

Wealden District Council

SHELAA Main Report

February 2024

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1. Executive Summary

- 1.1 This document is the Wealden District Council Strategic Housing and Economic Land Availability Assessment (SHELAA) (February 2024). It supersedes all previous SHELAAs that have previously been produced by the Council.
- 1.2 The Wealden District Council SHELAA has been produced in support of the draft Wealden Local Plan Regulation 18 document and is a comprehensive study of the availability, suitability and achievability of land to meet the identified need for different development uses over the time period of the new Local Plan up to 2040.
- 1.3 The assessment is promoted and set out in Planning Practice Guidance (PPG)¹. The National Planning Policy Framework (NPPF) confirms that 'strategic policy-making authorities should have a clear understanding of the land available in its area through the preparation of a SHELAA. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability'². The SHELAA enables the Council to identify a sufficient supply of deliverable sites or broad locations within the time periods: 1-5 years; 6-10 years; and 11-15 years, as required by paragraph 69 of the NPPF.
- 1.4 The findings of the SHELAA present a snapshot of information held in the Council's SHELAA database at the time the report was published. The SHELAA is a living document and will be updated on a regular basis.
- 1.5 This report has been prepared in accordance with the NPPF and PPG.

¹ [Housing and economic land availability assessment PPG](#)

² See paragraph 69 of the NPPF (December 2023)

2. Important Note about the SHELAA

- 2.1 The SHELAA identifies opportunities for housing and/or employment development on sites that are considered suitable, available and achievable. The SHELAA does not in itself determine whether a site should be allocated for development, but is a high-level assessment used as a starting point to decide whether sites could be developed for housing, economic development or other uses in a Local Plan. It should be noted that the draft Regulation 18 Local Plan only considers sites for residential and/or employment development at this stage, but further land uses will be considered as the Plan progresses and as part of the Regulation 19 Local Plan. The allocation of sites for future housing and/or employment development will be identified through Local Plans or within Neighbourhood Development Plans.
- 2.2 The SHELAA has been undertaken before any decision has been taken on the strategy to be included in the Council's Local Plan. The SHELAA is therefore an aid for plan making and is not a statement of Council policy.
- 2.3 The SHELAA only relates to the part of Wealden District that falls outside the administrative boundaries of the South Downs National Park (SDNP) area.
- 2.4 The level and location of potential housing development indicated in the SHELAA does not indicate the level or location of housing growth that will be permitted in the district. It is merely the aggregate potential arising from the individual sites as presently identified and assessed. This can change during a planning application process, or if new, or more detailed information is presented at a later stage.
- 2.5 In addition, the identification of potential housing sites within the SHELAA does not imply that planning permission would be granted if a planning application were to be submitted. The SHELAA is a high-level assessment, and all planning applications will continue to be considered against the appropriate policies within the statutory development plan, having regard to any other material considerations.
- 2.6 The inclusion of potential housing or employment sites within the SHELAA does not preclude them from being considered for other uses.
- 2.7 Site boundaries are based on the information available to the Council at the time of the assessment. The SHELAA does not limit an extension or contraction of these boundaries for the purpose of a planning application.
- 2.8 The site capacity for development is a high-level assessment, taking into account factors known at the time of assessment. As a result, site capacities may change when considered as part of planning policy or through a formal planning application.
- 2.9 In accordance with Planning Practice Guidance (PPG), the SHELAA only includes housing sites capable of accommodating five or more dwellings, or

economic development on sites of 0.25ha (or 500sqm) and above³. The exclusion of sites from the formal SHELAA process (i.e. sites which fall below this threshold) does not preclude the possibility of a planning application being submitted for new development and later granted planning permission. Suitable sites (particularly small sites) for residential development that have not been identified in the SHELAA can continue to come forward via the usual planning processes.

³ [See Paragraph: 009 Reference ID: 3-009-20190722 of the Housing and economic land availability assessment PPG.](#)

3. Introduction

- 3.1 The Wealden District Council SHELAA (February 2024) is a comprehensive study of the availability, suitability and achievability of land to meet the identified need for housing and economic development uses over the period of the new Local Plan. The assessment is promoted and set out in PPG⁴. The NPPF confirms that ‘strategic policy-making authorities should have a clear understanding of the land available in its area through the preparation of a SHELAA. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability’⁵. The SHELAA also enables the Council to identify a sufficient supply of deliverable sites or broad locations within the following time scales: 1-5 years; 6-10 years; and 11-15, as required by paragraph 69 of NPPF (December 2023).

Role and Status of SHELAA

- 3.2 The SHELAA is an evidence base document only. It lists all possible housing and economic development sites that have been put forward for development and provides an assessment of the potential of those sites for development. It forms part of the planning policy evidence base for the Council’s new Local Plan (Regulation 18) and will be used to help inform judgements on the allocation of land for housing and economic development uses specifically.
- 3.3 The role of the SHELAA is to provide information on the range of sites which are available to meet the housing and employment needs in Wealden District (excluding the SDNP area), but it is for the Local Plan process itself to determine which of those sites are the most suitable to meet the district’s identified housing and economic development needs.
- 3.4 In short, the SHELAA provides a high-level assessment of the sites submitted for particular uses, including whether they are considered ‘suitable’ or ‘unsuitable’ and outlines prospective timescales for a site’s potential development if considered ‘suitable’. However, the SHELAA does not allocate land for development, nor does it suggest that the Council would grant planning permission for its suggested use, should a site be considered at a ‘high-level’ suitable for that use.
- 3.5 In relation to neighbourhood planning, the Planning Practice Guidance (PPG)⁶ confirms that neighbourhood-planning bodies may also make use of existing site assessments prepared by the local planning authority as a starting point when identifying sites to allocate within a Neighbourhood Plan.

⁴ [Housing and economic land availability assessment PPG](#)

⁵ See paragraph 69 of the NPPF (December 2023)

⁶ See [Paragraph 003 Reference ID: 3-003-20190722](#)

Scope of the Report

3.6 The remainder of this document is structured as follows:

- Section 4 – This section summarises the purpose of the SHELAA and its main aims.
- Section 5 – This section provides the planning context for Wealden District, including information regarding the Regulation 18 Draft Local Plan and a brief history of previous SHELAA documents produced by the Council.
- Section 6 – The section provides information regarding the SHELAA Draft Methodology Consultation that was undertaken in June 2020. This section also outlines the methodology that was used to complete the SHELAA, based on the appropriate guidance within the NPPF and PPG.
- Section 7 – This section outlines what the main outputs of the Wealden SHELAA are and next steps.

4. Purpose of the Assessment

4.1 The purpose of the SHELAA is to:

- identify all possible sites and broad locations with potential for housing and economic development;
- assess all possible sites and broad locations for their development potential that meet the threshold for assessment; and
- assess their suitability for development and likelihood of development coming forward (i.e. availability and achievability).

4.2 The aim of this document is to identify all sites that are considered 'suitable' for development for either housing or economic land uses and to put those sites forward within the plan-making process for further assessment, particularly through the site selection process, the Sustainability Appraisal (SA)/Strategic Environmental Assessment (SEA). Ultimately, following such recommendations, it is for the Council to agree the sufficient quantum of sites that can come forward within a Local Plan in order to meet the Council's housing needs requirement over a plan period, and where possible, to provide additional flexibility and a buffer, to take account of potential non-delivery or under-delivery on some sites.

4.3 For economic development sites, the SHELAA will need to demonstrate whether or not there is a sufficient supply of suitable economic development sites within Wealden District to meet the identified needs for employment use (that includes Use Class E(g), B2 and B8) as set out within the Council's Employment and Economic Study (April 2022)⁷. All such sites will then be tested further through the plan-making process (in a similar way to housing sites) to determine whether such sites can be allocated for employment uses within a Local Plan.

4.4 As the Local Plan progresses, this SHELAA will also consider a number of other different uses to be considered as part of the Local Plan process. This includes for example retail, green infrastructure (including Suitable Alternative Natural Green Space (SANGS)), tourism and leisure uses, community facilities, gypsy and traveller provision and renewable energy schemes. The full list of uses that will be considered as part of the SHELAA process are listed within the Council's New SHELAA Form⁸. It should be noted at this stage, the Regulation 18 Local Plan is only considering both housing and employment uses (Use Class E(g), B2 and B8).

4.5 The SHELAA has considered all land identified via the sources within Table 2 of this SHELAA document, which meets the size criteria for accommodating residential and economic development in the district. The findings of the

⁷ [Wealden District Council Employment and Economic Study Eastbourne and Wealden \(April 2022\)](#)

⁸ [Wealden District Council SHELAA Webpage](#)

SHELAA do not pre-empt or prejudice any decision that the Council may make in the future on any particular site and does not alter any existing policies or land use designations as set out in an adopted Local Plan or 'made' Neighbourhood Plans.

- 4.6 All judgements concerning the allocation of sites for housing and employment development will be made through the statutory plan-making process. So far, this has included further work testing the suitability of the sites identified within this SHELAA process and has included processes such as the SA/SEA, the site selection process and the Habitats Regulation Assessment (HRA) as well as testing sites with infrastructure providers. Such testing has been produced in support of the draft Regulation 18 new Local Plan. Further testing will take place as the plan moves towards the Regulation 19 stage.

5. Local Plan Background

The Current Statutory Development Plan

- 5.1 The Wealden District Core Strategy Local Plan⁹ was adopted in February 2013 and is the overarching planning policy document for Wealden District and replaced the following saved policies in the Wealden Local Plan (1998):
- HG2 – Affordable Housing on New Development; and
 - HG3 – Affordable Housing Exceptions Policy.
- 5.2 The other saved policies from the Wealden Local Plan (1998)¹⁰ remain as part of the statutory development plan and are available for viewing on the Council's website.
- 5.3 The Affordable Housing Delivery Local Plan¹¹ was adopted in May 2016 and supersedes the Core Strategy Local Plan with respect to policy WCS8 and the associated text in paragraphs 7.10 to 7.14 of that document, with the exclusion of land that forms part of Wealden District but is located within the SDNP.
- 5.4 The Waste and Minerals Local Plan (February 2013)¹² and the Waste and Minerals Sites Plan (February 2017)¹³ both adopted by East Sussex County Council form part of Wealden District Council's statutory development plan. East Sussex County Council, the South Downs National Park Authority and Brighton and Hove City Council are currently undertaking a review of the East Sussex, South Downs and Brighton and Hove Waste and Minerals Local Plan, named 'Draft Revised Policies Document. This is a Local Plan document that seeks to alter and update parts of the existing minerals and waste local plan documents. This Local Plan is currently at examination¹⁴.
- 5.5 Finally, the 'made' neighbourhood development plans¹⁵ of Herstmonceux (July 2019), Hailsham (July 2021) and Hellingly (July 2021) also form part of the district's statutory development plan.

Background – Wealden Local Plan Review

- 5.6 In October 2015, Wealden District Council formally began its Local Plan Review. Following its Regulation 18 and 19 consultation stages, which took place in October 2015 and August 2018 respectively, Wealden District

⁹ [Wealden Core Strategy Local Plan \(February 2013\)](#)

¹⁰ [Wealden Local Plan \(1998\)](#)

¹¹ [Wealden Affordable Housing Delivery Local Plan \(May 2016\)](#)

¹² [East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan \(February 2013\)](#)

¹³ [East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan \(February 2017\)](#)

¹⁴ [Waste and Minerals Local Plan – Revised Policies](#)

¹⁵ [Adopted Neighbourhood Plans](#)

Council submitted its Draft Local Plan to the Secretary of State for independent examination on 18th January 2019.

- 5.7 Following an extensive examination process in the spring/summer of 2019, including public hearing sessions, the appointed Inspector provided the Council with a letter on 20 December 2019 setting out the conclusions from the hearing sessions relating to the examination process of the Wealden Local Plan. The letter concluded that the submitted plan could not proceed further in the examination process and should be withdrawn. On 19 February 2020, Wealden District Council agreed to formally withdraw its Local Plan.
- 5.8 Following the withdrawal of the Wealden Local Plan, the Council commenced the preparation of a new Local Plan. The new Local Plan will provide policies to shape our places, plan and manage growth within the district and guide development over the plan period. The Local Plan will be the key planning document against which the Council assesses and makes decisions on planning applications. This plan will be prepared in accordance with the NPPF (December 2023) and any subsequent updates to the NPPF that are relevant and applicable to the production of the emerging Local Plan.
- 5.9 The first stage in the new Local Plan engagement process was the Direction of Travel consultation¹⁶ that took place between 23 November 2020 and 18 January 2021 under Regulation 18. The consultation gave the Council an opportunity to hear the views of the local community, Statutory Consultees, partner organisations and stakeholders on a range of important topic areas.
- 5.10 Following the Direction of Travel Consultation, the Council has worked to produce a further Regulation 18 Draft Local Plan. This document is supported by a number of important evidence-base documents, which have been published alongside the Regulation 18 Draft Local Plan, including this SHELAA.

Wealden District Council Housing and Employment Land Requirements

- 5.11 The latest adopted housing requirement for Wealden District is contained within the Wealden District Core Strategy Local Plan (February 2013) under policy WCS1 (Provision of Homes and Jobs 2006 – 2027) for the provision of some 9,440 net additional dwellings over the 2006-2027 period, which equates to 450 dwellings per annum (dpa). As stated above, the Council is now in the process of drafting a new Local Plan that will replace the Wealden District Core Strategy Local Plan (February 2013) and will therefore provide an updated housing requirement for the district.
- 5.12 The NPPF confirms that to determine the minimum number of homes needed within the local authority area, strategic policies should be informed by a local

¹⁶ [Wealden Local Plan Direction of Travel Consultation Document \(November 2020\)](#)

housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals.

- 5.13 At the time of writing, the current housing needs requirement for Wealden District under the ‘standard methodology’ equates to 1,200 dwellings per annum (dpa). The full methodology for the calculation of this housing requirement is set out within the Council’s Five-Year Housing Land Supply Statement¹⁷, which was published in December 2023 and will be updated each year. The PPG¹⁸ confirms that this housing requirement needs to be kept under review and revised where appropriate, as the housing needs figure generated using the ‘standard method’ may change as the inputs are variable.
- 5.14 The NPPF at paragraph 22 confirms that ‘strategic policies (such as housing need) should look ahead over a minimum 15-year period from adoption, to anticipate and respond to long-term requirements and opportunities, such as those arising from major improvements in infrastructure’. The new Local Plan is to have a plan period between 1st October 2023 and 31st March 2040. Therefore, the housing need over that plan period would equate to 19,800 (net) dwellings. It is known that the Council as of 1st October 2023 has a total housing land supply (i.e. commitments) of 8,113 (net) dwellings with an expected windfall allowance of 2,000 (net) dwellings over the plan period. The residual housing requirement over the plan period equates to 9,687 (net) dwellings.
- 5.15 In practical terms, the Council’s SHELAA (including an assessment of windfall provision) seeks to identify sufficient housing sites that are suitable, available and achievable (at the time period envisaged) to at least equal and preferably exceed the housing requirement for the Local Plan period identified above. This will provide the Council with site options to assess through the plan-making process and specifically the site selection process and the SA/SEA.
- 5.16 In terms of economic development, the Council has published a joint Employment and Economic Study¹⁹ with Eastbourne Borough Council that was published in 2022 to establish a new requirement for employment uses (Use Class E(g), B2 and B8) over the study period (2019 to 2039). The residual employment need for the study period is presented in the table below.

¹⁷ [Wealden District Council Five Year Housing Land Supply Statement \(December 2023\)](#)

¹⁸ PPG – [Paragraph: 008 Reference ID: 2a-008-20190220](#)

¹⁹ Wealden District Council Employment and Economic Study (April 2022)

Table 1 – Residual Employment Need in Wealden between 2023 and 2039

	Office Low	Office High	Industrial & Warehouse	Total Low	Total High
Completions (net) 2019 to 2023 in sqm	-4,427		43,866	39,439	
Residual Floorspace Requirement (sqm)	17,567	36,063	152,831	170,398	188,894

- 5.17 The SHELAA will seek to identify all sites that are suitable, available and achievable (at the time point envisaged) for economic development to at least equal the requirement for employment floorspace identified over the new Local Plan period.

Background to the SHELAA in Wealden District

- 5.18 The Council's first Strategic Housing Land Availability Assessment (SHLAA) was published in March 2010 and provided the Council with evidence to inform decisions on the strategic distribution of residential development in Wealden to 2027 to support the growth identified in the Wealden District Core Strategy Local Plan (February 2013). An addendum report was published in March 2010 and an interim SHLAA statement was published in January 2012 to provide a partial update to this.
- 5.19 The Council published a SHELAA in March 2014 to support what was known as the 'Strategic Sites Local Plan'. The report was limited to sites located within the Strategic Development Areas identified in the Wealden District Core Strategy Local Plan (2013). The report incorporated some additional sites and contained a number of factual updates, including further detailed feedback from infrastructure providers.
- 5.20 The Council's last published SHELAA was produced in January 2019 and was undertaken in support of the now withdrawn Local Plan. This SHELAA (January 2019) included all previous SHELAA sites as well as new sites that were submitted for assessment up until 15 November 2018.
- 5.21 This SHELAA (February 2024) contains all existing sites within the most recently published SHELAA (January 2019) and new sites that were submitted to the Council up to 31st March 2023.

6. SHELAA Methodology

Who is to be involved?

- 6.1 The PPG²⁰ confirms that the SHELAA needs to be undertaken and regularly reviewed working with other local authorities in the relevant HMA or Functional Economic Market Area (FEMA). The guidance confirms that it is also important to involve landowners and promoters, local property agents, developers, Local Enterprise Partnerships (LEPs) and Parish and Town Councils within the SHELAA process.

Draft SHELAA Methodology Consultation

- 6.2 In order to inform the content of this new SHELAA methodology and to adhere to guidance within the PPG, the Council produced a draft SHELAA Methodology (June 2020)²¹ and undertook a public consultation to gain comments on this document. The consultation was held for four weeks between 1 June 2020 and 29 June 2020. Emails and letters (where appropriate) were sent to all on the Local Plan consultation database, and the document was made available to view on the Councils website. In total, 17 responses were received from statutory consultees, wildlife groups, parish councils, local residents and agents on behalf of developers.
- 6.3 In addition to the consultation, the Council shared the draft SHELAA methodology with the Districts Parish/Town Councils, in order to support their Neighbourhood Plan process, where they may seek to allocate housing/economic development sites. Lastly, the Council shared the draft SHELAA methodology with its Agent's Panel to ensure that members of the local development industry could share their thoughts and input on the SHELAA methodology.
- 6.4 The feedback received as part of these engagement activities has informed the final methodology used in the production of this SHELAA document. The Council have produced a separate Post Consultation Statement on the SHELAA Methodology, which has summarised the main comments received as part of the public consultation process and sets out any changes that were made to the SHELAA methodology. This also sets out the full consultee responses received as part of the consultation process, in addition to the response of the Council to each comment where appropriate.

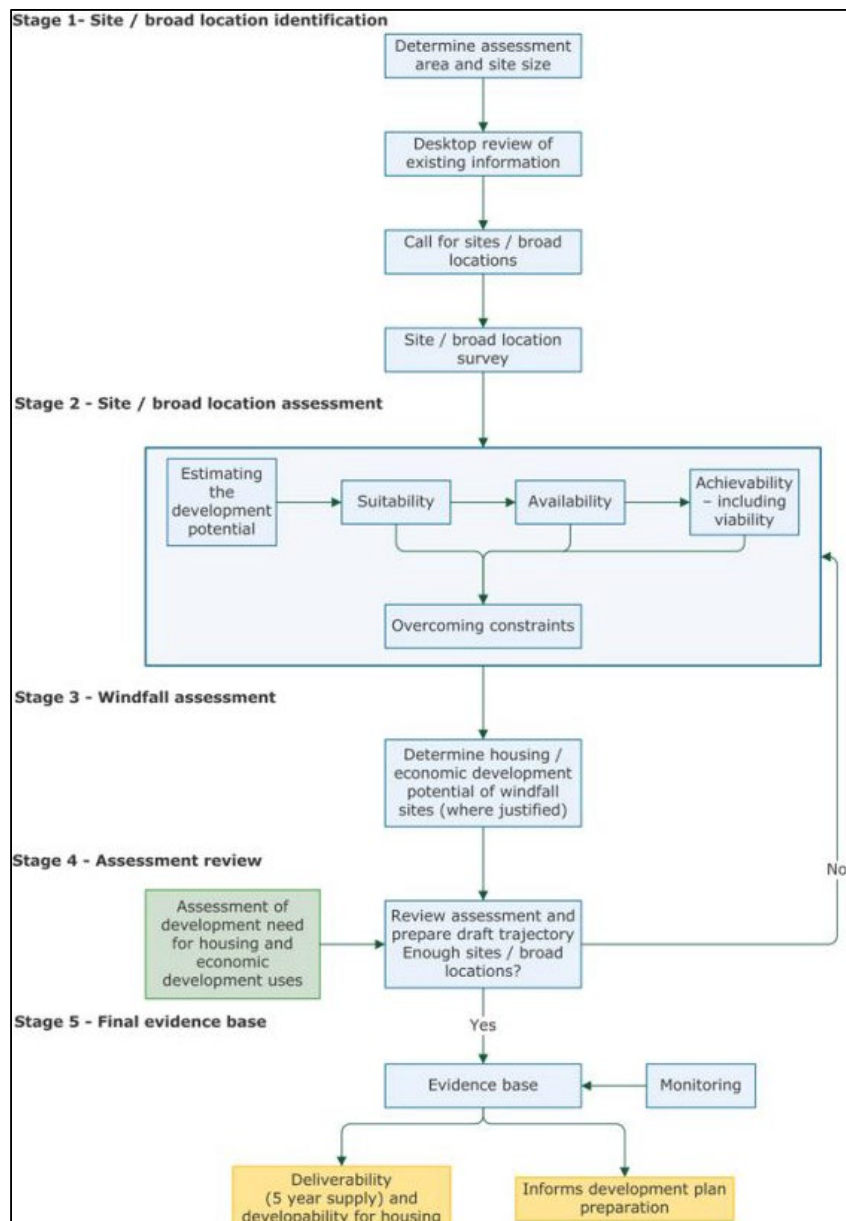
²⁰ See [Paragraph 007 Reference ID: 3-007-20190722 of the Housing and economic land availability assessment](#)

²¹ [Wealden District Council SHELAA Draft Methodology \(June 2020\)](#)

The Overall Approach

- 6.5 The Council has produced a SHELAA methodology that is in accordance with the overall approach set out within the PPG. The PPG provides a flowchart that confirms that there is a five-stage approach that should be followed to achieve a robust SHELAA. The flowchart for the stages of the SHELAA are set out in Figure 1 below.

Figure 1 – SHELAA Methodology Flowchart²²



²² PPG – [Paragraph: 005 Reference ID: 3-005-20190722](#)

- 6.6 It should be noted that although the tasks detailed above have been presented in chronological order, they have not necessarily been conducted sequentially. The stages identified above will now be considered in further detail below.

Stage 1 – Site and Broad Location Identification

Task 1 - Determine Assessment Area and Site Size Threshold

- 6.7 It was considered that the extent of the assessment area would be the administrative boundary of Wealden District but excluding the part of Wealden District within the SDNP. The South Downs National Park Authority (SDNPA) are responsible for all planning matters (both plan-making and decision-taking) within its own area and has its own separate SHELAA document²³ and Local Plan²⁴.
- 6.8 The Council is working to produce a new Local Plan for Wealden District only; therefore, it is reasonable for the Council to only consider those sites within its own administrative boundaries (excluding the SDNP). However, where a new or existing SHELAA site straddles or abuts the administrative boundary of a neighbouring local authority²⁵, the Council has assessed those sites and liaised with the relevant neighbouring authority in relation to these sites, through the duty to cooperate process. The Council will continue to liaise with relevant neighbouring authorities as the plan progresses.
- 6.9 In terms of site size, the PPG²⁶ recommends that it may be appropriate to consider all sites and broad locations capable of delivering 5 or more dwellings, or economic development on sites of 0.25 hectares (or capable of delivering 500 square metres of floorspace) and above. The Council has previously taken this approach, given the relatively rural nature of Wealden District. Therefore, in accordance with national guidance and past practice, all sites not capable of accommodating five or more dwellings, or economic development on sites of 0.25ha (or 500 square metres of floorspace) were excluded from the assessment process. A list of those sites considered too small for assessment is set out within Appendix 1, alongside commentary regarding their exclusion.

²³ [South Downs Strategic Housing Land Availability Assessment \(SHLAA, 2017\)](#)

²⁴ [South Downs Local Plan, July 2019](#)

²⁵ Parts of Eastbourne and Royal Tunbridge Wells are located hard up against the administrative boundary of Wealden District, so such sites will need to be carefully considered as part of the duty-to-cooperate process.

²⁶ See [Paragraph 009 Reference ID: 3-009-20190722 of the housing and economic land availability Assessment PPG](#)

Task 2 – Desktop Review of Existing Information

- 6.10 In accordance with the PPG²⁷, the Council has considered a comprehensive range of sources in order to establish the best available information to identify and assess potential sites. The full list of potential data sources is provided in Table 2 below:

Table 2 – SHELAA Potential Data Source

Type of Site	Potential Data Source
Existing housing and economic development allocations and site development briefs not yet with planning permission.	• Local and Neighbourhood Plans • Planning application records • Development Briefs
Planning permissions for housing and economic development that are unimplemented or under construction.	• Planning application records • Development start and completion records
Planning applications that have been refused (or dismissed at appeal) or withdrawn.	• Planning application records
Land in the local authority's ownership.	• Local authority records
Surplus and likely to become surplus public sector land.	• National register of public sector land • Engagement with strategic plans of other public sector bodies such as county councils, central government, the National Health Service (NHS), police, fire services, utilities services and statutory undertakers.
Sites with permission in principle and identified brownfield land.	• Brownfield land registers (parts 1 and 2) • National Land Use database • Valuation Office database

²⁷ [See Paragraph: 011 Reference ID: 3-011-20190722 of the housing and economic land availability assessment](#)

Type of Site	Potential Data Source
	Active engagement with sector
Vacant and derelict land and buildings (including empty homes, redundant and disused agricultural buildings, potential permitted development changes, e.g. office to residential).	- Local authority empty property register - English Housing Survey - National Land Use Database - Commercial property databases (e.g. estate agents and property agents) - Valuation Office database - Active engagement with sector - Brownfield land registers
Additional opportunities for un-established uses (e.g. making productive use of under-utilised facilities such as garage blocks).	- Ordnance Survey maps - Aerial photography - Planning applications - Site surveys
Business requirements and aspirations.	- Enquiries received by local planning authority - Active engagement with sector
Sites in rural locations. Large-scale redevelopment and redesign of existing residential or economic areas. Sites in adjoining villages and rural exception sites. Potential urban extensions and new freestanding settlements.	- Local and neighbourhood plans - Planning applications - Ordnance Survey maps - Aerial photography - Site surveys

6.11 A number of sources were used in the desktop review of existing information that included, but was not limited to, previous iterations of the SHELAA, information submitted during the call for sites exercise, recently approved, refused or withdrawn planning applications and sites in previous adopted/emerging Local Plans.

- 6.12 The Council has considered and reviewed these potential sources of supply fully in order to accurately identify all existing sources of supply and their status. These sources of information and the review process are set out below.

Table 3 – SHELAA Review Process

Existing Data Source	Review Process
Wealden District SHELAA (January 2019)	Since the publication of the last SHELAA in January 2019, there has been a number of national policy changes²⁸. It was therefore necessary to reappraise all sites to ensure that the assessment accounts for the latest policy position. The Council has updated its SHELAA site pro-forma²⁹ in light of the NPPF and PPG changes and all existing landowners and/or site promoters were contacted to supply additional information regarding the deliverability of their previously submitted sites as part of the ‘call for sites’ process, see below.
Call for Sites	The Council, in the preparation of the new SHELAA document, undertook a ‘call for sites’ exercise between 1 June and 10 August 2020, that was aimed at as wide an audience as practicable. As part of this process, the Council sought to contact all existing landowners/developers on an internal database to ensure that an opportunity was provided to submit further relevant information and / or new sites, as part of the SHELAA process.
Recently refused or withdrawn planning applications	The Council holds records on planning applications that have either been refused by the Council, dismissed at planning appeal, or withdrawn by the applicant(s). The Council considered such sites that met the aforementioned size threshold within its SHELAA and then assessed the reasons for their refusal/withdrawal in order to assess their potential for housing and employment development.

²⁸ Policy changes include updates to the NPPF and PPG.

²⁹ [SHELAA New Site Form](#) and [SHELAA Review Form](#)

Existing Data Source	Review Process
Review of current planning applications and site commencement/ completion data	The Council holds information on 'planning commitments' (i.e. those sites with extant planning permissions), site commencements and site completions. Where a development site has been fully constructed, the site has been removed from the SHELAA records. For all sites that have an extant detailed planning permission and/or have commenced, such sites will be considered 'deliverable' unless otherwise known. Those major development sites with outline planning permission will continue to be considered either 'deliverable' or 'developable' on a case-by-case basis.
Review of Existing Site Allocations	The Wealden District Core Strategy (February 2013) provides a number of broad locations for growth for both housing and employment development under policy WCS4 (Strategic Development Areas). The policy includes targets for a quantum of development to take place for each SDA. Although the SDAs are not development allocations³⁰, development has nonetheless come forward in most of the SDAs identified. There are a small number of SDAs where development has not come forward. These areas / sites have been reconsidered as part of the SHELAA process. All sites that were identified as housing allocations within the now withdrawn Wealden Local Plan (January 2019) have also been reviewed as part of the SHELAA process, where they have not already come forward.

6.13 All SHELAA sites were checked against planning application information to ensure that the Council avoided double counting sites. Where a planning permission for housing/employment development was granted, the capacity approved with that planning permission was used unless there was clear evidence that a different site capacity should be used instead. All housing sites with an extant planning permission of 5 (net) dwellings or above as of 1 April 2023 are included in the housing trajectory within the Council's latest

³⁰ The Strategic Development Areas are broad locations for growth as provided in the Key Diagram of the Wealden District Core Strategy Local Plan (February 2013), but the allocation of such sites and specific policies, including phasing where necessary, were to be provided in the Strategic Sites Development Plan Document, which did not come forward.

Five-Year Housing Land Supply Statement³¹ that is updated and published at least annually. This includes a predicted timescale for the delivery of the site, including a lead-in time and delivery rate. All sites with planning permission of 5 (net) dwellings or more will be considered 'deliverable' or 'developable' in line with the NPPF definition of those terms unless there is clear evidence that the site will not come forward.

- 6.14 For each parish area, the SHELAA sites that benefit from extant planning permissions or a resolution to grant planning permission for the entirety of the site are just listed for brevity. Where SHELAA sites are only partially covered by extant planning permission or a resolution to grant planning permission, we have continued to provide an assessment within the SHELAA for the remaining part of the site that does not benefit from planning permission.
- 6.15 All brownfield sites submitted for housing to the SHELAA will also be considered for the next iteration of the Brownfield Land Register (to be published by 31st December 2024) and will be added to the register where it meets those specific requirements under the Town and Country Planning (Brownfield Land Register) Regulations 2017³².

Task 3 - Call for Sites and Broad Locations

- 6.16 A 'call for sites' exercise was undertaken between 1 June and 10 August 2020 and was widely advertised in order to establish initial land availability for all types of development, including housing and economic development. The 'call for sites' process was aimed at as wide an audience as practicable, so that even those not normally involved in property development have the opportunity to contribute. Respondents were asked to complete a new site pro-forma that can be found on the Council's website³³. The site pro-forma sets out the information sought by the Council and includes the site location, suggested type of development, the scale of such development and any constraints/viability issues associated with the development, amongst other matters.
- 6.17 The Council contacted all those land agents/landowners who have previously submitted sites in the Council's SHELAA, where relevant, to confirm that the information initially submitted to the Council remains up to date, or if not, to update this information. The Council asked existing landowners as to whether their site was still available for the development specified, and if not, to withdraw those sites from the process. In addition, the production of a new site pro-forma meant that there was an opportunity for existing SHELAA sites

³¹ [Five Year Housing Land Supply Statement – as of 1st April 2023, December 2023](#)

³² [The Town and Country Planning \(Brownfield Land Register\) Regulations 2017.](#)

³³ [Wealden District Council SHELAA Webpage](#)

to be updated by landowner/agents to ensure that the new information was collected and assessed.

Task 4 – Site and Broad Location Survey

- 6.18 The PPG³⁴ recommends that the comprehensive list of sites and broad locations that emerge from existing data sources and the ‘call for sites’ exercise will be assessed against national policies and designations to establish whether the sites have a reasonable potential for development and should be included in the more detailed site survey stage.
- 6.19 This is in order to:
- ratify inconsistent information gathered through the call for sites exercise and desktop review;
 - get an up-to-date view on development progress (where sites have planning permission);
 - obtain a better understanding of what type and scale of development may be appropriate;
 - gain a more detailed understanding of deliverability, any barriers to development and how they can be overcome; and
 - potentially identify further sites with potential for development that were not identified through other data sources and the ‘call for sites’ exercise.
- 6.20 Both housing and employment sites that either have planning permission or are under construction are already visited on a regular basis by the planning policy team to monitor commencements and completions on each site. It was therefore considered that a site visit was not necessary for such sites where comprehensive information on a site is already known through these existing processes. All other remaining sites (subject to the suitability criteria below) were surveyed as part of the SHELAA process and this assisted the Council in providing evidence that there is a reasonable chance of the site being developed for housing/economic development.

Information that should be recorded during the survey

- 6.21 The PPG³⁵ outlines the information that can be recorded by the local planning authority when undertaking its initial survey. This includes:
- site size, boundaries, and location;

³⁴ See [Paragraph: 013 Reference ID: 3-013-20190722 of the housing and economic land availability assessment PPG](#)

³⁵ See [Paragraph: 015 Reference ID: 3-015-20190722 of the housing and economic land availability assessment](#)

- current land use and character;
- land uses and character of surrounding area;
- physical constraints (e.g. pedestrian and vehicular access, contamination, topography, drainage/flood risk, location of infrastructure/utilities, natural features of significance);
- potential environmental constraints;
- where relevant, development progress (e.g. ground works completed, units completed); and
- short initial assessment of whether the site is suitable for particular type of use.

Stage 2 – Site and Broad Location Assessment

6.22 Utilising the sources set out within Tables 2 and 3 of this SHELAA, a total of 952 sites were identified as part of the SHELAA process. It was determined that the 113 sites that were classified as too small for assessment (see appendix 1 for further details) and that 77 sites identified as benefitting from extant planning permission or a resolution to grant planning permission for the entirety of the site (see appendix 2 for further details). Therefore, a total of 762 sites were taken to Stage 2 of the SHELAA process and were subject to further assessment of suitability, availability and achievability.

Suitability Assessment

6.23 In short, a site or broad location can be considered suitable if it provides an appropriate location for development, when considered against the relevant constraints and their potential to be mitigated. This is a high-level assumption. The PPG³⁶ states that when local planning authorities consider constraints, they may wish to consider the information collected as part of the initial site survey, as well as other relevant information such as:

- national policy;
- appropriateness and likely market attractiveness for the type of development proposed;
- contribution to regeneration priority areas; and
- potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation.

6.24 The PPG states that sites can be considered against the adopted development plan, although clearly the assessment will need to take account

³⁶ See [Paragraph: 018 Reference ID: 3-018-20190722 of the housing and economic land availability assessment](#)

of how up to date the plan policies are. In terms of using an emerging Local Plan to assess suitability, plan-makers will need to account for potential policy changes or other factors that could impact the suitability of the site/broad location.

- 6.25 It is considered that sites, which have particular policy constraints, should be included in the assessment for the sake of comprehensiveness and transparency, but that these constraints have been clearly set out where they restrict development severely. Table 4 below sets out the areas of the district that are still included within the SHELAA but will not be progressed through the plan-making process.

Table 4: Sites to be excluded from detailed assessment

Site to be excluded from detailed assessment	Reason
All sites and broad locations not capable of delivering 5 or more dwellings, or economic development on sites of 0.25 hectares (or 500 square metres of floorspace) or above.	This is the recommended approach within the PPG and has been adopted by the Council.
Sites and broad locations that are predominately or wholly contained within an International or a Habitats Nature Conservation Site. For Wealden District, this includes: - the Ashdown Forest Special Area of Conservation (SAC) and Special Protection Area (SPA); and - the Pevensey Levels SAC and Ramsar Site.	These sites are protected through the Conservation of Habitats and Species Regulations 2017 ³⁷ (as amended), where plans and projects can only be permitted having ascertained that there will be no adverse effect on the integrity of the Habitats site(s) in question.
Sites and broad locations that are predominantly or wholly contained within a Site of Special Scientific Interest (SSSI). For Wealden District, this incorporates just under 10% of the district ³⁸ .	In addition to protection through legislation, the NPPF (December 2023) at paragraph 186 confirms development on land within or outside a SSSI, and which is likely to have an adverse effect on it should not normally be permitted.

³⁷ [Conservation of Habitats and Species Regulations 2017](#)

³⁸ It should be noted that there is substantial overlap between the European Nature Conservation Sites and SSSIs.

Site to be excluded from detailed assessment	Reason
Sites and broad locations that predominantly or wholly contain Ancient Woodland.	In addition to protection through legislation, the NPPF (December 2023) at paragraph 186 confirms that development resulting in the loss or deterioration of irreplaceable habitats, such as Ancient Woodland should be refused, unless there are wholly exceptional reasons.
Other than water-compatible uses, and in some cases essential infrastructure, development will not be suitable in a functional flood plain (Flood Zone 3b) due to high flood risk.	The functional flood zone is not considered to be developable in line with both the NPPF and PPG.
Sites and broad locations that are predominantly or wholly contained within a Local Green Space.	Once a Local Green Space has been designated through a Local Plan or Neighbourhood Plan, the NPPF (December 2023) at paragraph 105 confirms that they should be capable of enduring beyond the end of the plan period and that no development should take place.
Sites and broad locations that wholly or predominantly contain heritage assets of the highest significance where substantial harm to or loss of Ancient Scheduled Monuments, grade I and II* Listed Buildings and grade I and II* registered parks and gardens is proposed.	In addition to protection through legislation, the NPPF (December 2023) at paragraph 206 confirms that substantial harm to or loss of such heritage assets should be wholly exceptional.

6.26 It is noted that there are a number of other significant constraints within the district, most notably the High Weald National Landscape that covers around 53% of the district, water flood risk areas (other than described in the table above), heritage assets and Local Nature Reserves (LNRs) to name a few. The Council has considered these constraints and whether they are mitigatable as part of the assessment process and whether sites continue to

be viable where mitigation is required. This will be assessed as part of the achievability assessment detailed below.

Availability Assessment

- 6.27 A site can be considered available for development, when, on the best information available to the local planning authority, there is confidence that there are no legal or ownership impediments to development. Given the significant role of the SHELAA in terms of enabling the Council to establish a robust housing land supply for future development over a plan period, if there is no reasonable prospect that the site will become available over the lifetime of the plan, then it cannot be included as a realistic option for development.
- 6.28 In submitting sites to the Council, landowners and site promoters are asked to indicate the following information:
- details of land ownership/land interests;
 - what the current and proposed uses are for the site;
 - the reason that the landowner/site promoter is proposing the site for development;
 - details of when the site is expected to become available for development; and
 - whether there are any known constraints that could restrict the development of the land.
- 6.29 The Council has made a judgement based on the information submitted by the landowner/site promoter as to whether the site is available, and when it may be able to deliver the proposed development. Where required, the Council has communicated further with the landowner/site promoter to supplement the information already provided or to clarify matters of ownership as part of the process. Where potential issues have been identified, the Council has made an assessment as to how and when these issues can realistically be overcome.

Achievability Assessment

- 6.30 The PPG³⁹ confirms that a site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. In effect, this is a judgement about the economic viability of a site and the capacity of the developer to complete, and then let or sell the development over the plan period.

³⁹ See [Paragraph: 020 Reference ID: 3-020-20190722 of the housing and economic land availability assessment PPG](#)

6.31 This will include an assessment of a number of:

- *Market factors* – such as adjacent uses, the economic viability of the existing, proposed and alternative uses in terms of land value, the attractiveness of the locality and levels of potential market demand;
- *Cost factors* – including site preparation costs relating to any physical constraints, any exceptional works necessary, relevant planning standards (i.e. space standards) or obligations (i.e. affordable housing, highway works), prospect of funding or investment to address identified constraints or assist development; and
- *Delivery factors* – including the developer’s phasing of development, where included in its submission, build out rates and the number of developers on site and their product range.

6.32 As part of the Local Plan process, the Council has undertaken a viability assessment that has taken into account such factors as the Council’s Community Infrastructure Levy (CIL), S106 agreements and planning obligations (i.e. affordable housing), and other standards that can affect development viability within the Council’s emerging Local Plan (such as design and space standards). This viability assessment should ensure that the majority of new development within the district will be financially viable at the time when development is envisaged to take place.

Calculating Development Capacity

6.33 The PPG⁴⁰ confirms that the estimation of the development potential of each identified site can be guided by the existing or emerging plan policy including locally determined policies on density. It notes that relevant existing schemes can be used as the basis for assessment, adjusted for any individual site characteristics.

6.34 Individual site characteristics and physical constraints have also been considered to inform the indicative development capacity identified for each site. Certain sites may be suitable for higher density development, perhaps due to a central location, or the density of adjacent development. For other sites, specific constraints may exist (e.g. Ancient Woodland or Flood Zone 3) which would reduce the developable area of the site. The reasoning behind the identified indicative development capacity is clearly set out in the assessment report and has been considered on a case-by-case basis due to the specific nature of sites.

⁴⁰ See [Paragraph: 016 Reference ID: 3-016-20190722 of the housing and economic land availability assessment PPG](#)

- 6.35 The Council will also shortly publish an Urban Capacity and Density Study that has examined many of our major towns and villages that are subject to growth and has assessed different parts of these towns/villages for their prevailing character and density. Where appropriate, the Council has also considered this document in determining the densities of housing sites in those relevant settlements.
- 6.36 The housing densities provided by the SHELAA are indicative for the future development of a site. The SHELAA does not pre-empt or prejudice any decision the Council may make in the future on any specific site and the assumptions made on densities should not be considered as fixed.

Timescales

- 6.37 Information on the suitability, availability, achievability and constraints has been used to assess the timescale within which each site is capable of development. The Council already provides a detailed assessment of housing sites with an extant planning permission as part of its review of its five-year housing land supply position statement. For all other sites without planning permission, consideration has been given as to the likely delivery timescales of each site. This helps give a broad indication as to whether the site would come forward in the short term (1-5 years), medium term (6-10 years) or longer term (11 years or over).
- 6.38 The estimated rates of delivery for the district are set out in the table below and have been based upon experience within the district. It should be noted that each housing scheme will have individual constraints or delivery issues and that the rates below should only be used as a guide and will be iterated upon if required in future years.

Table 5: Estimated Delivery Rates for Wealden District

Delivery Rates	
Site Size (net dwellings)	Delivery (Dwellings Per Annum)
5-100	25
101-200	50
201-400	75
401-800	85
>801	100

Stage 3 - Windfall Assessment

National Planning Policy

- 6.39 The NPPF at paragraph 72 (December 2023) confirms that where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. It notes that any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.
- 6.40 Prior to the publication of the NPPF in 2019, any windfall allowance was to not include residential gardens. The latest NPPF no longer applies this restriction but indicates that Local Plans should consider the case for setting out planning policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.
- 6.41 Windfall sites are defined within Annex 2: Glossary of the NPPF (December 2023) succinctly as 'sites not specifically identified in the development plan'. This definition would include all sites, whether on brownfield land or greenfield land, that are not allocated within a Local Plan.

Approach to Windfall Development

- 6.42 The delivery of housing on unidentified small sites (i.e. sites below 5 dwellings) has been and will continue to be an integral source of housing supply within the district. In accordance with national planning guidance, this SHELAA applies a site size threshold of five or more dwellings. Therefore, the SHELAA does not identify suitable, available or achievable development sites capable of delivering below this threshold. Historically, small sites have made an important contribution to housing supply in the district, particularly through infill development within many of Wealden's towns/villages and in rural areas through the conversion of agricultural buildings for example.
- 6.43 In addition, the recent and continued changes under the General Permitted Development Order (GPDO) have meant that some employment/retail premises have applied to change their existing use to residential. This will likely continue whilst the government's change to such regulations remains in place and can include sites of 5 (net) dwellings or more.
- 6.44 The Councils windfall assessment attached at Appendix 3 has sought to provide a robust windfall allowance for the Local Plan period. The windfall assessment has considered historic windfall delivery rates for such typologies of sites over a ten-year period between 2011 and 2021. The windfall assessment has sought to project forward for the new Local Plan period and has also considered future predicted trends at that time (for example, legislation changes). In total, the windfall assessment estimates that 2,000

(net) dwellings will come forward as windfall development during the time period of the new Local Plan.

Stage 4 – Assessment Review

- 6.45 The PPG⁴¹ confirms that once all the sites and broad locations have been assessed, the development potential of all sites can be collected to produce an indicative trajectory. This should set out how much housing development and the amount of economic development that can be provided over the Plan period and at what point in the future (i.e. 1-5 years, 6-10 years, or 11 years and beyond). However, as discussed previously, all such sites submitted to the SHELAA and found to be suitable, available and achievable will still need to be considered through the plan-making process and specifically the site selection process, the SA and SEA, as well as the emerging policies of the Local Plan.
- 6.46 Table 6 below sets out the potential capacity of suitable SHELAA sites (without planning permission) for residential development in 5-year periods for the next 15 years, in accordance with national planning policy and guidance.

⁴¹ PPG – [Paragraph: 024 Reference ID: 3-024-20190722](#)

Table 6: Net Dwelling Capacity for Suitable SHELAA Sites (without planning permission) within each Parish

Parish	Years 1-5	Years 6-10	Years 11-15	Net dwellings per Parish (Total)
Arlington	0	0	0	0
Berwick	37	0	0	37
Buxted	185	0	0	185
Chalvington and Ripe	0	0	0	0
Chiddingly	0	0	0	0
Crowborough	147	0	0	147
Danehill	0	0	0	0
East Hoathly	250	150	0	400
Fletching	0	0	0	0
Forest Row	0	0	0	0
Framfield	139	45	0	184
Frant	477	0	0	477
Hadlow Down	0	0	0	0
Hailsham	562	280	0	842
Hartfield	11	0	0	11
Heathfield and Waldron	151	0	0	151
Hellingly	125	260	0	385
Herstmonceux	9	0	0	9
Hooe	0	0	0	0
Horam	197	420	230	847

Parish	Years 1-5	Years 6-10	Years 11-15	Net dwellings per Parish (Total)
Isfield	20	0	0	20
Laughton	0	0	0	0
Little Horsted	0	0	0	0
Long Man	0	0	0	0
Maresfield	185	50	0	235
Mayfield	0	0	0	0
Ninfield	20	0	0	20
Pevensey	0	0	0	0
Polegate	255	140	0	395
Rotherfield	5	0	0	5
Selmeston	0	0	0	0
Uckfield	471	390	0	861
Wadhurst	20	0	0	20
Warbleton	0	0	0	0
Wartling	0	0	0	0
Westham	299	50	0	349
Willingdon and Jevington	0	0	0	0
Withyam	36	0	0	36
District Total	3,601	1,785	230	5,616

6.47 Table 7 below indicates which of the assessed SHELAA sites are suitable for economic development within the district on a Parish basis. This largely includes sites with existing economic uses that could be supported for intensification of those uses.

Table 7: Suitable Employment Sites for each Parish

Parish	SHELAA Reference	SHELAA Site Name
Arlington	044/1310	Arlington Stadium, Arlington Road West, Hailsham
Arlington	878/3330	Robins Nursery, Coldharbour Road, Upper Dicker
Buxted	113/1990	Willows Sawmill, Millwood Lane, Five Ash Down
Chiddingly	220/3090	The Crofters and The Old Depot, Golden Cross, Lower Dicker
Chiddingly	802/3090	Land to the rear of Terra, The Dicker, Lower Dicker
Chiddingly	880/3090	Marigolds Farm, Nash Street, Lower Dicker
Chiddingly	888/3090	Land at Marigolds Farm, Nash Street, Lower Dicker
Chiddingly	1135/3090	Holmes Hill Business Estate, Holmes Hill, Lower Dicker
Chiddingly	1136/3090	Land at Blackburn Farm Business Estate, Holmes Hill, Lower Dicker
Chiddingly	1137/3090	Land at Nash Street Farm, A22, Lower Dicker
Crowborough	1012/1110	Land at Park Lane, Crowborough
Crowborough	1013/1110	Farningham Road, Jarvis Brook, Crowborough

Parish	SHELAA Reference	SHELAA Site Name
East Hoathly with Halland	685/2060	Land at The Halland Forge Hotel, Eastbourne Road, Halland
Fletching	013/1410	Copwood Farm, Rocks Road, Uckfield
Frant	947/1750	Land at Stubby Grove Business Park and Works, Bells Yew Green Road, Bells Yew Green
Hailsham	052/1310	Former Southern Water Sewerage Works, Station Road, Hailsham
Hailsham	724/1310	Land between Station Road and Old Swan Lane, Hailsham
Hailsham	913/1310	Tudor Close, Polegate Road, Hailsham
Hailsham	973/1310	Woodside Depot and Brownings, Polegate Road, Hailsham
Hailsham	1044/1310	World of Water, Ersham Road, Hailsham
Hailsham	1115/1310	Land east of A22, Hailsham
Heathfield and Waldron	547/1920	Land on the north west side of Fir Grove Road, Cross In Hand
Heathfield and Waldron	848/1210	Collins Field, Burwash Road, Heathfield
Hellingly	010/3090	Land adjoining Rosendale, Hackhurst Lane, Lower Dicker
Hellingly	202/3090	Swallow Business Park Phase 2, north of A22, Lower Dicker
Hellingly	233/3090	Land west of Hackhurst Lane, Lower Dicker
Hellingly	579/3090	Land comprising Units 7 and 4 plus concrete hardstanding to rear of Hackhurst Lane, Lower Dicker

Parish	SHELAA Reference	SHELAA Site Name
Hellingly	799/3090	Rainbow Farm and Oak Tree Farm, Camberlot Road, Lower Dicker
Hellingly	800/3090	Careways, The Dicker, Lower Dicker
Hellingly	803/3090	Land to the rear of Prospect House, The Dicker, Lower Dicker
Hellingly	864/3090	Ades Farm, The Dicker, Lower Dicker
Hellingly	869/3090	Meadowsweet, Caldicotts Lane, Lower Dicker
Hellingly	870/3090	Laurelhurst Farm, Lower Dicker
Hellingly	940/3090	Land north of Cross in Hand Road, Heathfield
Hellingly	1039/1310	Land at Knights Farm, The Dicker, Hailsham
Horam	614/3030	Land at The Old Brickyard, Chiddingly Road, Horam
Long Man	1029/1310	Natewood Farm, Polegate Road, Hailsham
Pevensey	1100/3200	The Old Mint House, High Street, Pevensey
Rotherfield	1010/1110	Owlsbury Depot, Hadlow Down Road, Crowborough
Westham	221/3360	Fairfield Farm, Eastbourne Road, Westham
Westham	675/2070	Land at Peelings and Saxon Nurseries, Hankham Road, Hankham

- 6.48 The PPG also states that an overall risk assessment should be made as to whether sites will come forward as anticipated, as the SHELAA may conclude that insufficient sites/broad locations have been identified to meet objectively assessed needs, including the identified minimum local housing need.

Results of SHELAA Assessment

- 6.49 952 sites have initially been identified as part of the SHELAA process. It was determined that the 113 sites that were classified as too small for assessment (see appendix 1 for further details) and that 77 sites identified as benefitting from extant planning permission or a resolution to grant planning permission for the entirety of the site (see appendix 2 for further details). Therefore, a remaining total of 762 sites were considered for residential uses, with only 109 sites considered suitable for that use.
- 6.50 It should be noted that a number of these 'suitable' sites also overlap or form part of larger 'suitable' sites.
- 6.51 The SHELAA has identified that there is a theoretical capacity to deliver 5,616 (net) dwellings within the district. Table 6 above demonstrates the potential timescale for the delivery of housing sites by Parish. It calculates the potential capacity in years 1-5 to be 3,601 (net) dwellings, the potential capacity in years 6-10 to be 1,785 (net) dwellings and the potential capacity in years 11-15 to be 230 (net) dwellings. The individual timescales for the delivery of 'suitable' housing sites are described in the individual parish summaries for the SHELAA as provided in Appendix 4.
- 6.52 In addition to these 'suitable' sites, there are also 8,113 (net) dwelling 'commitments' as of 1 October 2023. Furthermore, the windfall assessment (see appendix 3) has also identified an additional 2,000 (net) dwellings that are anticipated to come forward during the time period of the new Local Plan.
- 6.53 In total, the Council at this stage can demonstrate that there is potential capacity to deliver 15,729 (net) dwellings during the new Local Plan period to 2040 Plan. This Council has a housing need of 19,800 (net) dwellings. There is therefore an overall shortfall of 4,071 (net) dwellings against the local housing needs figure for the proposed plan period (1 October 2023 to 31 March 2040).
- 6.54 The Council has also identified 41 SHELAA sites within Wealden District that are considered, at a high-level, 'suitable' for employment uses. It should be noted that the vast majority of those sites found as 'suitable' for employment uses already have existing commercial uses (including employment uses) on site. In many cases, it has been found that only those existing commercial uses are suitable for intensification/small-scale expansion, with the remaining land considered 'unsuitable' for new employment uses and this is described within the individual site summaries presented in Appendix 4. The Council, in

its next iteration of the SHELAA (at the Regulation 19 stage for the Local Plan) will provide (where appropriate) potential economic development capacities for all sites found 'suitable' for employment uses. However, it should be noted that a number of sites are unlikely to yield additional employment floorspace.

7. Conclusions and next steps

7.1 The SHELAA evidence base provides a number of outputs including:

- A list of all sites or broad locations considered, cross-referenced to their location on maps;
- An assessment of each site or broad location, including:
 - Evidence provided to justify why site capacity is discounted;
 - The potential type and quantity of development where a site is considered deliverable, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when; and
 - an indicative trajectory of anticipated development based on the evidence available.

The assessments have been organised on a Parish-by-Parish basis and have been published alongside this main SHELAA report in Appendix 4.

7.2 The Council will endeavour to provide these standard outputs as part of its SHELAA assessment including as part of any subsequent SHELAA update. The Council's Local Development Scheme (LDS) provides the timetable for the progression of the new Local Plan and the SHELAA will be updated and will be publicly available at the relevant statutory stages (i.e. Regulation 18 and 19).

7.3 The SHELAA is a live document. As part of the Regulation 18 consultation process for the Local Plan, the Council intends to undertake a further formal 'Call for Sites' process, starting in March 2024, to enable the public, developers, landowners, agents and Parish /Town Councils to provide updated information on existing sites within the process, or to submit new sites to the Council's SHELAA.

7.4 Therefore, if any member of the public, developer, landowner, agent, Parish/Town Council and other relevant parties has any further information they would like to submit in relation to a site or if they had an additional site, they would like to be put forward for inclusion in the SHELAA, the relevant information should be sent to the Planning Policy Team at:

Email: shelaa@wealden.gov.uk

Post: Planning Policy, Wealden District Council, Vicarage Lane, Hailsham, BN27 2AX

7.5 This information will then be considered and (where appropriate) will be included within the next review of the SHELAA. The PPG states that the assessment once completed should be kept up to date (at least annually).

Further information regarding the SHELAA will be available on our website via the following link:

<https://www.wealden.gov.uk/planning-and-building-control/planning-policy/strategic-housing-and-economic-land-availability-assessment-shelaa/>

Appendix 1: Sites considered as too small for assessment⁴²

Site reference	Address	Parish	Settlement	Size (ha)	Reason for too small for assessment
594/3300	Ravenscroft, Coldharbour Road, Upper Dicker	Arlington	Upper Dicker	0.19	The site is unable to deliver 5 or more net dwellings due to its small size.
602/3300	Land at The Ceders, Camberlot Road, Upper Dicker	Arlington	Upper Dicker	0.16	The site is unable to deliver 5 or more net dwellings due to its small size.
792/3300	Land at Coldharbour Road, Upper Dicker	Arlington	Upper Dicker	0.23	The site is unable to deliver 5 or more net dwellings due to its size and the existing density of the surrounding character area.
867/3300	Land at Coldharbour Road, Upper Dicker	Arlington	Upper Dicker	0.27	The site is unable to deliver 5 or more net dwellings due to its size and the existing density of the surrounding character area.
881/3090	Little Mount, Mansers Lane, Lower Dicker	Arlington	Lower Dicker	0.22	The site is unable to deliver 5 or more net dwellings due to its small size.
1041/1310	Robin Post House, Robin Post Lane, Hailsham	Arlington	Hailsham	0.52	The site is unable to deliver 5 or more net dwellings due to its irregular shape and the existing dwelling on site.
288/1990	Land at Lynton, Five Ash Down	Buxted	Five Ash Down	0.29	The site is unable to deliver 5 or more net dwellings due to its irregular shape and the existing dwelling on site. The site, excluding the existing residential dwelling, gained outline planning permission for 2 (net) dwellings under planning reference WD/2020/1316/O.

⁴² Any site that is smaller than 0.25 HA is considered as unable to achieve 5 or more net dwellings. There are sites above that size which are also considered as too small for assessment and the additional reasoning for this has been set out.

Site reference	Address	Parish	Settlement	Size (ha)	Reason for too small for assessment
295/1990	Land behind Willow House, Coopers Green, Five Ash Down	Buxted	Five Ash Down	0.17	The site is unable to deliver 5 or more net dwellings due to its small size.
296/1990	Rockdene, Coopers Green, Five Ash Down	Buxted	Five Ash Down	0.09	The site is unable to deliver 5 or more net dwellings due to its small size.
667/1990	Land at Milestones, A272, Five Ash Down	Buxted	Five Ash Down	0.32	The site is unable to deliver 5 or more net dwellings due to its small size. The site has gained planning permission for 1 (net) dwelling under planning reference WD/2021/3120/O.
1156/1840	Moorings, High Street, Buxted	Buxted	Buxted	0.59	The site is unable to deliver 5 or more net dwellings due to the existing dwelling on site and the existing density of the surrounding character area. The site was refused full planning permission for 3 (net) dwellings at appeal under planning reference WD/2021/0641/F.
108/3090	Land adjoining The Old Mill Caravan Park, Chalvington Road, Lower Dicker	Chiddingly	Lower Dicker	0.1	The site is unable to deliver 5 or more net dwellings due to its small size.
043/1110	Land at Meadow House, London Road, Crowborough	Crowborough	Crowborough	0.91	The whole site has gained planning permission for 4 (net) dwellings under planning references WD/2018/2212/O and WD/2020/0610/F. This is below the minimum 5 net dwelling threshold to require an assessment.
231/1110	Land adjoining Deers Leap and Jordans Nursery, Blackness Road, Crowborough	Crowborough	Crowborough	0.21	The site is unable to deliver 5 or more net dwellings due to its small size.

Site reference	Address	Parish	Settlement	Size (ha)	Reason for too small for assessment
268/1110	Land off Eridge Road, Steel Cross, Crowborough	Crowborough	Crowborough	0.12	The site was granted full planning permission for 2 (net) dwellings under planning reference WD/2020/1423/F. This is below the minimum 5 net dwelling threshold to require an assessment.
303/1110	Land rear of 1 Ferndale Terrace, Western Road, Crowborough	Crowborough	Crowborough	0.15	The site is unable to deliver 5 or more net dwellings due to its small size.
464/1110	Land at Kemps Farm Road, Crowborough	Crowborough	Crowborough	0.17	The site is unable to deliver 5 or more net dwellings due to its small size.
532/1110	Land adjacent to Walshes Road, Walshes Road, Crowborough	Crowborough	Crowborough	0.48	The site is unable to deliver 5 or more net dwellings due to existing dwellings on site.
655/1110	Land at Luxford Road, Crowborough	Crowborough	Crowborough	0.1	The site is unable to deliver 5 or more net dwellings due to its small size.
687/1110	Charnwood and Tritoma, Harlequin Lane, Crowborough	Crowborough	Crowborough	0.55	The site is unable to deliver 5 or more net dwellings due to the two existing dwellings on site and the existing density of the surrounding character area. The site was refused at appeal for 4 net dwellings under planning reference WD/2021/2357/F.
688/1110	Land at The Brackens, Ericas and Westridge House, Goldsmiths Avenue, Crowborough	Crowborough	Crowborough	0.6	The site is too small to deliver 5 or more net dwellings due to the existing dwelling on site and the existing density of the surrounding character area. The site was refused full planning permission for 1 (net) dwelling under planning reference WD/2021/3110/F.

Site reference	Address	Parish	Settlement	Size (ha)	Reason for too small for assessment
741/1110	Land at Little Oaks, Blackness Road, Crowborough	Crowborough	Crowborough	0.99	The site is unable to deliver 5 or more net dwellings due to the existing dwelling on site. Part of the site has full planning permission for 3 (net) dwellings, alongside neighbouring SHELAA site 743/1110, under planning reference WD/2020/0063/F. This is below the minimum 5 net dwelling threshold to require an assessment.
743/1110	Land north of Blackness Road, Crowborough	Crowborough	Crowborough	0.24	The site is unable to deliver 5 or more net dwellings due to it having full planning permission for 3 (net) dwellings, alongside neighbouring SHELAA site 741/1110, under planning reference WD/2020/0063/F. This is below the minimum 5 net dwelling threshold to require an assessment.
770/1110	Kineton, Crosslets and Glenfra, Eridge Road, Crowborough	Crowborough	Crowborough	0.33	The site is unable to deliver 5 or more net dwellings due to the three existing dwellings on the site.
952/1110	Land at Innhams Wood House, Innhams Wood, Crowborough	Crowborough	Crowborough	0.33	The site is unable to deliver 5 or more net dwellings due to its small size and the existing dwelling on site.
1011/1110	Canterbury House, Park Lane, Crowborough	Crowborough	Crowborough	0.04	The site is unable to deliver 5 or more net dwellings due to its small size.
1021/1110	Land at Alice Bright Lane, Crowborough	Crowborough	Crowborough	0.45	This is unable to deliver 5 or more net dwellings due to its small size and irregular shape. The site was refused planning permission for 4 (net) dwellings under planning reference WD/2022/1639/F.

Site reference	Address	Parish	Settlement	Size (ha)	Reason for too small for assessment
132/1930	Land off School Lane, near Crocodile Cottages, Danehill	Danehill	Danehill	0.07	The site is unable to deliver 5 or more net dwellings due to its small size.
1168/1790	Orchard Cottage, Lewes Road, Blackboys	Framfield	Blackboys	0.45	The site is unable to deliver 5 or more net dwellings due to its small size and there being an existing dwelling on site.
948/1610	Land at St Mark's Road, Tunbridge Wells	Frant	Tunbridge Wells	0.38	The site is unable to deliver 5 or more net dwellings due to it having outline planning permission for 2 (net) dwellings under planning reference WD/2022/2072/O. This is below the minimum 5 net dwelling threshold to require an assessment.
386/2050	Land at Wilderness Lane, Hadlow Down	Hadlow Down	Hadlow Down	0.05	The site is unable to deliver 5 or more net dwellings due to its small size.
665/2050	Hadlow Down Village Hall, Hall Lane, Hadlow Down	Hadlow Down	Hadlow Down	0.06	The site is unable to deliver 5 or more net dwellings due to its small size. The site has a resolution to grant outline planning application for 3 (net) dwellings under planning reference WD/2021/0471/O.
736/2050	Land opposite the Village Hall, Hall Lane, Hadlow Down	Hadlow Down	Hadlow Down	0.16	The site is unable to deliver 5 or more net dwellings due to its small size.
815/1310	Land north of 1 Woodside Terrace, Polegate Road, Hailsham	Hailsham	Hailsham	0.05	The site gained full planning permission for 1 (net) dwelling under planning reference WD/2022/1812/F. This is below the minimum 5 net dwelling threshold to require an assessment.
816/1310	Land east of Polegate Road, Hailsham	Hailsham	Hailsham	0.11	The site is unable to deliver 5 or more net dwellings due to its small size.

Site reference	Address	Parish	Settlement	Size (ha)	Reason for too small for assessment
851/1310	1 Summerhill Cottages, Summerhill Lane, Hailsham	Hailsham	Hailsham	0.04	The site is unable to deliver 5 or more net dwellings due to its small size.
885/1310	Hailsham Ambulance Station, London Road, Hailsham	Hailsham	Hailsham	0.09	The site is unable to deliver 5 or more net dwellings due to its small size.
910/1310	Land at Broadlands, Amberstone, Hailsham	Hailsham	Hailsham	0.09	The site is unable to deliver 5 or more net dwellings due to its small size.
923/1310	Land at 1 Railway Crossing Cottage, Mulbrooks, Hailsham	Hailsham	Hailsham	0.32	The northern part of the site has outline planning permission for 2 (net) dwellings under planning reference WD/2019/2373/O. The planning permission alongside the remaining part of the site, is unable to deliver 5 or more net dwellings.
1035/1310	Site access at Recycling Depot, Station Road, Hailsham	Hailsham	Hailsham	0.08	The site is unable to deliver 5 or more net dwellings due to its small size.
1036/1310	Land at the rear of High Street, Hailsham	Hailsham	Hailsham	0.01	The site is unable to deliver 5 or more net dwellings due to its small size.
1045/1310	Waldernheath, Amberstone, Hailsham	Hailsham	Hailsham	0.61	The site is unable to deliver 5 or more net dwellings due to an existing dwelling on site. Furthermore, the remaining part of the site has full planning permission for 3 (net) dwellings under planning references WD/2021/0575/F and WD/2021/0538/F.
530/1210	Rutherford, Cross in Hand Road, Heathfield	Heathfield & Waldron	Heathfield	0.26	The site is unable to deliver 5 or more net dwellings due to its small size and the existing dwelling on site.

Site reference	Address	Parish	Settlement	Size (ha)	Reason for too small for assessment
533/1210	Land at Tilsmore Lodge, Cross in Hand Road, Heathfield	Heathfield & Waldron	Heathfield	0.1	The site is unable to deliver 5 or more net dwellings due to its small size.
632/1210	Broadride, Mutton Hall Hill, Heathfield	Heathfield & Waldron	Heathfield	0.09	The site is unable to deliver 5 or more net dwellings due to the whole site having full planning permission for 2 (net) dwellings under planning reference WD/2017/0994/F. This is below the minimum 5 net dwelling threshold to require an assessment.
640/1210	Land at 25 Gibraltar Rise, Heathfield	Heathfield & Waldron	Heathfield	0.11	The site is unable to deliver 5 or more net dwellings due to its small size.
641/1210	Land at the Manse, Tilsmore Road, Heathfield	Heathfield & Waldron	Heathfield	0.18	The site is unable to deliver 5 or more net dwellings due to its small size.
642/1210	Land at 38 Downsview, Heathfield	Heathfield & Waldron	Heathfield	0.06	The site is unable to deliver 5 or more net dwellings due to its small size.
643/1210	Land at 40 Downsview, Heathfield	Heathfield & Waldron	Heathfield	0.05	The site is unable to deliver 5 or more net dwellings due to its small size.
645/1210	Land at Tudor Lodge, Sandy Cross Lane, Heathfield	Heathfield & Waldron	Heathfield	0.04	The site is unable to deliver 5 or more net dwellings due to its small size.
646-1210	Land at The Old Stable, Green Lane, Heathfield	Heathfield & Waldron	Heathfield	0.11	The site is unable to deliver 5 or more net dwellings due to its small size.
647/1210	Land at Lullington, Tilsmore Road, Heathfield	Heathfield & Waldron	Heathfield	0.16	The site is unable to deliver 5 or more net dwellings due to its small size.
672/1210	Carradale, Willow Close, Heathfield	Heathfield & Waldron	Heathfield	0.06	The site is unable to deliver 5 or more net dwellings due to its small size.
681/1210	Land at The Old Saddlery, A267, Heathfield	Heathfield & Waldron	Heathfield	0.11	The site is unable to deliver 5 or more net dwellings due to its small size.

Site reference	Address	Parish	Settlement	Size (ha)	Reason for too small for assessment
703/1920	Land at Olives Farm, Back Lane, Cross In hand	Heathfield & Waldron	Cross in Hand	0.34	The site is unable to deliver 5 or more net dwellings as the whole site has full planning permission for 2 (net) dwellings under planning reference WD/2020/0019/F.
731/1920	Land at Raesden, A267, Cross In Hand	Heathfield & Waldron	Cross in Hand	0.11	The site is unable to deliver 5 or more net dwellings due to its small size.
753/3150	Land between Rock Harbour and Little Heath, Frary Walk, Maynards Green	Heathfield & Waldron	Maynards Green	0.28	The site is unable to deliver 5 or more net dwellings due to its small size and the existing density of the surrounding character area.
849/3220	Land adjacent to Chapel House, Battle Road, Punnetts Town	Heathfield & Waldron	Punnetts Town	0.22	The site is unable to deliver 5 or more net dwellings due to its small size and the existing density of the surrounding character area.
865/1210	The Yard, Burwash Road, Heathfield	Heathfield & Waldron	Heathfield	0.06	The site is unable to deliver 5 or more net dwellings due to its small size.
876/1920	Cross in Hand Mills (Site A), B2102, Cross in Hand	Heathfield & Waldron	Cross in Hand	0.5	A small part of the site has full planning permission for the conversion of an existing building into 1 (net) dwelling under planning reference WD/2021/2438/F. The remaining part of the site, alongside the planning permission, is unable to deliver 5 or more net dwellings due to its small size and irregular shape.
886/1210	Heathfield Ambulance Station, Burwash Road, Heathfield	Heathfield & Waldron	Heathfield	0.09	The site is unable to deliver 5 or more net dwellings due to its small size.
926/3220	Car park and outbuildings adjacent to Barley Mow	Heathfield & Waldron	Punnetts Town	0.02	The site is unable to deliver 5 or more net dwellings due to its small size.

Site reference	Address	Parish	Settlement	Size (ha)	Reason for too small for assessment
	House, Barlow Mow Lane, Punnetts Town				
946-1210	Land at Silver Birches (site 2), Street End Lane, Broad Oak	Heathfield & Waldron	Broad Oak	0.14	The site is unable to deliver 5 or more net dwellings due to its small size.
949/1210	Land north of Cross in Hand Road, Heathfield	Heathfield & Waldron	Heathfield	0.08	The site is unable to deliver 5 or more net dwellings due to its small size.
950/1210	Land to the rear of Idens Farm, Street End Lane, Broad Oak	Heathfield & Waldron	Heathfield	0.27	The site is unable to deliver 5 or more net dwellings due to its small size and the existing dwelling on site. The site was refused outline planning permission for 3 (net) dwellings under planning reference WD/2021/0983/O.
957/1210	Plantation House, Burwash Road, Heathfield	Heathfield & Waldron	Heathfield	0.37	The site is unable to deliver 5 or more net dwellings due to the existing dwelling on site and the existing density of the surrounding character area.
970/1210	Firwood House, Firwood Rise, Heathfield	Heathfield & Waldron	Heathfield	0.13	The site is unable to deliver 5 or more net dwellings due to its small size.
1128/1210	Church Cottage, Little London Road, Heathfield	Heathfield & Waldron	Heathfield	0.18	The site is unable to deliver 5 or more net dwellings due to its small size.
1208/1210	Land at Pittwood, A267, Cross in Hand	Heathfield & Waldron	Heathfield	0.07	The site is unable to deliver 5 or more net dwellings due to its small size.
088/3110	Land adjoining Woodside Cottage, Featherbed Lane, Magham Down	Hellingly	Magham Down	0.2	The site is unable to deliver 5 or more net dwellings due to its small size.
976/3090	Land adjacent to 2 Summer Bank Cottages, The Dicker, Lower Dicker	Hellingly	Lower Dicker	0.07	The site is unable to deliver 5 or more net dwellings due to its small size.

Site reference	Address	Parish	Settlement	Size (ha)	Reason for too small for assessment
1082/3000	Land to the rear of Flint Cottage, Swingate Cross, Hellingly	Hellingly	Hellingly	0.24	The site is unable to deliver 5 or more net dwellings due to its small size and irregular shape.
600/2090	Land at The Welcome Stranger, Chapel Row, Herstmonceux	Herstmonceux	Herstmonceux	0.16	The site is unable to deliver 5 or more net dwellings as the whole site has planning permission for the conversion of the pub into 3 (net) dwellings under planning reference WD/2020/0575/FR.
793/3110	Land at Orchard Cottage, Old Road, Magham Down	Herstmonceux	Magham Down	0.05	The site is unable to deliver 5 or more net dwellings due to its small size.
981/2090	Place Farm, Church Road, Herstmonceux	Herstmonceux	Herstmonceux	0.04	The site is unable to deliver 5 or more net dwellings due to its small size.
117/3030	Manor Farm Bungalow Site, Discovery Way, Horam	Horam	Horam	0.35	The site is unable to deliver 5 or more net dwellings due to its small size and irregular shape.
598/3030	Land at Flintstones, Manor Road, Horam	Horam	Horam	0.15	The site is unable to deliver 5 or more net dwellings due to its small size.
769/3030	Land at Hollinwood, Little London Road, Horam	Horam	Horam	0.18	The site is unable to deliver 5 or more net dwellings due to its small size. The site is subject to an ongoing full planning application for 1 (net) dwelling under planning reference WD/2022/1768/F.
801/3030	Glenside/ Homelands, Lower High Street, Horam	Horam	Horam	0.25	The site is unable to deliver 5 or more net dwellings due to its irregular shape and the existing dwelling on site.
824/3030	Land at Orchard House, The Avenue, Horam	Horam	Horam	0.05	The site is unable to deliver 5 or more net dwellings due to its small size.
838/3030	Glenrosa, Vines Cross Road, Horam	Horam	Horam	0.11	The site is unable to deliver 5 or more net dwellings due to its small size.

Site reference	Address	Parish	Settlement	Size (ha)	Reason for too small for assessment
171/3060	Land between Long Barn and 1 Home Farm Cottage, Lewes Road, Laughton	Laughton	Laughton	0.06	The site is unable to deliver 5 or more net dwellings due to its small size.
1093/3060	Land at The Weald, Church Lane, Laughton	Laughton	Laughton	0.49	The site is unable to deliver 5 or more net dwellings due to it having planning permission for 4 (net) dwellings under planning reference WD/2022/3146/F.
549/3120	Land adjacent to The Manor House, The Drive, Maresfield Park, Maresfield	Maresfield	Maresfield	0.33	The site is unable to deliver 5 or more net dwellings due to it having full planning permission for 1 (net) dwellings under planning reference WD/2020/0695/F.
629/3120	Land to the rear of South Manor House, Maresfield Park, Maresfield	Maresfield	Maresfield	0.34	The site is unable to deliver 5 or more net dwellings due to its small size and the existing density of the surrounding character area.
669/3120	Land at Flitterbanks Farm, The Drive, Maresfield	Maresfield	Maresfield	1.65	The site is unable to deliver 5 or more net dwellings due to it having full planning permission for 2 (net) dwellings under planning reference WD/2021/1868/FA.
085/1980	Criers Farm, Farm Lane, Five Ashes	Mayfield and Five Ashes	Five Ashes	0.09	The site is unable to deliver 5 or more net dwellings due to its small size.
511/3140	Land adjacent to South Street Car Park, South Street, Mayfield	Mayfield and Five Ashes	Mayfield	0.16	The site is unable to deliver 5 or more net dwellings due to its small size.
874/3140	Knowle, Newick Lane, Mayfield	Mayfield and Five Ashes	Five Ashes	0.23	The site is unable to deliver 5 or more net dwellings due to its small size and the existing density of the surrounding character area.
959/1210	Little Rose Mobile Home, Meres Lane, Cross In Hand	Mayfield and Five Ashes	Heathfield	0.31	The site is unable to deliver 5 or more net dwellings due to its small size and the

Site reference	Address	Parish	Settlement	Size (ha)	Reason for too small for assessment
					existing density of the surrounding character area.
1163/3140	The Orchard, West Street, Mayfield	Mayfield and Five Ashes	Mayfield	0.18	The site is unable to deliver 5 or more net dwellings due to its small size. The site was refused full planning permission on appeal for 3 (net) dwellings under planning reference WD/2019/1459/F.
589/3170	Land at Marlpiits Lane, Ninfield	Ninfield	Ninfield	0.13	The site is unable to deliver 5 or more net dwellings due to its small size.
831/3170	Land at Staplehurst Wood, Bexhill Road, Ninfield	Ninfield	Ninfield	0.38	The site is unable to deliver 5 or more net dwellings due to its small size and irregular shape.
774/3200	Land at Riverside, Bexhill Road, Pevensey	Pevensey	Pevensey	0.32	The site is unable to deliver 5 or more net dwellings due to its irregular shape and the existing dwelling on the site.
097/1510	Rear of 25 Pevensey Road, Polegate	Polegate	Polegate	0.05	The site is unable to deliver 5 or more net dwellings due to its small size.
465/1510	Land at Brook Street, Polegate	Polegate	Polegate	0.09	The site is unable to deliver 5 or more net dwellings due to its small size.
835/1510	Land at Polly Arch, Lynholm Road, Polegate	Polegate	Polegate	0.18	The site is unable to deliver 5 or more net dwellings due to its small size.
637/3290	Seymours Yard, Catts Hill, Town Row, Rotherfield	Rotherfield	Town Row	0.07	The site is unable to deliver 5 or more net dwellings due to the whole site having planning permission for 2 (net) dwellings under planning reference WD/2021/1700/TD.
118/1410	Land to the west of Buckswood Grange, Rocks Road, Uckfield	Uckfield	Uckfield	0.08	The site is unable to deliver 5 or more net dwellings due to its small size.

Site reference	Address	Parish	Settlement	Size (ha)	Reason for too small for assessment
591/1410	Garage and part of garden, 10 The Drive, Uckfield	Uckfield	Uckfield	0.05	The site is unable to deliver 5 or more net dwellings due to its small size.
676/1410	Fairway House, 31A Framfield Road, Uckfield	Uckfield	Uckfield	0.04	The site is unable to deliver 5 or more net dwellings due to its small size. The site is subject to an ongoing planning appeal for the conversion of an office building into four (net) dwellings under planning reference WD/2022/1808/F.
682/1410	Carrington, Hempstead Rise, Uckfield	Uckfield	Uckfield	0.07	The site is unable to deliver 5 or more net dwellings due to its small size.
714/1410	31a Framfield Road, Uckfield	Uckfield	Uckfield	0.01	The site is unable to deliver 5 or more net dwellings due to its small size.
1003/1410	Regency Close North Car Park, Uckfield	Uckfield	Uckfield	0.04	The site is unable to deliver 5 or more net dwellings due to its small size.
1004/1410	Regency Close South Car Park, Uckfield	Uckfield	Uckfield	0.08	The site is unable to deliver 5 or more net dwellings due to its small size.
590/3330	Land adjacent to 26 Snape View, Wadhurst	Wadhurst	Wadhurst	0.05	The site is unable to deliver 5 or more net dwellings due to its small size.
611/3330	Land at Meadowcroft, Cousley Wood Road, Wadhurst	Wadhurst	Wadhurst	0.11	The site is unable to deliver 5 or more net dwellings due to its small size.
938/3330	Land east of Osmer's Hill, Wadhurst	Wadhurst	Wadhurst	0.13	The site is unable to deliver 5 or more net dwellings due to its small size.
475/3285	Land at The Three Cups Public House, Middle Lane, Three Cups Corner	Warbleton	Three Cups Corner	0.07	The site is unable to deliver 5 or more net dwellings due to its small size.
580/1820	Paddock Lodge, The Strait, Boreham Street	Wartling	Boreham Street	0.13	The site is unable to deliver 5 or more net dwellings due to its small size.

Site reference	Address	Parish	Settlement	Size (ha)	Reason for too small for assessment
267/2070	Land adjoining 4 Peelings Cottage, Milton Street, Hankham	Westham	Hankham	0.18	The site is unable to deliver 5 or more net dwellings due to its small size.
652/3360	Land on Hankham Hall Road, Westham	Westham	Westham	0.13	The site is unable to deliver 5 or more net dwellings due to its small size. The site was refused full planning permission for 4 (net) dwellings under planning reference WD/2021/1284/F.
1097/3360	Myrtle Court, High Street, Westham	Westham	Westham	0.07	The site is unable to deliver 5 or more net dwellings due to its small size.
1101/3280	Land to the south of Rattle Road, Stone Cross	Westham	Stone Cross	0.18	The site is unable to deliver 5 or more net dwellings due to its small size.

Appendix 2: Sites with Extant Planning Permission

Site reference	Address	Parish	Settlement	Planning Permission Details
078/3300	Shermans Oak, Coldharbour Road, Upper Dicker	Arlington	Upper Dicker	This site has been granted planning permission (under reserved matters) for 6 net dwellings under planning reference WD/2017/0873/RM and is under construction. The site is anticipated to be delivered in 2024/2025 period.
1042/1310	Land to east of Robin Post Lane, Hailsham	Arlington	Hailsham	This site has been granted outline planning permission for 5 self-build dwellings under planning reference WD/2020/0311/O. The site has since been granted planning permission (reserved matters) pursuant to that outline planning permission under planning reference WD/2022/0498/RM in 2022.
156/1840	Pound Green Nurseries, Pound Green, Buxted	Buxted	Buxted	The site, excluding the existing dwelling, has been granted full planning permission for 9 (net) dwellings under planning reference WD/2021/2766/F.
214/1990	Land at Coopers Row, Five Ash Down	Buxted	Five Ash Down	The site is subject to an ongoing outline planning application for 40 (net) dwellings under planning reference WD/2021/1895/MAO. There is a resolution to approve the planning application subject to a Section 106 Agreement.
290/1990	Land north of Pine Cottage, Coopers Green, Five Ash Down	Buxted	Five Ash Down	The site has been granted outline planning permission for 35 (net) dwellings under reference WD/2020/1088/MAO. A reserved matters application pursuant to the outline planning permission is ongoing under planning reference WD/2023/2729/MRM.
1085/3230	Deanland Wood Park, Deanland Road, Ripe	Chalvington with Ripe	Ripe	The site gained full planning permission for the development of 105 permanent residential caravans

Site reference	Address	Parish	Settlement	Planning Permission Details
054/1110	Land at Little Warren Farm, Beacon Road, Crowborough	Crowborough	Crowborough	(under Use Class C3) under planning reference WD/2020/0361/MAJ. This site comprises of a medium scale agricultural field that sits to the west of the A26 (Uckfield Road) and has achieved planning permission (reserved matters) for 18 (net) dwellings under planning reference WD/2021/2680/MRM. The site is anticipated to be delivered in the 2024/25 monitoring period.
065/1110	Land at the junction with Western Road and Hadlow Down Road, Crowborough	Crowborough	Crowborough	This site lies to south and east of the Western Road and Hadlow Down Road junction to the southeast of Crowborough and comprises semi-wooded field. This site was granted full planning permission for 26 (net) dwellings on appeal under planning reference WD/2020/0893/MAJ. The site has not yet commenced.
112/1110	Cherry Trees, Tubwell Lane, Crowborough	Crowborough	Crowborough	The site is located to the north of Tubwell Lane and behind existing residential development along Western Road to the southeast of Crowborough and comprises a grass field and House in Multiple Occupancy. This site has been granted full planning permission for the demolition of an existing HMO and the erection of 6 (net) dwellings under planning reference WD/2020/1175/F. For this planning permission, the eastern portion of the site will include built development, whilst the remaining western part of the site will act as a receptor site for ecological purposes and a grass swale to deal with surface water runoff. More recently, a separate outline planning application under planning

Site reference	Address	Parish	Settlement	Planning Permission Details
				reference WD/2022/2411/O for the southern part of the site proposes to change the use of the existing HMO building to a private dwelling and the creation of 5 (net) dwellings, leaving the remainder of the site for ecological purposes and to deal with surface water runoff. This planning application was approved in December 2023.
151/1110	Land at Orchid Riding Centre, south of Walshes Road, Crowborough	Crowborough	Crowborough	The site comprises of a riding school with associated paddocks and buildings on the southern edge of Crowborough, with access onto the Walshes Road to the north. This site has been granted outline planning permission under reference WD/2020/0734/MAO for 150 (net) dwellings. The site has since been granted planning permission for reserved matters pursuant to the outline planning permission under planning reference WD/2022/0775/MRM in November 2022. The site has not commenced but is expected to be completed in the 2027/28 period.
280/1110	Millbrook Garden Centre, Tubwell Lane, Jarvis Brook, Crowborough	Crowborough	Crowborough	The site comprises of a retail garden centre and associated car park on the southeastern fringe of Crowborough. The site has achieved outline planning permission for 27 (net) dwellings under planning reference WD/2020/2164/MAO in October 2022. The site is now subject to an ongoing reserved matters planning application pursuant to the outline planning permission under planning reference WD/2022/3249/MRM. The site is anticipated to be delivered in the 2027/28 period.

Site reference	Address	Parish	Settlement	Planning Permission Details
282/1110	Land north of Eridge Road, Crowborough	Crowborough	Crowborough	This site comprises a number of agricultural fields to the north of Eridge Road (A26) on the edge of Crowborough. This site was granted planning permission under reserved matters for 119 (net) dwellings under planning reference WD/2021/0897/MRM. The site has commenced and is expected to be completed by the end of the 2026/27 period.
679/1110	Land adjacent to Craigmere Hall, Crowborough Hill, Crowborough	Crowborough	Crowborough	The site has been granted planning permission under planning reference WD/2019/2602/F for 6 (net) dwellings, following the demolition of Craigmere Cottage. The site is anticipated to be completed by the end of the 2024/25 period. The remaining part of the site is formed of Craigmere Hall, which contains a number of existing flattened dwellings, and it is not anticipated that this is available for redevelopment.
695/1110	Land at Kemps Farm, Walshes Road, Crowborough	Crowborough	Crowborough	The site comprises of agricultural farmland to the north of Walshes Road, to the east of Luxford Road and to the west of Mount Pleasant in south Crowborough. The southern portion of the site has achieved full planning permission for 100 (net) dwellings under planning reference WD/2020/0369/MFA. The remaining central and northern portions of the site has achieved outline planning permission for 130 (net) dwellings under planning reference WD/2020/0596/MAO, with a reserved matters planning application pending (under planning reference WD/2023/0803/MRM).

Site reference	Address	Parish	Settlement	Planning Permission Details
727/1110	Land adjacent to Walsh Manor Farm, Walshes Road, Crowborough	Crowborough	Crowborough	The entire site is expected to be delivered by the end of the 2027/28 period. This site comprises of agricultural fields to the south of Walshes Road, Crowborough. The site has been granted outline planning permission for 71 (net) dwellings under planning reference WD/2019/0641/MAO. The site has subsequently been granted planning permission (reserved matters) pursuant to the outline planning permission under planning reference WD/2022/0168/MRM. The site is anticipated to be completed by the end of the 2026/27 period.
717/1630	Land at Fletching Garage, Splaynes Green, Fletching	Fletching	Fletching	The site gained full planning permission for the demolition of existing buildings and the erection of 5 (net) dwellings under planning reference WD/2021/2848/F.
079/1790	Land to the south of the B2102 and east of Stone Bridge Lane, Blackboys	Framfield	Blackboys	The site has been granted outline planning permission for 50 dwellings under planning reference WD/2020/0700/MAO. The site's reserved matters planning application (WD/2022/2182/MRM) is subject to an ongoing planning appeal lodged on a non-determination basis.
082/1790	Mill View, Gun Road, Blackboys	Framfield	Blackboys	This site was granted full planning permission for 7 dwellings under planning reference WD/2019/1003/FA, which is currently under construction and is expected to be delivered by the end of the 2024/25 period. The remaining portion of the site without planning permission is the existing dwelling, Mill View, which is not considered as available for development.

Site reference	Address	Parish	Settlement	Planning Permission Details
096/2020	Land at Old Nursery House, Blackboys Road, Framfield	Framfield	Framfield	The site, excluding the existing residential dwelling and garden was granted outline planning permission for 58 (net) dwellings on appeal under planning reference WD/2021/0573/MAO in January 2023.
1070/2020	Land at Hammond's Green Cottage, B2102, Framfield	Framfield	Framfield	The site gained full planning permission for 5 (net) dwellings under planning reference WD/2023/0508/F in October 2023.
126/1610	Land to the east of Benhall Mill Road, Tunbridge Wells	Frant	Tunbridge Wells	The site is subject to an ongoing full planning application for 159 dwellings under planning reference WD/2017/0143/MAJ and has a resolution to approve subject to a signed Section 106 agreement. The site is anticipated to be completed in the 2028/29 period.
740/1610	Land at Hargate House, St Mark's Road, Tunbridge Wells	Frant	Tunbridge Wells	The site currently has planning permission for 3 further large residential dwellings within the ground to Hargate House under planning references WD/2021/2331/F, WD/2022/0089/F and WD/2021/2777/F. Given the scale of the approved development on site, it is not anticipated that any further significant residential development will come forward.
796/1610	Land at Little Mount Farm, Benhall Mill Road, Frant	Frant	Tunbridge Wells	This site has been granted planning permission (under reserved matters) for the erection of a 146-bed continuing care retirement community unit (under Use Class C2) under planning reference WD/2021/2467/MRM. A resubmission of the reserved matters application is ongoing under planning reference WD/2023/2027/MRM.

Site reference	Address	Parish	Settlement	Planning Permission Details
091/1310	Wellfield, 154 - 156 Station Road, Hailsham	Hailsham	Hailsham	The site, excluding the existing dwelling was granted outline planning permission for 12 (net) dwellings under planning reference WD/2020/1596/MAO in December 2022. The site was also, more recently granted outline planning permission for 9 (net) dwellings under planning reference WD/2023/0699/O. The site is anticipated to be completed by the end of the 2026/27 monitoring period.
100/1310	Oaklands, Ersham Road, Hailsham	Hailsham	Hailsham	The vast majority of this site has achieved full planning permission for 169 (net) dwellings under planning reference WD/2018/2543/MAJ and is expected to be completed by the end of the 2026/27 period. The remaining land has been assessed as part of a new SHELAA submission under reference 1129/1310.
379/1310	Land at Old Marshfoot Farm, Marshfoot Lane, Hailsham	Hailsham	Hailsham	This site has been granted reserved matters planning permission for 300 (net) dwellings under planning reference WD/2021/0424/MRM. The site is expected to be completed by the end of the 2028/29 period. The existing farmhouse on site gained full planning permission for its demolition and replacement with a new dwelling under planning reference WD/2021/1970/F.
728/1310	Land south of Hailsham, west of Ersham Road and west of Station Road, Hailsham	Hailsham	Hailsham	The site has achieved planning permission for up to 700 (net) dwellings under planning references WD/2019/1864/MAO, WD/2018/0475/MAO and WD/2020/2509/MAO, which is partly under construction. The site has had a number of reserved matters applications approved pursuant to these

Site reference	Address	Parish	Settlement	Planning Permission Details
				outline consents under planning references WD/2021/1485/MRM, WD/2021/2265/MRM and WD/2022/1505/MRM. An additional part of the site is subject to an ongoing reserved matters application under planning reference WD/2023/1171/MRM.
804/1310	Land off Mill Road, Hailsham	Hailsham	Hailsham	The site has achieved outline planning permission for up to 220 (net) dwellings under planning reference WD/2017/2956/MAO. The site was also granted planning permission for a reserved matters application pursuant to WD/2017/2956/MAO under planning reference WD/2023/0999/MRM.
808/1310	Coldthorn Barn, Coldthorn Lane, Hailsham	Hailsham	Hailsham	The vast majority of this site was granted outline planning permission on appeal in May 2022 for 31 (net) dwellings under planning reference WD/2020/1504/MAO. The remaining part of this site is formed of ancient woodland and is therefore considered unsuitable for any form of development.
900/1310	Land adjoining The Old Loom Mill, Mulbrooks, Ersham Road, Hailsham	Hailsham	Hailsham	The northern part of the site comprising the existing buildings has achieved outline planning permission for 24 (net) dwellings under planning reference WD/2017/0839/MAO. The site achieved reserved matters planning consent pursuant to the outline permission under planning reference WD/2020/1494/MRM in March 2023. The site is anticipated to be completed by the end of the 2026/27 period. The remaining southern part of this site is assessed separately under SHELAA reference 1050/1310.

Site reference	Address	Parish	Settlement	Planning Permission Details
963/1310	Poplar Cottage Farm (East), Amberstone, Hailsham	Hailsham	Hailsham	This site has been granted outline planning permission for 45 (net) dwellings under planning reference WD/2020/1690/MAO. The site is subject to an ongoing reserved matters planning application pursuant to the outline planning permission under planning reference WD/2022/2388/MRM.
004/3220	Cadence, Battle Road, Punnetts Town	Heathfield and Waldron	Punnetts Town	The existing house (to be demolished) and garden was granted planning permission for 5 (net) dwellings under planning reference WD/2020/0724/RM. The remaining part of the site was granted reserved matters planning permission for 4 (net) dwellings under planning reference WD/2021/2008/RM.
103/1210	The Cart Barn, Burwash Road, Heathfield	Heathfield and Waldron	Heathfield	This site was granted planning permission (reserved matters) for 14 (net) dwellings under planning reference WD/2019/2321/MRM and is expected to be completed by the end of the 2023/24 period.
559/1210	Land at junction of Sandy Cross Lane and Park Road, Heathfield	Heathfield and Waldron	Heathfield	The site was granted outline planning permission for 8 (net) dwellings at appeal under planning reference WD/2021/1606/O in September 2023.
597/1201	Land at Heatherlea, Newick Lane, Heathfield	Heathfield and Waldron	Heathfield	This site was granted planning permission for 5 (net) dwellings under planning reference WD/2019/0609/FA. The site is expected to be completed by the end of the 2023/24 period.
644/1210	Land at and adjacent to Tilsmore Wood, Cross In Hand Road, Heathfield	Heathfield and Waldron	Heathfield	The vast majority of the site (western portion) has been granted full planning permission for 4 (net) dwellings under planning reference WD/2020/2540/F. The remaining (eastern portion) of the site comprises of the existing residential

Site reference	Address	Parish	Settlement	Planning Permission Details
				dwelling and garden, as well as ancient woodland and is not considered available for redevelopment.
301/3000	Danecroft Nursery, Station Road, Hellingly	Hellingly	Hellingly	The site has been granted outline planning permission for 80 (net) dwellings under planning reference WD/2019/1136/MAO at appeal in December 2022.
428/3100	Land at North Street, Lower Horsebridge	Hellingly	Hellingly	The site has been granted outline planning permission for 55 (net) dwellings under planning reference WD/2021/2056/MAO. The site is expected to be completed by the end of the 2028/29 period.
534/3000	Land at Sussex Plants, Park Road, Hailsham	Hellingly	Hellingly	This site was granted planning permission (reserved matters) for 160 (net) dwellings under planning reference WD/2019/1744/MRM. The site is expected to be completed by the end of the 2025/26 period.
574/3000	Horselunges Business Park and Eastlea, Park Road, Hailsham	Hellingly	Hellingly	The site was granted outline planning permission under planning reference WD/2020/1745/O for 8 (net) dwellings. The site was subject to an ongoing reserved matters planning application pursuant to the outline planning permission under planning reference WD/2022/1892/RM but this was withdrawn in November 2022.
659/3090	Land at Lower Dicker Garden Centre, The Dicker, Lower Dicker	Hellingly	Lower Dicker	The site has been granted outline planning permission for the redevelopment of the site for 45 (net) dwellings under reference WD/2021/0999/MAO.
666/3100	Land to the east of North Street, Lower Horsebridge	Hellingly	Lower Horsebridge	The site has achieved outline planning consent for up to 130 dwellings under planning reference WD/2019/1575/MAO.

Site reference	Address	Parish	Settlement	Planning Permission Details
784/3000	Land at Park Road, Hellingly	Hellingly	Hellingly	This site comprises the eastern half of SHELAA site 301/3000. The whole of SHELAA site 301/3000 has been granted outline planning permission for 80 (net) dwellings under planning reference WD/2019/1136/MAO at planning appeal in December 2022.
919/3000	Land at Park Farm, New Road, Hellingly	Hellingly	Hellingly	The western portion has achieved outline planning permission for up to 370 dwellings under planning reference WD/2019/2542/MAO and is expected to be completed by the end of 2030/31 period. The western part of the site has also been granted planning permission (under reserved matters) pursuant to the outline planning permission under planning reference WD/2022/2135/MRM in January 2023. The eastern portion of the site also now has outline planning application for 360 (net) dwellings under planning reference WD/2022/0294/MAO that was granted in December 2023.
040/2090	Land adjacent to Lime Cross Recreation Ground, Herstmonceux	Herstmonceux	Herstmonceux	This site was granted planning permission (under reserved matters) for 70 net dwellings under planning reference WD/2018/1584/RM and has technically commenced.
609/2090	Land adjacent to Geo Collins Honda, Herstmonceux Service Station, Hailsham Road, Herstmonceux	Herstmonceux	Herstmonceux	This site had achieved planning permission (reserved matters) for 17 dwellings under planning reference WD/2019/1332/MRM. However, the site was also refused full planning permission for 29 dwellings under planning reference WD/2021/1121/MAJ at appeal in January 2023. The site has most recently been granted full planning

Site reference	Address	Parish	Settlement	Planning Permission Details
942/3390	Land at Compers Field, Gardner Street (A271), Windmill Hill	Herstmonceux	Windmill Hill	permission for 21 (net) dwellings under planning reference WD/2022/1080/MAJ. The site has been granted full planning permission for 18 net dwellings under planning references WD/2023/0748/F and WD/2023/0749/F and is expected to be completed by the end of the 2026/27 period.
449/3030	Land south side of Horebeech Lane, Horam	Horam	Horam	This site was granted outline planning permission for 38 (net) dwellings on appeal under planning reference WD/2021/2356/MAO. The site was also granted reserved matters pursuant to the outline under planning reference WD/2023/1585/MRM.
841/3030	Land at Hedgerows, Eastbourne Road, Horam	Horam	Horam	This site has achieved full planning permission for up to 53 (net) dwellings under planning reference WD/2020/2306/MRM. The site is expected to be completed by the 2025/26 period.
911/3030	Horeham Flat Farm, Chiddingly Road, Horam	Horam	Horam	The site has been granted outline planning permission for 36 (net) dwellings under planning reference WD/2018/2526/MAO. The site is subject to a live full planning application, alongside SHELAA site 1057/3030, for 41 (net) dwellings under planning reference WD/2022/1899/MAJ.
1064/3030	Two Oaks, Chiddingly Road, Horam	Horam	Horam	The site has been granted outline planning permission for 24 (net) dwellings under planning reference WD/2020/0950/MAO in November 2023.
1193/3030	Land east of Chiddingly Road, Horam	Horam	Horam	The site has been granted outline planning permission under planning reference WD/2020/2667/MAO for 22 (net) dwellings in December 2022.

Site reference	Address	Parish	Settlement	Planning Permission Details
087/3040	Land west of Culpepper Close, Station Road, Isfield	Isfield	Isfield	The eastern portion of this site has planning permission (under reserved matters) for 10 (net) dwellings under planning reference WD/2020/2058/MRM. A small western portion of the site has achieved full planning permission for an additional 2 (net) dwellings under planning reference WD/2023/1594/F. The remaining western portion of the site is wholly covered by Flood Risk Zones 2 and 3, which precludes any further residential development on site.
125/3120	Forest Cottage, The Drive, Maresfield Park, Maresfield	Maresfield	Maresfield	The majority of the site (with the exception of the existing dwelling) has a full planning consent for 4 (net) dwellings under planning reference WD/2022/2612/F.
160/3120	Land at Tenacres, Straight Half Mile, Maresfield	Maresfield	Maresfield	The southwestern part of the site has a resolution to approve outline planning permission for 4 (net) dwellings under planning reference WD/2022/2603/O, with the remainder of land retained as woodland. subject to a Section 106 agreement that secures SANG and SAMMS payments.
551/3120	Field between Straight Half Mile and Nursery Lane, Maresfield	Maresfield	Maresfield	The southern part of the site has been granted outline planning permission for 25 (net) dwellings under planning reference WD/2017/0694/MAO). More recently, the whole site had a resolution to grant planning permission for 21 (net) dwellings under planning reference WD/2022/3098/MAJ.
604/3170	Land off Manchester Road, Ninfield	Ninfield	Ninfield	This site has been granted planning permission (under reserved matters) for 80 (net) dwellings under planning reference WD/2019/1859/MRM and

Site reference	Address	Parish	Settlement	Planning Permission Details
				is expected to be completed by the end of the 2024/25 period.
193/1510	Land bounded by A27 and Levett Road, Polegate	Polegate	Polegate	The site was granted outline planning permission at appeal for 180 (net) dwellings under planning reference WD/2021/1637/MAO in June 2023.
457/1510	Little Shepham, Shepham Lane, Polegate	Polegate	Polegate	This site (alongside surrounding arable fields) was granted outline planning permission (WD/2016/3047/MAO) for 108 residential dwellings. The site gained reserved matters planning consent pursuant to the outline permission under WD/2022/2975/MRM in June 2023.
767/1510	Phase 1&2 Commercial Site, Ditton's Road, Polegate	Polegate	Polegate	The site comprises of two separate portions of land to the east of Polegate and the north of Dittons Road (B2247). The western land portion (beside Bluebell Way) gained planning permission for light industrial/business uses (Use Class E) under planning permission WD/2018/0049/MFA, which has now been completed. The eastern portion of the site (to the north of Sunflower Lane) has now gained full planning permission for 17 (net) dwellings under planning reference WD/2020/1065/MAJ. The site is anticipated to be completed in the 2026/27 period.
772/1510	Land south of Dittons Farmhouse, Dittons Road, Polegate	Polegate	Polegate	This site was granted planning permission for 78 dwellings under planning reference WD/2020/0819/MFA and is under construction (it is expected to be completed by the end 2024/25).
441/1960	Warren Farm Yard, Warren Farm Drive, Eridge	Rotherfield	Eridge	The site has achieved full planning permission for 6 (net) dwellings under planning reference WD/2021/0384/F.

Site reference	Address	Parish	Settlement	Planning Permission Details
007/1410	Ridgewood House, Lewes Road, Uckfield	Uckfield	Uckfield	The site was granted full planning permission for 9 (net) dwellings under planning reference WD/2022/1303/MAJ in January 2024.
287/1410	Land at High Tree House, Eastbourne Road, Uckfield	Uckfield	Uckfield	The site was granted outline planning permission for 90 net dwellings under planning reference WD/2020/0410/MAO and is expected to be completed by the end of the 2026/27 period. The site is subject to an ongoing reserved matters application pursuant to the outline under planning reference WD/2023/0930/MRM.
354/1410	Land north of Mallard Drive, Uckfield	Uckfield	Uckfield	This site has been granted planning permission (with reserved matters) for 119 net dwellings under planning reference WD/2013/0415/RM and is expected to be completed by the 2024/25 period.
538/1410	The Timber Yard, Lewes Road, Ridgewood, Uckfield	Uckfield	Uckfield	The site has been granted full planning permission for the demolition of existing workshop and barns and the construction of 9 (net) dwellings under planning reference WD/2021/2398/F.
1131/1410	Streatfield House, Southview Drive, Uckfield	Uckfield	Uckfield	The site has been granted planning permission for the demolition of the existing buildings and the erection of 20 (net) dwellings under planning reference WD/2022/1674/DC.
115/3330	Land east of Old Station Road, Wadhurst	Wadhurst	Wadhurst	The site has been granted planning permission (under reserved matters) for 21 dwellings under planning reference WD/2020/2426/MRM. The site is expected to be completed by the end of the 2024/25 period.
114/3280	Land south of Dittons Road, Stone Cross	Westham	Stone Cross	This site has been granted planning permission (reserved matters) for 75 (net) dwellings under planning reference WD/2020/0789/RM in 2020. The

Site reference	Address	Parish	Settlement	Planning Permission Details
187/3280	Land off Peelings Lane, Stone Cross	Westham	Stone Cross	site is expected to be complete by the end of the 2025/26 period. The vast majority of the site has gained outline planning permission for up to 90 net dwellings under planning reference WD/2017/1063/MAO. The site is obtained reserved matters planning permission pursuant to the outline planning permission under planning reference WD/2022/2974/MRM in December 2023. The site is expected to be completed by the end 2025/26 period. The remaining portion of the site is unsuitable for development as it wholly consists of ancient woodland. The site was granted outline planning permission for 9 dwellings (net) at appeal under planning reference WD/2021/0512/F.
374/3280	Land adjacent to 5 Belle Vue, Hailsham Road, Stone Cross	Westham	Stone Cross	The northwestern l-shaped portion of the site has already achieved planning permission (reserved matters) under planning reference WD/2016/1629/MRM which has now been fully constructed. The eastern rectangular shaped portion of the site is an agricultural field which has been granted outline planning permission with a neighbouring SHELAA site (reference 712/3280) for 318 residential dwellings under planning reference WD/2019/2027/MAO, which expected to be completed by the end of the 2028/29 monitoring period. The eastern part of the site gained a reserved matters consent pursuant to the outline
535/3280	Land at Rattle Garden Farm, off Peelings Lane, Stone Cross	Westham	Stone Cross	The northwestern l-shaped portion of the site has already achieved planning permission (reserved matters) under planning reference WD/2016/1629/MRM which has now been fully constructed. The eastern rectangular shaped portion of the site is an agricultural field which has been granted outline planning permission with a neighbouring SHELAA site (reference 712/3280) for 318 residential dwellings under planning reference WD/2019/2027/MAO, which expected to be completed by the end of the 2028/29 monitoring period. The eastern part of the site gained a reserved matters consent pursuant to the outline

Site reference	Address	Parish	Settlement	Planning Permission Details
				planning permission under planning reference WD/2022/2413/RM in October 2023.
677/3280	Land to the west of Stone Cross Garden Centre, Dittons Road, Stone Cross	Westham	Stone Cross	The site has achieved planning permission for a 70-bed care home facility (Use Class C2) under planning reference WD/2020/1039/MAJ and this is expected to be completed within 2024/25 period.
712/3280	Land to the north and south of Rattle Road, Westham/Stone Cross	Westham	Stone Cross	This site has been granted outline planning permission for 318 dwellings under planning reference WD/2019/2027/O and is expected to be completed by the end of the 2028/29 period. The northern part of the site gained reserved matters planning consent pursuant to the outline planning permission under planning reference WD/2022/2413/RM in October 2023. The southern part of the site is obtained reserved matters planning permission pursuant to the outline planning permission under planning reference WD/2022/2727/MRM in November 2023.
180/1510	Hindsland Playing Fields, Eastbourne Road	Willingdon and Jevington	Polegate	The site has gained full planning permission on appeal for 180 (net) dwellings under planning reference WD/2021/0594/MEA. The site obtained reserved matters consent pursuant to the outline under planning reference WD/2023/0664/MRM.
236/3370	Mornings Mill Farm, Eastbourne Road, Willingdon	Willingdon and Jevington	Willingdon	The site has gained outline planning permission on appeal for 700 (net) dwellings under planning reference WD/2021/0174/MEA.
756/1630	Land at Royal Mires Nursery, London Road, Lye Green	Withyham	Lye Green	The site was granted full planning permission for five dwellings under planning permission reference WD/2020/1300/F in November 2021 and is therefore suitable for this quantum of development.

Appendix 3: Windfall Housing Study

1. Introduction

- 1.1 The purpose of the Windfall Housing Study is to provide the evidence base to support any proposed windfall allowance in the Council's Housing Trajectory as part of its Local Plan. The study will examine past trends of housing delivery on windfall sites in Wealden District and estimate future housing land supply from this source.
- 1.2 The study records and examines past trends of housing delivery on windfall sites from 2011/12 to 2021/22. It analyses the level of development identified in the Council's housing trajectory and the possible future economic trends over the study period.
- 1.3 It should be noted that the Covid-19 pandemic may have affected the delivery of housing completions since 2019.
- 1.4 Likely levels of housing delivery from windfall sites into the future are estimated, building on previous work in AMRs and the Strategic Housing and Economic Land Availability Assessment (SHELAA). These estimations are then used to propose a windfall allowance for the Housing Trajectory. Any decision on the inclusion of a windfall allowance will be made through the Plan making process.

2. Definition of Windfall Sites

- 2.1 Windfall sites are defined in the NPPF (December 2023) within Annex 2: Glossary as “sites not specifically identified in the development plan”. Windfall sites in the district are therefore those housing sites that are delivered without being allocated in the Development Plan.
- 2.2 Paragraph 72 of the NPPF confirms that “where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply”. It goes on to state that “any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area”.
- 2.3 The PPG⁴³ sets out how a windfall assessment can be determined as part of the SHELAA process. It states that “a windfall allowance may be justified in the anticipated supply if a local planning authority has compelling evidence as set out in paragraph 70 [now paragraph 72] of the National Planning Policy Framework. Local planning authorities have the ability to identify broad locations in years 6-15, which could include a windfall allowance (using the same criteria as set out in paragraph 67 [now paragraph 69] of the National Planning Policy Framework)”.
- 2.4 Most windfall sites are on Previously Developed Land (PDL) and/or are located within a development boundary of a settlement (i.e. within the built-up area). In most cases, they do not require allocation through the development plan process (unlike larger sites or those outside of the settlement boundaries) and so are only identified when they come forward through the planning application process. Occasionally, unused ‘green’ land within built-up areas (including residential gardens) are developed for housing and this would also be considered as a ‘windfall’ assessment, if it is not formally allocated.

⁴³ [Paragraph: 023 Reference ID: 3-023-20190722\) of the PPG.](#)

3. Windfall sites as a source of Housing Land Supply

- 3.1 Windfall sites are normally legitimate development sites that comply with planning policy, but due to unforeseen local circumstance have come forward on previously developed land and/or within settlement boundaries. They make an important contribution to housing land supply as they deliver a flexible level of housing year-on-year in addition to planned development opportunities. The sites may unexpectedly come forward for various reasons, including a change in circumstances for the site or owner, business relocations or closures, distressed sales and the demolition of existing buildings. Small sites of less than 5 (net) dwellings are not assessed in the SHELAA but consistently come forward for development, creating a steady supply of small windfall sites.
- 3.2 The amount and location of housing delivered on windfall sites each year is flexible by its nature and so difficult to predict or make an allowance for in the Housing Trajectory. For this reason, this windfall assessment aims to proactively identify these unallocated and unexpected windfall sites to provide a better estimate of where and when they might come forward for housing. They are identified through current or pending planning permissions, a 'call for sites', a survey of vacant and derelict land and buildings, redevelopment opportunities and analysis of pre-application enquiries to the Council. The housing potential of these sites is determined by discussions with the landowners or developers and an assessment of the site's suitability and market viability. The aim of the SHELAA is to minimise the uncertainty of windfalls and identify when and where they are likely to come forward in the Housing Trajectory.
- 3.3 Many sites with planning permission were not previously allocated in the development plan and were therefore windfall sites. Once they gain planning permission they become 'commitments' and are counted separately within the Council's Five-Year Housing Land Supply Statement.

Avoiding duplication

- 3.4 The SHELAA helps to support the Housing Trajectory by identifying sites that would have previously come forward as unexpected windfall sites, including 'commitments' with planning permission. However, when estimating a 'windfall allowance', the sites identified and allocated for suitable development in the SHELAA must be discounted to avoid 'double-counting' over the same time periods.
- 3.5 The NPPF does allow for windfall sites to be included in a Local Plan housing trajectory if compelling local evidence is provided and double counting is avoided. Therefore, a windfall estimate can be produced for large and small windfall sites for years 4 and 5 following the Local Plan adoption (normally planning permissions are extant for 3 years) and the period beyond, and any

sites identified in the SHELAA or as commitments with planning permission must be discounted from this figure to provide a robust windfall allowance in the Housing Trajectory.

4. Methodology

- 4.1 The NPPF and the PPG have been used to undertake this Windfall Study. The Study considers the following issues:
- Records historic windfall completion rates.
 - Examines the results over the Study Period.
 - Analyses historic trends.
 - Estimates future housing delivery from windfall sites, considering:
 - whether the annual windfall completion rate is likely to increase or decrease;
 - whether the pattern of redevelopment is likely to remain the same, grow or decline; and
 - The impact of future market conditions.
- 4.2 The Windfall Study uses net housing completion figures from 1st April 2011 to 31st March 2021. A more detailed analysis of housing completion figures (including a breakdown of previously developed and garden sites) is provided from 1st April 2011 to allow a more detailed analysis of the supply of windfall sites. This date was chosen as it sufficiently covers a 10-year monitoring period and will be brought forward in an updated Windfall Study to consider the latest trends. The assessment also excludes sites within the South Downs National Park, as the South Downs National Park Authority have prepared a Plan for the Authority area.
- 4.3 “Small sites” deliver 1-5 net units. “Large sites” deliver 6 or more net units.
- 4.4 The PPG requires ongoing monitoring of whether the windfall allowance (where justified) is coming forward as expected or may need to be adjusted (Paragraph: 043 Reference ID: 3-043-20140306). The AMR will contain information on the actual supply of windfall sites on an annual basis.

Historic Windfall Completion Rates and Analysis
Figure 1: Windfalls as a Proportion of Total Housing Completions (2011-2021)

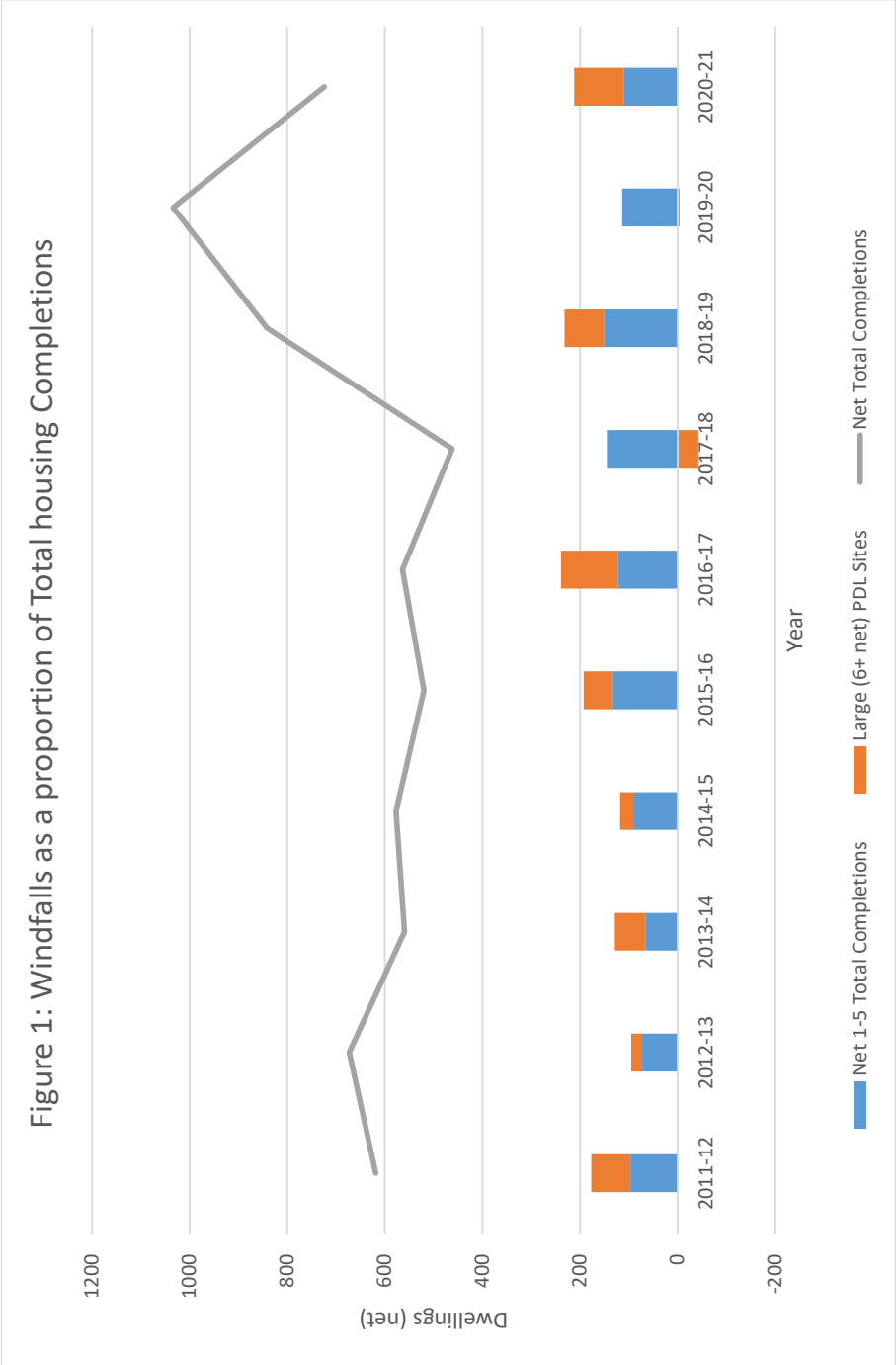
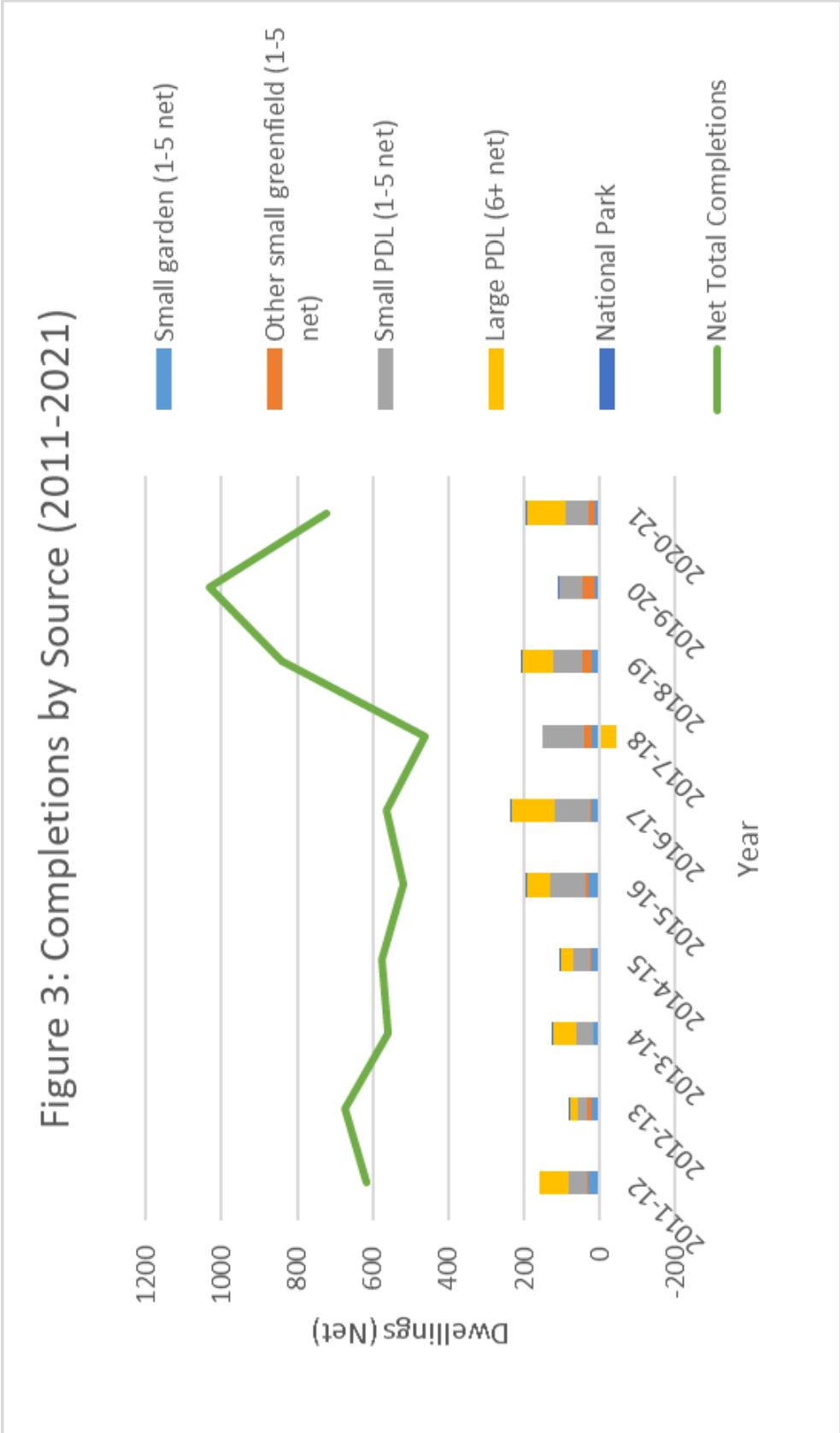


Figure 2: Breakdown of Historic Windfall Completion Rates between 2011-2021

Year	Gross Total Completions	Net Total Completions	Net Windfall Total Completions	Net 1-5 Total Completions	Small garden (1-5 net)	Other small greenfield (1-5 net)	Small PDL (1-5 net)	Large PDL (6+ net)	National Park	Windfall as a Proportion of Total (Net)
2011-12	631	619	177	97	30	3	48	80	0	29%
2012-13	679	673	95	73	21	11	24	22	2	14%
2013-14	640	560	129	66	16	3	41	63	3	23%
2014-15	608	577	118	89	22	3	47	29	3	20%
2015-16	533	520	193	133	28	9	96	60	1	37%
2016-17	575	564	239	123	20	6	92	116	1	42%
2017-18	554	462	103	145	21	22	109	-42	0	22%
2018-19	845	841	232	151	21	26	77	81	1	28%
2019-20	1080	1034	110	114	14	32	61	-4	1	11%
2020-21	734	724	212	111	13	17	61	101	2	29%
Total	6879	6574	1608	1102	206	132	656	506	14	24%
Average	688	657	161	110	21	13	66	51	1	24%

Figure 3: Completions by Source between 2011-2021



5. Examination of Total Windfall Completions

- 5.1 The Windfall Study shows that windfall sites provide a substantial and consistent contribution to housing delivery in Wealden District. Development on all windfall sites has delivered an average of 161 (net) dwellings per annum (dpa) for the 10-year period between 2011 - 2021. Of the total windfalls, an average of 110 dpa were delivered on small sites (1-5 dwellings) and 51 dpa on large PDL sites. Windfall completions, as a proportion of total completions, vary from year to year as shown in Figures 1 and 3.
- 5.2 The 2016/17 monitoring period saw a peak in windfall (net) completions at 239 units. This accounted for 42% of total completions. This year also saw a total of 564 (net) housing completions. However, the 2019/20 monitoring period saw the highest total of completions over the study period with 1,034 housing completions. This spike may have occurred due to favourable market conditions allowing for the completions of schemes. In addition, there have been several larger windfall sites completed during this study period, as the study period has largely taken place after the adoption of the current Wealden District Core Strategy Local Plan (2013), indicating there may have been an opportunity to progress large windfall sites at a time when the supply of allocated housing land was low.
- 5.3 The 2019/20 monitoring period saw the lowest contribution of windfall sites toward the number of total housing completions in that period at 11%.
- 5.4 In 2013, Wealden District Council adopted its Core Strategy Local Plan, which comprises the long-term vision and strategic objectives for the Wealden District area for the period 2013 to 2027. The total number of completions each year has been higher than the years prior to the adoption of the Core Strategy Local Plan. Despite this, the proportion of windfall sites remained consistent.

Historic trend analysis

- 5.5 As directed by the Guidance, the results set out in Tables 1 and 2 are used to identify trends in the delivery of windfall sites and estimate the future supply of windfall sites. This 'windfall allowance' can be used to support a robust Housing Trajectory.

Table 1: Past Windfall Delivery Date (2011-2021)

Years	Net Total Completions	Net Windfall Completions Only	Windfall as a proportion of total
2011-12	619	177	29%
2012-13	673	95	14%
2013-14	560	129	23%
2014-15	577	118	20%
2015-16	520	193	37%
2016-17	564	239	42%
2017-18	462	103	22%
2018-19	841	232	28%
2019-20	1034	110	11%
2020-21	724	212	29%
Total	6574	1608	24%
Average	657	161	24%

Table 2: Windfall Completions from Small and Large Sites (net dwellings)

Years	Small Windfall Sites (1 -5 units)	Large Windfall Sites (6+ units)	All Windfall Completions
2011-12	97	80	177
2012-13	73	22	95
2013-14	66	63	129
2014-15	89	29	118
2015-16	133	60	193
2016-17	123	116	239
2017-18	145	-42	103
2018-19	151	81	232
2019-20	114	-4	110
2020-21	111	101	212
Total	1102	506	1608
Average	110	51	161

Trend analysis: Small sites

- 5.6 Since the 2016/17 monitoring period, there has been a cyclical delivery of windfall sites, these cycles range from 103 dpa to 239 dpa. The cycle shows a pattern of a year with higher windfall completions (over 200 dpa) followed by a year with around 100 dpa. However, this cycle is not consistent with the total

number of housing completions for each year, as the overall housing delivery continues to rise each year until 2020/21 period.

- 5.7 Table 2 indicates that the delivery of small windfall sites has largely been increasing over the study period and is consistently over 100 dpa, averaging 110 dpa. Figure 2 shows that there was a trend of small previously developed completions making a larger proportion of the smaller windfall sites each year than greenfield sites. During 2011/12 period, they accounted for 49% of the small windfall sites, this peaked between 2016 and 2018 to 75% of the small windfall completions, whereas during 2020/21 they made up only 55%.
- 5.8 There has been a limited impact upon the supply from developments in residential gardens since the introduction of the requirement to consider inappropriate development in residential gardens, as required by NPPF. An average of 21 dpa were from this source, this has remained relatively consistent within Wealden District from 2011 to 2021, although this has dropped in the last two years. The proportion of small windfall completions being from garden sites has decreased from a peak of 31% of the total windfall sites per year during 2011/12 to 12% in 2020/21. This is shown in Table 3 below.

Table 3: Small Windfall Completions including PDL and Gardens (net dwellings)

Year	Gross Total Completions	Small garden (1-5 net)	Small garden sites as a proportion of total of small site completions	Small PDL (1-5 net)	Small previously developed sites as a proportion of total of small site completions
2011-12	631	30	31%	48	49%
2012-13	679	21	29%	24	33%
2013-14	640	16	24%	41	62%
2014-15	608	22	25%	47	53%
2015-16	533	28	21%	96	72%
2016-17	575	20	16%	92	75%
2017-18	554	21	14%	109	75%
2018-19	845	21	14%	77	51%
2019-20	1080	14	12%	61	54%
2020-21	734	13	12%	61	55%
Total	6879	206	19%	656	60%
Average	688	21	19%	66	60%

Trend analysis: Large sites

- 5.9 Figure 2 shows that the proportion of windfall sites that are larger previously developed windfall sites (i.e. 6+ dwellings) has remained the same the across the study period, averaging around 51dpa. Throughout the study period, large PDL sites have accounted for 39% of the total windfall sites within Wealden. This can vary however, with the 2017/18 period showing that large PDL sites

accounted for 23% of total windfalls, whilst this was 68% of 2013/14 year's windfall contribution.

- 5.10 When estimating windfall delivery for large sites in the short to medium-term based on these past and current trends, consideration should be given to market conditions. Throughout the period examined the economy was largely buoyant with the exception of the 2019/20 and 2020/1 periods; however, given the cyclical nature of the economy a period of economic decline is likely during the plan period. During this time, the delivery of large windfall sites may continue to follow the overall declining trend of the 10-year study period but possibly at a slower rate as seen from 2011 to 2021. Therefore, an estimate based on the average of 51 dpa for large previously developed sites for the past ten years is considered appropriate.

Estimating future windfall delivery

- 5.11 The long-term historic trends identified above, particularly the average completion rates of the past 10 years, provide a view of windfall delivery over the whole study period and in our view, 'flatten-out' planning policy changes and economic cycles. This is more useful as a basis for estimating long-term windfall delivery.
- 5.12 The short-term trends identified above, based on more recent periods of time where market conditions were similar to those at present, are more useful for estimating short-term windfall delivery over the next five years.

Small Sites

- 5.13 The trend analysis found that small previously developed sites delivered an average of 66 dpa over the study period. There appears to be a trend of completions alternating between high – low every year, although there has been a continued supply from this source. Supply from this source continued during the Covid-19 pandemic, indicating a resilience of supply from this source. At the current time, the house building industry is relatively stable, but historically it does operate on a cycle of boom to bust.
- 5.14 The total small site contributions to windfall housing completions have averaged around 110 dpa over the study period, with some of these sites emanating from small garden sites in built up area boundaries and other smaller housing development sites, not including previously developed land. The lack of housing development site allocations within Wealden District over recent years may have contributed to this number of smaller windfall site not being on previously developed land. However, so have government changes to permitted development rights that have allowed agricultural barns and other employment uses outside of development boundaries and will continue to do so for the foreseeable future.
- 5.15 Following this first five-year period, small sites are expected to remain at the cyclical average of 110 dpa over the remaining plan period. Local Planning

authorities have the ability to identify broad locations in years 6-15, which could include a windfall allowance⁴⁴. It is considered that there is substantial evidence of small housing sites delivering over the ten-year study period and it is considered that this will continue over the plan period at the same rate.

Large Sites

- 5.16 In terms of estimating large windfall site delivery on PDL specifically, the number of large windfall sites that are currently under construction or expected to commence in the short term⁴⁵ suggests a high level of delivery in the short to medium term. However, with the allocation of housing sites predicted to come within the emerging Wealden Local Plan, delivery rates of large windfall sites in the longer term may decrease.
- 5.17 However, an additional source of supply has been seen with the changes to planning use categories (particularly Use Class E) that has enabled the conversion and redevelopment of previously developed sites into residential dwellings under Permitted Development rights. It is also too early to establish the implementation rate of the notifications that have been approved.
- 5.18 The figures presented are a positive indicator for windfall and non-windfall housing delivery in the short - medium term, as permissions on greenfield sites and prior approvals are implemented. However, in the longer term as these sources of supply continue to come forward, the historic upward trend is likely to continue.
- 5.19 A conservative estimate for average large windfall completions on previously developed sites for the plan period (except for the first three years, where sites are already known) of 51 dpa (based on the ten-year historical trend), is therefore considered robust. The large windfall sites with planning permission (including sites that have commenced) must be discounted from this first three-year estimate to avoid double-counting and support a robust windfall allowance in the Housing Trajectory, as set out in paragraph 3.4 of this windfall assessment.
- 5.20 For a longer-term estimate of large windfall sites, the study period average has been 51 dpa but with a continuing upward trend until 2021. In the short term, the number of windfall completions is expected to rise. In the longer term, a downward trend is likely, particularly with the emerging Local Plan and Neighbourhood Plans coming forward, which will limit the ability of larger windfall sites to secure planning permission as the majority of housing, will be delivered on identified sites through the development plan process. A long-term estimate of 51 dpa on large previously sites is therefore considered robust for use in the Housing Trajectory.

⁴⁴ [Paragraph: 023 Reference ID: 3-023-20190722 of the PPG](#)

⁴⁵ See the Council's latest [Five Year Housing Land Supply Statement](#)

Presentation of results

- 5.21 Windfall sites should not be included within the first three years of the Local Plan; this is to avoid double counting planning permissions within these years. A discount rate can be applied to both the delivery of identified consented sites and housing allocations, for the proceeding years, to allow for uncertainty within the market. However, we do not intend to apply discounts to the windfall projections at this stage. Should national planning policy change in future years this approach may be reconsidered and potentially a discount rate will be applied at that time. This will be considered again in the support of the Regulation 19 Local Plan
- 5.22 Therefore, with the reflection of past development trends a total figure of 161 (dpa) would provide an appropriate windfall level into the housing trajectory. This will be comprised of 110 dwellings per annum on small sites (net 1-5 units) and 51 units per annum on large PDL sites (6+ units).

Table 4: Projected Windfall Allowance

Windfall Allowance	First 3 Years of Local Plan from adoption in 2025 (total net units)	Total for years 4 and 5 (i.e. 2028-29 and 2029-30) (net units)	Year 6+ (net units per year)	Total for Plan Period (2023 to 2040)
Small Sites	0	220	110	1,320
Large Sites	0	102	51	612
Total	0	322	161	1,932

Using a windfall allowance in the Housing Land Supply Trajectory

- 5.23 The NPPF (December 2023) at paragraph 72 allows the Council to make an allowance for windfall sites as part of anticipated supply, where there is compelling evidence that they will provide a reliable source of supply. This should be realistic in regard to the SHELAA, historic windfall completion rates and expected future trends. The suggested windfall allowance figures provide evidence to support the inclusion of a windfall allowance in the Housing Trajectory. The decision on whether or not such an allowance will be included within the Housing Trajectory will be made through the preparation of the Wealden Local Plan.

Limitations

- 5.24 This Windfall Study is based on appropriate available evidence and is a tool for estimating windfall delivery on future windfall sites that have not yet been

identified. Housing land supply projections, particularly relating to windfall estimates, are not an exact science. Projections are based primarily on historic trends and limited current information about short-term and long-term housing delivery patterns and the influence of the economy on the house-building industry. The Windfall Study attempts to relate housing trends in the past to likely future conditions. The Council will review this aspect of the SHELAA at the Regulation 19 stage with updated information where it can.

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