

Lewes district Five Year Housing Land Supply Position as at 1 April 2018

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 1st April 2018. The five year period covers the period between 1st April 2018 and 31st March 2023.
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. Joint Core Strategy (JCS) and neighbourhood plans), recent case law and legal advice.

Joint Core Strategy and Housing Requirement Figure

4. Lewes District Council (LDC) adopted the JCS on the 16th May 2016. The South Downs National Park Authority (SDNPA) subsequently adopted the JCS on the 23rd June 2016. The JCS is now the development plan for the Lewes district¹.
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 commitments²; an allowance for small-scale windfall sites; rural exception³ 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 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, in 2017 LDC updated and published a Strategic Housing and Economic Land Assessment (SHELAA) covering only the areas of the district outside of the Park. The SDNPA 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 LDC LPP2 and calculation of the five supply of deliverable housing land, the housing requirement figure has been disaggregated between the two LPAs, see summary table below. This note therefore sets out two different five year housing supply calculations, firstly for the whole district and secondly, for the areas of district outside the Park.

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

² 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.

³ 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
Housing inside the National Park	220	142	655	271	132	48	0	1,468
Housing outside the National Park	800	1,416	1,073	1,423	468	77	200	5,432
	1,020	1,558	1,728	1,694	600	125	200	6,900

8. This note concludes that:
- The district as a whole has a supply of deliverable housing land equivalent to 4.99 years (a shortfall of 6 units). The Council is therefore unable to demonstrate a five year housing land supply against the 6,900 housing requirement figure; and
 - Lewes District Council has a supply of deliverable housing land equivalent to 4.92 years (a shortfall of 28 units). The Council is therefore unable to demonstrate a five year housing land supply against the disaggregated 5,432 housing requirement figure.
9. In conclusion, the Council, as at 1st April 2018, is unable to demonstrate a five year supply of deliverable housing land in either of the two scenarios. As such, relevant policies within the Local Plan are considered out-of-date. Decision making on planning applications should therefore be made in the context of the presumption in favour of sustainable development, in line with paragraph 49 of the NPPF, and other material considerations.
10. It should be noted that whilst the Council is unable to demonstrate a five year housing land supply neighbourhood plans should not be considered out-of-date. Government, in December 2016, published a Neighbourhood Planning: Written Ministerial Statement⁴ which aims to redress the balance between positively prepared neighbourhood plans that may be vulnerable to speculative development where Local Plans are considered out-of-date due to a lack of housing supply. The WMS states that neighbourhood plans will not be considered out-of-date so long as:
- The WMS is less than two years old, or the neighbourhood plan has been part of the development plan for less than 2 years;
 - The neighbourhood plan allocates sites for housing; and
 - The local planning authority can demonstrate a three-year supply of housing.

⁴ [12 December 2016 Neighbourhood Planning: Written Statement – HCWS346](#)

Housing Land Supply

Housing Land Supply Methodology

11. 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.
12. 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.
13. 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 1st April 2018;
 - Selected sites with a resolution to approve subject to as at 1st April 2018;
 - 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);
 - Specific sites concluded to be Deliverable within the most recent Strategic Housing land Availability Assessment (SHELAA) which meet certain criteria (located within the planning boundary; brownfield land; or has had relevant pre-app discussions); and
 - A contribution from Windfall sites.

Commitments

Sites with extant planning permission

14. Large and small sites benefitting from planning permission, as at 1st April 2018, which are expected to contribute to completions within the next five years, are included in the five year housing land supply calculation.
15. As at 1st April 2018 a total of 1,699 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.
16. 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 and 2).

17. 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 1,699 net units with planning permission on large sites 1,268 net units are expected to be delivered within the next five years and are therefore included in the five year housing land supply calculation.
18. 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 2018. 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.

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

19. As at 1st April 2018 225 net units had extant planning permission on small sites district-wide. This figure is disaggregated between the areas outside and inside the Park: 159 units and 66 units respectively. Applying the 25% discount results in the following small site figures to be used in the five year supply calculation: 159 units district-wide; 119 units outside the Park; and 50 units within the Park.

Sites with Resolution to Approve Subject to S106

20. As at 1st April 2018 seven large sites across the district, totalling 388 units, had been granted a resolution to approve subject to section 106 legal agreement sign off. Of the 388 units, 233 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

21. 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 (100 units); and
 - Sites considered deliverable in the SHELAA, or which have since progressed through the planning process (16 units).

Additional Buffer

22. 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.
23. Housing delivery has been measured against the annualised South East Plan (SEP) and JCS⁵ 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.

Year	Net completions	Annualised DPD requirement
2006/ 07	296	220
2007/ 08	416	220
2008/ 09	257	220
2009/ 10	175	220
2010/ 11	161	220
2011/ 12	247	220
2012/ 13	220	220
2013/ 14	113	220
2014/ 15	276	220
2015/ 16	286	220
2016/ 17	204	345
2017/ 18	337	345
Total	2,988	2,890

24. 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

⁵ The JCS was adopted in May 2016 and therefore its annualised housing requirement figure is used to measure delivery from 2016/17.

considered unreasonable. The JCS Inspector was satisfied that the 5% buffer was consistent with national policy and guidance.

Windfall allowance

25. 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.
26. 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.
27. 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.

Year	Total small site net completions	Net windfall exc. garden land	Percentage of small site completions on windfall excl garden land sites
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
Total completions since 04/05	661	449	17.35
Completions in 5 year period pre-recession	352	250	17.82

28. 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.
29. 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

30. The tables below set out the five year housing land supply calculation, as at 1st April 2018, for the two scenarios as described in paragraph 7. For all supply calculations the 5% buffer and Liverpool Approach⁶ to meeting any shortfall accumulated in the early part of the Plan are applied.

Table 5: District – wide 5YHLS		Units
A	Core Strategy housing requirement figure <i>(Core Strategy figure annualised)</i>	6,900 <i>(345)</i>
B	Net Completions (2010/11 to 2017/18)	1844
C	Residual Requirement <i>(Residual annualised)</i>	5,056 <i>(421.33)</i>
D	Residual 5 year requirement <i>(421.33 x 5)</i>	2,107
E	NPPF 5% buffer <i>(0.05 x 2,107)</i>	105
F	Total 5 year requirement figure <i>(Annualised over 5 years)</i>	2,212 <i>(442.4)</i>
G	Commitments	2,206
	<i>Large and small sites with planning permission</i>	<i>1,437</i>
	<i>Sites subject to Section 106</i>	<i>233</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>100</i>
	<i>Windfall allowance</i>	<i>145</i>
	<i>Deliverable SHELAA sites</i>	<i>16</i>
H	<u>Supply</u> Years	4.99

⁶ 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.

Table 6: Lewes (outside the Park) 5YHLS		Units
A	Core Strategy housing requirement figure <i>(Core Strategy figure annualised)</i>	5,432 <i>(272)</i>
B	Net Completions (2010/11 to 2017/18)	1520
C	Residual Requirement <i>(Residual annualised)</i>	3,912 <i>(326)</i>
D	Residual 5 year requirement <i>(326 x 5)</i>	1,630
E	NPPF 5% buffer <i>(0.05 x 1,630)</i>	82
F	Total 5 year requirement figure <i>(Annualised over 5 years)</i>	1,712 <i>(342.3)</i>
G	Commitments	1,684
	<i>Large and small sites with planning permission</i>	946
	<i>Sites subject to Section 106</i>	233
	<i>Unimplemented 2003 Local Plan Allocations</i>	99
	<i>Core Strategy strategic site allocations</i>	176
	<i>Neighbourhood Plan allocations</i>	100
	<i>Windfall allowance</i>	114
	<i>Deliverable SHELAA sites</i>	16
H	<u>Supply</u> Years	4.92

Appendix 1 – District-wide Five Year Housing Trajectory

Sites with planning permission as at 1 April 2018								
Parish	Site address	Site/ application reference	Units within five years*	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23
Lewes	Former Roche Site, Bell Lane	SDNP/12/00920	14			14		
South Heighton	The Old Rectory, Heighton Road,	LW/11/1078	0					
Seaford	1 - 10 Talland Parade	LW/11/1321	10			10		
Seaford	34 - 40 High Street,	LW/12/0020	5			5		
Newhaven	Site 2, Newhaven Eastside, The Drove	LW/13/0630	50					50
Lewes	Lewes House site, Friars Walk	SDNP/14/01199/FUL	25	10	15			
Wivelsfield	Land at North Common Road	LW/15/0752	21	21				
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				
Wivelsfield	Land off Ridge Way,	LW/15/0060	1	1				
Newhaven	The Bridge Inn, High Street	LW/15/0500	6	1				5
Hamsey	Chatfields Yard, Cooksbridge Road	LW/16/0935	27	10	17			
Newhaven	Former Parker Pen site	LW/14/0188	100				50	50
Hamsey	Former Hamsey Brickworks	LW/14/0712	49			25	24	
Newick	Cricketfield Smallholding	LW/14/0924	5	5				
Newhaven	Old shipyard, Robinson Road	LW/14/0686	0					
Ringmer	North of Bishop's Lane,	LW/14/0127	75				25	50
Ringmer	Old Forge Pine, Lewes Road	RES5 / LW/16/0177	21	21				
Lewes	Land at South Downs Road	SDNP/15/01303/FUL L	79		9	35	35	
Chailey	Kings Head pub, East Grinstead Road	LW/16/0283	12	12				
Lewes	North Street Quarter	SDNP/15/01146/FUL	290			40	150	100
Ditchling	The Royal Oak, Ditchling Road	LW/15/0827	7			7		

* 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.

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				15	15
Lewes	40 - 42 Friars Walk, Lewes	SDNP/17/02306/PA3 O	24		24			
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/17/0393	9				9	
Peacehaven	272 South Coast Road	LW/16/0244	8			8		
Peacehaven	Peacehaven Police Station, 264 South Coast Road,	LW/16/0841	29	15	14			
Wivelsfield	Land to the rear of The Rosery, Valebridge Road	LW/16/1040	54		14	40		
Chailey	Land at Gradwell End	LW/17/0697	65		25	40		
Chailey	Knights Court, South Road, South Common	LW/17/0030	6			6		
Newhaven	Marco Trailers, Railway Road	LW/17/0192	10			10		
Ringmer	Diplocks Yard, Bishops Lane	LW/16/0704	10				10	
Peacehaven	35 Telscombe Road	LW/17/0786	6		6			
Newhaven	Unit 5, North Lane	LW/15/0453	13			13		
Newhaven	Land at Valley Road	LW/12/0850	0					
Total			1268	126	185	345	342	270

Sites with resolution for approval subject to S106

Parish	Site address	Site/ application reference	Units within five years	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23
Peacehaven	1 South Coast Road	LW/15/0462	26			11	15	
Seaford	Seaford Constitutional Club, Sutton Lane	LW/16/0124	19			9	10	

Seaford	Former Newlands Primary School	28SF / LW/16/0800	50					50
Seaford	Land on south side of Sutton Drove	26SF / LW/16/0037	12				12	
Newhaven	Former Harbour Primary School, Western Road	55NH / LW/17/0608	26			15	11	
Newhaven	Reprodux Housing, Norton Road	LW/16/0831	80			10	35	35
Newhaven	Land between Beach Road and Transit Road	LW/17/0205	20					20
Total			233	0	0	45	83	105

Unimplemented 2003 planning allocations

Parish	Site address	Site/ application reference	Units within five years	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23
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
Total			99	0	0	0	20	79

Deliverable sites

Parish	Site address	Site/ application reference	Units within five years	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23
Newhaven	Police Station, South Road	51NH	10				10	
			10	0	0	0	10	0

Neighbourhood Plan sites

Parish	Site address	Site/ application reference	Units within five years	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23
Newick	Land east of Telephone Exchange	HO3	30				15	15
Newick	Woods Fruit Farm, Goldbridge Road	HO4	38			8	15	15

Plumpton	Land adjoining Oakfield House, Station Road	LW/17/0873	20			10	10	
Plumpton	Land adjacent to 4 Strawlands	LW/18/0259	12				12	
			100	0	0	18	52	30

Core Strategy site allocations								
Parish	Site address	Site/ application reference	Units within five years	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23
Lewes	North Street,	SDNP/15/01146/FUL	0					
Ringmer	North of Bishop's Lane,	LW/14/0217	0					
Wivelsfield	Remainder of Greenhill Way,	SP5	0					
Peacehaven	Lower Hoddern Farm	SP8	126				63	63
Newhaven	Land at Harbour Heights	SP7	50					50
	Total		176	0	0	0	63	113

Small Sites with Planning Permission as at 1st April 2018

<i>Small sites with planning permission as at 1 April 2018</i>	
Parish/ Town	Small sites
Lewes	37
Newhaven	18
Peacehaven	42
Seaford	39
Barcombe	1
Beddingham	0
Chailey	6
Ditchling	8
East Chiltington	1
Falmer	1
Firle	2
Glynde	1
Hamsey	7
Iford	0
Kingston	8
Newick	8
Piddinghoe	2
Plumpton	2
Ringmer	7
Rodmell	2
St Ann Without	0
St John Without	0
Southeast	0
South Highton	0
Streat	2
Tarring Neville	0
Telscombe	28
Westmeston	2
Wivelsfield	1
Total	225

*With 25% discount (56) =
169 units*

Appendix 2 – Lewes District Council Five Year Housing Trajectory

Sites with planning permission as at 1 April 2018								
Parish	Site address	Site/ application reference	Units within five years*	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23
South Heighton	The Old Rectory, Heighton Road,	LW/11/1078	0					
Seaford	1 - 10 Talland Parade	LW/11/1321	10			10		
Seaford	34 - 40 High Street,	LW/12/0020	5			5		
Newhaven	Site 2, Newhaven Eastside, The Drove	LW/13/0630	50					50
Wivelsfield	Land at North Common Road	LW/15/0752	21	21				
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				
Wivelsfield	Land off Ridge Way,	LW/15/0060	1	1				
Newhaven	The Bridge Inn, High Street	LW/15/0500	6	1				5
Hamsey	Chatfields Yard, Cooksbridge Road	LW/16/0935	27	10	17			
Newhaven	Former Parker Pen site	LW/14/0188	100				50	50
Hamsey	Former Hamsey Brickworks	LW/14/0712	49			25	24	
Newick	Cricketfield Smallholding	LW/14/0924	5	5				
Newhaven	Old shipyard, Robinson Road	LW/14/0686	0					
Ringmer	North of Bishop's Lane,	LW/14/0127	75				25	50
Ringmer	Old Forge Pine, Lewes Road	RES5 / LW/16/0177	21	21				
Chailey	Kings Head pub, East Grinstead Road	LW/16/0283	12	12				
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		

* 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.

Ringmer	Lower Lodge Farm, Loughton Road	RES11 / LW/15/0542	30				15	15
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/17/0393	9				9	
Peacehaven	272 South Coast Road	LW/16/0244	8			8		
Peacehaven	Peacehaven Police Station, 264 South Coast Road,	LW/16/0841	29	15	14			
Wivelsfield	Land to the rear of The Rosery, Valebridge Road	LW/16/1040	54		14	40		
Chailey	Land at Gradwell End	LW/17/0697	65		25	40		
Chailey	Knights Court, South Road, South Common	LW/17/0030	6			6		
Newhaven	Marco Trailers, Railway Road	LW/17/0192	10			10		
Ringmer	Diplocks Yard, Bishops Lane	LW/16/0704	10				10	
Peacehaven	35 Telscombe Road	LW/17/0786	6		6			
Newhaven	Unit 5, North Lane	LW/15/0453	13			13		
Newhaven	Land at Valley Road	LW/12/0850	0					
Total			827	116	137	256	148	170

Sites with resolution for approval subject to S106

Parish	Site address	Site/ application reference	Units within five years	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23
Peacehaven	1 South Coast Road	LW/15/0462	26			11	15	
Seaford	Seaford Constitutional Club, Sutton Lane	LW/16/0124	19			9	10	
Seaford	Former Newlands Primary School	28SF / LW/16/0800	50					50
Seaford	Land on south side of Sutton Drove	26SF / LW/16/0037	12				12	
Newhaven	Former Harbour Primary School, Western Road	55NH / LW/17/0608	26			15	11	
Newhaven	Reprodux Housing, Norton Road	LW/16/0831	80			10	35	35

Newhaven	Land between Beach Road and Transit Road	LW/17/0205	20					20
Total			233	0	0	45	83	105

Unimplemented 2003 planning allocations

Parish	Site address	Site/ application reference	Units within five years	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23
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
Total			99	0	0	0	20	79

Deliverable sites

Parish	Site address	Site/ application reference	Units within five years	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23
Newhaven	Police Station, South Road	51NH	10				10	
			10	0	0	0	10	0

Neighbourhood Plan sites

Parish	Site address	Site/ application reference	Units within five years	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23
Newick	Land east of Telephone Exchange	HO3	30				15	15
Newick	Woods Fruit Farm, Goldbridge Road	HO4	38			8	15	15
Plumpton	Land adjoining Oakfield House, Station Road	LW/17/0873	20			10	10	
Plumpton	Land adjacent to 4 Strawlands	LW/18/0259	12				12	
			100	0	0	18	52	30

Core Strategy site allocations

Parish	Site address	Site/ application reference	Units within five	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23
--------	--------------	-----------------------------	-------------------	----------	----------	----------	----------	----------

			years					
Ringmer	North of Bishop's Lane,	LW/14/0217	0	<i>Included within permissions</i>				
Wivelsfield	Remainder of Greenhill Way,	SP5	0	<i>Included within permissions</i>				
Peacehaven	Lower Hoddern Farm	SP8	126				63	63
Newhaven	Land at Harbour Heights	SP7	50					50
	Total		176	0	0	0	63	113

Small Sites with Planning Permission as at 1st April 2018

Small sites with planning permission as at 1 April 2018	
Parish/ Town	Small sites
Newhaven	18
Peacehaven	42
Seaford	38
Barcombe	1
Chailey	6
East Chiltington	0
Hamsey	8
Newick	8
Plumpton	2
Ringmer	7
South Heighton	0
Streat	1
Telscombe	25
Westmeston	2
Wivelsfield	1
Total	159

**With 25% discount (40)
= 119units**