW/16/0057	113	20	50	43		
Ringmer	Lower Lodge Farm, Laughton Road	RES11 / LW/15/0542	30					30
Newick	Mitchelswood Farm, Allington Road	LW/14/0703	0					
Newhaven	Unit 6 Kendal Court, Railway Road	LW/16/0878	9		9			
Telscombe	Aqua House, 370 South Coast Road	LW/16/1009	6			6		
Ringmer	Sunnymede Garden, Norlington Lane	RES8 / LW/16/0459	9				9	
Newhaven	Rear of 1 Denton Drive	LW/16/0892	9			9		
Seaford	Sutton Leaze, Eastbourne Road	LW/16/0491	9		9			
Peacehaven	272 South Coast Road	LW/16/0244	8			8		
<b>Total</b>			<b>1007</b>	<b>262</b>	<b>218</b>	<b>223</b>	<b>145</b>	<b>159</b>

### Sites with resolution for approval subject to S106

Parish	Site address	Site/ application reference	Units within 5 years	2017 / 18	2018 / 19	2019/ 20	2020 / 21	2021/ 22
Newhaven	Land at Valley Road	LW/12/0850	0					
Newhaven	Marco Trailers	LW/14/0564	0					
Peacehaven	1 South Coast Road	LW/15/0462	26		11	15		
Seaford	Seaford Constitutional Club, Sutton Lane	LW/16/0124	19			9	10	
Peacehaven	Peacehaven Police Station, 264 South Coast Road,	LW/16/0841	29			15	14	
<b>Total</b>			<b>74</b>	<b>0</b>	<b>11</b>	<b>39</b>	<b>24</b>	<b>0</b>

### Unimplemented 2003 planning allocations

Parish	Site address	Site/ application reference	Units within 5 years	2017 / 18	2018 / 19	2019 / 20	2020 / 21	2021 / 22
Newhaven	Newhaven Marina, Fort Road,	LW/07/1475 / NH6	50					50
Ringmer	Caburn Field	RG1	40				20	20
Newhaven	South of Valley Road	NH4	9					9
<b>Total</b>			<b>99</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>79</b>

### Deliverable sites

Parish	Site address	Site/ application reference	Units within 5 years	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021 / 22
Newhaven	Police Station, South Road	51NH	10				10	
Seaford	Former Newlands Primary School	28SF / LW/16/0800	50					50
Newhaven	Former Harbour Primary School, Western Road	55NH / LW/16/0542	32				15	17
Seaford	Land on south side of Sutton Drove	26SF / LW/16/0037	12				12	
Wivelsfield	Land to the rear of The Rosery, Valebridge Road	LW/16/1040	55		15	40		
<b>Total</b>			<b>159</b>	<b>0</b>	<b>15</b>	<b>40</b>	<b>37</b>	<b>67</b>

### Neighbourhood Plan sites

Parish	Site address	Site/ application reference	Units within 5 years	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021 / 22
Newick	Land east of Telephone Exchange	HO3	30				15	15
Newick	Woods Fruit Farm, Goldbridge Road	HO4	38			8	15	15
Ringmer	Diplocks Yard, Bishops Lane	RES4 / LW/15/0747	10				10	
<b>Total</b>			<b>78</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>40</b>	<b>30</b>

### Core Strategy site allocations

Parish	Site Address	Site/ application reference	Units within 5 years	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22
Peacehaven	Lower Hoddern Farm	SP8	126				63	63
Newhaven	Land at Harbour Heights	SP7	50					50
<b>Total</b>			<b>176</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>63</b>	<b>113</b>

### Small sites with planning permission as at 1 April 2017

Parish/ Town	Units	
Newhaven	28	
Peacehaven	38	
Seaford	32	
Barcombe	3	
Beddingham	0	
Chailey	6	
East Chiltington	1	
Hamsey	7	
Iford	0	
Newick	4	
Piddinghoe	0	
Plumpton	4	
Ringmer	18	
St Ann Without	0	
St John Without	0	
Southeast	0	
South Highton	1	
Streat	1	
Tarring Neville	0	
Telscombe	21	
Westmeston	2	
Wivelsfield	1	
<b>Total</b>	<b>167</b>	<i>With 25% discount (42) = 125 net units</i>



### Appendix 3 – South Downs National Park Authority (within Lewes district) Five Year Housing Trajectory

<b>Sites with planning permission as at 1 April 2017</b>								
<b>Parish</b>	<b>Site address</b>	<b>Site/ application reference</b>	<b>Units within 5 years</b>	<b>2017 / 18</b>	<b>2018/ 19</b>	<b>2019/ 20</b>	<b>2020/ 21</b>	<b>2021/ 22</b>
Lewes	Former Roche Site, Bell Lane	SDNP/12/00920	14			14		
Lewes	Falcon Wharf, Railway Lane,	SDNP/12/00184/FUL	7	7				
Lewes	8 North Street,	SDNP/14/03118/DCO UPN	0					
Lewes	Lewes House site, Friars Walk	SDNP/14/01199/FUL	25	10	15			
Lewes	Land at South Downs Road	SDNP/15/01303/FULL	79		9	35	35	
Lewes	North Street Quarter	SDNP/15/01146/FUL	350		40	150	100	60
Lewes	Magistrates Court Car Park, Court Road	SDNP/16/01618/FUL	9				9	
Lewes	40 - 42 Friars Walk, Lewes	SDNP/16/04343/PA30	18			18		
<b>Total</b>			<b>502</b>	<b>17</b>	<b>64</b>	<b>217</b>	<b>144</b>	<b>60</b>

### Small sites with planning permission as at 1 April 2017

<b>Parish/ Town</b>	<b>Units</b>
Lewes	43
Seaford	1
Beddingham	0
Ditchling	10
East Chiltington	1
Falmer	1
Firle	3
Glynde	1
Hamsey	-1
Iford	0
Kingston	8
Piddinghoe	0
Rodmell	2
St Ann Without	0
St John Without	0
Southeast	0
Streat	1
Tarring Neville	0
Telscombe	3
<b>Total</b>	<b>73</b>

*With 25% discount (18) = 55 net units*