

Lewes District Council

**Strategic Housing and Economic Land
Availability Assessment (SHELAA)**

MAIN REPORT

September 2018



Lewes District Council

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1. Introduction

- 1.1 The SHELAA has been an important piece of evidence in the preparation of the Local Plan Part 1: Joint Core Strategy, particularly in establishing the housing capacity of the district and inputting into the five year supply of deliverable housing land. Lewes District Council (the Council) is now preparing Local Plan Part 2: Site Allocations and Development Management policies Development Plan Document (LPP2). LPP2 will cover the areas of the district which fall outside the South Downs National Park (the Park).
- 1.2 As LPP2 only consider allocations and development management policies in the areas outside the Park the Council's Strategic Housing and Economic Land Availability Assessment (SHELAA) now only assesses sites that fall outside the Park.
- 1.3 The South Downs National Park Authority (SDNPA) has produced and published a Park-wide [SHLAA](#)¹ which forms part of the evidence base for its own emerging Park-wide Local Plan. Further information on the Park-wide Local Plan and supporting documents can be found on the [Park's Planning Policy webpage](#)². Any new sites or information on existing SHELAA sites within the Park is passed to the SDNPA.
- 1.4 The SHELAA is a key source of information and data in the preparation of the Council's Brownfield Land Register (BLR), as required by Government³. Part 1 of the Council's BLR is available to view on the [BLR webpage](#).
- 1.5 The SHELAA report provides a brief introduction to the SHELAA and policy background, a summary of the findings of this SHELAA update and housing trajectory. Section 2 below, outlines any recent relevant changes in national planning policy and practice guidance and highlights any implications on this SHELAA update.
- 1.6 The SHELAA can be viewed at the Planning Offices at Southover House, Southover Road, Lewes, BN7 1AB and on the Council's [SHELAA webpage](#)⁴.
- 1.7 It is important to reiterate at this stage that:

The SHELAA does not allocate land for development and is not a statement of Council policy. It also does not outweigh or alter any existing policies or designations.

¹ <http://www.southdowns.gov.uk/planning/planning-policy/national-park-local-plan/evidence-and-supporting-documents/strategic-housing-land-availability-assessment-shlaa/>

² www.southdowns.gov.uk/planning/planning-policy/

³ Town and Country Planning (Brownfield Land Register) Regulations 2017 and Town and Country Planning (Permission in Principle) Order 2017.

⁴ <https://www.lewes-eastbourne.gov.uk/planning-policy/strategic-housing-and-economic-land-availability-assessment/>

- It highlights the potential of land within the areas of the district outside the Park for residential development;
- The SHELAA is not, and is not intended to be, a proxy for site allocations in Local Plan Part 2; and
- The SHELAA assessment uses an agreed, objective and consistent methodology which seeks to capture information on constraints as they exist at a particular point in time.

Purpose of Study

- 1.8 An assessment of housing land availability is required by the 2018 revised National Planning Policy Framework (NPPF) in order to “have a clear understanding of the land availability in their area [...] and identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability” (para 67, NPPF). The SHELAA is therefore a key evidence report in the development of planning policies in the district and in developing LPP2. However, the evidence base consists of several additional documents that should be considered collectively when making policy decisions.
- 1.9 The purpose of the SHELAA is to:
- Identify sites with potential for housing or economic development;
 - Assess their housing potential or consider economic role;
 - Assess their suitability for housing or economic use and likelihood of delivery; and
 - Consider potential for mixed use development.

This SHELAA has a focus on housing land potential and supply. Sites which are assessed include those that have been submitted for consideration or the Council is aware are potentially available for housing (i.e. vacant sites or emerging neighbourhood plans). In the case of employment sites, those that have been assessed within the Employment and Economic Land Assessment (EELA) and concluded to be of low quality for economic use by have been included in the SHELAA. This is to capture sites that may have potential for alternative uses. This SHELAA does not assess all identified employment sites in the district.

- 1.10 Sites assessed to be suitable are identified as either:
- **Deliverable** (Suitable, Available and Achievable); or
 - **Developable** (Suitable but either the availability is specified for a future date or is currently unknown, or the achievability of the site is unknown/marginal).
- 1.11 The Assessment update has taken a consistent approach to that followed in the initial SHLAA methodology, updated to reflect recent national policy and guidance, including;

- Reviewing the sources of sites to determine if any new sites are to be included;
 - Gathering up-to-date information through a desktop surveys and evidence gathering from key consultees such as the East Sussex County Council (ESCC) highways authority and Environment Agency (EA) where relevant;
 - Surveying new and amended sites;
 - Assessing the Deliverability and Developability of sites;
 - Establishing an indicative housing trajectory; and
 - Updating site assessments to reflect their economic/ employment status and contribution to the district's employment land supply.
- 1.12 The Assessment is updated on an annual basis in order to reflect any change of circumstance with individual sites (i.e. previously identified constraints to the delivery of a site have been removed). The housing trajectory is also updated to reflect any changes. The last published update was August 2017.
- 1.13 Proponents and interested parties of existing assessed sites also had the opportunity to comment on information presented in the August 2017 SHELAA report and provide updated site information in response to a site's assessment. Outcomes of ongoing discussions with proponents of sites being promoted through the Local Plan process are also reflected in the SHELAA update.
- 1.14 In addition to the amendments made to existing sites, a number of new sites were submitted to the Council to be assessed. Those sites submitted by 31 March 2018 are included in this update. New sites also include, where possible, those identified as potential housing allocation options in emerging and made (adopted) Neighbourhood Plans.
- 1.15 At the time of preparing this update Ringmer, Wivelsfield, Newick, Hamsey, Plumpton and Ditchling, Streat & Westmeston have made (adopted) neighbourhood plans. Newhaven and Seaford have reached the stage of identifying their preferred housing sites. This update has therefore, where possible, assessed sites which have been considered through neighbourhood plans within the district.
- 1.16 Appendix 2 provides a site assessment summary table with final assessment conclusions and rationales, incorporating any new sites or amendments to sites.
- 1.17 With regards to the five housing land supply, the SHELAA helps demonstrate a supply of deliverable sites, (NPPF, paragraph 73). Sufficient developable sites should also be identified for years 6-10 to ensure a rolling five year supply. The Council's latest published five year housing land supply position can be found in Appendix 3. The South Downs National Park Authority (SDNPA) set out their five year supply position in their 2016 [Annual Monitoring Report](#) (AMR).

Key findings of 2018 Assessment update

- 1.18 16 new sites were submitted to this update. A further five sites came forward as approved residential planning applications.
- 1.19 Nine new sites, including the five with planning permission, were concluded to be Deliverable (Suitable, Available and Achievable).. A further four sites were concluded to be Not Deliverable or Developable (not suitable for housing). Three of the 16 new sites were filtered at the initial stages as they failed one or more of the three initial filter criteria.
- 1.20 Approximately 25 amendments to existing SHELAA sites were made to reflect the current position in light of changed circumstances or additional information gathered.
- 1.21 A number of changes were made to sites with extant planning permission to reflect any completions, commencements or lapsed planning permissions.
- 1.22 In summary, 111 sites, totalling 4,213 units (with double-counting removed), were concluded to be either Deliverable or Developable. Of these, 50 sites (2,409 total net units) have extant planning permission or are housing allocations within the adopted Joint Core Strategy or made neighbourhood plans.

2. Background Information

2. The following section outlines the relevant planning policy context and summarises the key pieces of local evidence that have informed the SHELAA site appraisals in this update. The latter half of this section provides the Council's latest published housing land supply position as at 1 April 2018.

Policy Context

National Planning Policy

- 2.1. The National Planning Policy Framework (NPPF) outlines Central Government's policies for plan-making and decision-making with the overarching aim of shifting power to local planning authorities and local communities. In August 2018 Government published a revised NPPF which replaces the March 2012 NPPF.
- 2.2. The NPPF outlines the common theme, or "golden thread", of a *Presumption in favour of sustainable development* for plan-making and decision making⁵. Local Plans should "positively seek opportunities to meet development needs, and be sufficiently flexible to adapt to rapid change" and "as a minimum, provide for objectively assessed needs". For decision-taking local planning authorities should approve development proposals that conform with an up-to-date development plan without delay and grant planning permission where there are no relevant development plan policies, or policies which are most important for determining that application are out-of-date.
- 2.3. The revised NPPF (paragraph 67) maintains the need for the preparation of a strategic housing land availability assessment in order for local planning authorities to understand the availability of potentially suitable land for housing. The SHELAA therefore remains a key piece of evidence in the preparation of planning policy documents, such as the Joint Core Strategy and Local Plan Part 2 (LPP2).
- 2.4. In March 2014 Government published the National Planning Practice Guidance (PPG) which provides guidance on undertaking land assessments within the Housing and Economic Land Availability Assessment section.
- 2.5. Whilst the PPG sets out a similar methodology to that previously outlined in the 2007 guidance, the PPG suggests a site size of five or more units. To date, the Council's land Assessments have applied a threshold of six or more units. This update continues to use this

⁵ Paragraph 11-14 of the 2017 Revised NPPF

threshold as it is consistent with the Council's established monitoring framework and the minimum site size for the emerging LPP2.

- 2.6. In line with the PPG this update incorporates an increased emphasis on economic land by drawing out, from the assessment of suitability of sites for housing, whether other mixed use opportunities might exist.

Evidence Base

- 2.7. The SHELAA forms part of the evidence base for planning policy documents, including the Joint Core Strategy. There are a number of evidence base documents that also help to inform policy formulation, particularly the consideration of strategies for the planning of new housing. Such documents include Strategic Transport Studies, the Landscape Capacity Study, Sustainability Appraisal and the Infrastructure Delivery Plan. It is for this reason why the findings of the SHELAA need to be tempered against the findings of other evidence base documents when considering future housing potential. For example, the SHELAA only assesses individual sites, whereas transport and infrastructure studies may consider the cumulative impact of potential developments. Hence, although one particular settlement may seem to have significant potential for housing growth, based solely on SHELAA findings, other evidence may paint a different picture of how much of that potential is suitable and deliverable.
- 2.8. In light of the above, it is important to note that other evidence base documents need to be considered alongside the SHELAA. In some cases the evidence base documents prepared and held by the Council have been utilised in helping come to conclusions on SHELAA sites.
- 2.9. With regard to assessing land for economic and employment purposes the Council, in 2010, commissioned consultants to undertake an Economic and Employment Land Assessment (EELA). This was then updated in 2012⁶. The aims of this study were to assess future demand and supply for employment land and assess the suitability of sites, whether existing, permitted or proposed, for employment uses. A further focused update was undertaken in 2017 to inform the Council's consideration of implementing Article 4 Directions to strengthen the economic role of Newhaven and wider area.
- 2.10. Section 5 of the 2010 EELA reviewed existing employment sites and allocations against a set of criteria including: access, accessibility, site size and characteristics, potential onsite and offsite constraints and market factors. Sites were ranked as Good, Average or Low quality. Sites which were ranked Low⁷ were put forward to be considered within the SHELAA. Other sites considered through the EELA have also

⁶ The 2012 update was undertaken in light of a weaker than expected recovery from recession and poorer economic outlook.

⁷ Excluding ELW2 Land south of Pinwell Road due to known unavailability.

been assessed through the SHELAA where they have been formally submitted to the Council to be assessed.

Joint Core Strategy (Local Plan Part 1)

2.11. The Council and SDNPA submitted the Joint Core Strategy and background evidence base to the Secretary of State for Examination in Public in September 2014. The initial Examination Hearings were held over a two week period from the 20th January 2015. Following the Examination Hearings the Inspector wrote to the Council and SDNPA with his Initial Findings.

2.12. The key conclusions of Inspector's Initial Findings Letter were:

- LDC and SDNPA have met all statutory and legal requirements;
- OAN figures, even at the lowest end of the range, cannot be met without unacceptable impact that would be contrary to the NPPF and PPG;
- OAN is correctly identified at the higher end of the range;
- Planned Housing provision figure must increase to minimum 6,900 net units from 5,790 units;
- Additional allocations at Old Malling Farm (Lewes) and Lower Hoddern Farm (Peacehaven) should be made and greater certainty should be given to other proposed strategic sites at North of Bishops Lane (Ringmer) and Land at Harbour Heights (Newhaven) by full allocation; and
- Windfall allowance can be increased and rural exceptions allowance applied.

2.13. The Council and SDNPA agreed the schedule of proposed modifications⁸, which were subject to an eight week consultation and submitted to the Inspector for consideration. Additional hearing sessions were held on the 16th and 17th December 2015 and the Inspector's Final Report received on 22nd March 2016, concluding the Plan sound subject to his recommended main modifications.

2.14. The relevant key points from the Inspector's Final Report were:

- Housing requirement figure increased to a minimum 6,900 net additional dwellings, but no requirement to revisit settlement figures (this can be done through Local Plan Part 2);
- The Council is able to demonstrate a five year housing land supply, as at 1 October 2015, concluding that a 5% buffer and the Liverpool Approach is appropriate;
- Increased housing figure, from 200 to 240 dwellings, for Old Malling Farm, Lewes Strategic Site (SP4);
- The duty to co-operated has been met; and

⁸ LDC Cabinet: 6 July, SDNPA Committee; 8 July and LDC Full Council; 16 July 2015.

- The Plan is legally compliant.

Local Plan Part 2: Site Allocations and Development Management Policies

- 2.15. Local Plan Part 2 (LPP2) will set out the non-strategic site allocations for various land uses and provide detailed development management policies. As set out in the introductory paragraphs (1.1 and 1.2) Part 2 will only cover those areas outside the Park. The SDNPA, as the local planning authority for the national park area, will allocate land and produce relevant development management policies in its forthcoming South Downs Local Plan. The SDNPA submitted its draft park-wide Local Plan in May 2018. The SDNPA's SHLAA would have helped inform its emerging Local Plan.
- 2.16. Where neighbourhood plans bring forward site allocations they will take precedence once they are 'made', so long as they are in conformity with the JCS. Neighbourhood Plan policies cannot supersede strategic level policies in the JCS. The Council will continue to work with Parish and Town Councils where they propose to allocate sites in a neighbourhood plan.
- 2.17. The Issues and Options stage on LPP2 was undertaken in the form of Topic Papers in November 2013. A further more detailed Regulation 18 consultation was undertaken in November 2017. Representations from these consultations which provided relevant up-to-date information on SHELAA sites, or put forward new potential housing sites, were fed into subsequent SHELAA updates. The next stage of LPP2 will be the Pre-Submission document anticipated for publication in Autumn 2018 and will set out proposed site allocations and development management policies.
- 2.18. Further information can be found on the [LPP2 webpage](#) of the District Council's website⁹.

⁹ <https://www.lewes-eastbourne.gov.uk/planning-policy/lewes-local-plan-part-2-site-allocations-and-development-management-policies/>

3. Assessment updates

New SHELAA sites

- 3.1 New sites can be submitted to the SHELAA at any point using the site submission form available on the SHELAA webpage. Sites submitted up to the 31 March 2018, have been included in this update. The majority of new sites have been received as formal site submissions through the rolling call for sites or from representations received to the Council's recent draft LPP2 consultation. 16 new sites have been assessed as part of the 2018 update. With all new sites, relevant information provided by site proponents or known constraints relevant to the assessment of sites, were fed into the assessment.
- 3.2 Consistent with previous Assessments, a number of initial filters were applied to the new list of sites. Consequently, three sites were filtered as they failed the proximity threshold.
- 3.3 Out of the remaining 13 assessed sites: nine sites, including five with extant planning permission, were concluded to be Deliverable (suitable, available and achievable). The remaining four sites were found to be Not Deliverable or Developable – Not Suitable.
- 3.4 The table below summarises the above information by both the number of sites assessed and potential dwelling yield. The figures reflect any changes in capacity made in the assessment of the site.

Table 1: Outcomes of new sites

| Total Sites assessed | | Deliverable sites | | Developable sites | | Not Deliverable or Developable | |
|----------------------|----------------|-------------------|----------------|-------------------|----------------|--------------------------------|----------------|
| Number of sites | Dwelling Yield | Number of sites | Dwelling Yield | Number of sites | Dwelling Yield | Number of sites | Dwelling Yield |
| 13 | 629 | 9 | 244 | 0 | 0 | 4 | 385 |

- 3.5 Within the 13 newly assessed sites are the four additional large sites with extant planning permission, totalling 47 net units.

Amendments to existing assessed housing sites

- 3.6 The SHELAA is a 'living' document which allows for the conclusion of existing SHELAA sites to be reconsidered in light of new or updated information submitted to, or acquired by, the Council from site proponents or relevant stakeholders. This information may be a factual update on the recent progress of a site with extant planning permission

or reflecting additional work undertaken by proponents of a site to resolve previously identified constraints.

- 3.7 The yield capacities of 11 Deliverable or Developable sites have been amended to reflect the most up to date information. The site assessment conclusions of approximately 16 sites were amended in the update. This includes sites which were previously under construction but are now complete.
- 3.8 3 sites are now concluded to be Not Deliverable or Developable as they are no longer considered available, achievable or suitable for potential residential development.
- 3.9 Four sites previously concluded Developable due to concerns over availability or achievability are now concluded to be Deliverable as previous delivery and/ or ownership issues have been resolved.
- 3.10 The site rationales of six sites with extant planning permission have been amended to reflect any commencements or completions in the last year, or progress of planning applications.
- 3.11 Any amendments, and reasons for the above amendments, are reflected in the Site Assessment Summary table, Appendix 2. Any changes are also illustrated in the revised accompanying maps, Appendix 4.
- 3.12 The tables below show the updated summary figures for all sites assessed outside the Park. The first table provides summary figures by Deliverability/ Developability. The third table separates the figures into each individual parish and removes any double counting of capacity figures.

Table 2: Summary of sites by Deliverability/ Developability

| Sites assessed | | Deliverable sites | | Developable sites | | Not Deliverable or Developable | |
|-----------------|----------------|-------------------|----------------|-------------------|----------------|--------------------------------|----------------|
| Number of sites | Dwelling Yield | Number of sites | Dwelling Yield | Number of sites | Dwelling Yield | Number of sites | Dwelling Yield |
| 359 | 19573 | 89 | 4641 | 32 | 898 | 99 | 13855 |

The residual 185 are those sites which were filtered

Table 3: Number of Deliverable/ Developable sites/ units by parish

| Parish/ Town | Sites Assessed | | Deliverable | | Developable | | Not Deliverable or Developable | |
|------------------------|----------------|--------------|-------------|-------------|-------------|------------|--------------------------------|--------------|
| | Number | Yield | Number | Yield | Number | Yield | Number | Yield |
| Newhaven | 69 | 3178 | 22 | 1771 | 4 | 266 | 16 | 1120 |
| Seaford | 31 | 423 | 11 | 288 | 7 | 98 | 4 | 37 |
| Peacehaven & Telscombe | 69 | 2133 | 6 | 531 | 4 | 287 | 22 | 1294 |
| Barcombe | 10 | 248 | 3 | 45 | 1 | 7 | 4 | 196 |
| Chailey | 28 | 459 | 7 | 143 | 2 | 35 | 8 | 251 |
| Ditchling | 8 | 2250 | 0 | 0 | 0 | 0 | 5 | 2250 |
| Falmer | 1 | 30 | 0 | 0 | 0 | 0 | 1 | 30 |
| Hamsey | 14 | 364 | 2 | 76 | 0 | 0 | 3 | 252 |
| Newick | 27 | 626 | 11 | 382 | 3 | 24 | 5 | 214 |
| Plumpton | 24 | 5688 | 7 | 153 | 1 | 19 | 12 | 5512 |
| Ringmer | 45 | 1808 | 13 | 883 | 5 | 46 | 8 | 829 |
| South Heighton | 1 | 11 | 0 | 0 | 1 | 11 | 0 | 0 |
| Wivelsfield | 32 | 2355 | 7 | 369 | 4 | 105 | 11 | 1870 |
| Total | 359 | 19573 | 89 | 4641 | 32 | 898 | 99 | 13855 |

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

Table 4: Deliverable/ Developable sites/ units by Parish with double counting resolved.

| Parish/ Town | Sites Assessed | | Deliverable | | Developable | | Not Deliverable or Developable | |
|------------------------|----------------|-------|-------------|-------|-------------|-------|--------------------------------|-------|
| | Number | Yield | Number | Yield | Number | Yield | Number | Yield |
| Newhaven | 65 | 2443 | 19 | 1056 | 4 | 266 | 15 | 1100 |
| Seaford | 31 | 423 | 11 | 288 | 7 | 98 | 4 | 37 |
| Peacehaven & Telscombe | 69 | 2133 | 6 | 531 | 4 | 217 | 22 | 737 |
| Barcombe | 8 | 232 | 2 | 35 | 1 | 7 | 3 | 190 |
| Chailey | 26 | 424 | 6 | 123 | 1 | 20 | 8 | 251 |
| Ditchling | 8 | 1775 | 0 | 0 | 0 | 0 | 5 | 1775 |
| Falmer | 1 | 30 | 0 | 0 | 0 | 0 | 1 | 30 |
| Hamsey | 13 | 299 | 2 | 76 | 0 | 0 | 2 | 187 |
| Newick | 23 | 458 | 7 | 214 | 3 | 24 | 5 | 214 |
| Plumpton | 23 | 5564 | 7 | 153 | 1 | 19 | 12 | 5388 |
| Ringmer | 37 | 1480 | 8 | 595 | 5 | 46 | 7 | 789 |
| South Heighton | 1 | 11 | 0 | 0 | 1 | 11 | 0 | 0 |
| Wivelsfield | 26 | 1595 | 6 | 329 | 4 | 105 | 6 | 1150 |

| | | | | | | | | |
|--------------|------------|--------------|-----------|-------------|-----------|------------|-----------|--------------|
| Total | 331 | 16867 | 74 | 3400 | 37 | 813 | 90 | 11848 |
|--------------|------------|--------------|-----------|-------------|-----------|------------|-----------|--------------|

3.14 The below summary table has been produced which extracts those sites with extant planning permission (as at 1 April 2018) and housing allocations within sites the Joint Core Strategy¹⁰ and made neighbourhood plans. Whilst permitted sites are a key source of sites for the purposes of the SHELAA, by removing these figures a clearer picture of the capacity of the district above those sites which already benefit from planning permission and/or allocation can be given.

Table 5: Summary of Deliverable/ Developable SHELAA sites excluding sites with extant planning permission and strategic site allocations

| Parish/ Town | Sites with planning permission / strategic or NP allocations | | Deliverable SHLAA sites minus PP & allocations | | Developable SHLAA sites minus PP | |
|------------------------|--|-------------|--|-------------|----------------------------------|------------|
| | Number | Yield | Number | Yield | Number | Yield |
| Newhaven | 14 | 1089 | 8 | 126 | 1 | 107 |
| Seaford | 4 | 58 | 8 | 260 | 6 | 68 |
| Peacehaven & Telscombe | 3 | 485 | 3 | 46 | 4 | 217 |
| Barcombe | 0 | 0 | 2 | 35 | 1 | 7 |
| Chailey | 1 | 12 | 5 | 111 | 1 | 20 |
| Ditchling | 0 | 0 | 0 | 0 | 0 | 0 |
| Falmer | 0 | 0 | 0 | 0 | 0 | 0 |
| Hamsey | 2 | 76 | 0 | 0 | 0 | 0 |
| Newick | 3 | 73 | 4 | 116 | 3 | 24 |
| Plumpton | 4 | 68 | 3 | 85 | 1 | 19 |
| Ringmer | 14 | 292 | 4 | 351 | 1 | 6 |
| South Heighton | 1 | 11 | 0 | 0 | 0 | 0 |
| Wivelsfield | 4 | 220 | 1 | 101 | 4 | 105 |
| Total | 50 | 2384 | 38 | 1231 | 22 | 573 |

¹⁰ North Street Quarter, Lewes (SP3), Old Malling Farm, Lewes (SP4), Land at Harbour Heights, Newhaven (SP7), Lower Hoddern Farm, Peacehaven (SP8), Land north of Bishops Lane, Ringmer (SP6), and Greenhill Way, Wivelsfield (SP5).

Emerging Neighbourhood Plan housing sites

- 3.15 In addition to the sites submitted to the 2018 update the Council is aware that there a number of sites currently being considered as potential housing allocations by two emerging draft neighbourhood plans: Seaford and Newhaven.
- 3.16 To date, Newhaven and Seaford have undertaken their Regulation 14 consultations, and Seaford its Regulation 14 consultation in May and October 2017 respectively.
- 3.17 At the time of carrying out the 2018 SHELAA update the housing site allocations within emerging neighbourhood plan where still being finalised. Therefore, not all neighbourhood plan housing sites appear within this update. Table 6 below contains the draft housing site allocations from the last published emerging Seaford and Newhaven neighbourhood plans.

Table 6: Emerging Seaford and Newhaven neighbourhood plans potential housing sites as at April 2018

| | | Res Units |
|--------------|--|------------|
| | Seaford (October 2017 Regulation 14 document) | |
| SEA15 i. | Dane Valley Project Area | 100 |
| SEA15 ii. | Jermyn Ford, 10 Claremont Road | 20 |
| SEA15 iii. | 10 Homefield Place | 19 |
| SEA15 iv. | Brooklyn Hyundai, Claremont Road | 13 |
| SEA15 v. | Holmes Lodge, 72 Claremont Road | 12 |
| SEA15 vi. | Station Approach/ Dane Road | 12 |
| SEA15 iiiv. | Seven Sisters pub, Alfriston Road | 9 |
| SEA15 iiiiv. | Old House Depository, Claremont Road | 35 |
| SEA15 ix. | Elm Court, Blatchington Road | 9 |
| | Total | 229 |
| | | |
| | Newhaven (May 2017 Regulation 14 document) | |
| H2 | Seahaven Caravans | 22 |
| H3 | Newhaven Police Station | 18 |
| H4 | Reprodux House | 80 |
| H5 | Bevan Funnel | 80 |
| H6 | Eastside North (former Asda) | 65 |
| H7 | Robinson Road depot | 40 |
| H8 | Lower Place Car Park | 24 |
| H9 | Former Co-op | 74 |
| H10 | Former LDC offices | 8 |
| H11 | Former Grays Primary School | 30 |
| H12 | Old Constitutional Club | 5 |
| | Total | 446 |

Employment and Economic Land

- 3.18 Lewes District Council commissioned consultants to undertake an Employment and Economic Land Assessment (EELA) in 2010. This study was partially updated in 2012. The EELA identified a modest quantitative need for land for offices and qualitative need for industrial land in or near Lewes Town.
- 3.19 Spatial Policy 1 of the JCS sets out a need for 74,000sqm of employment floorspace (B1, B2 and B8), 60,000sqm of which will be industrial (B1c, B2 and B8) and 14,000sqm will be offices (B1a). Whilst the majority of this need can be met through current commitments part of the need identified by the EELA is for qualitative premises¹¹. The JCS therefore sets a positive and flexible approach to providing employment floorspace.
- 3.20 A number of sites included in the Assessment are either unimplemented employment allocations in the 2003 Lewes District Local Plan (LDLP) or are existing employment sites. Whilst the Assessment has primarily considered sites for potential housing, the site rationales draw out the findings of the EELA and other evidence to indicate where employment land is making, or could make, a contribution to the district's employment needs. However, it will be for Local Plan Part 2, or neighbourhood plans, to consider future employment site allocations, including the retention of existing employment allocations. Core Policy 4 of the JCS sets a presumption for safeguarding employment sites from competing uses unless there are demonstrable economic viability or environmental amenity reasons for not doing so.
- 3.21 Since the JCS's adoption the Newhaven Enterprise Zone (EZ) was established. The EZ is formed of eight sites located across the town (see figure 2 below) and has been operational since 1 April 2017. The objective of the EZ is to safeguard existing employment space from inappropriate residential development, enhance existing commercial floorspace and support the delivery of dormant sites.
- 3.22 Following the above, the Council has sought to implement an Article 4 Direction to withdraw specified permitted development rights (PDR) (i.e. change of use). As such, in 2017 a focused update to the Employment Land Review has been undertaken for the town of Newhaven¹². The purpose of the update was to inform the Council's approach to employment land within the town and review evidence in

¹¹ SP1 is based on the position as at 1 April 2015.

¹² [Newhaven Employment Land Review 2017. Lichfields Consultants](#)

respect of identifying potentially suitable sites where the application of Article 4 Directions might be appropriate.

- 3.23 The ELR update assessed 13 employment sites, including the 8 parcels which form the Newhaven EZ concluding a moderate to strong case for removing PDR for change of use between office and industrial to residential (figure 3). As such, eight sites, both within and outside the Newhaven EZ, are subject to the removal of PDR which will be implemented from 5 November 2018.

Existing employment site allocations

- 3.24 A number of unimplemented 2003 LDLP employment site allocations have been assessed through the various iterations of the SHELAA. Sites were either submitted to the Council to be assessed for potential housing, or were included as they were considered to be 'Low' quality in the 2010 EELA and therefore may be better suited for alternative uses. Table 7 below sets out the 'saved' 2003 LDLP employment site allocations, outside the Park, that score 'Low' within the EELA.
- 3.25 Out of the unimplemented site allocations four sites (BG1, CH1, HY1 and NH21) are in existing, active, use but allocated for employment land should they become available for redevelopment. However, two of these sites have come forward, at least in part, for other uses. Part of NH21: Railway Quay has been developed as an education facility and HY1: Hamsey Brickworks (SHELAA ref 05HY) planning permission for a mixed residential and industrial use. The remaining sites are in active employment use and anticipated to remain so in the immediate future.
- 3.26 Two vacant employment allocations (PT5 and NH10) have been either now developed as residential, or permitted for mixed residential and employment uses. PT5 (SHELAA ref 34PT) is now developed whilst NH10 (SHELAA ref 19NH) is to start imminently.
- 3.27 The remaining unimplemented employment allocations are in active employment use, or still considered suitable for employment use. These employment allocations are therefore retained as part of the Joint Core Strategy to be reviewed through LPP2 or neighbourhood plans.

Table 7: 'Saved' 2003 LDLP employment site allocations outside the National Park

| Parish | LDLP reference | Site Allocation name | Allocated use | SHELAA ref. |
|------------|----------------|------------------------|---------------------------------|-------------|
| Newhaven | NH10 | Eastside Business Area | B1 and B8 | 19NH / 20NH |
| Newhaven | NH21 | Railway Quay | Res, B1, D2, A3, Factory outlet | 10NH |
| Peacehaven | PT5 | Business Development | B1 | 34PT |
| Glynde | BG1 | Balcombe Pit | B2 and B2 | 04GL |
| Chailey | CH1 | Chailey Brickworks | B1 and B2 | 19CH |
| Hamsey | HY1 | Hamsey Brickworks | B1, B2 and B8 | 05HY |
| Newick | NW2 | Woodgate dairy | B1, B2 and B8 | 14NW |

Existing employment sites

3.28 The 2017 SHELAA included a number of sites currently in employment use. The 2018 update includes a further three sites in employment or mixed use. Two sites have come into the SHELAA as planning permissions for residential redevelopment, the third site is currently vacant mixed agricultural/ employment land.

3.29 Whilst the SHELAA might conclude current employment sites as suitable for potential housing, consideration will need to be given to the retention, relocation or incorporation of the existing employment uses in any future allocation/ redevelopment proposal. This is in line with JCS Core Policy 4 which looks to safeguard existing employment sites, unless there are demonstrable economic or environmental reasons not to. Table 8 below sets out the sites in existing employment use which have been included in the 2018 SHELAA update.

Table 8: Sites assessed in the SHELAA that are in existing employment use, outside the National Park

| Parish | Site Address | SHELAA Reference | EELA Reference |
|----------|--|------------------|----------------|
| Newhaven | Quarry Industrial Estate, Quarry Road (part of larger assessed site) | 38NH & 42NH | ELW34 |
| Newhaven | Seahaven Caravan site, Railway Road | 02NH | n/a |
| Newhaven | Old Shipyard, Robinson Road | 16NH & 39NH | ELW33b |
| Newhaven | Railway Quay | 10NH | ELW6 |
| Newhaven | Eastside land (larger site) | 20NH | ELW3 |
| Newhaven | Lewes District Council offices, Fort | 40NH | n/a |

| | | | |
|----------|--|------|-------|
| | Road | | |
| Newhaven | Former Parker Pen site, Railway Road | 46NH | ELW28 |
| Newhaven | Royal Mail Depot, North Lane | 54NH | n/a |
| Newhaven | Units 1 to 3 Kendal Court, Railway Road | 42PP | n/a |
| Newhaven | 5 Kendal Court, | 51PP | n/a |
| Newhaven | Units 1 to 3 Kendal Court, Railway Road (ground floor) | 52PP | n/a |
| Newhaven | Unit 1, Newhaven Workshop, Beach Road | 65NH | n/a |
| Newhaven | Marco Trailers. Railway Road | 55PP | n/a |
| Newhaven | Unit 5, North Lane | 56PP | n/a |
| Chailey | Chailey Brickworks | 19CH | ELW13 |
| Hamsey | Former Hamsey Brickworks | 05HY | ELW15 |
| Hamsey | Covers Yard, Cooksbridge Road | 10HY | n/a |
| Newick | R & K Autos, Church Road | 17NW | n/a |
| Ringmer | Land at Diplocks Yard, The Kiln | 02RG | n/a |
| Ringmer | The Kennels, Laughton Road | 07RG | n/a |
| Ringmer | Busy Bee garage site, Lewes Road | 15RG | n/a |
| Ringmer | Land at The Forge, Bishops Lane | 20RG | n/a |
| Ringmer | Avery Nursery, Uckfield Road | 43RG | n/a |
| Seaford | Former Central Garage site, Stafford Road | 13SF | n/a |
| Seaford | 6 Steyne Road | 18SF | n/a |
| Seaford | Land rear of Chichester Road | 29SF | n/a |
| Seaford | Sutton Park Garage, Alfriston Road | 48PP | n/a |

3.30 Out of the above 26 sites 16 sites are currently being promoted for residential or mixed use developments through planning applications or as allocations through the Joint Core Strategy or 'made' neighbourhood plans. The use of permitted development for the change of use (Office to Residential) has resulted in a loss of employment land on three sites in Newhaven (42PP, 51PP and 52PP).

3.31 Of the above sites currently in employment use, but not subject to a planning application, three sites were assessed in the 2010 EELA; Railway Quay, Newhaven (10NH); Quarry Industrial Estate, Newhaven (38NH); and Chailey Brickworks, South Chailey (19CH). The EELA concluded potential uses of B1/B2 and B8. Other sites were too small to be assessed as part of the EELA or already subject to a planning application altering the use. The SHELAA assessed the sites as either Not Deliverable or Developable – Not Available, or Deliverable as it forms part of a strategic, mixed-use, allocation within the Joint Core Strategy.

- 3.32 A number of employment sites within the SHELAA have been further assessed, at least in part, within the 2017 Newhaven ELR: 10NH; 20NH; 65NH; 16NH; and 46NH. The sites were assessed to understand their existing and potential future economic role and significance in the local and wider area. The assessment concluded a mix of results. However, only two of these five sites (16NH and 46NH) are not included within the Newhaven EZ and Article 4 Direction suggesting that the remaining sites have an important economic role and should be safeguarded. It should be noted that 16NH and 46NH both have extant planning permission for residential use and therefore attract lower scores against their potential for economic development.
- 3.33 All five sites in Ringmer are allocations in the Ringmer Neighbourhood Plan (RNP). The RNP looks to: retain 07RG and 14RG for employment use; allocate 02RG for mixed employment and residential development; and identifies 15RG and 20RG for solely residential use. Planning applications for 02RG and 20RG have been submitted proposing mixed use or residential use respectively. 20RG is under construction.
- 3.34 Work on the emerging Local Plan Part 2 will need to consider Joint Core Strategy and Neighbourhood Plan policies when considering sites for future residential and employment allocation.
- 3.35 Furthermore, in 2016 the Newhaven Enterprise Zone (EZ) was established. The EZ is formed of eight sites located across the town (see figure 2 below) and has been operational since 1 April 2017. The objective of the EZ is to safeguard existing employment space from inappropriate residential development, enhance existing commercial floorspace and support the delivery of dormant sites.
- 3.36 Following the above, the Council has sought to implement an Article 4 Direction to withdraw specified permitted development rights (PDR) (i.e. change of use). As such, in 2017 a focused update to the Employment Land Review was undertaken for the town of Newhaven. The purpose of the update was to inform the Council's approach to employment land within the town and review the evidence in respect of identifying potentially suitable sites where the application of Article 4 Directions might be appropriate.
- 3.37 The ELR update assessed 13 employment sites, including the eight parcels which form the Newhaven EZ, concluding a moderate to strong case for removing PDR for change of use between office and industrial to residential (figure 2). As such, eight sites, both within and outside the Newhaven EZ, are subject to the removal of PDR which will be implemented from 5 November 2018.

Figure 1: Newhaven Enterprise Zone sites

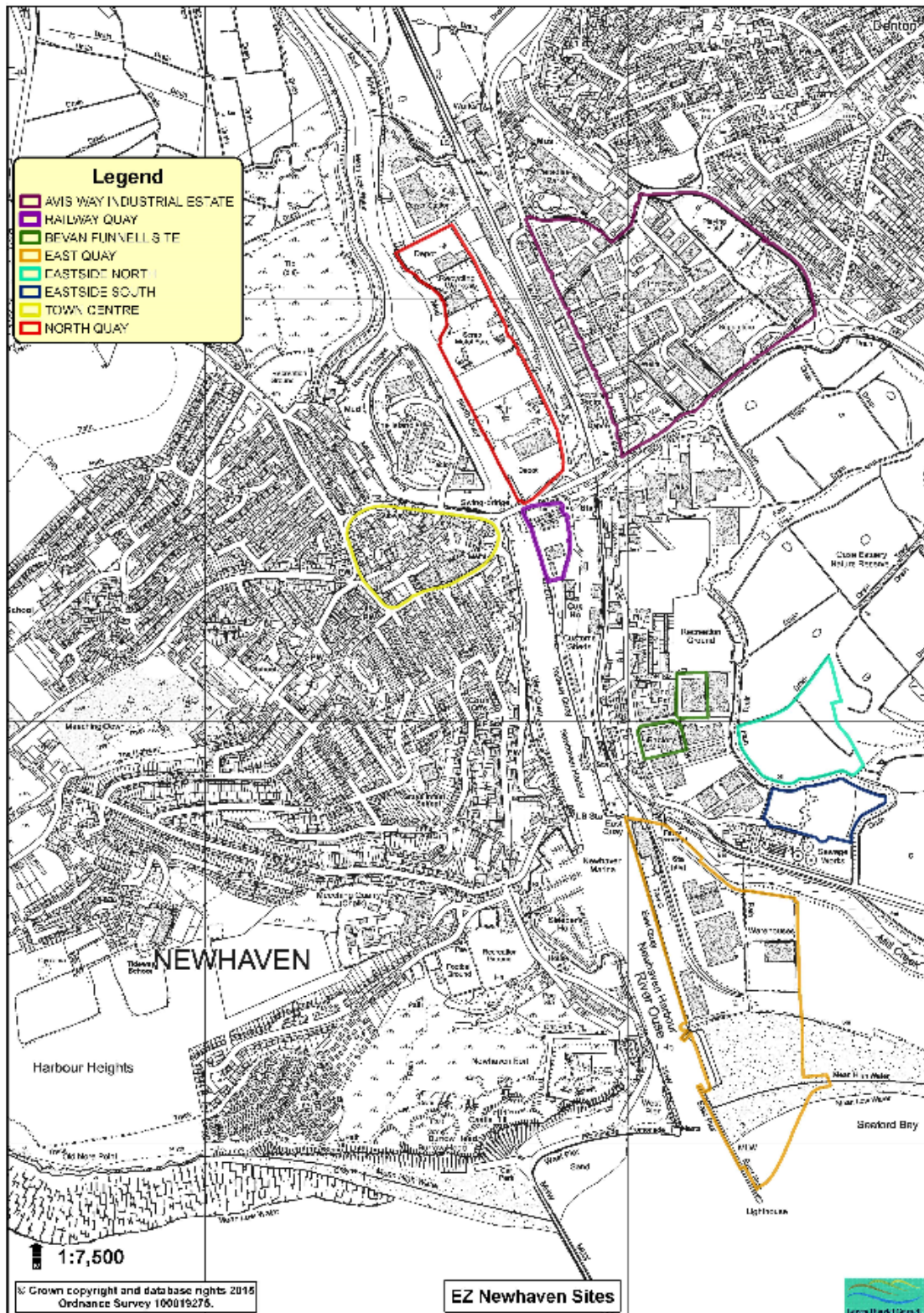
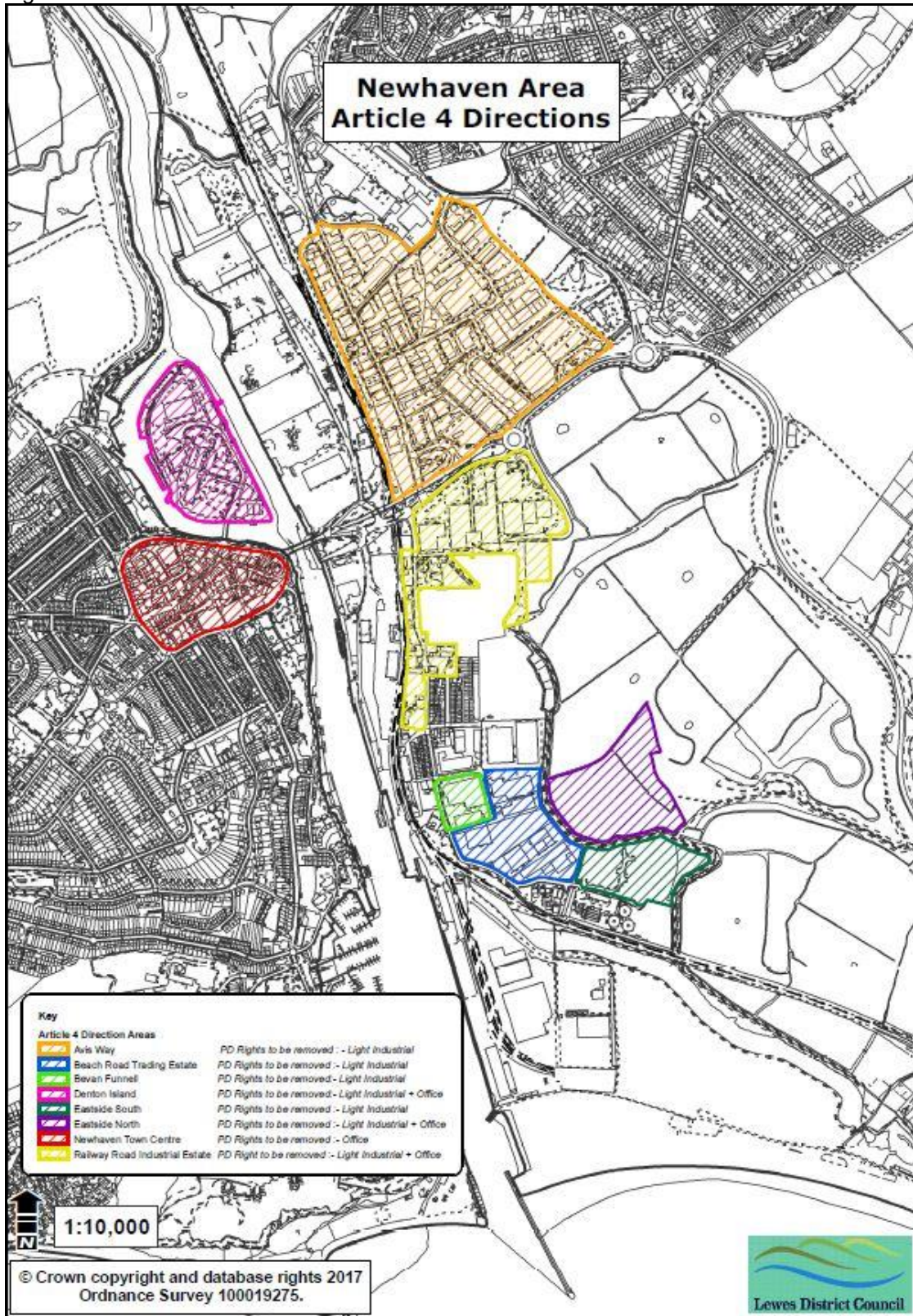


Figure 2: Article 4 Direction sites



4. Housing Trajectory

- 4.1. This section contains the updated housing trajectory. Table 9 below contains all Deliverable and Developable SHELAA sites assessed to date, including planning approvals of six or more dwellings and reflecting the amendments outlined above. The status of sites with extant planning permission is taken as at the 1 April 2018.
- 4.2. Where appropriate the notional start date of sites has been amended to reflect the forthcoming monitoring year and changes to timetables for production of development plans relevant to Lewes District. A plan-led housing trajectory is included in Appendix 1, see also paragraph 5.4. Below are the assumptions applied to the housing trajectory:
- a) Where a site has planning consent, and identified as Deliverable, a notional start date of 2018 is given as it is considered that the site is immediately available for development, or is under construction. Deliverable sites which have a capacity of more than 100 units have a notional start date of 2019, unless it has extant planning permission and therefore assumed to come forward earlier, or recent discussions with proponents and infrastructure providers indicate alternative dates. The notional start date of 2019 allows approximately a year for the necessary planning consents to be obtained before any completions are made. An exception to this is if specific phasing has been identified by the site promoter.
- Slightly earlier notional start dates are considered for Deliverable sites below 100 units as it is anticipated that planning permissions for smaller sites could come forward sooner. However, any site specific information will be used to ensure this is reasonable and make adjustments as necessary.
- b) Build out rates are kept inline with the initial SHELAA trajectory:
- A site of less than 200 dwellings would take one developer one year to build each 40 dwellings;
 - A site of between 200 and 400 dwellings would take two developers one year to build each 80 dwellings; and
 - A site of 400 dwelling or more would take three or more developers one year to build each 120 dwellings.
- This will result in the capacity of some sites is spread across different five year tranches.
- c) Any specific information regarding the phasing of sites, or other information which may impact the phasing of sites, submitted by the promoter of the site is also taken into consideration.
- 4.3. Table 10 provides a summary of the Deliverable and Developable sites, by parish, taking into account the SHELAA housing trajectory and

removing the duplications as a consequence of overlapping site boundaries.

Table 9: Housing trajectory

| Site ref | Location | Potential Capacity | Build rate (per annum) | Notional start date | April 2018 – March 2023 | April 2023 – March 2028 | April 2028 – March 2030 |
|----------|---|--------------------|------------------------|---------------------|-------------------------|-------------------------|-------------------------|
| 03BA | Hillside Nurseries, High Street, Barcombe | 6 | 6 | 2018 | 10 | | |
| 05BA | Land adjacent to High Street | 25 | 25 | 2018 | 25 | | |
| 07BA | Land north of High Street | 10 | 10 | 2018 | 10 | | |
| 08BA | Land at Bridgelands | 7 | 7 | 2023 | | 7 | |
| 05CH | Land fronting Mill Lane, South Chailey | 10 | 10 | 2018 | 10 | | |
| 08CH | Land at Layden Hall, East Grinstead Road | 6 | 6 | 2018 | 6 | | |
| 12CH | Land at Newick/North Chailey | 20 | 20 | 2023 | | 20 | |
| 15CH | Land at Glendene Farm, Station Road, North Chailey | 10 | 10 | 2018 | 10 | | |
| 16CH | Land at Oxbottom Lane, | 20 | 20 | 2018 | 20 | | |
| 20CH | Land south of Fairseat House, Station Road | 15 | 15 | 2023 | | 15 | |
| 21CH | Land south of Fairseat House and west of Oxbottom Lane. | 30 | 30 | 2018 | 30 | | |
| 26CH | Kings Head, East Grinstead Road, North Chailey | 12 | 12 | 2018 | 12 | | |
| 27CH | Land west of A275 (South Road) | 55 | 55 | 2018 | 55 | | |
| 05HY | Old Hamsey Brickworks | 49 | 49 | 2018 | 49 | | |
| 10HY | Covers yard, west of A275 | 27 | 27 | 2018 | 27 | | |
| 02NH | Seahaven Caravans, Railway Road, Newhaven. | 22 | 22 | 2018 | 22 | | |
| 16NH | The Old Shipyard, Robinson Road, Newhaven | 66 | 40 | 2023 | | 66 | |
| 17NH | Land to west of St Lukes Court, Church Hill, Newhaven | 12 | 12 | 2018 | 12 | | |
| 19NH | Land at Eastside, Newhaven, South of the Drove. | 190 | 40 | 2018 | 120 | 70 | |
| 20NH | Eastside land, Newhaven | 190 | 40 | 2018 | 120 | 70 | |
| 27NH | Site 4 – on Crest Road and Fairholme Road, Denton | 8 | 8 | 2018 | 8 | | |
| 31NH | The Marina (phase 3 of LDLP NH6) | 100 | 40 | 2019 | 40 | 60 | |

| | | | | | | | |
|------|---|-----|----|------|-----|-----|---|
| 32NH | West of Meeching Quarry | 125 | 40 | 2019 | 125 | | |
| 34NH | Land south of Valley Road | 24 | 24 | 2018 | 24 | | |
| 35NH | South of Valley Road | 85 | 40 | 2023 | | 85 | |
| 38NH | Land at Harbour Heights, Meeching Quarry and west of Meeching Quarry | 400 | 80 | 2020 | 240 | 160 | |
| 39NH | Robinson Road Depot, Robinson Road | 80 | 40 | 2023 | | 80 | |
| 40NH | LDC Offices at Fort Road | 6 | 6 | 2018 | 6 | | |
| 42NH | South of Harbour Heights, W. Meeching Quarry and south part of quarry | 400 | 80 | 2020 | 240 | 160 | |
| 46NH | Parker Pen site, Railway Road | 145 | 50 | 2019 | 145 | | |
| 48NH | Land at Railway Quay | 25 | 25 | 2023 | | 25 | |
| 51NH | Newhaven Police Station, South Road | 10 | 10 | 2018 | 10 | | |
| 52NH | Newhaven Fire Station, Fort Road | 7 | 7 | 2018 | 7 | | |
| 54NH | Royal Mail Delivery Depot | 10 | 10 | 2023 | | 10 | |
| 55NH | Former Grays Infant School, Western Road | 27 | 27 | 2018 | 27 | | |
| 60NH | Harbourside Inn, Fort Road | 5 | 5 | 2018 | 5 | | |
| 64NH | Unit 1, Newhaven Workshop | 25 | 25 | 2018 | 25 | | |
| 65NH | Bevan Funnel, Beach Road Industrial Estate | 35 | 35 | 2018 | 35 | | |
| 03NW | Land off Allington Road, Newick | 30 | 30 | 2018 | 30 | | |
| 07NW | Land south of Alexander Mead, Newick | 7 | 7 | 2018 | 7 | | |
| 08NW | 25 Newick Hill & other land adjacent to Cricketfields, Newick | 5 | 5 | 2018 | 5 | | |
| 11NW | Land to east of the telephone exchange, Goldbridge Road, Newick | 30 | 30 | 2018 | 30 | | |
| 13NW | Land at Rathenny, Allington Road | 30 | 30 | 2018 | 30 | | |
| 16NW | Land south of Allington Road | 50 | 50 | 2018 | 50 | | |
| 17NW | P&K Autos / 15 Church Road | 6 | 6 | 2028 | | | 6 |
| 19NW | Land west of The Pines, 95 Allington Road | 8 | 8 | 2023 | | 8 | |
| 20NW | Land rear of 45 Allington Road | 23 | 23 | 2018 | 23 | | |
| 21NW | Land rear of 45 & 55 Allington Road | 50 | 50 | 2018 | 50 | | |

| | | | | | | | |
|------|--|-----|----|------|-----|-----|--|
| 22NW | Land east of Oaksid, Goldbridge Road | 38 | 38 | 2018 | 38 | | |
| 24NW | Land at 104 Allington Road | 10 | 10 | 2023 | | 10 | |
| 26NW | Land at Mitchelswood Farm, Allington Road | 50 | 50 | 2018 | 50 | | |
| 27NW | Land at Woods Fruit Farm, Goldbridge Road | 69 | 30 | 2018 | 69 | | |
| 04PL | Land east of The Rectory, Station Road | 20 | 20 | 2018 | 20 | | |
| 05PL | Land east of Oakfield House Station Road | 20 | 20 | 2018 | 20 | | |
| 10PL | Land east of Nolands Farm | 30 | 15 | 2018 | 30 | | |
| 13PL | Land north east of Wells Close | 12 | 12 | 2018 | 12 | | |
| 14PL | Land south of Riddens Lane | 16 | 16 | 2018 | 16 | | |
| 16PL | Land between West Gate and Chapel Road | 40 | 40 | 2018 | 40 | | |
| 19PL | Land south of Inholmes Farm, Station Road | 19 | 19 | 2023 | | 19 | |
| 20PL | Land north of the Police Station | 15 | 15 | 2018 | 15 | | |
| 03PP | Land at 11A Newhaven Square, Newhaven | 8 | 8 | 2023 | | 8 | |
| 18PP | The Old Rectory, Heighton Road, South Heighton | 11 | 11 | 2023 | | 11 | |
| 34PP | 1 to 10 Talland Parade, Seaford | 10 | 10 | 2018 | 10 | | |
| 54PP | Rear of 1 Denton Drive, Newhaven | 9 | 9 | 2018 | 9 | | |
| 55PP | Marco Trailers, Newhaven | 10 | 10 | 2018 | 10 | | |
| 56PP | Unit 5, North Lane, Newhaven | 13 | 13 | 2018 | 13 | | |
| 57PP | 35 Telscombe Road, Peacehaven | 6 | 6 | 2018 | 6 | | |
| 58PP | Sutton Leaze, Seaford | 9 | 9 | 2018 | 9 | | |
| 06PT | Valley Road, Peacehaven | 113 | 40 | 2023 | | 113 | |
| 19PT | Motel, 1 South Coast Road | 26 | 26 | 2018 | 26 | | |
| 20PT | Land north and south of Valley Road | 158 | 40 | 2023 | | 158 | |
| 24PT | Land at Lower Hoddern Farm, off Pelham Rise, East Peacehaven | 450 | 60 | 2019 | 120 | 330 | |
| 39PT | Land adjacent to Cliff Park Close | 10 | 10 | 2023 | | 10 | |
| 45PT | Piddinghoe Avenue Car Park | 6 | 6 | 2018 | 6 | | |
| 47PT | Land at Cornwall Avenue | 14 | 14 | 2018 | 14 | | |
| 62PT | Land between 328 & 338 South Coast Road | 6 | 6 | 2023 | | 6 | |

| | | | | | | | |
|------|---|-----|----|------|-----|----|--|
| 64PT | Land at 264 South Coast Road | 29 | 29 | 2018 | 29 | | |
| 01RG | Land at Boyle Gate Farm | 70 | 40 | 2018 | 70 | | |
| 02RG | Diplocks Yard, Bishops Lane | 12 | 12 | 2018 | 12 | | |
| 03RG | Land north of Bishops Lane, Ringmer | 110 | 40 | 2019 | 110 | | |
| 04RG | Land east of Chamberlain's Lane | 54 | 40 | 2018 | 54 | | |
| 06RG | Caburn Field, Anchor Field | 40 | 40 | 2018 | 40 | | |
| 14RG | Land rear of Westbourne, Lewes Road (C1 Site) | 12 | 12 | 2022 | | 12 | |
| 15RG | Busy Bee garage, Lewes Road | 8 | 8 | 2022 | | 8 | |
| 16RG | Farthings, North Road C3 | 6 | 6 | 2022 | | 6 | |
| 19RG | East of Chapters, Bishops Lane Site B | 6 | 6 | 2018 | 6 | | |
| 20RG | Land at the Forge, Lewes Road | 20 | 20 | 2018 | 20 | | |
| 21RG | Land east of Diplocks Industrial Estate, Bishops Lane | 75 | 40 | 2018 | 75 | | |
| 23RG | Land north of Potters Field, Bishops Lane | 71 | 40 | 2018 | 71 | | |
| 25RG | Land east of Norlington Lane, Bishops Lane, Ringmer | 64 | 40 | 2018 | 64 | | |
| 26RG | Fingerpost Farm, The Broyle, Ringmer | 100 | 40 | 2019 | 100 | | |
| 28RG | Land west of Kerridge, Bishops Lane | 7 | 7 | 2018 | 7 | | |
| 31RG | Land at Lower Lodge Farm, Laughton Road | 50 | 50 | 2018 | 50 | | |
| 32RG | Land at Broyle Close (Parcels A,B & C) | 6 | 6 | 2018 | 6 | | |
| 33RG | Land South and East of Elphick Road | 40 | 40 | 2018 | 40 | | |
| 35RG | Neaves Paddock, Laughton Road | 6 | 6 | 2018 | 6 | | |
| 36RG | Springett Avenue Shopping Precinct | 14 | 14 | 2023 | | 14 | |
| 37RG | Land west of Lower Lodge Farm, Laughton Road | 30 | 30 | 2018 | 30 | | |
| 38RG | Land south of Upper Broyle Farm, Broyle Lane | 6 | 6 | 2022 | | 6 | |
| 40RG | Boathouse Organic Farm, Uckfield Road | 11 | 11 | 2018 | 11 | | |
| 41RG | Sunnymede Garden, Norlington Lane | 9 | 9 | 2018 | 9 | | |
| 44RG | Land west of Broyle Lane | 6 | 6 | 2018 | 6 | | |
| 45RG | Land at Caburn and south of Anchor Field | 96 | 40 | 2019 | 80 | 16 | |

| | | | | | | | |
|---|---|-----|----|------|-------------|-------------|----------|
| 01SF | Land to the south of Chyngton Way, Seaford | 40 | 40 | 2018 | 40 | | |
| 04SF | Gas works site, Blatchington Road | 30 | 30 | 2023 | | 30 | |
| 05SF | East Street Car Park | 10 | 10 | 2023 | | 10 | |
| 08SF | Land north of Crown Hill | 7 | 7 | 2023 | | 7 | |
| 18SF | 6 Steyne Road | 6 | 6 | 2018 | 6 | | |
| 20SF | Holmes Lodge, 72 Clarence Road, Seaford | 12 | 12 | 2023 | | 12 | |
| 21SF | 51 – 53 Blatchington Road, Seaford | 9 | 9 | 2018 | 9 | | |
| 22SF | Land at Florence House, Southdown Road | 10 | 10 | 2018 | 10 | | |
| 24SF | Station Approach, Dane Road, Seaford | 10 | 10 | 2023 | | 10 | |
| 25SF | Elm Court, Blatchington Road, Seaford | 9 | 9 | 2018 | 9 | | |
| 26SF | Land at East Albany Road/ Sutton Drove | 12 | 12 | 2018 | 12 | | |
| 27SF | Seaford Constitutional Club, Crouch Lane | 19 | 19 | 2023 | | 19 | |
| 28SF | Newlands Manor School, Eastbourne Road | 183 | 40 | 2019 | 120 | 63 | |
| 29SF | Land rear of Chichester Road | 10 | 10 | 2023 | | 10 | |
| 02WV | Land at Greenhill Way/Ridge Way | 114 | 40 | 2018 | 114 | | |
| 08WV | The Homestead, Homestead Lane, Burgess Hill | 55 | 40 | 2018 | 55 | | |
| 09WV | Land at North Common Road | 21 | 40 | 2018 | 21 | | |
| 14WV | Land east of B2112 (Ditchling Road) | 95 | 40 | 2018 | 95 | | |
| 18WV | Land at The Nuggets, Valebridge Road | 14 | 14 | 2018 | 14 | | |
| 20WV | Springfield Industrial Estate, B2112 | 30 | 30 | 2018 | 30 | | |
| 23WV | Land west of Slugwash Lane | 10 | 10 | 2023 | | 10 | |
| 24WV | Land opposite the War Memorial, Green Road | 10 | 10 | 2023 | | 10 | |
| 27WV | Land south of Asylum Wood | 35 | 35 | 2023 | | 35 | |
| 29WV | Land at Eastern Road | 50 | 40 | 2023 | | 50 | |
| 32WV | Land south of Blackmores | 40 | 40 | 2018 | 40 | | |
| Totals | | | | | 3669 | 1864 | 6 |
| Totals (resolving the double counting issue) | | | | | 2658 | 1549 | 6 |

Table 10: Housing trajectory summary by Parish, with double counting resolved

| | April 2018 - March 2023 | April 2023 - March 2028 | April 2028 - March 2030 |
|-------------------|----------------------------|----------------------------|----------------------------|
| Parish/ Town | Yield | Yield | Yield |
| Newhaven | 758 | 564 | 0 |
| Seaford | 225 | 161 | 0 |
| Peacehaven | 201 | 547 | 0 |
| Barcombe | 35 | 7 | 0 |
| Chailey | 123 | 20 | 0 |
| Ditchling | 0 | 0 | 0 |
| Falmer | 0 | 0 | 0 |
| Hamsey | 76 | 0 | 0 |
| Newick | 214 | 18 | 6 |
| Plumpton | 153 | 19 | 0 |
| Ringmer | 544 | 97 | 0 |
| South Heighton | 0 | 11 | 0 |
| Wivelsfield | 329 | 105 | 0 |
| Total | 2658 | 1549 | 6 |

- 4.4. To supplement the above housing trajectory a plan led trajectory has been prepared. In addition to the assumptions identified in paragraph 5.2, the plan led trajectory reflects the need for certain sites to be allocated within a site allocations development plan document (Local Plan Part 2)¹³. Therefore a notional start date of 2020 is given as the earliest start date to allow for planning consents to be obtained, unless a specific phasing has been identified by the site promoter. The plan led trajectory can be found in Appendix 1.

¹³ Adoption of Local Plan Part 2 document is anticipated to be Summer 2019.

5. Conclusions

- 5.1. The purpose of this Strategic Housing and Economic Land Assessment (SHELAA) was to assess any new site submissions and review and update the status of existing sites to reflect relevant new information gathered or provided on existing sites. The last update was undertaken in 2017. Therefore, this 2018 update includes submissions from up to April 2018 plus additional sites, or information relevant to the assessment of sites, submitted as part of the Draft Local Plan Part 2 consultation undertaken between November 2017 and January 2018.
- 5.2. The 2018 SHELAA update has only assessed and published conclusions on sites which are located outside the South Downs National Park (Park). The South Downs National Park Authority (SDNPA) has produced two Park-wide SHLAAs, the most recent being December 2016.
- 5.3. The 2018 update has assessed 16 new submitted sites. Three sites were filtered at the initial stage and a further five sites had planning permission as at 1 April 2018. Amendments to approximately 16 existing SHELAA site conclusions were also made. The number of new sites to be assessed was very similar to last year's, indicating a plateauing in the district's capacity of sites considered potentially suitable for housing.
- 5.4. The 2018 update identified a wide range of potential housing sites considered to be Deliverable or Developable. The update shows that there are 111 sites with a potential capacity to deliver 4,213 dwellings, of which 3,400 dwellings are identified as Deliverable: suitable for housing, available within the next five years and achievable. These figures are taken from Table 5 which resolves the issue of double counting.
- 5.5. The 4,213 figure includes sites with extant planning permission and those which are now housing allocations within the Joint Core Strategy and 'made' neighbourhood plans. With these removed, the residual capacity of Deliverable and Developable sites is 1,804 units, less than half of the base potential capacity of 4,213 dwellings. Furthermore, it should be remembered that the 1,804 is also a figure unconstrained by planning policies and other considerations such as infrastructure capacity so the actual figure that may be considered acceptable if considered through the planning application process may be lower.
- 5.6. In comparing the 2017 and 2018 figures, where double counting has been removed, the number of Deliverable and Developable dwellings has changed very little.

- 5.7. The SHELAA housing trajectory, with double counting removed, suggests that 2,658 units could be delivered within the next five years, 1,549 units in years 5 to 10 and 6 units beyond year 2028/29. Within the plan-led housing trajectory the total number of potential units on sites considered to be deliverable in the next five years is slightly lower at 2,638.
- 5.8. A number of sites within the SHELAA are existing 'saved' employment allocations or employment land. The majority of these sites are in active employment use and therefore safeguarded by Core Policy 4 of the Core Strategy. Therefore, whilst a site assessment may conclude a site to be suitable for housing this may not be its most appropriate use, given the evidenced need to safeguard employment land in the district as identified in JCS Spatial Policy 1 and Core Policy 4.
- 5.9. Spatial Policy 1 of the JCS sets out a need for 74,000sqm of employment floorspace to be delivered between 2012 and 2030. The Council will continue to monitor and resist the loss of allocated and existing employment land to mixed or non-employment uses, to ensure that employment needs continue to be met. Core Policy 4 sets out clear guidance on the district's employment land safeguarding requirements. In Newhaven, the Newhaven Enterprise Zones and implementation of Article 4 Directions are additional tools available to the Council to safeguard employment land. Retained 'saved' employment site allocations are also important in ensuring employment needs are met. However, monitoring will also help ensure that employment sites are not safeguarded from competing uses, such as housing, unnecessarily.
- 5.10. The conclusions from this update will continue to inform emerging planning policy and site allocations. The SHELAA will continue to be monitored and updated on a regular basis to ensure it reflects any changes and maintains an up-to-date housing and economic land availability position for the district.
- 5.11. This SHELAA did not assess new sites which fell within the South Downs National Park. The Council will continue to work and co-operate with the SDNPA, as well as other relevant local planning authorities, when subsequent housing and economic land assessments are being prepared and updated.

6. Appendices

- 6.1 The appendices can be found in the separate 2018 SHELAA Appendices document.