

Lewes District Council

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

MAIN REPORT

August 2017



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 in determining a 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. The Council's Local Plan Part 2 (LPP2) will cover the areas of the district which fall outside the South Downs National Park (the Park).
- 1.2 To date, the Strategic Housing and Economic Land Availability Assessment (SHELAA) updates have covered the whole of the Lewes district. Given that LPP2 will only consider allocations and development management policies outside the Park area the SHELAA will, from 2017, only cover those areas outside the Park.
- 1.3 The South Downs National Park Authority (SDNPA) has produced and published a Park-wide [SHLAA](#)¹ which will form part of the evidence base for its own Park-wide Local Plan currently being prepared. 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 will also form a key source of information and data for the Council as it prepares its Brownfield Land Register, as required by Government³. The Council is currently working on Part 1 its Brownfield Land Register which will be published by 31st December 2017, as required by Government guidance.
- 1.5 The SHELAA report provides a brief introduction to the SHELAA and policy background, an overview of the latest five year housing land supply position and the findings of this SHELAA update. Section 2 below, has been updated to outline recent changes in national planning practice guidance⁴ (PPG) on housing and economic land assessments and 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](#)⁵.

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 National Planning Practice Guidance (PPG) from ID: 3-001-20140306

⁵ <http://www.lewes.gov.uk/planning/shlaa.asp>

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.

- 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 National Planning Policy Framework (NPPF) in order to “establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period” (para 159, NPPF). An assessment of land for economic suitability and development is required by paragraph 161 of the 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 or economic potential;
- 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 and economic land potential and supply. Sites which are assessed include those that have been submitted for consideration, have come to the attention of the Council or, in the case of employment sites, have been previously assessed to be of low quality for economic use by the Employment and Economic Land Assessment (EELA). 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 October 2015.
- 1.13 Proponents and interested parties of existing assessed sites also had the opportunity to comment on information presented in the October 2015 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 2017 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 and Newick have made (adopted) neighbourhood plans and Plumpton has reached the stage of identifying preferred housing sites. This update has therefore, where possible, assessed sites which have been considered through neighbourhood plans within the district. At the time of writing Newhaven and Seaford Town Councils have also identified potential housing sites, however it was not possible to assess these sites in time for this update. Nevertheless, a schedule of the potential Newhaven and Seaford housing sites is provided at the end of Section 4 for information. The Hamsey Neighbourhood Plan is also now made, although it did not seek to allocate housing sites.
- 1.16 Appendix 2 provides a site assessment summary table with final assessment conclusions and rationales, incorporating any new sites or amendments to sites.

Key findings of 2017 Assessment update

- 1.17 17 new sites were submitted to this update, two of which were in the Park and therefore forwarded to the SDNPA for assessment. Four sites came forward as approved residential planning applications. Two sites were sourced from work undertaken on the Ringmer and emerging Plumpton neighbourhood plans.
- 1.18 Eight new sites, including the four with planning permission, were concluded to be Deliverable (Suitable, Available and Achievable) and no sites were concluded to be Developable. A further four sites were concluded to be Not Deliverable or Developable (either not available or not achievable for housing). Three of the 17 new sites were filtered at the initial stages as they failed one or more of the three initial filter criteria.
- 1.19 Approximately 50 amendments to existing SHELAA sites were made to reflect the current position in light of changed circumstances or additional information gathered.
- 1.20 A number of changes were made to sites with extant planning permission to reflect any completions, commencements or lapsed planning permissions.
- 1.21 In summary, 111 sites, totalling 4,284 units (with double-counting removed), were concluded to be either Deliverable or Developable. Of these, 48 sites (2,424 total net units) have extant planning permission or are housing allocations within the adopted Joint Core Strategy or one of four made neighbourhood plans.

2. Background Information

2. The following section outlines the recent changes in the planning system 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 2017.

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.
- 2.2. The NPPF outlines the common theme, or "golden thread", of a *Presumption in favour of sustainable development* for plan-making and decision making⁶. Local Plans should "positively seek opportunities to meet development needs" and "meet objectively assessed needs, with sufficient flexibility to adapt to rapid change". For decision-taking local planning authorities should approve development proposals that conform to the development plan without delay and grant planning permission where the development plan is absent or out-of-date.
- 2.3. The NPPF states that the SHELAA remains a key piece of evidence required for the preparation of the 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). This document replaced a number of Circulars and Planning Practice Guidance, including the 2007 Strategic Housing Land Availability Assessment Practice Guidance. The Housing and Economic Land Availability Assessment section of the PPG now provides guidance on undertaking land assessments.
- 2.5. Whilst the PPG sets out a similar methodology to that previously outlined in the 2007 guidance, the PPG now 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 threshold as it is consistent with the Council's established monitoring framework and the minimum site size for the 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.

⁶ Paragraph 11-16 of the NPPF

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 previous paragraph, it is important to note that other evidence base documents need to be considered alongside this 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 2012⁷. 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.
- 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 Low⁸ were put forward to be considered within the SHELAA. Other sites considered through the EELA have also been assessed through the SHELAA where they have been formally submitted to the Council to be assessed.

⁷ The 2012 update was undertaken in light of a weaker than expected recovery from recession and poorer economic outlook.

⁸ Excluding ELW2 Land south of Pinwell Road due to known unavailability.

Joint Core Strategy

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 modifications⁹, 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 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
- The Plan is legally compliant.

⁹ LDC Cabinet: 6 July, SDNPA Committee; 8 July and LDC Full Council; 16 July 2015.

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 – 1.3) 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 published its first park-wide SHLAA in January 2015, which has informed emerging site allocations in the South Downs Local Plan¹⁰. The SDNPA published a second SHLAA in December 2016.
- 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 and take this into consideration as LPP2 evolves.
- 2.17. To date, we have undertaken the Issues and Options stage on LPP2. Representations from this public consultation which provided relevant up-to-date information on SHELAA sites, or put forward new potential housing sites, were fed into the 2014 SHLAA update. The next stage of LPP2 will be the pre-submission document. This will include identification of the distribution of the residual planned housing requirement resulting from the increased housing requirement figure (to a minimum of 6,900) recommended by the JCS Inspector.
- 2.18. Further information on LPP2 can be found on the District Council's website (<http://www.lewes.gov.uk/planning/20993.asp>).

¹⁰ The SDNPA consulted on its Local Plan: Preferred Options document between 2nd September – 28th October 2015

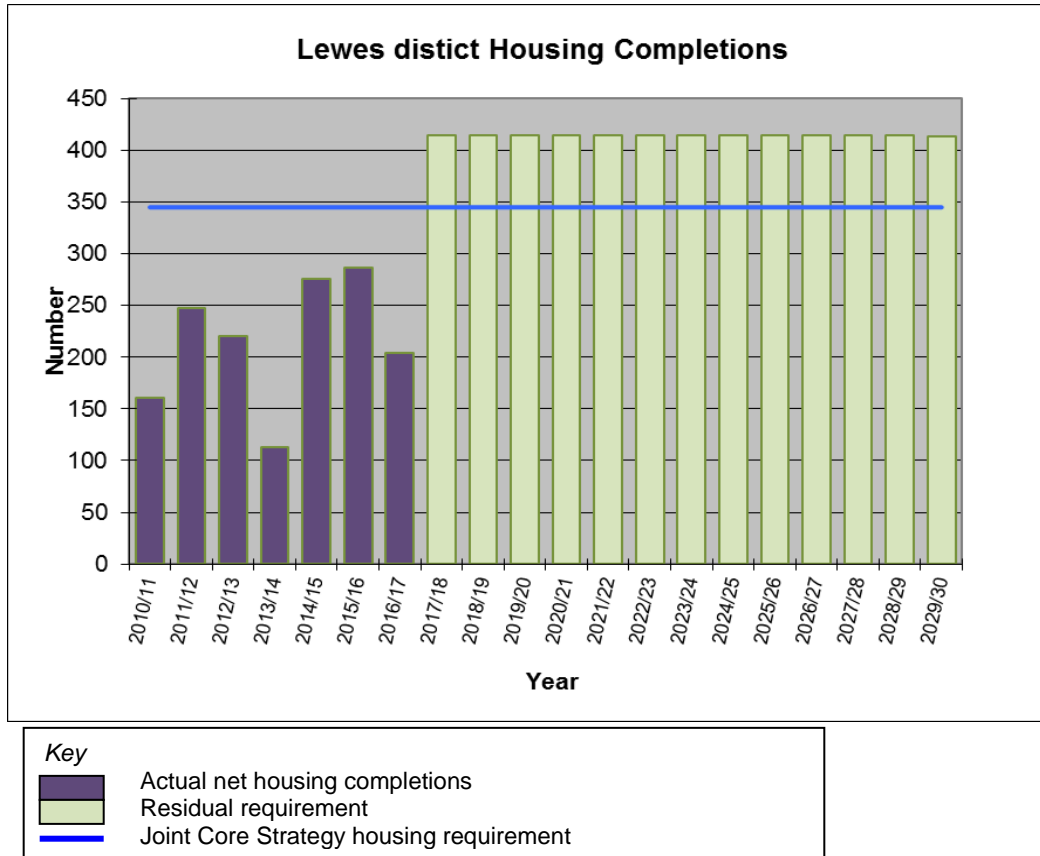
3. Housing Land Supply Position

- 3.1 The SHELAA is required to help demonstrate a five year supply of housing on deliverable sites, as stated in the National Planning Policy Framework, paragraph 47. Sufficient developable sites should also be identified for years 6-10 to ensure a rolling five year supply.
- 3.2 This section provides information on the Council's housing supply position as at 1 April 2017. The five year housing land supply position, as at 1 April 2017, reflects the adopted JCS housing requirement figure of 6,900 net additional dwellings, as set out above, paragraphs 2.12 to 2.14.
- 3.3 From 2017 the Council has disaggregated the housing requirement figure between the areas in and outside the Park. Table 1 below provides a summary of the five year supply for the district and the area of the district outside the Park.
- 3.4 The South Downs National Park Authority (SDNPA) have calculated their own five year supply position, set out in their 2016 [Annual Monitoring Report](#) (AMR).

Table 1: Housing position as at 1 April 2017

Joint Core Strategy figure (2010-2030)		Built (April 2010 – March 2017)		Residual requirement (April 2017 – March 2030)	
Total	Annualised average	Total	Annualised average	Total	Annualised average
6,900	345	1,507	215	5,393	415
Lewes disaggregated figure (2010-2030)		Built (April 2010 – March 2017)		Residual requirement (April 2017 – March 2030)	
Total	Annualised average	Total	Annualised average	Total	Annualised average
5,432	272	1,203	172	4,226	325

Figure 1: Housing completions and residual Joint Core Strategy housing requirement



Five Year Housing Land Supply

- 3.5 The housing land supply is calculated from the Council’s housing commitments, deliverable sites and windfall allowance. The SHELAA helps inform the housing supply position by identifying large¹¹ deliverable sites and updating the status of commitments (sites with either planning permission or resolution to approve subject to Section 106) as at 1 April 2017. Small site commitments, five units or less, also contribute to the five year supply¹². This information is sourced from the annual monitoring of housing approvals and completions.
- 3.6 The five year housing supply calculation includes an additional 5% buffer against the housing requirement as required by paragraph 47 of the NPPF.
- 3.7 The below tables summarise the housing land supply positions for both the whole district and for the areas of the district outside the Park, as at 1 April 2017.

¹¹ Relates to sites of six units or more.

¹² A 25% discount has been applied to small site supply to reflect that not all permissions are implemented.

Table 2: 1 April 2017 Housing supply calculation for the district

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

Table 3: 1 April 2017 Housing supply calculation for the area outside the Park

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

- 3.8 In conclusion, as at 1 April 2017 the District Council is able to demonstrate a five year housing land supply against both the district-wide Joint Core Strategy housing requirement figure and when calculated against the disaggregated housing figure.

4. Assessment updates

New SHELAA sites

- 4.1. New sites can be submitted to the SHELAA at any point using the site submission form available on the SHELAA webpage. Sites submitted since the 2015 SHELAA update up to the 31 March 2017, have been included in this update. The majority of new sites have been received as formal site submissions through the rolling call for sites. A small number of sites were sourced from work being undertaken on neighbourhood plans or developments coming through the planning process.
- 4.2. With all new sites, relevant information provided by site proponents or known constraints relevant to the assessment of sites, were fed into the update.
- 4.3. 17 new sites were submitted since the 2015 SHELAA update, (16 up to 31 March 2016 and 1 up to the 31 March 2016 deadlines). Two of the 17 new site submissions are located within the South Downs National Park and as such were forwarded on to the South Downs National Park Authority (SDNPA) to be assessed. The number of new sites submitted to be assessed has steadily decreased over the years.
- 4.4. Consistent with previous Assessments, a number of initial filters were applied to the new list of sites. As a result of this, three sites were filtered as they fell below the dwelling or proximity threshold.
- 4.5. Out of the remaining 12 assessed sites: eight sites, including four 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 due to availability or achievability reasons.
- 4.6. 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 3: 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
12	198	8	158	0	0	4	40

- 4.7. Within the 12 new sites are the four additional large sites with planning permission, totalling 30 net units.

Amendments to existing assessed housing sites

- 4.8. 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.
- 4.9. The yield capacities of 12 Deliverable or Developable sites have been amended to reflect the most up to date information. The site assessment conclusions of approximately 50 sites were amended in the update. This includes sites which were previously under construction but are now complete.
- 4.10. 12 sites are now concluded to be Not Deliverable or Developable as they are no longer considered available, achievable or suitable for potential residential development.
- 4.11. Ten 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.
- 4.12. Three sites previously concluded to be Not Deliverable or Developable due to not being considered either available or suitable are now considered Deliverable or Developable as there has been either a change in availability or achievability.
- 4.13. The site rationales of 14 sites with extant planning permission have been amended to reflect any commencements or completions in the last year, or progress of planning applications.
- 4.14. 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.
- 4.15. 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 4: 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
343	18,994	89	4,665	41	1,115	90	13,214

Table 5: 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	65	3098	17	1704	9	280	15	1114
Seaford	33	469	11	316	8	116	3	37
Peacehaven & Telscombe	69	2112	6	531	4	287	22	1294
Barcombe	9	194	0	0	4	48	3	146
Chailey	26	377	6	91	2	35	8	251
Ditchling	6	2250	0	0	0	0	4	2250
Falmer	1	30	0	0	0	0	1	30
Hamsey	13	328	2	76	0	0	3	252
Newick	27	646	11	408	3	24	5	214
Plumpton	23	5652	7	166	1	19	11	5467
Ringmer	41	1610	20	831	4	40	7	739
South Heighton	1	11	0	0	1	11	0	0
Wivelsfield	29	2217	9	542	5	255	8	1420
Total	343	18994	89	4665	41	1115	90	13214

4.16. 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 6: Number of 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	61	2363	12	989	9	280	14	1094
Seaford	33	469	11	316	8	116	3	37
Peacehaven & Telscombe	63	1305	6	531	4	217	22	557
Barcombe	8	184	0	0	3	38	3	146
Chailey	24	342	5	71	1	20	8	251
Ditchling	6	1775	0	0	0	0	4	1775
Falmer	1	30	0	0	0	0	1	30
Hamsey	12	253	2	76	0	0	2	177
Newick	22	475	7	240	3	24	5	214
Plumpton	23	5573	7	166	1	19	11	5388
Ringmer	41	1322	16	583	4	40	7	699
South Heighton	1	11	0	0	1	11	0	0
Wivelsfield	24	1547	8	442	4	105	6	1000
Total	319	15649	74	3414	37	870	86	11368

4.17. The below summary table has been produced which extracts those sites with extant planning permission (as at 1 April 2017) and housing allocations within sites the Joint Core Strategy¹³ 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.

¹³ 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).

Table 7: 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	9	945	6	118	8	206
Seaford	8	153	5	211	7	68
Peacehaven & Telscombe	4	511	2	20	4	217
Barcombe	0	0	0	0	3	38
Chailey	1	15	4	56	1	20
Ditchling	0	0	0	0	0	0
Falmer	0	0	0	0	0	0
Hamsey	2	76	0	0	0	0
Newick	4	148	2	89	3	24
Plumpton	0	0	7	166	1	19
Ringmer	15	297	5	326	0	0
South Heighton	1	11	0	0	0	0
Wivelsfield	4	268	4	174	4	105
Total	48	2422	35	1158	31	697

Emerging Neighbourhood Plan housing sites

- 4.18. In addition to the sites submitted to the 2017 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.
- 4.19. At the time of writing Newhaven has undertaken its Regulation 14 consultation and Seaford has carried out some early engagement in preparation for its Regulation 14 consultation later this year.
- 4.20. At the time of carrying out the 2017 site assessments the Council did not have sufficient information on the emerging neighbourhood plan potential housing sites to include them within this update. Therefore, a number of the potential neighbourhood plan sites have not been assessed within this update. However, the known potential housing sites being considered at the time (May 2017) are set out in the table below for information.

Table 8: Emerging Seaford and Newhaven neighbourhood plans potential housing sites as at May 2017

Site Ref	Site Name	Site area (ha)	SHELAA?	Housing Yield
Seaford Neighbourhood Plan				
Dane Valley Project				
SC1	48 Brooklyn Road	0.021	N	0
SC2	48A-C Brooklyn Road	0.151	N	12
SC3	Clanlu site, 48 Brooklyn Road	0.148	N	12
SC4	Industrial Units 1-7, Blatchington Road	0.153	N	12
SC5	Gasworks, Blatchington Road	0.34	04SF	36
SC6	Land adj. 35 Brooklyn Road (part)	0.028	N	0
SC7	Land rear of 64/66 Chichester Road	0.334	29SF	24
SC8	Old Dairy, 51-53 Blatchington Road	0.11	21SF	12
SC9	The Trek, 55 Blatchington Road	0.13	N	12
Potential large sites				
SC13	Brooklyn Hyundai, Claremont Road	0.14	N	12
SC16	Holmes Lodge, 72 Claremont Road	0.062	20SF	12
SC21	Station Approach/Dane Road	0.019	24SF	12
SN5	10 Homefield Place, Seaford BN25 3DG	0.431	N	13
SS13	Seven Sisters pub, Alfriston Road	0.207	N	6
Potential small sites				
SS9	Mardon Garage, Steyne Road	0.059	N	4
SS16	Timber Requirements Ltd.	0.117	N	3
SW13	Windy Gap, Marine Parade	0.266	N	2
SN8	Land adj. 2 The Holt	0.021	N	1
SN9	Land adj. 130 Firle Road	0.112	N	3
Potential sites that meet LGS criteria				
SC11	Blatchington pond	0.423	N	
SC24	Foster Close AOS	0.434	N	
SE2	Land north of South Hill Barn	2.75	01SF	
SN2	The Ridings, North Way	0.291	N	
SN3	Normansal Park Avenue	1.693	03SF	
SS15	The Crouch	2.78	N	
SW11	Princess Drive land	1.293	N	
SW12	Surrey Road	1.2	11SF	
Other sites				
SC10	Avondale War Memorial	0.041	N	
SC12	46 Brooklyn Road	0.024	N	
SC15	Firle Close grassed island	0.212	N	
SC17	Kemps Garage, Steyne Road	0.151	N	
SC18	Land adjacent to sunken gardens	0.303	N	

SC19	Land at The Covers/College Road	0.218	N	
SC20	Martello Fields west	1.204	N	
SC22	Sunken gardens	0.08	N	
SC23	The Salts	8.813	N	
SC25	Royal British Legion 70 Claremont Road	0.093	N	
SE1	Chyngton Way grassed roundabout	0.083	N	
SS2	Allotment site, Sutton Drove	3.208	N	
SS4	Downs Leisure Centre	3.127	17SF	
SS5	East Street car park	0.15	05SF	
SS6	Florence House, Southdown Road	2.4	22SF	
SS8	Land at the Boundary/College Road	0.334	N	
SS10	Martello Fields east	0.389	N	
SS11	Martello Fields middle	1.952	N	
SS14	Sutton Road car park (Sutton Croft Lane)	0.03	07SF	
SW1	Brickfield Site, Marine Parade	2.177	N	
SW2	Buckle car park	0.203	14SF	
SW3	Buckle lorry park	0.085	15SF	
SW4	Clementine Ave, Katherine Way/Princess Dr AOS	0.632	N	
SW8	Land north of Crown Hill	0.3	08SF	
SW9	Land off Firle Road	0.68	09SF	
SW14	Newlands, Bishopstone	6.7	N	
Newhaven Neighbourhood Plan				
H2	Seahaven Caravans	0.22	02NH	22
H3	Newhaven Police Station	0.15	51NH	18
H4	Reprodux House		N	80
H5	Bevan Funnel		N	80
H6	Eastside North (former Asda)		20NH	65
H7	Robinson Road depot		39NH	40
H8	Lower Place Car Park		N	24
H9	Former Co-op		N	74
H10	Former LDC offices	0.13	40NH	8
H11	Former Grays Primary School	0.84	55NH	30
H12	Old Constitutional Club		N	5

Employment and Economic Land

- 4.21. 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.
- 4.22. 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 premises¹⁴. The JCS therefore sets a positive and flexible approach to providing employment floorspace.
- 4.23. 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.

Existing employment site allocations

- 4.24. A number of unimplemented 2003 LDLP employment site allocations have been assessed through the various iterations of the SHLAA. Sites were either submitted to the Council to be assessed for potential housing or were included as they were assessed to be 'Low' quality in the 2010 EELA. Table 9 below sets out the 'saved' 2003 LDLP employment site allocations outside the Park.
- 4.25. Out of the unimplemented site allocations four are in existing, active, use and 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 has been developed as an education facility and HY1 has planning permission for a mixed residential and general industrial use. The remaining sites are in active employment use and anticipated to remain so in the immediate future.

¹⁴ SP1 is based on the position as at 1 April 2015.

- 4.26. Two vacant, allocated sites (PT5 and NH10) have planning permission for mixed residential and employment uses, rather than wholly employment uses as allocated. PT5 (SHELAA ref 34PT) is now developed whilst NH10 [SHELAA ref 19NH] is to start imminently.
- 4.27. The remaining unimplemented employment allocations are in active employment use, or still considered suitable for employment use, and are therefore taken forward as part of the Joint Core Strategy. These remaining allocations which are located outside the national park area will be reviewed through Local Plan Part 2.

Table 9: 'Saved' 2003 LDLP employment site allocations outside the 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

- 4.28. The 2015 SHELAA assessed 17 sites which are currently in employment use. The 2017 update includes a further three sites in employment use. The majority of these sites are in active and established employment uses.
- 4.29. As such, whilst the SHELAA might conclude these sites to be 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 10 below sets out the sites in existing employment use which have been included in the 2017 SHELAA update.

Table 10: Sites assessed in the SHELAA that are in existing employment use

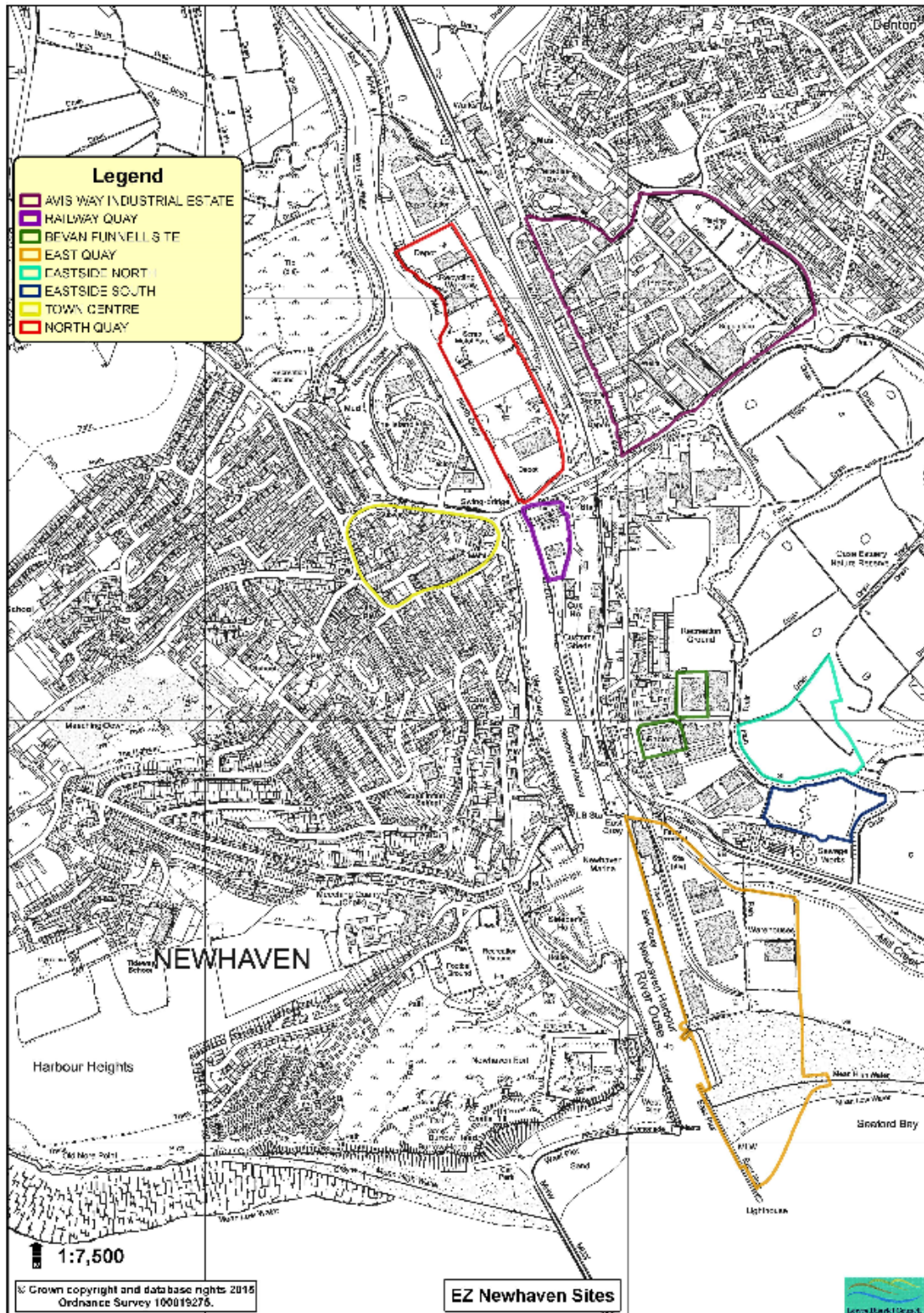
Parish	Site Address	SHELAA Reference
Newhaven	Quarry Industrial Estate, Quarry Road (part of larger assessed site)	38NH & 42NH
Newhaven	Seahaven Caravan site, Railway Road	02NH
Newhaven	Old Shipyard, Robinson Road	16NH
Newhaven	Robinson Road Depot	39NH
Newhaven	Lewes District Council offices, Fort Road	40NH
Newhaven	Former Parker Pen site, Railway Road	46NH
Newhaven	Royal Mail Depot, North Lane	54NH
Newhaven	Units 1 to 3 Kendal Court, Railway Road	42PP
Newhaven	5 Kendal Court,	51PP
Newhaven	Units 1 to 3 Kendal Court, Railway Road (ground floor)	52PP
Newhaven	Unit 1, Newhaven Workshop, Beach Road	65NH
Chailey	Chailey Brickworks	19CH
Hamsey	Former Hamsey Brickworks	05HY
Hamsey	Covers Yard, Cooksbridge Road	10HY
Newick	R & K Autos, Church Road	17NW
Ringmer	Land at Diplocks Yard, The Kiln	02RG
Ringmer	The Kennels, Laughton Road	07RG
Ringmer	Busy Bee garage site, Lewes Road	15RG
Ringmer	Land at The Forge, Bishops Lane	20RG
Seaford	Former Central Garage site, Stafford Road	13SF
Seaford	6 Steyne Road	18SF
Seaford	Land rear of Chichester Road	29SF
Seaford	Sutton Park Garage, Alfriston Road	48PP

- 4.30. Out of the above 23 sites seven are either vacant or in poor condition. 14 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 of three employment (office) sites in Newhaven (42PP, 51PP and 52PP) to residential has resulted in a loss of employment land.
- 4.31. Of the above sites currently in employment use, but not subject to a planning application, one site was assessed in the 2010 EELA; Robinson Road, Newhaven (39NH). The EELA concluded the sites to be best suited for office use and B1/B2 use respectively. The remaining sites were too small to be assessed as part of the EELA. This SHELAA assessed the site as Developable due to constraints in achievability.
- 4.32. The four sites in Ringmer are allocations in the Ringmer Neighbourhood Plan (RNP). The RNP looks to: retain 07RG for employment; allocate 02RG and 20RG for mixed employment and

residential development; and identifies 15RG to be allocated for solely residential use. Planning applications for 02RG and 20RG have been submitted proposing mixed use or residential use respectively.

- 4.33. 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.
- 4.34. Since the 2015 SHELAA update the Newhaven Enterprise Zone (EZ) has been established. The EZ is formed of eight sites located across the town (see map 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.
- 4.35. SHELAA site assessments and rationales have been updated to highlight whether a site is now located within the EZ.

Figure 1: Newhaven Enterprise Zone sites



5. Housing Trajectory

- 5.1. This section contains the updated housing trajectory. Table 11 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 2017.
- 5.2. The same assumptions, outlined below, are applied to this trajectory update as were used in the initial SHLAA housing trajectory. 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.
- a) Where a site has planning consent, and identified as Deliverable, a notional start date of 2017 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 2018, 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 2018 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 would come forward sooner.
- 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.
- 5.3. Table 12 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 11: Housing trajectory

Site ref	Location	Potential Capacity	Build rate (p.a.)	Notional start date	April 2017 – March 2022	April 2022 – March 2027	April 2027 – March 2030
03BA	Hillside Nurseries, High Street, Barcombe	6	6	2022		6	
05BA	Land adjacent to High Street	25	25	2022		25	
07BA	Land north of High Street	10	10	2022		10	
08BA	Land at Bridgelands	7	7	2022		7	
05CH	Land fronting Mill Lane, South Chailey	10	10	2017	10		
08CH	Land at Layden Hall, East Grinstead Road	6	6	2017	6		
12CH	Land at Newick/North Chailey	20	20	2022		20	
15CH	Land at Glendene Farm, Station Road, North Chailey	10	10	2017	10		
16CH	Land at Oxbottom Lane,	20	20	2017	20		
20CH	Land south of Fairseat House, Station Road	15	15	2022		15	
21CH	Land south of Fairseat House and west of Oxbottom Lane.	30	30	2017	30		
26CH	Kings Head, East Grinstead Road, North Chailey	15	15	2017	15		
05HY	Old Hamsey Brickworks	49	49	2017	49		
10HY	Covers yard, west of A275	27	27	2017	27		
02NH	Seahaven Caravans, Railway Road, Newhaven.	22	22	2017	22		
13NH	Southern Water Pumping Station, Fort Road	6	6	2022		6	
16NH	The Old Shipyard, Robinson Road, Newhaven	66	40	2022		66	
17NH	Land to west of St Lukes Court, Church Hill, Newhaven	12	12	2017	12		
19NH	Land at Eastside, Newhaven, South of the Drove.	190	40	2017	120	70	
20NH	Eastside land, Newhaven	190	40	2017	120	70	
27NH	Site 4 – on Crest Road and Fairholme Road, Denton	8	8	2017	8		
31NH	The Marina (phase 3 of LDLP NH6)	100	40	2019	40	60	
32NH	West of Meeching Quarry	125	40	2018	125		
34NH	Land south of Valley Road	24	24	2017	24		
35NH	South of Valley Road	85	40	2022		85	

38NH	Land at Harbour Heights, Meeching Quarry and west of Meeching Quarry	400	80	2018	240	160	
39NH	Robinson Road Depot, Robinson Road	80	40	2022		80	
40NH	LDC Offices at Fort Road	6	6	2017	6		
42NH	South of Harbour Heights, W. Meeching Quarry and south part of quarry	400	80	2018	240	160	
46NH	Parker Pen site, Railway Road	145	50	2018	145		
48NH	Land at Railway Quay	25	25	2022		25	
51NH	Newhaven Police Station, South Road	10	10	2017	10		
52NH	Newhaven Fire Station, Fort Road	7	7	2017	7		
54NH	Royal Mail Delivery Depot	10	10	2022		10	
55NH	Former Grays Infant School, Western Road	25	25	2017	25		
60NH	Harbourside Inn, Fort Road	5	5	2017	5		
64NH	Unit 1, Newhaven Workshop	35	35	2017	35		
03NW	Land off Allington Road, Newick	30	30	2017	30		
07NW	Land south of Alexander Mead, Newick	7	7	2017	7		
08NW	25 Newick Hill & other land adjacent to Cricketfields, Newick	31	31	2017	31		
11NW	Land to east of the telephone exchange, Goldbridge Road, Newick	30	30	2017	30		
13NW	Land at Rathenny, Allington Road	30	30	2017	30		
16NW	Land south of Allington Road	50	50	2017	50		
17NW	P&K Autos / 15 Church Road	6	6	2027			6
19NW	Land west of The Pines, 95 Allington Road	8	8	2022		8	
20NW	Land rear of 45 Allington Road	23	23	2017	23		
21NW	Land rear of 45 & 55 Allington Road	50	50	2017	50		
22NW	Land east of Oakside, Goldbridge Road	38	38	2017	38		
24NW	Land at 104 Allington Road	10	10	2022		10	
26NW	Land at Mitchelswood Farm, Allington Road	50	50	2017	50		
27NW	Land at Woods Fruit Farm, Goldbridge Road	69	30	2017	69		
04PL	Land east of The Rectory, Station Road	30	30	2017	30		

05PL	Land east of Oakfield House Station Road	30	30	2017	30		
10PL	Land east of Nolands Farm	30	15	2017	30		
13PL	Land north east of Wells Close	6	6	2017	6		
14PL	Land south of Riddens Lane	15	15	2017	15		
16PL	Land between West Gate and Chapel Road	40	40	2017	40		
19PL	Land south of Inholmes Farm, Station Road	19	19	2022		19	
20PL	Land north of the Police Station	15	15	2017	15		
03PP	Land at 11A Newhaven Square, Newhaven	8	8	2022		8	
17PP	Tudor Manor Hotel, Eastbourne Road, Seaford	7	7	2017	7		
18PP	The Old Rectory, Heighton Road, South Heighton	11	11	2022		11	
20PP	The Old House Despository, Claremont Road, Seaford	35	35	2017	35		
34PP	1 to 10 Talland Parade, Seaford	10	10	2017	10		
49PP	Mardon Court, Seaford	18	18	2022		18	
53PP	Grassmere Court, Grassmere Avenue, Telscombe	6	6	2017	6		
06PT	Valley Road, Peacehaven	113	40	2022		113	
19PT	Motel, 1 South Coast Road	26	26	2017	26		
20PT	Land north and south of Valley Road	158	40	2022		158	
24PT	Land at Lower Hoddern Farm, off Pelham Rise, East Peacehaven	450	60	2018	120	330	
39PT	Land adjacent to Cliff Park Close	10	10	2022		10	
45PT	Piddinghoe Avenue Car Park	6	6	2017	6		
47PT	Land at Cornwall Avenue	14	14	2017	14		
62PT	Land between 328 & 338 South Coast Road	6	6	2022		6	
64PT	Land at 264 South Coast Road	29	29	2017	29		
01RG	Land at Boyle Gate Farm	100	40	2017	100		
02RG	Diplocks Yard, Bishops Lane	12	12	2017	12		
03RG	Land north of Bishops Lane, Ringmer	110	40	2017	110		
04RG	Land east of Chamberlain's Lane	54	40	2017	54		
06RG	Caburn Field, Anchor	40	40	2018	40		

	Field						
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	2017	6		
20RG	Land at the Forge, Lewes Road	20	20	2017	20		
21RG	Land east of Diplocks Industrial Estate, Bishops Lane	75	40	2017	75		
23RG	Land north of Potters Field, Bishops Lane	71	40	2017	71		
25RG	Land east of Norlington Lane, Bishops Lane, Ringmer	64	40	2017	64		
26RG	Fingerpost Farm, The Broyle, Ringmer	100	40	2017	100		
28RG	Land west of Kerridge, Bishops Lane	7	7	2017	7		
31RG	Land at Lower Lodge Farm, Laughton Road	50	50	2017	50		
32RG	Land at Broyle Close (Parcels A,B & C)	6	6	2017	6		
33RG	Land South and East of Elphick Road	40	40	2017	40		
35RG	Neaves Paddock, Laughton Road	6	6	2017	6		
36RG	Springett Avenue Shopping Precinct	14	14	2022		14	
37RG	Land west of Lower Lodge Farm, Laughton Road	30	30	2017	30		
38RG	Land south of Upper Broyle Farm, Broyle Lane	20	20	2017	20		
40RG	Boathouse Organic Farm, Uckfield Road	11	11	2017	11		
41RG	Sunnymede Garden, Norlington Lane	9	9	2017	9		
01SF	Land to the south of Chyngton Way, Seaford	40	40	2017	40		
04SF	Gas works site, Blatchington Road	30	30	2022		30	
05SF	East Street Car Park	10	10	2022		10	
08SF	Land north of Crown Hill	7	7	2022		7	
13SF	Former Central Garage site, Sutton Park Road	38	38	2017	38		
18SF	6 Steyne Road	6	6	2017	6		
20SF	Holmes Lodge, 72 Clarence Road, Seaford	12	12	2022		12	
21SF	51 – 53 Blatchington Road, Seaford	9	9	2017	9		
22SF	Land at Florence House, Southdown Road	10	10	2017	10		

24SF	Station Approach, Dane Road, Seaford	10	10	2022		10	
25SF	Elm Court, Blatchington Road, Seaford	9	9	2017	9		
26SF	Land at East Albany Road/ Sutton Drove	12	12	2017	12		
27SF	Seaford Constitutional Club, Crouch Lane	19	19	2022		19	
28SF	Newlands Manor School, Eastbourne Road	140	40	2018	120	20	
29SF	Land rear of Chichester Road	10	10	2022		10	
02WV	Land at Greenhill Way/Ridge Way, nr. Wivelsfield.	175	40	2017	175		
08WV	The Homestead, Homestead Lane, Burgess Hill	55	40	2017	55		
09WV	Land at North Common Road	55	40	2017	55		
10WV	Land east of Valebridge Road, Burgess Hill	150	40	2022		150	
12WV	Land at Medway Gardens	8	8	2017	8		
14WV	Land east of B2112 (Ditchling Road)	95	40	2017	95		
18WV	Land at The Nuggets, Valebridge Road	14	14	2017	14		
19WV	Land at Oakfields, Theobalds Road	10	10	2017	10		
20WV	Springfield Industrial Estate, B2112	30	30	2017	30		
22WV	Land at the Homestead and The Nuggets	100	40	2017	100		
23WV	Land west of Slugwash Lane	10	10	2022		10	
24WV	Land opposite the War Memorial, Green Road	10	10	2022		10	
27WV	Land south of Asylum Wood	35	35	2022		35	
29WV	Land at Eastern Road	50	40	2022		50	
Totals					3795	1979	6
Totals (resolving the double counting issue)					2774	1504	106

Table 12: Housing trajectory by Parish, with double counting resolved

Parish/ Town	April 2017 - March 2022	April 2022 - March 2027	April 2027 - March 2030
	Yield	Yield	Yield
Newhaven	699	570	0
Seaford	296	136	0
Peacehaven	201	547	0
Barcombe	0	38	0
Chailey	71	20	0
Ditchling	0	0	0
Falmer	0	0	0
Hamsey	76	0	0
Newick	240	18	6
Plumpton	166	19	0
Ringmer	583	40	0
South Highton	0	11	0
Wivelsfield	442	105	0
Total	2774	1504	6

5.4. 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)¹⁵. 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.

¹⁵ Adoption of Local Plan Part 2 document is anticipated to be 2018.

6. Conclusions

- 6.1. 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 2015. Therefore, this 2017 update includes submissions from up to April 2016 and up to April 2017.
- 6.2. The 2017 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.
- 6.3. The 2017 update has assessed 17 new submitted sites, two of which were located within the Park. Three sites were filtered at the initial stage and a further four sites had planning permission as at 1 April 2017. Amendments to approximately 50 existing SHELAA site conclusions were also made. The number of new sites to be assessed fell from 31 in 2015 to 17 for this update.
- 6.4. The 2017 update identified a wide range of potential housing sites considered to be suitable, available and achievable. The update shows that there are 111 sites with a potential capacity to deliver 4,284 dwellings, of which 3,414 dwellings are identified as Deliverable: suitable for housing, available within the next five years and achievable. These figures are taken from Table 6 which resolves the issue of double counting. This 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 1,857 units. This is compared to 2,863 units in the 2015 update.
- 6.5. Whilst a direct comparison with the 2015 SHLAA figures is not possible due to the amended geographical extent of the 2017 update, it is considered that there has been a general decrease in potential housing capacity.
- 6.6. Since the 2015 SHLAA update the number of Deliverable dwellings has decreased by 908 units and the number of Developable dwellings has decreased by 452 units when comparing total figures where double counting has been removed. These figures do not reflect that some sites are now housing allocations or have extant planning permission. As such, the number of residual Deliverable and Developable sites is further reduced when considering these commitments.

- 6.7. The SHELAA housing trajectory, with double counting removed, suggests that 2,774 units could be delivered within the next five years, a significant decrease of 1,357 units from the equivalent 2015 SHELAA trajectory. 1,504 units could be delivered in years 5 to 10 and 6 units beyond year 2027/28. 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 2,694.
- 6.8. As at 1 April 2017 the Council was able to demonstrate a five year housing land supply against both the district-wide JCS housing requirement figure of 6,900 net additional dwellings, as set out in Spatial Policy 2, and the disaggregated JCS housing figure of 5,432 net additional dwellings. Both housing land supply calculations include the additional 5% buffer requirement as outlined in the National Planning Policy Framework (NPPF).

	Plan housing requirement	5 year housing requirement	5 year supply
District – wide	6,900	2,178 units (436dpa)	2,419 units (5.66 years)
Lewes (outside the Park)	5,432	1,708 (342dpa.)	1,832 units (5.36 years)

- 6.9. 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.
- 6.10. Spatial Policy 1 of the JCS sets out a need for 74,000sqm of employment floorspace to be delivered between 2012 and 2030. ‘Saved’ employment site allocations are important in ensuring the need is met. The Council will monitor where allocated and existing employment land comes forward for 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. Monitoring will also help ensure that employment sites are not safeguarded from competing uses, such as housing, unnecessarily.
- 6.11. The conclusions from this update will continue to inform emerging planning policy. 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.

6.12. This SHELAA did not assess new sites which fell within the Park but updated relevant information on existing assessed sites within the Park. Any new sites within the Park submitted to Lewes District Council were forwarded to the SDNPA to assess. 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.

7. Appendices

- 7.1 The appendices can be found in the separate 2017 SHELAA Appendices document.