

Lewes District Council

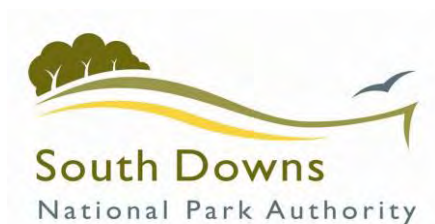
And

South Downs National Park Authority

**STRATEGIC HOUSING AND ECONOMIC LAND
AVAILABILITY ASSESSMENT (SHELAA)**

MAIN REPORT

October 2015



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1. Introduction

- 1.1 This Strategic Housing and Economic Land Availability Assessment (SHELAA) is the fifth housing land assessment document to be published. It is a rolling annual update to the initial SHLAA undertaken in 2010 and covers the areas of the district outside and within the South Downs National Park (SDNP). As such, the South Downs National Park Authority (SDNPA) has been involved in this update.
- 1.2 Whilst this Assessment update is a joint update, the SDNPA has also published a Park-wide SHLAA. The SDNPA SHLAA will inform the Park-wide Local Plan which is currently being prepared. Further information on the Park-wide Local Plan and supporting documents can be found at www.southdowns.gov.uk/planning/planning-policy.
- 1.3 This document provides a brief introduction to the SHELAA and policy background, as well as the findings of this SHELAA update. The original Project Brief and Methodology can be viewed at (www.lewes.gov.uk/planning/shlaa.asp). The methodology and Section 2 below, has been updated to outline recent changes in national planning guidance¹ on housing and economic land assessments and any implications on this SHELAA update.
- 1.4 The SHELAA can be viewed at the Planning Offices at Southover House, Southover Road, Lewes, BN7 1AB and on the Council's website <http://www.lewes.gov.uk/planning/shlaa.asp>.
- 1.5 It is important to reiterate at this stage that:

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

- It highlights the potential of land across the District for residential development;
- The SHELAA is not, and is not intended to be, a proxy for site allocations in Local Plan Part 2 (Site Allocations and Development Management Policies Development Plan Document) 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

- 1.6 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

¹ National Planning Practice Guidance (NPPG)

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 the Local Plan Part 2. However, the evidence base consists of several additional documents that should be considered collectively when making policy decision.

1.7 The purpose of a 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 primary focus on housing potential and economic sites are considered where they have been submitted for consideration for housing or have been previously assessed to be of low quality for economic use. This SHELAA does not assess all identified economic sites in the district. The next update may include wider consideration of economic sites too.

1.8 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).

1.9 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);
- 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.

1.10 The Assessment is updated on an annual basis in order to reflect any changes 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.

- 1.11 Proponents and interested parties of existing assessed sites also had the opportunity to comment on information presented in the 2014 SHLAA report and/ or provide updated site information which may have impacted on the site's initial appraisal and subsequent conclusion. Outcomes of ongoing discussions with proponents of strategic sites through the Joint Core Strategy are also reflected in the SHELAA update.
- 1.12 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 2015 are included in this update. New sites also included those identified as potential housing allocation options in emerging Neighbourhood Plans. The 2014 SHLAA included sites that Ringmer and Newick Parish Councils have considered as potential housing allocation options through their emerging Neighbourhood Plans². At the time of preparing this update Wivelsfield and Plumpton Parish Councils had also reached the stage of site assessment. Therefore the housing allocation options being considered by both Parish Councils have also been included in this update.
- 1.13 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 2015 Assessment update

- 1.14 31 new sites have been submitted to be assessed as part of the update. A further six sites, including one located within the National Park, came forward as approved residential planning applications. Nine sites were sourced from work being undertaken for the Wivelsfield and Plumpton emerging neighbourhood plans.
- 1.15 Five new sites were concluded to be Deliverable (Suitable, Available and Achievable), eight were concluded to be Developable (with uncertainties over either Achievability or Availability), and a further ten sites were concluded to be Not Deliverable or Developable (unsuitable or not available for housing). Eight of the 31 new sites were filtered at the initial stages as they failed one or more of the three initial filters.
- 1.16 The conclusions of approximately 25 sites previously assessed as part of the Assessment were amended to reflect the current position of these sites in light of changed circumstances or additional information.
- 1.17 A number of changes were made to sites with extant planning permission to reflect any completions, commencements or lapsed planning permissions.

² Newick Neighbourhood Plan was made (adopted) in July 2015

- 1.18 In summary, 142 sites, totalling 5,641 units (with double-counting removed), were concluded to be either Deliverable or Developable. Of these, 27 sites (725 total net units) have extant planning permission.

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 2015.

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 making³. 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 our emerging Core Strategy and Local Plan Part 2.
- 2.4. In March 2014 Government published the National Planning Practice Guidance (NPPG). 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 NPPG now provides guidance on undertaking land assessments.
- 2.5. Whilst the NPPG sets out a similar methodology to that previously outlined in the 2007 guidance, the NPPG now suggests a site size of five or more units. To date, the Council's SHLAAs have applied a

³ Paragraph 11-16 of the NPPF

threshold of 6 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 Local Plan Part 2, the Issues and Options Stage consultation for which was undertaken in January 2014.

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

Evidence Base

- 2.7. The SHLAA is used as 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 2012⁴. 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.

⁴ The 2012 update was undertaken in light of a weaker than expected recovery from recession and poorer economic outlook.

Sites which were ranked Low⁵ were put forward to be considered within the SHLAA. Other sites considered through the EELA have also been assessed through the SHLAA where they have been formally submitted to the Council to be assessed. However, not all sites assessed through the EELA have been included in this SHELAA update but will be considered further in the 2016 update.

Emerging 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 Examination Hearings were held over a 2 week period from the 20th January 2015. Following the Examination Hearings the Inspector wrote to the District Council and SDNPA with his Initial Findings. This can be found on the Council's Core Strategy Examination webpage (<http://www.lewes.gov.uk/planning/22277.asp>) and resumed hearings are scheduled for December 2015.
- 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 have agreed the schedule of proposed modifications⁶, which have been subject to 8 weeks consultation and submitted to the Inspector for consideration. Additional hearing sessions have been scheduled for December 2015, after which the Council and SDNPA expect to receive the Inspector's Final Report and subsequently adopt the JCS in early 2016.

⁵ Excluding ELW2 Land south of Pinwell Road due to known unavailability.

⁶ 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

- 2.14. Local Plan Part 2 will set out the non-strategic site allocations for various land uses and provide detailed development management policies. Part 2 will only cover those areas outside the South Downs National 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 will inform emerging site allocations in the South Downs Local Plan.
- 2.15. In addition, 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 Local Plan Part 2 evolves.
- 2.16. To date, we have undertaken the Issues and Options stage of Local Plan Part 2. Representations from this public consultation which provided relevant up-to-date information on SHLAA sites, or put forward new potential housing sites, were fed into the 2014 SHLAA update. The next stage of Local Plan Part 2 will be the proposed 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.
- 2.17. Further information on Local Plan Part 2, including the latest timetable, can be found on the District Council's website (<http://www.lewes.gov.uk/planning/20993.asp>).

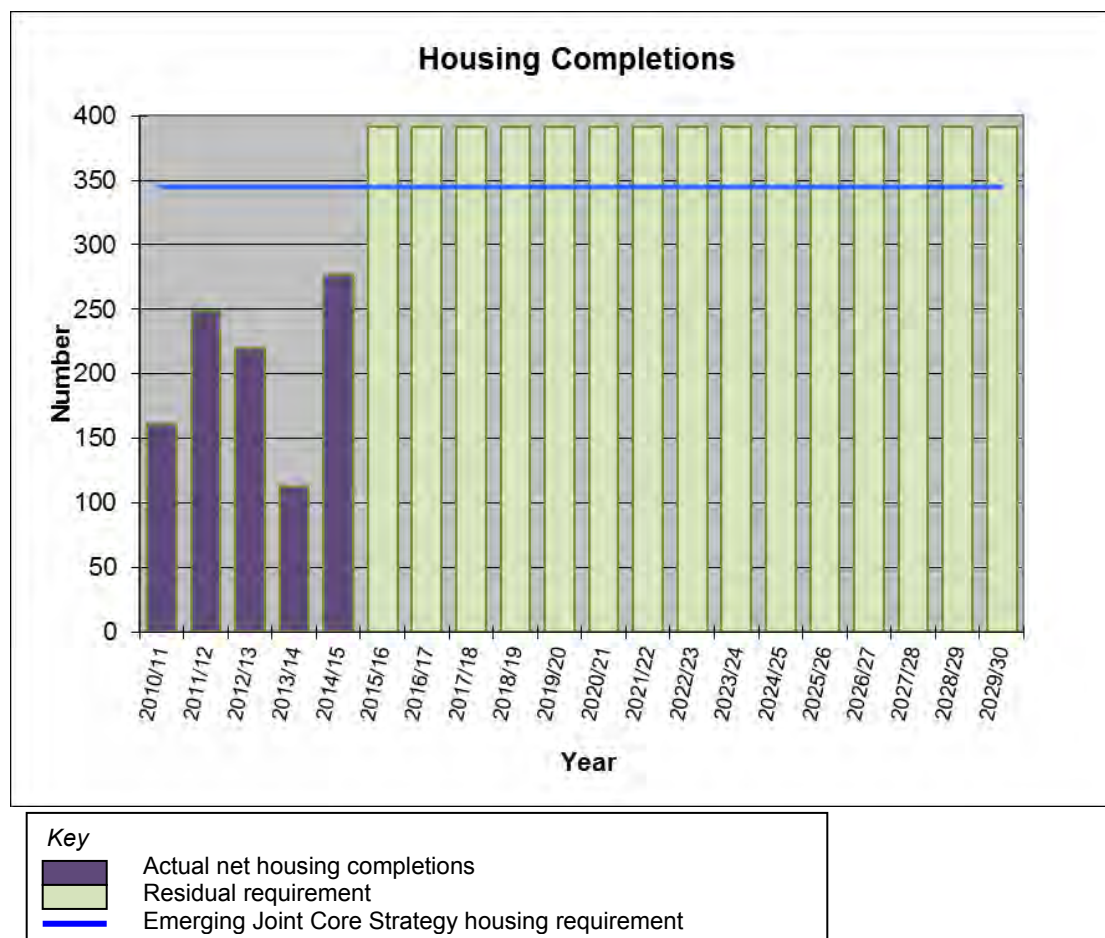
3. Housing Land Supply Position

- 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 District Council's housing supply position as at 1 April 2015.
- 3.3 The Examination Hearings on the Joint Core Strategy were undertaken in January 2015 and the Inspector's Initial Findings were published in February. Main Modifications, to address the Inspector's recommendations, have been agreed by the Council and SDNPA for consultation between 7 August and 2 October 2015. As such, the JCS is at an advanced stage and its emerging policies are considered to carry substantial weight, unless material considerations indicate otherwise. The Inspector's Initial Findings letter is also a material consideration. Therefore, the 1 April 2015 housing land supply position update reflects the Inspector's recommendations. The full housing land supply position note, setting out the changes in calculating the supply position, can be found in Appendix 3 and on the District Council's website.

Table 1: Housing position as at 1 April 2015 with the Inspector's revised housing numbers

Emerging Joint Core Strategy figure (2010-2030)		Built (April 2010 – March 2015)		Residual requirement (April 2015 – March 2030)	
Total	Annualised average	Total	Annualised average	Total	Annualised average
6,900	345	1,020	204	5,880	392

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



Housing Land Supply

- 3.4 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 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 2015⁷. Small sites commitments, sites of five units or less, also contribute to the five year supply⁸. This information is sourced from the annual monitoring of housing approvals and completions.
- 3.5 The five year housing supply calculation includes an additional 5% buffer against the housing requirement as required by paragraph 47 of the NPPF.

⁷ Relates to sites of six units or more.

⁸ A 25% discount has been applied to small site supply to reflect that not all permissions are implemented.

- 3.6 The below table summarises the Council's Housing Land Supply Position Note as at 1 April 2015.

Table 2: 1 April 2015 Housing supply calculations

1.	Based on the emerging Joint Core Strategy	Units
A	Core Strategy revised figure <i>(Core Strategy figure annualised)</i>	6,900 <i>(345)</i>
B	Net Completions (2010/11 to 2014/15)	1020
C	Residual Requirement <i>(Residual annualised)</i>	5,880 <i>(392)</i>
D	Residual 5 year requirement <i>(392 x 5)</i>	1,960
E	NPPF 5% buffer <i>(0.05 x 1,960)</i>	98
F	Total 5 year requirement figure <i>(Annualised over 5 years)</i>	2,058 <i>(411.6)</i>
G	Commitments <i>Large and small sites with planning permission</i> <i>Sites subject to Section 106</i> <i>Unimplemented Local Plan Allocations</i> <i>Core Strategy site allocations</i> <i>Windfall allowance</i> <i>Deliverable SHLAA sites</i> <i>Rural exception site allowance</i>	2,198 <i>1,074</i> <i>99</i> <i>40</i> <i>579</i> <i>250</i> <i>114</i> <i>42</i>
H	Supply Percentage (G / F x 100) Years	106.80 5.34

- 3.7 In conclusion, as at 1 April 2015 the District Council is able to demonstrate a five year housing land supply against the emerging Joint Core Strategy (Proposed Modifications) housing requirement figure.

4. Assessment updates

New SHELAA sites

- 4.1. New sites can be submitted to the SHELAA at any point through the site submission form which is available on the SHELAA webpage. Sites submitted up to the 31 March 2015 have been included in this update. The majority of new sites have been received as formal site submissions through the rolling call for sites. There were also a number of sites sourced from work being undertaken by Parish Councils producing neighbourhood plans and sites coming through the planning process.
- 4.2. With all new sites, relevant supplementary information provided by individuals and organisations on specific sites or wider known constraints which would impact upon the assessment of sites, were fed into the update.
- 4.3. 37 new sites were assessed or included as part of the 2015 update, one of which is located within the South Downs National Park area. The number of new sites submitted to be assessed has decreased since the 2014 SHLAA update. No new sites located within the Park were formally submitted to be assessed.
- 4.4. Consistent with previous Assessments, a number of initial filters were applied to the new list of sites. As a result of this, eight sites were filtered as they fell outside the dwelling or proximity threshold.
- 4.5. Out of the remaining 29 sites: 11 were concluded to be Deliverable (suitable, available and achievable) including those with extant planning permission⁹, eight sites were Developable and the remaining ten sites were found to be Not Deliverable or Developable due to suitability, availability or achievability reasons.
- 4.6. The table below summarises the above information by both the number of sites assessed and potential dwelling yield¹⁰. 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
37	854	11	353	8	167	10	334

⁹ The site within the SDNP, 11 High Street, is one which has extant planning permission as at 1 April 2015.

¹⁰ Filtered sites are not included in table 4 accounting for the number of sites and yield not adding up to the stated totals.

- 4.7. Within the 37 new sites are six additional large sites with planning permission, totalling 72 net units.

Amendments to existing assessed housing sites

- 4.8. The Assessment is a 'living' document which allows for the conclusion of existing SHLAA 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 20 Deliverable or Developable sites have been amended to reflect the most recent information. This has resulted in some sites being filtered. The site assessment conclusions of 30 sites were amended in the update, four of which are located within the SDNP.
- 4.10. Six sites are now concluded to be Not Deliverable or Developable as they are no longer available for housing. This has been confirmed by either by the proponent or by the fact that the site has been promoted for other non-residential uses. Two of these sites are located within the SDNP.
- 4.11. Six sites previously concluded Developable due to concerns over availability are now concluded to be Deliverable as previous delivery and/ or ownership issues have been resolved.
- 4.12. Two sites previously concluded to be Not Deliverable or Developable - Not Suitable are now considered Deliverable, one of which is located within the SDNP. A further site previously concluded to be superseded due to duplicated submissions is now Deliverable, correcting a previous error.
- 4.13. The dwelling capacities/ site rationales of approximately a dozen sites with extant planning permission have been amended to reflect any commencements or completions in the last year.
- 4.14. Any amendments, and reasons for these 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. 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 number 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
395	21,975	103	5,771	61	1,670	101	14,534

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
Lewes	40	1357	12	811	6	152	7	394
Newhaven	63	3129	22	1827	7	259	13	1043
Seaford	33	496	11	188	11	252	4	56
Peacehaven & Telscombe	67	2822	9	632	4	299	19	1891
Barcombe	8	189	0	0	4	49	2	140
Chailey	25	370	4	68	4	89	7	213
Ditchling	11	2574	2	42	1	30	6	2502
Falmer	3	203	0	0	0	0	3	203
Hamsey	13	300	1	25	2	35	2	240
Kingston	11	164	0	0	0	0	5	164
Newick	26	587	8	288	5	85	5	214
Plumpton	22	5638	5	121	2	49	11	5468
Ringmer	40	1826	17	782	9	106	9	938
Rodmell	3	23	0	0	1	10	2	13
South Heighton	1	11	1	11	0	0	0	0
Wivelsfield	29	2286	11	976	5	255	6	1055
Total	395	21975	103	5771	61	1670	101	14534

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
Lewes	39	1343	11	797	6	152	7	394
Newhaven	63	2394	19	1112	7	259	13	1023
Seaford	32	489	10	181	11	252	4	56
Peacehaven & Telscombe	59	2015	9	632	5	229	11	1154
Barcombe	8	179	0	0	1	39	2	140
Chailey	23	335	3	48	3	74	7	213
Ditchling	9	2099	2	42	1	30	1	2027
Falmer	3	203	0	0	0	0	3	203
Hamsey	13	225	1	25	2	35	2	165
Kingston	11	164	0	0	0	0	5	164
Newick	21	449	4	173	4	62	5	214
Plumpton	21	5559	5	121	2	49	10	5389
Ringmer	37	1538	14	564	9	76	8	898
Rodmell	1	10	1	10	0	0	0	0
South Heighton	1	11	1	11	0	0	0	0
Wivelsfield	24	1723	8	613	3	55	5	1055
Total	365	18736	87	4319	57	1322	83	13095

4.17. For this update an additional summary table has been produced which extracts those sites with extant planning permission. 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 can be given.

Table 7: Summary of Deliverable/ Developable SHLAA sites excluding sites with extant planning permission.

Parish/ Town	Sites with planning permission		Deliverable SHLAA sites minus PP		Developable SHLAA sites minus PP	
	Number	Yield	Number	Yield	Number	Yield
Lewes	7	88	4	709	6	152
Newhaven	7	266	12	846	7	259
Seaford	6	84	4	97	11	252
Peacehaven & Telscombe	3	112	6	520	5	229
Barcombe	0	0	0	0	1	39
Chailey	0	0	3	48	3	74
Ditchling	1	27	1	15	1	30
Falmer	0	0	0	0	0	0
Hamsey	0	0	1	25	2	35
Kingston	0	0	0	0	0	0
Newick	0	0	4	173	4	62
Plumpton	0	0	5	121	2	49
Ringmer	0	0	14	564	9	76
Rodmell	0	0	1	10	0	0
South Heighton	1	11	0	0	0	0
Wivelsfield	2	137	6	476	3	55
Total	27	725	60	3594	57	1322

Employment and economic land

- 4.18. Lewes District Council commissioned consultants to undertake an Employment and Economic Land Assessment (EELA) in 2010. This study was partially updated in 2012. The EELA identified a modest quantitative need for land for offices and qualitative need for industrial land in or Lewes Town.
- 4.19. Spatial Policy 1 of the JCS therefore 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 premises. The JCS therefore sets a positive and flexible approach to providing employment floorspace.
- 4.20. A number of sites included in the Assessment are either unimplemented employment allocations in the 2003 Lewes District Local Plan (LDLP) or are existing employment sites. Whilst the Assessment has primarily considered sites for potential housing, the site rationales draw out the findings of the EELA and other evidence to indicate where employment land is making, or could make, a contribution to the district's employment needs. However, it will be for Local Plan Part 2, or neighbourhood plans, to consider future employment site allocations, including the retention of existing employment allocations. Core Policy 4 of the JCS sets a presumption for safeguarding employment sites from competing uses unless there are demonstrable economic viability or environmental amenity reasons for not doing so.

Existing employment site allocations

- 4.21. A number of unimplemented 2003 Lewes District Local Plan (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 7 below sets out the existing LDLP employment allocations.
- 4.22. 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 is delivering an education facility and HY1 has approval, subject to Section 106, for mixed residential and general industrial use. The remaining sites are in active employment use and anticipated to remain so in the immediate future.

- 4.23. A further two, vacant, allocated sites (PT5 and NH10) have planning permission for mixed use development proposals, rather than delivering entirely industrial use as allocated (PT5 [SHELAA ref 34PT] is now under construction). A further site, LW3 is being promoted for mixed residential and B1 use.
- 4.24. 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 emerging Joint Core Strategy. These remaining allocations located outside the national park area will be reviewed through Local Plan Part 2.

Table 8: Existing 2003 LDLP employment site allocations

Parish	LDLP reference	Site Allocation name	Allocated use	SHELAA ref.
Lewes	LW3	Malling Brooks west	B1, B2 and B8	03LW
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

- 4.25. The SHELAA assessed a further 17 sites in current employment use. The majority of these sites are in active and established employment uses. As such, whilst the SHELAA might conclude these sites are suitable for housing there might be existing uses which need to be retained, relocated or incorporated into any redevelopment proposal. This is in line with JCS Core Policy 4 which looks to safeguard existing employment sites, unless there are demonstrable economic or environmental reasons not to. Table 8 below sets out the sites in existing employment use which have been assessed in the SHELAA.

Table 9: Sites assessed in the SHELAA that are in existing employment use

Parish	Site Address	SHELAA Reference
Lewes	Wenban Smith, Phoenix Causeway	04LW
Lewes	County Hall, St Anne's Crescent	16LW
Lewes	North Street	19LW
Lewes	Land and building west of North Street (No.8)	32LW
Lewes	E O Culverwell, Daveys Lane	43PP
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
Chailey	Chailey Brickworks	19CH
Hamsey	Former Hamsey Brickworks	05HY
Hamsey	Covers Yard	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	48PP

- 4.26. Out of the 25 sites 12 are either vacant or in poor condition. Six sites are currently being promoted for residential or mixed use developments through planning applications or the emerging Joint Core Strategy. A further site, 16NH, is also currently subject to a planning application for solely residential use.
- 4.27. Of the 12 sites in employment use, but not subject to a planning application, two sites were assessed in the 2010 EELA; County Hall, Lewes (19LW) and 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 both sites as Developable due to constraints in availability or achievability.
- 4.28. The four sites in Ringmer are proposed for allocation in the referendum version of the Ringmer Neighbourhood Plan (RNP). The RNP looks to retain 07RG for employment, proposes 02RG and 20RG for mixed

employment and residential development and proposes 15RG to be allocated for solely residential use.

- 4.29. Work on the emerging Local Plan Part 2 will need to consider Joint Core Strategy and emerging Neighbourhood Plan policies when considering sites for future residential and employment allocation.

5. Housing Trajectory

- 5.1. This section contains the updated housing trajectory. Table 9 below contains all Deliverable and Developable SHELAA sites assessed to date, including planning approvals of six or more dwellings and reflecting the amendments outlined above. The status of sites with extant planning permission is taken from the 1 April 2015.
- 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 2015 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 2016, 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 2016 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 SHLAA 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 9 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 10: Housing trajectory

Site ref	Location	Potential Capacity	Build rate (p.a.)	Notional start date	April 2015 – March 2020	April 2020 – March 2025	April 2025 – March 2030
03BA	Hillside Nurseries, High Street, Barcombe	6	6	2015	6		
05BA	Land adjacent to High Street	37	37	2015	37		
07BA	Land north of High Street	10	10	2015	10		
08BA	Land at Bridgelands	12	12	2020		12	
05CH	Land fronting Mill Lane, South Chailey	10	10	2015	10		
08CH	Land at Layden Hall, East Grinstead Road	6	6	2020		6	
12CH	Land at Newick/North Chailey	20	20	2020		20	
15CH	Land at Glendene Farm, Station Road, North Chailey	8	8	2015	8		
16CH	Land at Oxbottom Lane,	20	20	2015	20		
19CH	Chailey Brickworks	48	40	2020		48	
20CH	Land south of Fairseat House, Station Road	15	15	2020		15	
21CH	Land south of Fairseat House and west of Oxbottom Lane.	30	30	2015	30		
01DT	St George's Retreat, Ditchling	27	27	2015	27		
02DT	103a Lewes Road, Ditchling	15	15	2015	15		
05DT	Land at North End, Ditchling	30	30	2020		30	
06HY	The Platt, Land off Beechwood Lane, Cooksbridge	12	12	2015	12		
09HY	Land at Beechwood Lane, Cooksbridge	23	23	2015	23		
10HY	Covers yard, west of A275	25	25	2015	25		
01LW	Old Malling Farm	200	40	2016	160	40	
03LW	Land at South Downs Road, Lewes	53	40	2015	53		
04LW	Wenban Smith site – adjacent to car park	23	23	2020		23	
10LW	Riverside – Cliffe	13	13	2015	13		
11LW	Clayhill Nursery, Malling Hill	5	5	2015	5		
14LW	Spring Gardens Depot and Brook Street Store	14	14	2015	14		
16LW	East Sussex County Council, County Hall, St. Anne's Crescent,	100	40	2025			100
19LW	All in North Street, Lewes	415	119	2017	356	59	

20LW	Lewes House Site – Land between Walwers Lane and Church Twitten and Land rear of library	25	25	2015	25		
27LW	Landport club & garages	8	8	2020		8	
31LW	Magistrates Court Car Park, Court Road	15	15	2015	15		
32LW	Land and building west of North Street	10	10	2015	10		
33LW	St Mary's Social Centre, Christie Road	8	8	2020		8	
34LW	Juggs Road (Parcel C)	7	7	2020		7	
36LW	Land east of Springman House, Lancaster Road	6	6	2020		6	
02NH	Seahaven Caravans, Railway Road,	22	22	2015	22		
13NH	Southern Water Pumping Station, Fort Road	6	6	2020		6	
15NH	Lewes Rd recreation ground	62	40	2020		62	
16NH	The Old Shipyard, Robinson Road,	64	40	2020		64	
17NH	Land to west of St Lukes Court, Church Hill, Newhaven	24	24	2015	24		
19NH	Land at Eastside, South of the Drove.	190	40	2015	120	70	
20NH	Eastside land,	190	40	2015	120	70	
23NH	Land on south east side of Hill Road	8	8	2015	8		
25NH	Site 2 – East Hill Road, Newhaven	8	8	2015	8		
27NH	Site 4 – on Crest Road and Fairholme Road, Denton	8	8	2015	8		
31NH	The Marina (phase 3 of LDLP NH6)	331	80	2018	160	171	
32NH	West of Meeching Quarry	125	40	2016	125		
33NH	Kings Avenue	8	8	2020		8	
34NH	Land south of Valley Road	24	24	2015	24		
35NH	South of Valley Road	85	40	2016	85		
38NH	Land at Harbour Heights, Meeching Quarry and west of Meeching Quarry	400	80	2020		400	
39NH	Robinson Road Depot, Robinson Road	80	40	2020		80	
40NH	LDC Offices at Fort Road	6	6	2015	6		
42NH	South of Harbour Heights, W. Meeching Quarry and south part of quarry	400	80	2016	160	240	

46NH	Parker Pen site, Railway Road	145	50	2016	145		
48NH	Land at Railway Quay	25	25	2015	25		
51NH	Newhaven Police Station, South Road	10	10	2020		10	
52NH	Newhaven Fire Station, Fort Road	6	6	2016	6		
54NH	Royal Mail Delivery Depot	10	10	2020		10	
55NH	Former Grays Infant School, Western Road	30	30	2015	30		
60NH	Harbourside Inn, Fort Road	11	11	2015	11		
03NW	Land off Allington Road,	30	30	2015	30		
07NW	Land south of Alexander Mead,	7	7	2015	7		
08NW	25 Newick Hill & other land adjacent to Cricketfields,	31	31	2015	31		
11NW	Land to east of the telephone exchange, Goldbridge Road,	30	30	2015	30		
13NW	Land at Rathenny, Allington Road	30	30	2015	30		
16NW	Land south of Allington Road	55	55	2015	55		
17NW	P&K Autos / 15 Church Road	6	6	2025			6
19NW	Land west of The Pines, 95 Allington Road	8	8	2020		8	
20NW	Land rear of 45 Allington Road	23	23	2020		23	
21NW	Land rear of 45 & 55 Allington Road	50	50	2015	50		
22NW	Land east of Oakside, Goldbridge Road	38	38	2020		38	
24NW	Land at 104 Allington Road	10	10	2020		10	
26NW	Land at Mitchelswood Farm, Allington Road	55	55	2015	55		
04PL	Land east of Station Road,	30	30	2015	30		
05PL	Land east of Station Road,	30	30	2015	30		
13PL	Land north east of Wells Close	6	6	2015	6		
14PL	Land south of Riddens Lane	15	15	2015	15		
16PL	Land between West Gate and Chapel Road	40	40	2015	40		
19PL	Land south of Inholmes Farm, Station Road	10	10	2020		10	
20PL	Land north of the Police Station	40	40	2020		40	

01PP	Former Roche Site, Bell Lane, Lewes	14	14	2015	14		
03PP	Land at 11A Newhaven Square, Newhaven	8	8	2015	8		
04PP	Land adjoining to the Former Workhouse, Newhaven Downs Hospital, Newhaven	5	5	2015	5		
17PP	Tudor Manor Hotel, Eastbourne Road, Seaford	6	6	2015	6		
18PP	The Old Rectory, Heighton Road, South Heighton	11	11	2015	11		
20PP	The Old House Despository, Claremont Road, Seaford	35	35	2016	35		
34PP	1 to 10 Talland Parade, Seaford	10	10	2015	10		
36PP	Falcon Wharf, Court Road, Lewes	7	7	2015	7		
42PP	Units 1 to 3 Kendal Court, Railway Road, Newhaven	24	24	2015	24		
43PP	Former Culverwells, Daveys Lane, Lewes	12	12	2015	12		
44PP	8 North Street, Lewes	10	10	2015	10		
45PP	Frosts garage, Denton Corner, Newhaven	14	14	2015	14		
46PP	11 High Street, Lewes	7	7	2015	7		
47PP	Searchlight workshops, 32-34 Claremont Road, Newhaven	13	13	2015	13		
48PP	Sutton Road garages, Seaford	9	9	2015	9		
49PP	Mardon Court, Seaford	18	18	2015	18		
02PT	Land at Arundel Road, Peacehaven	55	40	2015	55		
04PT	2 South Coast Road, Peacehaven	14	14	2015	14		
06PT	Valley Road, Peacehaven	113	40	2020		113	
11PT	Fairlight Avenue, The Esplanade,	10	10	2015	10		
19PT	Motel, 1 South Coast Road	26	26	2015	26		
20PT	Land north and south of Valey Road	158	40	2020		158	
24PT	Land at Lower Hoddern Farm, off Pelham Rise, East Peacehaven	450	80	2017	150	300	
34PT	Land north of Keymer Avenue, Peacehaven	48	40	2015	48		
37PT	Land at South Coast Road / Lincoln Avenue	12	12	2015	12		
39PT	Land adjacent to Cliff Park Close	10	10	2020		10	

45PT	Piddinghoe Avenue Car Park	6	6	2015	6		
46PT	Steyning Avenue Car Park	6	6	2015	6		
47PT	Land at Cornwall Avenue	14	14	2015	14		
62PT	Land between 328 & 338 South Coast Road	6	6	2020		6	
64PT	Land at 264 South Coast Road	9	9	2015	9		
03RD	Land at Sunnyside and Ouseside cottages, Newhaven Road	10	10	2020		10	
01RG	Land at Boyle Gate Farm	100	40	2015	100		
02RG	Diplocks Yard, Bishops Lane	36	36	2020		36	
03RG	Land north of Bishops Lane, Ringmer	110	40	2015	110		
04RG	Land east of Chamberlain's Lane	54	40	2015	54		
06RG	Caburn Field, Anchor Field	40	40	2016	40		
07RG	The Kennels, Laughton Road	35	35	2020		35	
12RG	The old cowshed, Broyle Lane	6	6	2015	6		
14RG	Land rear of Westbourne, Lewes Road (C1 Site)	12	12	2020		12	
15RG	Busy Bee garage, Lewes Road	8	8	2020		8	
16RG	Farthings, North Road C3	6	6	2020		6	
17RG	Pippins, Bishops Lane, C4	6	6	2020		6	
18RG	Chapters, Bishops Lane C5	6	6	2020		6	
19RG	East of Chapters, Bishops Lane Site B	6	6	2015	6		
20RG	Land at the Forge, Lewes Road	22	22	2015	22		
21RG	Land east of Diplocks Industrial Estate, Bishops Lane	75	40	2015	75		
23RG	Land north of Potters Field, Bishops Lane	71	40	2015	71		
25RG	Land east of Norlington Lane, Bishops Lane, Ringmer	64	40	2015	64		
26RG	Fingerpost Farm, The Broyle, Ringmer	100	40	2015	100		
28RG	Land west of Kerridge, Bishops Lane	7	7	2015	7		
31RG	Land at Lower Lodge Farm, Laughton Road	50	50	2015	50		
32RG	Land at Broyle Close (Parcels A,B & C)	6	6	2015	6		

33RG	Land South and East of Elphick Road	40	40	2015	40		
35RG	Neaves Paddock, Laughton Road	6	6	2015	6		
36RG	Springett Avenue Shopping Precinct	14	14	2020		14	
37RG	Land west of Lower Lodge Farm, Laughton Road	30	30	2020		30	
38RG	Land south of Upper Broyle Farm, Broyle Lane	20	20	2015	20		
40RG	Boathouse Organic Farm, Uckfield Road	11	11	2015	11		
01SF	Land to the south of Chyngton Way, Seaford	40	40	2015	40		
04SF	Gas works site, Blatchington Road	30	30	2020		30	
05SF	East Street Car Park	10	10	2020		10	
08SF	Land north of Crown Hill	7	7	2020		7	
10SF	Site at the Beachcomber, Dane Road, Seaford	5	5	2015	5		
13SF	Former Central Garage site, Sutton Park Road	27	27	2015	27		
14SF	Buckle Car Park, Marine Parade (Parcels A &B)	7	7	2015	7		
15SF	Buckle Car Park, Marine Parade (Parcels A, B &C)	10	10	2020		10	
16SF	Chalvington Field at Normansal Parke Avenue	20	20	2016	20		
18SF	6 Steyne Road	6	6	2015	6		
20SF	Holmes Lodge, 72 Clarence Road, Seaford	12	12	2020		12	
21SF	51 – 53 Blatchington Road, Seaford	9	9	2020		9	
22SF	Land at Florence House, Southdown Road	10	10	2015	10		
23SF	Former Wynnes Nursery, Sutton Drove	7	7	2015	7		
24SF	Station Approach, Dane Road, Seaford	10	10	2020		10	
25SF	Elm Court, Blatchington Road, Seaford	8	8	2020		8	
26SF	land at East Albany Road/ Sutton Drove	6	6	2020		6	
28SF	Newlands Manor School, Eastbourne Road	140	40	2016	140		
02WV	Land at Greenhill Way/Ridge Way, nr. Wivelsfield.	175	40	2016	130	45	

03WV	Land at Eastern Road/Green Lane	150	40	2016	120	30	
05WV	Land at Coldharbour Farm, South Road	65	40	2015	65		
08WV	The Homestead, Homestead Lane, Burgess Hill	55	40	2015	55		
09WV	Land at North Common Road	75	40	2015	75		
10WV	Land east of Valebridge Road, Burgess Hill	150	40	2020		150	
12WV	Land at Medway Gardens	27	27	2015	27		
14WV	Land east of B2112 (Ditchling Road)	100	40	2016	100		
15WV	Land at Eastern Road	190	40	2016	160	30	
18WV	Land at The Nuggets, Valebridge Road	14	14	2015	14		
19WV	Land at Oakfields, Theobalds Road	10	10	2015	10		
22WV	Land at the Homestead and The Nuggets	100	40	2016	100		
23WV	Land west of Slugwash Lane	10	10	2020		10	
24WV	Land opposite the War Memorial, Green Road	10	10	2015	10		
27WV	Land south of Asylum Wood	35	35	2020		35	
28WV	Land at Green Road	80	40	2015	80		
29WV	Land at Eastern Road	50	40	2020		50	
Totals					4802	2533	106
Totals (resolving the double counting issue)					3610	1925	106

Table 11: Housing trajectory by Parish, with double counting resolved

Parish/ Town	April 2015 - March 2020	April 2020 - March 2025	April 2025 - March 2030
	Yield	Yield	Yield
Lewes	797	52	100
Newhaven	1112	259	0
Seaford	181	252	0
Peacehaven	632	229	0
Barcombe	0	39	0
Chailey	48	74	0
Ditchling	42	30	0
Falmer	0	0	0
Hamsey	25	35	0
Kingston	0	0	0
Newick	173	56	6
Plumpton	121	49	0
Ringmer	564	76	0
Rodmell	0	10	0
South Highton	11	0	0
Wivelsfield	613	55	0
Total	4319	1216	106

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)¹¹. Therefore a notional start date of 2018 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.

¹¹ Adoption of Local Plan Part 2 document is anticipated to be Spring 2017.

6. Conclusions

- 6.1. The purpose of this document was to review and update the housing and economic land availability assessment to reflect relevant new information received on previously assessed sites, as well as assess any new site submissions or sites that Officers were aware of through monitoring and engagement with individuals and stakeholders. It also seeks reflect national guidance on assessing housing and economic land availability in tandem.
- 6.2. The 2015 update has assessed 31 newly submitted sites. A further six sites, including one within the SDNP, with planning permission as at 1 April 2015 were included and amendments to approximately 30 existing SHLAA site conclusions made. The number of new sites submitted to be assessed fell from 46 in 2014 to 31 for this update. There were no new sites submitted that were located within the South Downs National Park. SHELAA updates will continue to include sites within the National Park area at least until the Joint Core Strategy is adopted in order to maintain a strategic overview and monitoring of potential housing sites and capacity issues in the district.
- 6.3. The 2015 update identified a wide range of potential housing sites which are considered to be suitable, available and achievable. The update shows that there are sites with a potential capacity to deliver 5,641 dwellings, of which 4,319 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 issues of double counting. This figure also includes sites with extant planning permission.
- 6.4. Since the 2014 SHLAA update the number of Deliverable dwellings has increased by 109 and the number of Developable dwellings has increased by 131 when comparing total figures where double counting has been removed. Consequently, there is little change in the potential housing capacity in the district before taking into account any strategic and cumulative constraints identified in other key evidence base documents.
- 6.5. The SHELAA housing trajectory, with double counting removed, suggests that 3,610 dwellings could be delivered within the next five years, an increase from the previous year of 117 dwellings. 1,925 dwellings could be delivered in years 5 to 10 and 106 dwellings beyond year 2025/26.
- 6.6. As at 1 April 2015 the Council was able to demonstrate a five year housing land supply against the emerging JCS housing requirement figure of 6,900 as suggested within the Inspector's Initial Findings from the JCS Examination Hearings. The housing land supply calculation

includes the additional 5% buffer requirement outlined in the National Planning Policy Framework (NPPF). The Council has a supply of 2,198 net dwellings against a housing requirement of 2,058, equivalent to 5.34 years.

- 6.7. 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 emerging 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 Core Policy 4.
- 6.8. 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 the 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.
- 6.9. 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.

7. Appendices

- 7.1 The appendices can be found in the separate 2015 SHELAA Appendices document.