



Lewes District (Outside of the South Downs National Park)

# **Five Year Housing Land Supply POSITION STATEMENT**

May 2021



**Lewes District Council**

## 1.0 Introduction

- 1.1 The National Planning Policy Framework [NPPF] (2019) requires Local Planning Authorities (LPAs) to maintain and be able to demonstrate that there are sufficient deliverable sites to be able to deliver five years' worth of the housing requirement.
- 1.2 Where a local planning authority is unable to demonstrate a five year supply of deliverable housing sites, the policies which are most important for determining applications for housing development are considered to be out-of-date, and the presumption in favour of sustainable development applies (NPPF para 11(d)).
- 1.3 The purpose of this note is to update the Lewes District Council's (the Council's) five year housing land supply position to reflect its status as at 11<sup>th</sup> May 2021 when the Lewes Local Plan Part 1 reached the fifth anniversary of its adoption. The five year period covers the period between 11<sup>th</sup> May 2021 and 10<sup>th</sup> May 2026. This note supersedes the 1<sup>st</sup> April 2020 position note.
- 1.4 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.
- 1.5 This note concludes that, as at 11<sup>th</sup> May 2021, the Council has a supply of deliverable housing land equivalent to **2.9 years** outside the South Downs National Park (SDNP). This means that the local plan policies that are most important for determining an application are out-of-date, and the NPPF's presumption in favour of sustainable development will apply to decision making.

## 2.0 Background

- 2.1 Approximately half of the area of Lewes District is within the South Downs National Park (SDNP). The South Downs National Park Authority is the local planning authority for the area of the District within the SDNP, whilst Lewes District Council is the local planning authority for the remaining part of the District.
- 2.2 The Lewes Local Plan Part 1: Joint Core Strategy with SDNP (LPP1) was adopted on 11th May 2016 after being found sound at Examination in Public. LPP1 contains the vision and strategic policies for the whole District including the SDNP, and set a district-wide housing requirement of 345 homes per year in Spatial Policies 1 and 2. However, as a result of a legal challenge, the housing requirement in LPP1 was disaggregated to provide a net housing requirement of 275 homes per year for Lewes District outside of the National Park over the period to 2030.
- 2.3 Local planning authorities are under a statutory duty to complete a review of a local plan every five years from the date of adoption to determine whether or not the local plan needs to be updated. LPP1 was five years old on 11<sup>th</sup> May 2021. A review of LPP1 has been undertaken and this concluded that changing circumstances since the adoption of LPP1 demonstrate the need to undertake a full update of its strategic policies.

### Five Year Housing Land Supply

- 2.3 Local planning authorities are required 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 adopted strategic policies (NPPF para 73).
- 2.4 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 73). The fifth anniversary of the adoption of the plan falls 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.

## Housing Delivery Test

- 2.5 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 years, to improve the prospect of achieving the planned supply. 'Significant under delivery' is measured by the Housing Delivery Test.
- 2.6 The Housing Delivery Test (HDT) was introduced through the revisions to the NPPF in 2018. It assesses a local planning authority's performance of housing delivery against its housing requirement over the previous three years. The three year period relevant to this five year housing land supply update is 1<sup>st</sup> April 2017 to 31<sup>st</sup> March 2020.
- 2.7 'Significant under delivery' is defined as being a Housing Delivery Test result that shows delivery below 85% of the housing requirement (NPPF Footnote 39).

## Neighbourhood Plans

- 2.9 The NPPF confers a degree of limited protection for neighbourhood plans that may be vulnerable to speculative development because higher level Local Plans are considered out-of-date due to the lack of a five year housing land supply. These protections are set out in NPPF para 14:

*In situations where the presumption applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided **all of the following apply** (emphasis added):*

- a. the neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;*
- b. the neighbourhood plan contains policies and allocations to meet its identified housing requirement;*
- c. the local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 73); and*
- d. the local planning authority's housing delivery was at least 45% of that required over the previous three years.*

- 2.10 For Lewes district, the above is relevant for the following 'made' (adopted) neighbourhood plans:
- Newick Neighbourhood Plan (adopted 16<sup>th</sup> July 2015);
  - Ringmer Neighbourhood Plan (adopted by the Council 25<sup>th</sup> February 2016 and by SDNPA 21<sup>st</sup> January 2016);
  - Wivelsfield Neighbourhood Plan (adopted 7<sup>th</sup> December 2016);
  - Plumpton Neighbourhood Plan (adopted 2<sup>nd</sup> May 2018);
  - Newhaven Neighbourhood Plan (adopted 27<sup>th</sup> November 2019); and
  - Seaford Neighbourhood Plan (adopted 24<sup>th</sup> February 2020).
- 2.11 In the event that the Council cannot demonstrate a five year housing land supply, the protection conferred by paragraph 14 would not be engaged for the Newick, Ringmer, Wivelsfield and Plumpton Neighbourhood Plans as these neighbourhood plans are currently more than two years old.
- 2.12 Hamsey Neighbourhood Plan is also now more than two years old (adopted by the Council 21<sup>st</sup> July 2016 and by SDNPA 14<sup>th</sup> July 2016), and the plan does not identify housing site allocations and therefore is not afforded the same protection by paragraph 14 in the event that the Council cannot demonstrate a five year housing land supply.
- 2.13 In addition, the Chailey Neighbourhood Plan was successful at referendum on 6<sup>th</sup> May 2021, and is due to be made on 27<sup>th</sup> May 2021. However, this neighbourhood plan also does not identify housing site allocations and therefore is not afforded protection by paragraph 14.

### **3.0 Housing Land Requirement**

#### Lewes District Local Plan

- 3.1 The Lewes District Local Plan is made up of the Local Plan Part 1: Joint Core Strategy (LPP1) (adopted in 2016) and the Local Plan Part 2: Site Allocations and Development Management Policies (LPP2) (adopted in 2020), as well as any retained 'saved' policies not yet superseded by neighbourhood plans.
- 3.2 LPP1 provides the strategic policies for the plan area (i.e. Lewes District outside of the SDNP). In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) and the NPPF that requires local plans to be reviewed to assess whether they need updating

at least once every five years, a review of LPP1 has been undertaken. This has determined that changing circumstances since the adoption of the Local Plan Part 1 demonstrates the need to undertake a full update of its strategic policies. These circumstances include:

- The adoption of the South Downs Local Plan in July 2019
- The publication of the new NPPF in 2019
- A significant increase in the district's local housing need from May 2021
- The adoption of a new Council Corporate Plan and the declaration of a climate emergency, including the target of achieving net-zero carbon emissions and being climate-resilient by 2030

3.3 This being the case, and in accordance with NPPF (paragraph 73), the five year housing land supply should be calculated against local housing need, which is determined by the standard method set out in national planning guidance.

### Local Housing Need

3.4 Since its introduction through the NPPF in 2018, local housing need is calculated using a standard method contained within Planning Practice Guidance<sup>1</sup>. The standard method uses a 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. Under the standard method, the local housing need for the whole of Lewes District at 11<sup>th</sup> May 2021 is 782 homes per year.

3.5 However, approximately half of the area of Lewes District is in the South Downs National Park, which is not under the planning jurisdiction of Lewes District Council. Planning Practice Guidance<sup>2</sup> states that where strategic policy-making authorities do not align with local authority boundaries, an alternative approach to identifying local housing need will have to be used, and such authorities may identify a housing need figure using a method determined locally. In these situations, Planning Practice Guidance<sup>3</sup> also confirms that this locally derived housing requirement figure may be used for

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<sup>1</sup> [PPG: Housing and economic development needs assessment, Paragraph: 002 Reference ID: 2a-002-20190220](#)

<sup>2</sup> [PPG: Housing and economic development needs assessment, Paragraph: 014 Reference ID: 2a-014-20190220](#)

<sup>3</sup> [PPG: Housing supply and delivery, Paragraph: 023 Reference ID: 68-023-20190722](#)

the purposes of the five year housing land supply calculation where the local plan is more than 5 years old.

- 3.6 The Council has published its *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)<sup>4</sup>. This sets out a locally derived method for calculating local housing need for the plan area (i.e. Lewes district outside of the SDNP) on the basis of how the total number of dwellings in the District is split between inside and outside the National Park. This results in a locally derived housing requirement figure of **602 homes per year**, which will be the housing requirement against which the housing supply will be assessed.
- 3.7 It should be noted that the Planning Practice Guidance<sup>5</sup> 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

- 3.8 To date, the Council has applied a 5% buffer to the five year housing land supply calculation as required by paragraph 73 of the NPPF. The buffer is to ensure choice and competition in the market for land. This buffer increases to 20% where LPAs have a “significant under delivery” of housing over the previous three years.
- 3.9 “Significant under delivery” is defined as where housing delivery falls below 85% of the housing requirement (footnote 39 of the NPPF and Housing Delivery Test).
- 3.10 In February 2021, Government published the 2020 HDT results. The result for Lewes District (excluding the SDNP) is identified in Table 1. The 100% result enables the Council to retain a 5% buffer within its current five year calculation.

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<sup>4</sup> Available on the [Council’s website](#)

<sup>5</sup> [PPG: Housing and economic development needs assessments, Paragraph: 011 Reference ID: 2a-011-20190220](#)



Table 1 – Lewes Housing Delivery Test Result 2020

Number of homes required			Total number of homes required	Number of homes delivered			Total number of homes delivered	Housing Delivery Test: 2020 measurement
2017-18	2018-19	2019-20		2017-18	2018-19	2019-20		
275	275	251	801	285	311	202	798	100%

## 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 Planning Practice Guidance<sup>6</sup> identifies that robust and up to date evidence is needed to demonstrate a 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;*

<sup>6</sup> [PPG: Housing supply and delivery, Paragraph: 007 Reference ID: 68-007-20190722](#)



- *have a grant of permission in principle; or*
- *are identified on a brownfield register.”*

4.3 The evidence to demonstrate deliverability may include:

- *“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 The above definition and guidance has fed into the Council’s consideration of sites qualifying for inclusion with 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 whereby the Secretary of State now accepted that the definition of deliverable was not a closed list<sup>7</sup>.

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 11<sup>th</sup> May 2021;
- Small sites (5 or fewer units) with extant Planning Permission as at the 11<sup>th</sup> May 2021;
- Sites with a resolution to approve subject to section 106 as at 11<sup>th</sup> May 2021;
- Housing allocations within the adopted Development Plan (including 2016 LPP1, 2020 LPP2 and neighbourhood plans);

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<sup>7</sup> East Northamptonshire v Secretary of State for Housing, Communities and Local Government. CO/917/2020

- Specific deliverable sites; and
  - Allowance from windfall sites (small sites without planning permission).
- 4.6 For all of the above, only sites outside of the SDNP are included with the five year housing land supply.
- 4.7 In addition, Planning Practice Guidance<sup>8</sup> 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 that was 1.8 at the time of the 2011 Census. This is the figure that has been used to translate bed spaces to in line with national planning guidance.
- 4.8 The five year housing land supply was considered as part of the appeal of a refusal of planning permission at Mitchelswood Farm, Allington Road, Newick (LW/14/0703). The Secretary of State's conclusions on the sites in the five year housing land supply have been taken into account in assessing this year's supply.

## Commitments

### *Sites with extant planning permission*

- 4.9 Large and small sites with planning permission, as at 11<sup>th</sup> May 2021, which are expected to contribute to completions within the next five years, are included in the five year housing land supply calculation.
- 4.10 As at 11<sup>th</sup> May 2021, a total of 1,991 net units on large sites (6 net units or more) had extant planning permission. Discussions with relevant parties (such as Development Management Case Officers, Building Control 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.
- 4.11 In cases where a site proponent 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.

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<sup>8</sup> [PPG: Housing supply and delivery, Paragraph: 035 Reference ID: 68-035-20190722](#)

- 4.12 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 Land Availability Assessment 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 existing and future sites. The results of these considerations are reflected in the housing trajectory (Appendix 1).
- 4.13 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 1,991 net units with planning permission on large sites, 1,500 net units are expected to be delivered within the next five years and are therefore included in the five year housing land supply calculation.
- 4.14 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. However, it is recognised that a proportion of small site approvals have not been implemented in the past. To reflect this going forward, a 25% discount is applied to the total number of units on small sites with extant planning permission as at 11<sup>th</sup> May 2021. The percentage discount was established by examining how many units on permitted small sites were delivered. This determined the proportion of implemented approvals on small sites.

**Table 2 - Percentage of small sites delivered**

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

- 4.15 As at 11<sup>th</sup> May 2021, 191 units had extant planning permission on small sites outside the SDNP. After applying the 25% discount, 143 units on small sites are included in the five year supply calculation.

*Sites with Resolution to Approve Subject to S106*

- 4.16 As at 11<sup>th</sup> May 2021, three large sites across the district, totalling 112 units, had been granted a resolution to approve subject to section 106 legal agreement sign off. However, only one of these sites has clear evidence of a realistic prospect of housing completions on these sites within five years, contributing six units to the supply.

*Housing site allocations and deliverable sites*

- 4.17 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. This includes:
- Local Plan allocations (8 units);
  - Neighbourhood plan allocations (52 units); and
  - Sites considered deliverable (7 units).

Windfall allowance

- 4.18 Paragraph 70 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.
- 4.19 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 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.
- 4.20 To determine an appropriate level of windfall contribution to the five year supply, an assessment of past completions on small sites was undertaken for LPP1 (Table 3). The windfall contribution of 50 homes per year was 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.

**Table 3 - Historic windfall completions**

Year	Total small site net completions	Net windfall exc. garden land	% 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

- 4.21 The 600 windfall figure in LPP1 has been 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).
- 4.22 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 SDNP and 468 units outside the Park. These figures have been applied to the relevant five year calculations (Table 4). The windfall allowance is staggered for three of the first 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 Table 4 sets out the five year housing land supply calculation, as at 11<sup>th</sup> May 2021, for the district outside of the SDNP. This identifies that there is a 2.85 year housing land supply.

**Table 4 - Lewes (outside the SDNP) Five Year Housing Land Supply**

Step		Homes
A	Annual housing requirement figure (Locally derived figure for Local Housing Need)	602
B	Five year requirement (602 x 5)	3,010
C	NPPF 5% buffer (0.05 x 3,010)	150.5
D	Total Five year requirement figure (inc. buffer)	3,160.5
E	<u>Commitments</u>	
	Large sites with full planning permission	1,391
	Large sites with outline planning permission	109
	Small sites with planning permission (inc. 25% discount)	143
	Sites subject to Section 106	6
	Local Plan Allocations	8
	Neighbourhood Plan housing allocations	52
	Deliverable sites	7
	Windfall allowance	114
F	<u>Supply</u>	1,830
	(Years)	(2.90)
	(Percentage)	(57.9%)

## Appendix 1 – Lewes District Council Five Year Housing Trajectory as at 11<sup>th</sup> May 2021

*NB: Where '0' is shown against a site this indicates that, as at 11<sup>th</sup> May 2021, completions are not anticipated within the next five years.*

### Large site (6 or more units) with full planning permission as at May 2021

Parish	Site address	Planning ref.	Net Total units	Units					No. of units deliverable in 5 yrs
				21/22	22/23	23/24	24/25	25/26	
South Heighton	The Old Rectory, Heighton Road,	LW/11/1078	11	-	-	-	-	-	0
Seaford	1 - 10 Talland Parade, Seaford	LW/11/1321	10	-	-	10	-	-	10
Seaford	34 - 40 High Street, Seaford	LW/12/0020	8	-	-	-	-	-	0
Newhaven	Site 2, Newhaven Eastside, The Drove	LW/13/0630	190	-	-	-	-	-	0
Ringmer	Boathouse Organic Farm Shop, Uckfield Road	LW/14/0830	10	1	-	-	-	-	1
Newhaven	The Bridge Inn, High Street	LW/15/0500	6	6	-	-	-	-	6
Chailey	Gradwell End, Mill Lane South Chailey	LW/17/0697	65	57	-	-	-	-	57
Newhaven	Former Parker Pen site	LW/18/0826	145	-	45	50	50	-	145
Hamsey	The Barn, Former Hamsey Brickworks	LW/18/0849	49	27	-	-	-	-	27
Ringmer	Land north of Bishop's Lane	LW/18/0331	110	50	36	-	-	-	86
Seaford	Elm Court, Blatchington Road	LW/18/040 LW/20/0799	9	-	-	9	-	-	9
Seaford	Sutton Leaze, Eastbourne Road	LW/17/0393	9	5	-	-	-	-	5
Newhaven	Marco Trailers, Newhaven	LW/17/0192	10	-	10	-	-	-	10
Ringmer	Diplocks Business Park	LW/16/070 RES4	10	-	10	-	-	-	10
Newhaven	Unit 5, North Lane	LW/15/0453	13	13	-	-	-	-	13
Chailey	Knights Court, South Road	LW/18/0850	6	6	-	-	-	-	6
Newhaven	Land at Valley Road	LW/18/0406	85	-	20	45	20	-	85
Seaford	Former Newlands School, Eastbourne Road	LW/16/0800	183	59	101	23	-	-	183
Peacehaven	Lower Hoddern Farm	LW/17/0226	450	50	50	50	50	50	250



Parish	Site address	Planning ref.	Net Total units	Units					No. of units deliverable in 5 yrs
				21/22	22/23	23/24	24/25	25/26	
Plumpton	Land adjoining Oakfield House, Station Road	LW/17/0873	20	5	10	5	-	-	20
Peacehaven	138 South Coast Road	LW/18/0630	9	9	-	-	-	-	9
Seaford	Avondale Hotel, 4-5 Avondale Road	LW/18/061 LW/17/0929	10	-	10	-	-	-	10
Peacehaven	81-85 South Coast Road	LW/18/036 LW/20/0825	11	-	11	-	-	-	11
Seaford	6 Steyne Road	LW/12/069 LW/19/0656	6	-	-	-	-	-	0
Ringmer	Caburn Field	RG1 LW/18/0808	77	17	30	30	-	-	77
Chailey	Glendene, Station Road, North Chailey	CH01 LW/19/0054	11	11	-	-	-	-	11
Newhaven	Land between Beach Road and Transit Road	LW/17/0205	39	-	-	14	25	-	39
Newhaven	1-5 South Road	LW/19/0231	7	-	-	-	-	-	0
Seaford	Land on south side of Sutton Drove, Seaford	LW/16/0037	12	-	6	6	-	-	12
Seaford	Homefield Place, Homefield Road	LW/19/0364	22	-	10	12	-	-	22
Peacehaven	16-28 Cripps Avenue	LW/19/0398	31	-	15	16	-	-	31
Wivelsfield	Land at the Nuggets	BH01 LW/18/0566	24	-	-	-	7	15	22
Peacehaven	330 South Coast Road	LW/19/0407	8	-	8	-	-	-	8
Ditchling	Land Adjacent to St Marys Care Home, St Georges Park	LW/17/0194	76	-	-	6	35	35	76
Newick	38 Western Road	LW/18/0611	9	-	9	-	-	-	9
Newhaven	1A Meeching Road	LW/18/0972	5	-	5	-	-	-	5
Seaford	Windy Gap, Marine Parade	LW/19/0834	8	-	8	-	-	-	8
Peacehaven	86 Pelham Road	LW/20/0352	8	-	8	-	-	-	8
Wivelsfield	Somerset House, Green Road, Wivelsfield Green	LW/20/0696	14	-	14	-	-	-	14
Newhaven	23 Clifton Road	LW/20/0291	73	-	3	35	35	-	73
Peacehaven	The Sussex Coaster, 80-82 South Coast Road	LW/20/0204	17	-	-	17	-	-	17

Parish	Site address	Planning ref.	Net Total units	Units					No. of units deliverable in 5 yrs
				21/22	22/23	23/24	24/25	25/26	
Ringmer	Land Rear Of Westbourne, Lewes Road, Ringmer	LW/20/0795	6	-	-	6	-	-	6
<b>Total</b>			<b>1,182</b>	<b>316</b>	<b>419</b>	<b>334</b>	<b>222</b>	<b>100</b>	<b>1,391</b>

### **Large site (6 or more units) with outline planning permission as at May 2021**

Parish	Site address	Planning ref.	Net Total units	Units					No. of units deliverable in 5 yrs
				21/22	22/23	23/24	24/25	25/26	
Barcombe	Bridgelands, Barcombe Cross	LW/18/062 LW/20/024 BA03	6	-	-	-	6	-	6
Plumpton	Western End of Riddens Lane	LW/18/0472	20	-	-	-	10	10	20
Ringmer	Land at Lower Lodge Farm	LW/18/0880	83	-	-	25	50	8	83
<b>Total</b>			<b>109</b>	<b>0</b>	<b>0</b>	<b>25</b>	<b>66</b>	<b>18</b>	<b>109</b>

### **Sites with resolution to approve subject to Section 106**

Parish	Site address	Planning ref.	Net Total units	Units					No. of units deliverable in 5 yrs
				21/22	22/23	23/24	24/25	25/26	
Peacehaven	1 South Coast Road	LW/15/0462	26	-	-	-	-	-	0
Newhaven	Reprodux House, Norton Road, Newhaven	H3 LW/16/0831	80	-	-	-	-	-	0
Ringmer	Land adjacent to Neaves House, Laughton Road	RES24 LW/18/1011 LW/20/0867	6	-	-	6	-	-	6
<b>Total</b>			<b>112</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>6</b>

### **Local Plan allocations (without planning permission)**

Parish	Site address	Planning ref.	Net Total units	Units					No. of units deliverable in 5 yrs
				21/22	22/23	23/24	24/25	25/26	
Newhaven	Land at Harbour Heights	LW/19/037 SP7	696	-	-	-	-	-	0
Newhaven	Newhaven Marina, Fort Road,	NH02 LW/19/0926	337	-	-	-	-	-	0
Newhaven	Land south of Valley Road	LW/19/020 NH01	9	-	-	-	-	-	0
Barcombe	Hillside Nurseries, High Street, Barcombe Cross	BA01 LW/20/0288	9	-	-	-	-	-	0
Barcombe	Land North of High	BA02	26	-	-	-	-	-	0

Parish	Site address	Planning ref.	Net Total units	Units					No. of units deliverable in 5 yrs
				21/22	22/23	23/24	24/25	25/26	
	Street Barcombe	LW/20/0633							
Chailey	Land adjacent Layden Hall	CH02 LW/20/0576	8	-	-	8	-	-	8
Chailey	Land adjacent Mill Lane	CH03	10	-	-	-	-	-	0
<b>Total</b>			<b>1,095</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>8</b>

### **Neighbourhood Plan housing site allocations**

Parish	Site address	Planning ref.	Net Total units	Units					No. of units deliverable in 5 yrs
				21/22	22/23	23/24	24/25	25/26	
Newick	Land east of Telephone Exchange	HO3 LW/20/0517	32	-	-	-	32	-	32
Newick	Woods Fruit Farm, Goldbridge Road	HO4 LW/18/0351 LW/20/0298	38	-	-	-	-	-	0
Plumpton	Land adjacent to 4 The Strawlands	LW/19/023 Policy 5.2	10	-	-	-	-	-	0
Newhaven	Police Station, South Road	H2 LW/20/0701	18	-	-	18	-	-	18
Newhaven	Old Conservative Club, 2 South Way	H7 LW/19/020 LW/20/0360	13	-	-	-	13	-	13
Newhaven	Robinson Road Depot	H4	40	-	-	-	-	-	0
Newhaven	Seahaven Caravans, Railway Road	H3A	22	-	-	-	-	-	0
Newhaven	Beach Road	H3C	60	-	-	-	-	-	0
Newhaven	Land at Clifton Road	H3D	28	-	-	-	-	-	0
Newhaven	Lower Place Car Park, North Lane	H5A	27	-	-	-	-	-	0
Newhaven	Dacre Road Car Park	H5B	27	-	-	-	-	-	0
Newhaven	Co-op Buidlings, Newhaven Square	H5C	29	-	-	-	-	-	0
Newhaven	Seahaven Swimming Pool	H5D	27	-	-	-	-	-	0
Wivelsfield	Springfield Industrial Estate, Ditchling Road	LW/14/079 Policy 2i	29	-	-	-	-	-	0
Wivelsfield	Second site Hundred Acre Lane	Policy 2iii	2	-	-	2	-	-	2
Seaford	Dane Valley	SE14i	104	-	-	-	-	-	0
Seaford	Jermyn Ford, 10 Claremont Road	SE14ii	20	-	-	-	-	-	0
Seaford	Brooklyn Hyundai, Claremont Road	SE14iv	13	-	-	-	-	-	0

Parish	Site address	Planning ref.	Net Total units	Units					No. of units deliverable in 5 yrs
				21/22	22/23	23/24	24/25	25/26	
Seaford	Holmes Lodge, 72 Claremont Road	SE14v	12	-	-	-	-	-	0
Seaford	Station Approach Dane Road	SE14vi	12	-	-	-	-	-	0
Seaford	Sevensisters Pub, Alfriston Road	SE14vii	9	-	-	-	-	-	0
Seaford	Florence House	SE14x	7	-	-	-	-	-	0
Ringmer	East of Little Manor, Vicarage Way	RES2	5	-	-	-	-	-	0
Ringmer	Parcels of Land at Broyle Close	RES10	6	-	-	-	-	-	0
<b>Total</b>			<b>590</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>45</b>	<b>0</b>	<b>52</b>

**Other Deliverable sites**

Parish	Site address	Planning ref.	Net Total units	Units					No. of units deliverable in 5 yrs
				21/22	22/23	23/24	24/25	25/26	
Newhaven	Newhaven Fire Station	LW/14/089 LW/21/0224	7	-	-	7	-	-	7
<b>Total</b>			<b>7</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>7</b>