



Lewes District Council

Lewes District Council

Land Availability Assessment (LAA)

October 2025

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Summary

- S.1 A Land Availability Assessment (LAA) is an important part of the evidence base supporting the preparation of a local plan, particularly in establishing the potential land supply for development.
- S.2 Lewes District Council (the council) is preparing a new local plan which will cover the areas of the district which fall outside the South Downs National Park (SDNP), termed the plan area. The LAA will only assesses sites that fall outside the SDNP within the district. The council will work with the South Downs National Park Authority to assess sites which are either on or cross the boundary between the SDNP and district.
- S.3 The requirement to undertake a LAA is set out in the [National Planning Policy Framework 2024 \(NPPF\)](#). Further guidance is set out in the [Planning Policy Guidance](#)¹. Paragraph 72 of the NPPF requires that planning authorities should have a clear understanding of the land available in their area through the preparation of a land availability assessment. LDC last published a Land Availability Assessment in January 2025².
- S.4 This LAA is being published to support the preparation of the Local Plan. The LAA methodology is published separately and sets out the detailed methodology for the assessment. This report provides an introduction to the LAA, the policy background, a summary of the assessments and the district's theoretical housing capacity based on information available to the council at the time of concluding this LAA document.
- S.5 It is important to make clear that **the LAA does not allocate land for development nor determine whether a site will be allocated for development. The inclusion of a site within the LAA should not be taken to imply that the site will be allocated for housing or looked upon favourably when determining planning applications.** The LAA is also not a statement of council policy. The decision to allocate sites will be made through the emerging Local Plan which will be subject to public consultation.
- S.6 In this update to the LAA, 12 new sites have been considered. A total of 402 sites, have been reviewed, including sites bought forward from the previous LAA 2024, sites allocated in LDC Local Plan Part 1 and Local Plan Part 2,

¹ [Housing and economic land availability assessment - GOV.UK \(www.gov.uk\)](#)

² Previous iterations of the LAA are available on the councils website at; <https://www.lewes-eastbourne.gov.uk/article/1934/Land-Availability-Assessment>

Neighbourhood Plans, planning applications, officer identified sites and lapsed planning permissions.

- S.7 Out of the total sites identified, 241 sites were assessed in Stage 2 for residential potential. Of these, 36 have been assessed as being deliverable or developable for residential development, 94 sites were considered to be potentially deliverable or developable for residential development, and 111 sites have been assessed as not deliverable or developable for residential development.
- S.8 The LAA will help to inform the next stages of work in the preparation of the new local plan. Plan making is an iterative process and additional sites and updated information can come forward throughout the process, it should be noted that this LAA represents the information available at this point in time.

1. Introduction

- 1.1 The Land Availability Assessment (LAA) provides the council's assessment of land availability within the plan-making area of Lewes District. This is the administrative boundary of Lewes District outside of the South Downs National Park. It identifies a future supply of land which is suitable, available and achievable for the identified development uses over the plan period.
- 1.2 The preparation of a strategic housing land availability assessment is required by national policy, as outlined in Paragraph 72 of the National Planning Policy Framework 2024 (NPPF) and informed by guidance set out in the national Planning Practice Guidance³ (PPG). The LAA therefore primarily considers housing land availability, but also assesses sites promoted for economic development, renewable energy generation and green infrastructure.
- 1.3 The LAA assessment follows an evidence-led, proportionate and consistent methodology in accordance with national policy and guidance. It seeks to capture information on sites including site constraints as they exist at the time of assessment.
- 1.4 This document updates the council's LAA published in January 2025 to a base data of 30th September 2025. This version of the LAA has been updated to reflect new evidence available or progress with existing sites

³ [Housing and economic land availability assessment - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment)

since the publication of the previous version and to include new sites promoted to the council since the assessment was last undertaken.

- 1.5 The LAA is an important part of the evidence base which supports the local planning framework, including the local plan and neighbourhood plans. It provides a strategic overview of the suitability, availability and achievability of each site and will help to inform plan-making and decision-making in the preparation of the new local plan.
- 1.6 Importantly, as explained in the national Planning Practice Guidance (PPG), the LAA does not in itself determine whether a site should be allocated for development. It is the role of the assessment to provide information on the range of sites which are available to meet the development requirement of the plan area, but it is for the development plan to determine which of those sites are the most suitable to meet those requirements.
- 1.7 Where a site is assessed as being suitable for development by the LAA, it does not imply that planning permission would be granted for development. Neither does the commentary relating to a site within the LAA constitute formal planning advice. Planning applications still need to follow the normal application process and will continue to be considered against the appropriate policies. The assessment of a site within this LAA does not preclude it from being considered for other uses.
- 1.8 This LAA draws on site information currently available to the council at a point in time and will be reviewed and updated during the plan-making process. We will continue to work with stakeholders to ensure that the assessments in future iterations of the LAA take account of the most current information available at that time. Consequently, assessments determined in this LAA are subject to change as more up to date evidence becomes available during the preparation of the local plan.
- 1.9 This document should be read in conjunction with the emerging local plan and the other evidence documents prepared to support the new local plan. Information from these evidence documents has been used to inform the site assessments within the LAA where available.

2. Policy Context

- 2.1 This section summarises the local policy context.

2.2 The current development plan for Lewes District (outside of the South Downs National Park) consists of:

Lewes Local Plan Part 1 (LPP1): Joint Core Strategy with the South Downs National Park 2010-2030 (adopted in May 2016), which provides the strategic policies that set the overall strategy for the scale and distribution of development;

Lewes Local Plan Part 2 (LPP2): Site Allocations and Development Management Policies (adopted in February 2020), which contains the non-strategic policies that set out more detail for specific types of development, including site allocations;

'Saved' policies of Lewes District Local Plan (2003) a number of policies relating to Peacehaven and Telscombe were saved on adoption of LPP2.

'Made' Neighbourhood Plans, including:

Ditchling, Streat & Westmeston Neighbourhood Plan (2018)

Hamsey Neighbourhood Plan (2016)

Newhaven Neighbourhood Plan (2019)

Newick Neighbourhood Plan (2015)

Plumpton Neighbourhood Plan (2018)

Ringmer Neighbourhood Plan (2016)

Seaford Neighbourhood Plan (2020)

Wivelsfield Neighbourhood Plan (2016)

East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (2013)
East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan (2017)

East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan Revised Policies (2024)

2.3 LDC is currently preparing a new local plan which will set out where and how new development will take place over the plan period to 2042. The new Lewes Local Plan will need to propose site allocations for different land uses, including housing, and policies to help tackle the climate emergency, safeguard the environment and secure high quality design. The approach to site selection within the emerging local plan is documented in the Site Selection Topic Paper.

Local Housing Need

- 2.4 Planning Practice Guidance (PPG)⁴ contains the standard method formula to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth and historic under-supply. PPG also allows for local planning authorities to identify a housing need figure using a method determined locally where policy making authorities do not align with local authority boundaries such as in National Parks⁵ as well as a locally derived local housing requirement figure for the purposes of the five-year housing land supply calculation.
- 2.5 The 2024 National Planning Policy Framework Standard Methodology mandated housing need is an average of 872 dwellings per annum for the whole of Lewes District. The standard method for assessing local housing need provides a minimum starting point in determining the number of homes needed in an area. Through joint work with other local planning authorities including the South Downs National Park, an agreed approach to apportionment has been developed. Using this approach means, that for our plan area the Standard Method calculation gives an unconstrained housing need of 682 dwellings per annum (15,004 over the 22 years of the plan's lifetime).
- 2.6 In relation to economic land uses, the Lewes Economic Needs Assessment (2023) anticipates that there will only be a modest requirement for new additional employment floorspace to 2040, and therefore the local plan should concentrate on protecting and improving the quality of employment sites that already exist, with any new floorspace being provided through the intensification and redevelopment of sites within existing employment locations.
- 2.7 The assessed development needs provide the development context for the plan area. It is the starting point of deciding the quantum of development to be planned for over the plan period or for any formal development requirement figure. It is undertaken separately from the assessment of land availability, which has not been constrained by the need for development.

3. Our approach to the Land Availability Assessment

- 3.1 The methodology for the LAA assessment is set out in a separate document which is available on the Council's website⁶. This follows the recommended process set out in the Planning Practice Guidance to achieve a robust

⁴ PPG: Housing and economic development needs assessment, Paragraph: 004 Reference ID: 2a-004-20241212

⁵ PPG: Housing supply and delivery, Paragraph: 014 Reference ID: 2a-01420241212

⁶ <https://www.lewes-eastbourne.gov.uk/article/1934/Land-Availability-Assessment>

assessment. The following sections of this report describe how the LAA has been carried out in accordance with the methodology.

Stage 1: Desk top review of existing information

- 3.2 The first task was to identify all potential development sites and broad locations in the plan-making area. The LAA identified a total of 402 sites from a broad range of sources, including 12 new sites submitted in the 2025 Call for Sites and/or actively identified through desktop reviews in line with the LAA methodology.
- 3.3 The LAA has included an update for all sites since the first LAA was prepared in 2012. During August 2025, the council wrote to all site proponents to ascertain the availability of their sites for development in order to ensure that the LAA accurately reflects the availability of sites. This follows on from work to ascertain availability of all “suitable” and “potentially suitable” LAA sites during 2024. Where we have not been able to contact the landowner since the start of the plan period in 2020, we have made the decision to note these sites as “Not Available”. The assessments for these sites will not be updated in subsequent updates to the LAA but a brief summary of the assessments for these sites is shown in Appendix 3.2. Where we have not had confirmation of availability recently, but the proponent has been in contact since 2020 we have noted that sites are “Potentially Available”.

Desktop Survey

- 3.4 Following the identification of sites, an initial desktop survey was carried out in accordance with the methodology to aid the assessment of the sites. This process also helps remove ‘void’ sites, which have no site information submitted, and duplications put forward through different sources in order to avoid double counting of potential.
- 3.5 Sites below the identified LAA threshold of a potential yield less than five dwellings or under 0.25h/500m² of economic floorspace are excluded at this stage and the initial survey also excluded sites which wholly intersect with absolute constraints to development which are set out in the methodology. The absolute constraints are: Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites and Priority Habitats (Section 41 NERC Act); Sites of Special Scientific Interest (SSSI); National Nature Reserves (NNR); Ancient Woodland; Scheduled Ancient Monuments; Historic Battlefields and Registered Parks and Gardens.
- 3.6 These sites are unlikely to be suitable for development and therefore not appropriate to be carried forward to Stage 2 for more detailed assessment. Where the site only partly falls within or is adjacent to absolute constraints, it

has been progressed to Stage 2 for further consideration. This is to understand whether the site may be suitable for partial development or whether development impacts could be potentially mitigated, instead of eliminating them based on high level surveys.

- 3.7 **Appendix 1** sets out the sites that were excluded at this stage of the analysis, a total of 138 sites. A total of 264 sites for all land use purposes were taken forward for further consideration at Stage 2.

Planning permission for housing and economic development that are unimplemented or under construction

- 3.8 There were 228 sites with planning permission for a total of 2,341 unimplemented dwellings in the plan area as at 30th September 2025, details of these sites are provided in **Appendix 2**.
- 3.9 The Economic Needs Assessment 2023 sets out there are 7 sites subject to extant planning permissions that have not been built out or occupied and should be considered as potential future pipeline. The floorspace provided if these permissions were implemented would be 545sqm in respect of office floorspace and 4,625sqm in respect of industrial floorspace.

Existing housing and economic development allocations not yet with planning permission in local and neighbourhood plans

- 3.1 Four residential allocations from the Lewes Local Plan Part 1 (May 2016) and Local Plan Part 2 (February 2020) did not have planning permission as of 30th September 2025. Details of the existing site allocations without planning permission are set out in Appendix 2.
- 3.2 In addition to sites in the adopted Local Plan, there are also 26 residential allocations within made neighbourhood plans, which either in full or in part, did not have planning permission as of 30th September 2025. The suitability of these sites for development has been determined through the previous site allocation process. The availability and achievability of these sites has been reviewed as part of the LAA.
- 3.3 Existing employment allocations in adopted Local and Neighbourhood Plans were reviewed through the Lewes Economic Needs Assessment (2023) which surveyed employment land clusters sized above 0.25 Ha and above across the district, including within the South Downs National Park. The

assessment identified that there were 208 Ha of employment land in Lewes District across the surveyed clusters. The study also provides an assessment of prospects for intensification and/or redevelopment for existing employment clusters to provide either intensified floorspace and/or more modern space, based on qualitative analysis of a set of supply characteristics.

Stage 2 – Site/broad location assessment

- 3.4 Stage 2 of the LAA involved assessing whether a site was ‘suitable’, ‘available’ and ‘achievable’ (including whether the site is economically viable) for the proposed use and calculating the indicative development potential of the site. It was also used to help ascertain whether a site can be considered ‘deliverable’ (a realistic prospect that it will be delivered within 5 years), or ‘developable’ (available over a longer time within the plan period).
- 3.5 Information on suitability, availability and achievability was collected and analysed through a combination of desktop and GIS assessment, site visits and information submitted by site promoters. It was informed by a comprehensive range of available technical evidence base studies, engagement with selected stakeholders and review of relevant planning history.
- 3.6 Technical advice from East Sussex County Council on matters of transport, flood risk, heritage and archaeology and landscape impacts was sought and also gathered from planning applications on relevant sites to inform the assessment. **Appendix 3.1** provides the detailed site proformas. A webmap detailing the location of each LAA site is available online at: <https://www.lewes-eastbourne.gov.uk/article/1934/Land-Availability-Assessment>
- 3.7 The details of the assessment criteria for assessing the suitability, availability and achievability of each site is set out in full in the Methodology. **There is no weighting system for the different technical areas considered.**

Calculating Development Potential

- 3.8 The indicative development potential for each site has been informed by both existing local plan policies (including ‘made’ neighbourhood plans), the emerging settlement hierarchy through the local plan and the indicative development capacity promoted by landowners, development densities of nearby sites recently completed or construction and the pattern of development in the area.
- 3.9 The development potential provided in the assessment is indicative only and they are not binding on any decisions that the council may make in the future. Any specific site and the assumptions made on densities in the LAA should not be considered as agreed. It represents a ‘snapshot’ of the theoretical

development capacity of the sites based upon the data and information available at the time of assessment.

3.10 The density assumptions applied to each land use are set out in Table 1 as shown below;

Table 1 - Density Multiplier by proposed use

Assessed Use	Site Area	Gross to net plot ratio	Density Multiplier applied to net developable area
Residential Development	Up to 2 Ha	90%	Newhaven, Seaford and sites at Burgess Hill, Haywards Heath and Falmer 50 dwellings per hectare
	2 Ha to 10 Ha	80%	Peacehaven and Ringmer 30 dwelling per hectare
	10 Ha to 50 Ha	70%	Villages, Hamlets and Open Countryside 20 dwellings per hectare
	Over 50 Ha	60%	Large sites capable of delivering 500 dwellings or more 30 dwellings per hectare

Economic Development	Industrial plots on business parks – plot ratio 0.4 Industrial plots within settlements – plot ratio 0.6 Subdivision/Intensification of plots within existing business parks – plot ratio 0.9
Renewable Energy Generation	Indicative development capacity proposed by the landowner has been used for the purpose of the LAA.
Strategic Green Infrastructure	Indicative development capacity proposed by the landowner has been used for the purpose of the LAA.

Stage 2 Key Findings: Residential Development

- 3.11 A total of 241 sites were assessed for potential residential development. All sites were reviewed against the most up to date information and evidence. With all new sites, information received by the council or known constraints relevant to the sites were fed into the assessment. The site capacity shown on the site proformas is for individual sites, where site overlap occurs the overall capacity is recalculated for the LAA report to ensure that double counting does not take place.
- 3.12 The NPPF at Paragraph 77 states that the supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns. There have been submissions to the LAA for extensions to Ringmer (800 dwellings Ref: 51RG) and Cooksbridge (800 dwellings Ref: 19HY), and new settlements in the parish of East Chiltington (3000 dwellings Ref: 11EC) within Ringmer Parish at Clay Hill (1000 dwellings: Ref 68RG) and within Hamsey Parish at Hewen Street Farm (600 dwellings: Ref 20HY).
- 3.13 Of the 241 sites assessed for residential development, 36 are assessed as being deliverable and developable for residential/mixed use. A further 94 sites are considered to be potentially deliverable or developable and 111 are assessed as not deliverable or developable for development for their promoted use.
- 3.14 The indicative capacity of sites assessed as not deliverable or developable is shown as 0 dwellings, as they are considered not able to deliver any units over the plan period, either by way of being unsuitable for development, unavailable, or unachievable. The 94 sites assessed as being potentially deliverable or developable require further information to show that identified constraints can be overcome, and will continue to be reassessed through the iterative LAA process.

Table 2: Summary of Residential and Mixed use Site Assessments outcomes (including local plan allocations without permission)⁷

	Number of Sites	Total LAA Indicative Capacity (Dwellings)
Deliverable and Developable	36	2075
Chailey	5	302
Newhaven	6	592
Newick	3	76
Peacehaven	5	89
Plumpton	2	48
Ringmer	5	525
Seaford	4	126
Telscombe	2	10
Wivelsfield	4	307
Potentially Deliverable or Developable	94	12234
Barcombe	9	179
Beddingham	1	144
Chailey	8	325
East Chiltington	2	3350
Hamsey	5	1868
Newhaven	4	153
Newick	6	731
Peacehaven	11	1023
Plumpton	5	822
Ringmer	20	2330
Seaford	10	127
Wivelsfield	13	1182
Not Deliverable or Developable	111	0
Barcombe	3	0
Chailey	9	0
Ditchling	3	0
Hamsey	1	0
Newhaven	17	0
Newick	11	0
Peacehaven	17	0
Plumpton	11	0
Ringmer	14	0
Seaford	15	0
South Heighton	1	0
Telscombe	3	0
Wivelsfield	6	0
Overall Total		14309

⁷ All efforts have been made to avoid overcounting where sites overlap.

Stage 2 Key Findings: Economic Development

- 3.15 The Economic Needs Assessment (ENA) (2023). details the demand for employment space in our plan area in order to meet the needs of existing, as well as new, businesses. It identifies 39 employment clusters in the district, ranging from small (under 500sqm) to large (over 2000sqm) units, as well as their quality. The ENA also concludes that while most of these clusters are performing well, potential opportunities to either intensify and/or redevelop exist in certain cases. The ENA's recommendation is that no new site allocations are needed for employment and instead 'well-performing' sites should be protected. A total of 16 existing employment sites are identified as potential pipeline for future development, including a number of vacant sites, sites currently in low density use that could be suitable for future intensification and consented planning permissions for employment use that have not been built out.
- 3.16 In total 26 sites were assessed for economic development by the LAA. Of these, two are existing local plan allocations. Of the sites assessed for economic led development 13 were considered to be deliverable and developable or potentially deliverable, for economic use. LAA sites promoted for mixed use schemes were considered under the leading residential element of the scheme.

Stage 2 Key Findings: Renewable Energy Generation and Strategic Green Infrastructure

- 3.17 In order to support future development, and to assist with achieving the council's ambition for carbon neutrality, sites for green infrastructure and/or renewable energy proposals are also included in the LAA for assessment.
- 3.18 One new site was submitted for consideration for Solar Farms of up to 50MW. Of the four sites under consideration for renewable energy generation two are no longer available for this land use. One of the remaining sites is considered to be potentially deliverable or developable (63RG) while the other (38NW) is considered to be deliverable.
- 3.19 A new site has also been submitted by a member of the public for consideration of green infrastructure at Valley Road (89PT). The submission seeks consideration of designating the area at Valley Road for Nature Recovery. The site is assessed as potentially suitable for the delivery of green infrastructure.

Stage 3 – Windfall Assessment

- 3.20 The NPPF defines 'Windfall' sites as sites not specifically identified in the development plan. Paragraph 75 of the NPPF states "that where an allowance is to be made for windfall sites as part of the anticipated supply, there should be compelling evidence that they will provide a reliable source of supply [and] any allowance should be realistic having regard to the historic windfall delivery rates...".

3.21 The role of windfall is to provide an allowance for sites which contribute to future housing supply through an analysis of past trends. Using past trends and extrapolating/projecting these forward means that there is evidence and certainty that this source of supply will continue forward over the plan period.

3.22 In order to determine the potential supply of housing through windfall sites over the plan period, completions over the last ten monitoring years on small sites (4 units or less) have been analysed⁸. Table 3 below shows the windfall supply of residential development over the past 10 years from all types of small sites.

3.23 Table 3 shows that an average of 42 (14%) dwellings have been completed through windfall/small sites over the last 10 years. This demonstrates that historically small site completions have provided a consistent source of windfall supply, and this is projected to continue over the plan period.

Table 3: Total small sites over previous 10-year period

YEAR	Total Housing Delivery (net)	Total Housing Delivery on Small Sites (net)	Delivery on Small Sites as % of Total Delivery (net)
24/25	204	30	15%
23/24	516	27	5%
22/23	536	43	8%
21/22	310	37	12%
20/21	272	51	19%
19/20	242	21	9%
18/19	281	63	22%
17/18	316	56	18%
16/17	167	39	23%
15/16	214	52	24%
Total	3058	419	14%

3.24 There will be occasions when large (5 or more dwellings) unidentified sites - such as a consequence of land ownership changing, land becoming redundant or being released- come forward which the council had not identified previously. Such sites are not considered in the windfall allowance at this stage as further detailed analysis of the potential source of supply is required. Further analysis of past trends and the LAA sites already identified is required to consider if large windfall sites will be a reliable source of supply over the plan period.

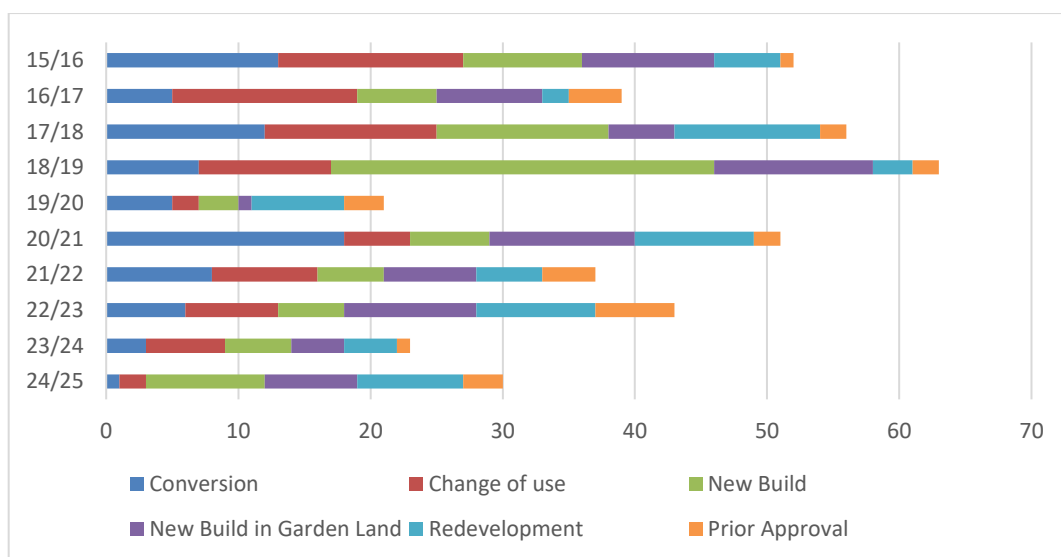
⁸ Completions are Lewes District outside of the SDNP

3.25 Small sites, delivered over the last 10 years, have been broken down into specific development types to show the contribution to housing delivery that these types of development have made.

- Conversion – Subdivision of a larger unit into smaller units
- Change of Use – Change of use class to or from residential (not including under prior approval)
- Prior Approval – including change of use under any prior approval (including office to residential and agricultural barn conversions)
- Redevelopment – Demolition of a site and provision of new build residential units
- New Build – Construction of residential development on vacant land which does not involve demolition (excluding those in garden land);
- New Build in Garden Land – Construction of a residential development on land previously forming a residential garden.

Figure 2 shows the dwellings delivered on small sites over the last 10 years broken down by type of development⁹.

Figure 2: dwellings delivered on small sites by type of development.



3.26 Typically, opportunities for change of use, conversions and comprehensive redevelopments are difficult to identify in advance as they require the landowner to identify their intention to develop. However, these are shown above to be a reliable source of housing delivery.

3.27 Historically new build development on garden land has been excluded from the windfall allowance calculations. The 2012 version of the NPPF defined Windfall Sites

⁹ Data is provided in Appendix 7

as 'sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available.' The definition of Windfall was amended in the 2018 NPPF to '*Sites not specifically identified in the development plan.*' Paragraph 75 of the NPPF 2024 states that 'plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.'

3.28 Adopted Policy DM30 of LPP2 sets out that development in rear domestic gardens will be permitted where criteria relating to the impact on existing homes and the loss of features that make an important contribution to the character and appearance of the locality are met. Therefore, inappropriate backland development would be against national and local policy. However, permissions are granted where a proposal is considered appropriate and this continues to be a reliable source of supply as illustrated in Figure 2.

Windfall Calculation

3.29 Figure 2 shows that small scale windfall developments have historically contributed towards housing land supply within the district. Residential land supply shown in **Appendix 4** shows that there are currently 195 net dwellings committed on a total of 146 small sites (4 dwellings or less).

3.30 Delivery on small sites, over the past 10 years, has been an annual average of 42 dwellings. Based on this past trend, a windfall allowance of 42 dwellings per annum is a realistic expectation of the contribution of small site delivery to the land supply each year.

Stage 4 – Assessment Review

3.31 Stage 4 of the methodology recommended in the National Planning Practice Guidance involves comparing the identified development needs of the area with the sites identified as available, suitable and deliverable in Stage 3.

3.32 Table 4 sets out the summary findings from this Land Availability Assessment. The table shows an indicative capacity for the plan area for residential development of 19,467 dwellings over the next twenty years.

Table 4: Residential Assessment from 2020 to 2044

Site Category	Capacity to Year 20
Residential Completions within the plan period (2020-2025)	1,833
Unimplemented planning permissions	2,342
Deliverable and Developable LAA Sites	2,075
Potentially Deliverable or Developable LAA Sites	12,234
Windfall Allowance	714
Total Potential Capacity	19,198

Stage 5 – Final Evidence Base

3.33 This report and appendices constitute Stage five of the land availability assessment as set out in the methodology.

4 Next steps

1.1. The LAA is a key piece of evidence to understand the district's development capacity which the council will use to shape its spatial strategy. The LAA will be reviewed to include new information from the plan making evidence base and further information regarding the sites as this becomes available.

1.2. Submissions regarding the LAA, including submissions of new sites, should be made to the Planning Policy Team via email: localplan@lewes-eastbourne.gov.uk

Appendices

The report is supported by appendices, which are available as separate documents on the Council's website at; <https://www.lewes-eastbourne.gov.uk/article/1934/Land-Availability-Assessment>.

Appendix 1: Stage 1 Excluded Sites

Appendix 2: Unimplemented Planning Permissions

Appendix 3.1: LAA Site assessments outcomes

Appendix 3.2: LAA Sites Not Available, No Contact

Appendix 3.3: Green Infrastructure Site Assessments

Appendix 3.4: Renewable Energy Site Assessments

Appendix 4: Windfall Calculations

Appendix 5: Indicative Trajectory