

Wealden District Council Local Development Framework

Core Strategy

Spatial Development Options Background Paper

2

Housing Land Availability

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Background

The Council has published a series of background papers to accompany the Core Strategy - Spatial Development Options consultation (July 2009). These cover a range of issues and provide more technical or detailed information than is contained in the consultation document itself. They also provide links to the various published sources of evidence on which the development of the housing and employment options has been based.

The background papers are:

1. Wealden Profile 2009
2. Housing land availability
3. Development of the strategic housing options
4. Summary guide to evidence studies
5. Summary guide to town visioning and masterplanning
6. Rural settlement classification
7. Infrastructure position statement

These background papers can be downloaded from the Council's website or are available from the Council in hard copy at a charge to cover photo copying and postage/packing.

Should you wish to make comments on the contents of this document; please write to Head of Planning and Environmental Policy, Wealden District Council, Council Offices, Pine Grove, Crowborough, TN6 1DH or email ldf@wealden.gov.uk.

HOUSING LAND AVAILABILITY

1. Introduction

- 1.1 This report sets out the Council's assessment of the housing land supply position within Wealden District. It seeks to establish the extent to which the Council can fulfill the requirement to identify and maintain a five year supply of deliverable land for housing. This assessment covers the five year period from **1st October 2008 to 30th September 2013**.
- 1.2 Planning Policy Statement 3 (PPS3) Housing was published by the Government in November 2006. One of its key objectives is to ensure that the planning system delivers a flexible and responsive supply of land for new housing. From 1st April 2007, PPS3 requires all Local Planning Authorities to assess the extent to which existing plans already fulfill the requirement to identify and maintain a 5 year land supply.
- 1.3 Communities and Local Government (CLG) has prepared an advice note for Government Offices and the Planning Inspectorate (PINS) to assist them in considering whether Local Planning Authorities are able to demonstrate a 5 year supply of specific sites which are deliverable in accordance with criteria set out in PPS3 (para 54).
- 1.4 The Council has followed the approach set out in PPS 3 and in the advice note prepared by CLG in undertaking its assessment of a five year housing land supply for Wealden. Where assumptions have been made, these are clearly set out in the report. The assessment has a base date of 1st October 2008 as this is the date of the most recent full assessment of housing land availability. A revised assessment will be carried out in December 2009 as part of the Council's Annual Monitoring Report. This will use the base date of 1 October 2009.

2. Housing Land Supply Assessment

Future Housing requirements

- 2.1 The dwelling requirement for Wealden for the period 2006-26 was confirmed by the adoption of the South East Plan in May 2009. Provision should be made for at least 11,000 dwellings in Wealden in the period 2006-2026. This equates to an annualised average of 550 dwellings per annum.

Housing Requirement for the period 1 October 2008 - 30 September 2013

A	Net Dwelling Requirement 2006-2026	11,000
B	Net Dwellings built 1 April 2006 – 30 September 2008	852
C	Residual Requirement 1 October 2008 - 1 April	10,148

	2026 (A - B)	
D	Residual Annual Average (C divided by 17.5)	580
E	Five Year Requirement 1 October 2008 - 30 September 2013 (D x 5 years)	2,900

Deliverable Housing land Supply

- 2.2 Each large site (i.e. a site of 6 units and over) which is either an allocated housing site or has planning permission, was individually assessed in order to establish the number of dwelling units that were likely to be delivered over the five year period, October 2008 to September 2013. Sites were assessed in accordance with the criteria set out in PPS 3 - i.e. suitability, availability and achievability (PPS 3, para 54). In order to make this assessment, information was utilised from the Council's Development Management team which had the benefit of regular contact with developers. Indeed regular meetings were held with Development Management case officers to ensure local knowledge of development progress on particular sites. Information was utilised with respect of the specific progress of the planning process in relation to each individual site - e.g. discharging conditions, approval of reserved matters etc. Further information was obtained from developer responses to the Council's ongoing Strategic Housing Land Availability Assessment (SHLAA) and from a Developer Stakeholder Event on housing delivery held in June 2008. In addition to this, in respect of the more major sites, individual developers were approached specifically for an update on the situation regarding expected housing delivery on their sites.
- 2.3 The process of assessing deliverability involves establishing whether a particular site is firstly suitable and available, followed by an assessment of whether a site is achievable.
- 2.4 In order to assess "achievability", information has been utilised from the research report "*Factors Affecting Build-out Rates*", February 2008, undertaken by the University of Glasgow and commissioned by CLG (CLG Housing Markets and Planning Analysis Expert Panel). This research found that most builders appear to set a target of between 40-80 units built and sold from each outlet annually. The research suggests an average sales rate of about 59 units per annum for greenfield houses and 67 for brownfield apartments. On larger sites, however, there is the option, recognised specifically in the research, for such sites to be developed by more than one developer or, alternatively, they may be developed by separate subsidiaries within one Development Group.

- 2.5 For the purposes of the assessment of the District's five year housing land supply, different assumptions have therefore been made about deliverability in relation to different sized sites.
- 2.6 In relation to small sites (i.e. sites of 5 units or less), because of the large number of such sites, it has not been possible to make a detailed assessment of each individual site. Historic local development rates over the last 10 years have been used to generate "discount factors" which have been applied to such sites. As a result, a discount rate of 0.9 has been applied to greenfield sites and a discount rate of 0.85 has been applied to brownfield sites.
- 2.7 In relation to larger sites (between 6 and 199 units), it is assumed that a build-out rate of 60 units per annum is achievable based on the annual average sales rate referred to in the University of Glasgow research.
- 2.8 In relation to very large sites (200 units and above), a higher build-out rate of 100 units per annum is assumed on the basis that such sites can be developed by more than one developer (or more than one subsidiary within the same group).
- 2.9 In accordance with Government advice, no allowance has been made within this land supply assessment for unallocated windfall sites which have not yet received consent. Experience, based on past local trends, suggests that these sites will continue to come forward and, in practice, will contribute to the delivery of new housing over the 5 year period. On this basis, this assessment should be regarded as a conservative estimate of the deliverable land supply. Further information on windfall development is provided in Appendix 1.
- 2.10 It is noted that a recent CLG Good Practice Guide in relation to "Land Supply Assessment Checks" (published May 2009)¹ examined the methodology of the 5 year housing land supply assessments undertaken by 55 authorities across the country, including that undertaken by Wealden. As a result, Wealden was selected as one of only two authorities in South East England for the purposes of demonstrating good practice in relation to these assessments.
- 2.11 The land supply within Wealden District which is available to deliver new housing is made up from the following components:
(i) Sites under construction (see Appendix 2);
(ii) Deliverable sites with planning permission, where development has yet to commence (see Appendix 3); and
(iii) Potentially deliverable sites without planning permission (see Appendix 4)
- 2.12 A summary of housing land supply as at 1st October 2008 is provided in the Table below together with a break down of each of the land supply

¹ "Land Supply Assessment Checks", Department for Communities and Local Government, May 2009

components and their potential to contribute to the delivery of new housing.

Summary of the Deliverable Housing Land Supply 1st October 2008 - 30 September 2013

Table A: Sites under Construction

(i) Sites under construction (see Appendix 2)	Net Dwellings
Sites allocated in the Non-Statutory Local Plan	133
Unallocated sites of 6 or more dwellings known to be under construction	169
Total Sites Under Construction	302

Table B: Sites with Planning Permission

(ii) Deliverable Sites with Planning Permission (not started) (see Appendix 3)	Net Dwellings
Sites allocated in the Non-Statutory Local Plan	2305
Unallocated sites of 6 or more dwellings	344
Small sites of less than 6 dwellings	385
Total Deliverable Sites with Planning Permission (not started)	3,034

Table C: Deliverable sites without Planning Permission

(iii) Deliverable Sites without Planning Permission (see Appendix 4)	Net Dwellings
Sites allocated in the Non-Statutory Local Plan	337

Total Supply (Sum of Tables A, B and C above) = 3,673

Comparison of Housing Land Supply and Housing Requirement 1 October 2008 - 30 September 2013

2.13 In total there is an identified supply of **3,673** deliverable dwellings for the period 1 October 2008 - 30 September 2013. This assessment demonstrates that Wealden District has an adequate supply of housing land to meet housing requirements for the 5 year period 2008-2013 (see table below). Applying the formula used to calculate National Indicator (NI) 159 (Supply of ready to develop housing sites) gives a figure of **126.7%** based on the housing requirement figure set in the adopted South East Plan.

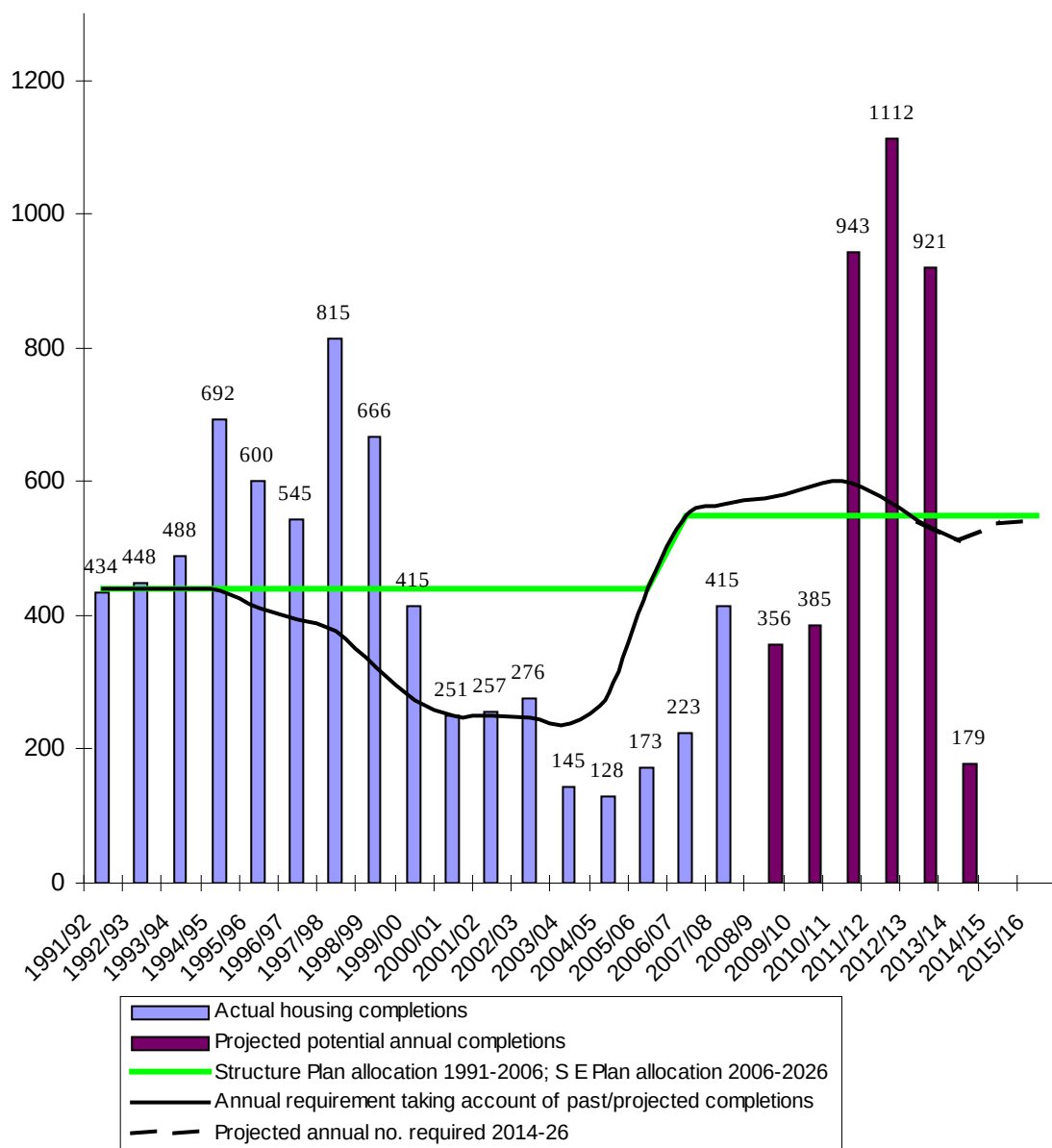
Comparison of Housing Land Supply and Housing Requirement 1 October 2008 - 30 September 2013

Total Deliverable Housing Land Supply	3,673
Five Year Housing Requirement (1 October 2008 - 30 September 2013)	2,900
Surplus over Requirement	773 (+ 26.7%)

3. Housing Trajectory

3.1 The following trajectory is based on the data relating to housing sites set out in this document. Projected completions are calculated on an annual basis and a summary of the projected completions is provided in Appendix 5. In accordance with Government guidance, the projected housing completions shown in the housing trajectory include only sites granted planning permission or allocated in the Wealden non-statutory Local Plan and which have been subject to a deliverability test.

Wealden Housing Trajectory 1991-2016



3.2 The trajectory shows *actual* completions up to and including 2007/08 (i.e. 31 March 2008), and from this date *projected* completions. The trajectory is based upon the annual average requirement (the Structure Plan

requirement of 440 units per annum for the period 1991–2006 and the requirement of 550 units per annum in the adopted South East Plan for the period 2006 to 2026 – both shown as straight horizontal lines). It also shows the annual requirement taking into account past and projected completions, shown as an undulating line.

- 3.3 In 2007/08 actual completions (415) were less than the annual average requirement (550 units) and as a result the annual requirement (taking into account past and projected completions) rises for the following year. It also rises for the next year two years, as projected completions are again lower than the annual average requirement for these years. This projected failure to achieve the annual average requirement is a reflection of the anticipated impact of the economic downturn. The projections for the subsequent three years are shown as exceeding the annual average requirement and therefore the annual average (taking into account past and projected completions) begins to fall.
- 3.4 On the basis of these projected completions, for the year 2014/15 the annual requirement taking into account past and projected completions is around 540 units per annum. This would be the annual average number of dwellings that would be required to be provided in Wealden for the period 2014 to 2026 to meet the South East Plan target. A large number of these will need to be provided for by allocations in the Wealden Local Development Framework, although a significant number of dwellings are also anticipated to come forward from the continuing development of windfall sites, as previously developed land is recycled.

4. Next steps

- 4.1 The housing land supply position within Wealden District will continue to be monitored and rolled forward on an annual basis. Future assessments will be informed by a Strategic Housing Land Availability Assessment (SHLAA). The SHLAA will also provide information on sites with potential for housing development for 6-10 years and 11-15 years. The Council is currently undertaking the SHLAA and it is anticipated that the Final Report will be published in December 2009.
- 4.2 This report summarises the land supply position in relation to the five year housing land supply required by PPS3 Housing. The housing land supply used in the Core Strategy – Spatial Development Options consultation (July 2009) only takes into account as “commitments” those sites built since April 2006, or with planning permission at 1st October 2008. This is because all potential housing sites are being reviewed as part of the SHLAA exercise described above. The outcome of that exercise will provide evidence for the final stages of the Core Strategy. These will include the selection of the preferred strategy, including the broad locations for future housing growth.

Appendix 1

Development on Windfall Sites

It is noted that no allowance is made for any projected development coming forward from windfall sites. In reality Wealden has traditionally had a substantial number of units coming forward from windfall sites every year (the annual average for the period 1998- 2008 is 209 units) as shown in the Table below.

Table showing housing windfall completions in Wealden for the period 1998-2008

Year	Windfalls on Large sites	Windfalls on Small sites	Total Windfalls	Total completions
1998/99	77	107	184	666
1999/00	87	130	217	415
2000/01	99	78	177	251
2001/02	142	54	196	257
2002/03	126	98	224	276
2003/04	87	59	146	146
2004/05	77	50	127	128
2005/06	114	59	173	173
2006/07	156	74	230	230
2007/08	280	135	415	415
Total	1245	844	2089	2957
Average Windfalls per year	125	84	209	

Note: The figures in the above table relate to the monitoring years (1 April - 31 March) in each case.

Appendix 2 - Sites Under Construction

Allocated sites under construction - Medium and Large sites (1st October 2008)

	Application stage	Developer/ Landowner	No of units allocated	No of units approved	Date approved	Site is suitable?	Site is available?	Site is achievable within 5 years?	Deliverable within 5 years	Deliverable within years 6-10	Deliverable post year 11
(CR3) Heatherview Farm, Crowborough	Outline application for part of site submitted and approved (06/1021), up to 55 units @ 35dph. Reserved matters approved (06/2671)	Rydon Homes	80	55	25/07/2006	Yes	Yes - an email from the developer (28/04/08) states that site access and preparation has taken place and building works is in progress and also that a scheme is being prepared for the remainder of the site currently without planning permission. Houses now under construction on main part of site.	Yes	62	0	0
(V1-1) Five Oaks, Forest Row+	No of apps submitted (05/0644, 06/0171, 06/2954) and approved		20	13	Various		Yes - site under construction	Those units with permission are achievable	13	0	0
(V2) South of The Mews, East Hoathly - Mixed Use+	Permission granted for 45 units (07/1967).	Linden Homes	45	45	14/09/2007	Yes - permission granted	Yes - site under construction	Yes	28	0	0
(V4) Church Marks Lane, East Hoathly	Permission granted for 30 units ((50/2141	Hillreed Homes	30	30	13/09/2007	Yes - permission granted	Yes - site is under construction	Yes	30	0	0
Total			175	143					133	0	0

Note: data in the above tables is believed to be correct as at 1 October 2008

Non allocated sites with planning permission under construction - Medium and Large sites (1st October 2008)

	Application NO.	Developer/ Landowner	No of units approved/ outstanding	Date approved	Site is suitable?	Site is available?	Site is achievable within 5 years?	Deliverable within 5 years	Deliverable within years 6-10	Deliverable post year 11
Brahma House, Crowborough Hill, Crowborough	WD06/3473	Acorn Homes	8	09/02/2007	Yes	Yes - site is under construction	Yes	8	0	0
Land at Autumn Hill, St. Johns Road, Crowborough	WD06/3066	N/A	7	31/01/2007	Yes	Yes - site is under construction	Yes	7	0	0
Aldene Youth Centre, Fermor Road, Crowborough	WD05/2192	Wood and Pilcher	8	04/01/2008	Yes	Yes - site is under construction	Yes	3	0	0
Former Rawsons site, Bells Yew Green	WD05/3255	Asprey Homes Ltd.	26	03/03/2006	Yes	Yes - site is under construction	Yes	26	0	0
Ashdown Court, Lewes Road, Forest Row	WD/06/3596/F	Lakeview Developments	7	10/05/2007	Yes	Yes - site is under construction	Yes	7	0	0
Temple Grove School, A26, Herons Ghyll	WD/07/2223/LB	Stonehurst Estates	12	21/09/2007	Yes	Yes - site is under construction	yes	12	0	0
Mayfield College, Little Trodgers Land, Mayfield	WD/07/2847/MAJ	Weston Homes	53	19/12/2007	Yes	Yes - site is under construction	Yes	65	0	0
Ashdown Works, Hartfield Row, Forest Row	WD/07/0372	Silver Homes	18	21/05/2007	Yes	Yes - site is under construction	Yes	14	0	0
The Town House, 5 Market Street, Hailsham	WD/06/0803/F	Chalvington Barns	6	12/07/2006	Yes	Yes - site is under construction	Yes	6	0	0
80 Upper Horsebridge, Hailsham	WD/2000/0398/O	Barratt Homes	22	04/03/2004	Yes	Yes - site is under construction	Yes	18	0	0
Former Whitefriars Hotel, Boreham Street	WD/05/3103	Summertree estates	2	21/02/2006	Yes	Yes - site is under construction	Yes	2	0	0
The Four Keys, Station Road, Wadhurst	WD/03/0511/F	Private Landowner	8	10/07/2003	Yes	Yes - site under construction with exception of 1 unit	Yes	1	0	0
Total			177					169	0	0

Note: data in the above tables is believed to be correct as at 1 October 2008

Appendix 3 - Sites with Planning Permission (not yet started)

Allocated sites with planning permission (not yet started) - Medium and Large sites (1st October 2008)

	Application stage	Developer/ Landowner	No of units allocated	No of units approved	Date approved	Site is suitable?	Site is available?	Site is achievable within 5 years?	Deliverable within 5 years	Deliverable within years 6-10	Deliverable post year 11
(CR1-2) Fairground site, Crowborough Hill, Crowborough	Outline application for 65 units approved (05/3402).	3437	47	65	28/03/2007	Yes - permission granted	Yes - site is owned by developer.	Yes	65	0	0
(CR1-3) Blackness Road, Crowborough	Application for 32 dwellings approved (07/3335)	Asprey Homes	26	32	01/05/2008	Yes - permission granted	Yes - site is owned by developer.	Yes	32	0	0
(CR2) Land at Steel Cross, Crowborough	Application for 40 dwellings (06/183) withdrawn, New app for 44 submitted (07/0736) and approved	Martin Grant Homes	40	44	20/07/2007	Yes - permission granted	Yes - site is owned by developer and marketing board present on site. Some of conditions now discharged.	Yes	44	0	0
(HA2) Hellingly Hospital, Hellingly	Outline application submitted and approved (06/2435)	Charles Church Developments	400	400	17/11/2006	Yes - permission granted	Yes - site is owned by developer. Currently seeking approval/discharge of conditions.	Yes	400	0	0
(HA3) Woodholm Farm, Hailsham	Outline application submitted and approved (05/3100), 100 units @ 35 dph	Taylor Wimpey	50	100	12/04/2006	Yes - permission granted	Yes - site is owned by developer. Site works due to commence January 2009.	Yes	100	0	0
(HA4) Welbury Farm, Hailsham	Outline application submitted and approved (05/3101), 360 units @ 35 dph	Taylor Wimpey	350	360	12/04/2006	Yes - permission granted	Yes - site is owned by developer. Site works due to commence January 2009.	Yes	360	0	0
(HA1) Land adjacent to Grovelands School, Hailsham	The Council has resolved to grant permission for 40 dwellings (07/3195)	Redrow Homes	35	40	01/04/2008	Yes	Yes - Section 106 ready for signing and revised drawings submitted	Yes	40	0	0
(HA5) South of Hempstead Lane, Hailsham	Outline application for 75 units allowed at Appeal (06/3045). Reserve matters application approved May 2008	Gleeson Homes	70	75	25/10/2007	Yes - permission granted	Yes - site is owned by developer. Reserved matters approved May 2008	Yes	75	0	0
(HA7) East of Battle Road, Hailsham	Application for 146 units allowed at Appeal	Redrow Homes	120	146	19/07/2007	Yes - application allowed at Appeal	Yes - pre-application discussions have taken place on full application	Yes	146	0	0

	Application stage	Developer/ Landowner	No of units allocated	No of units approved	Date approved	Site is suitable?	Site is available?	Site is achievable within 5 years?	Deliverable within 5 years	Deliverable within years 6-10	Deliverable post year 11
(HA6) Arlington Road East, Hailsham	Application for 70 units allowed at Appeal (06/2674)	Kitewood Estates Ltd.	70	70	13/09/2007	Yes - permission granted	Yes - site is owned by developer	Yes	70	0	0
(HA8) Howard Close, Hailsham	Outline application for 44 units approved		40	44	11/09/2008	Yes	Yes - an email from the agents acting on behalf of the owner (06/05/08) states that the intention of the owner is for the site to be ready for development early 2009	Yes	44	0	0
(HE1) Land at Ghyll Road, Heathfield - Mixed Use	Outline permission granted (00/0877)	Barratt Homes	55	55	06/12/2005	Yes - has outline planning permission	Yes - has outline planning permission. Planning Inspectorate review of reserve matters (06/1889) which had been granted on Appeal (21/03/07) as no Environmental Impact assessment	Yes	55	0	0
(PW2) East of Shepham Lane, Polegate	Full application for 260 units submitted (07/1054).	Taylor Wimpey	250	260	11/10/2007	Yes	Yes - site is owned by developer. S.106 nearly finalised.	Yes	260	0	0
(PW3) Dittons Road, Polegate - Mixed Use	Application granted on appeal (07/2353)	Gladedale Group Ltd.	0	200	09/07/2008	Yes - granted on appeal	Yes - site is owned by developer. The developers state (05/08) that their private finance structure will enable them to develop out the site within the 5 year period	Yes	198	0	0
(UC2) Eastbourne Road, Uckfield	Full app for 220 units (06/2908) approved	Wates Homes Ltd.	220	220	23/01/2006	Yes - permission granted	Yes - currently discharging conditions. S.278 works started. Construction anticipated January 2009.	Yes	220	0	0
(UC3) Sandpits, Uckfield	Outline app (05/2760) withdrawn. Outline app (06/2269) for up to 61 units approved. Reserved matters approved March 2008	Rydon Homes	60	61	21/12/2006	Yes - permission granted	Yes - an email from the developers (28/04/08) states that work is progressing on preparing details for clearance of conditions and details will be submitted shortly. Information to discharge conditions has now been submitted.	Yes	61	0	0
(V1-2) The Drive and Parklands, Maresfield+	Full and Reserved Matters applications approved - 07/3467, 07/3468 and 07/3469		20	11	Various	Yes - permission granted	Yes - Reserved Matters now approved	Yes	3	0	0

	Application stage	Developer/ Landowner	No of units allocated	No of units approved	Date approved	Site is suitable?	Site is available?	Site is achievable within 5 years?	Deliverable within 5 years	Deliverable within years 6-10	Deliverable post year 11
(V6) Former Army camp, Isfield	Permission granted for 31 dwellings and 6 live/work units (07/3108)	Millwood Designer Homes (Kent) Ltd	30	37	30/06/2008	Yes - permission granted	Yes - site is owned by developer. S. 106 agreement nearly finalised.	Yes	37	0	0
(V7) Park Farm, Maresfield	Outline appn submitted (07/0526) and approved for 80 dwellings	Persimmon Homes	80	80	21/08/2007	Yes - permission granted	Yes - site is owned by developer	Yes	80	0	0
Adjacent village hall, Herstmonceux	Permission granted for 16 dwellings (net 15). (07/3290)	option held by a developer	6	15	24/01/2008	Yes - permission granted	Yes - applicants are in the process of discharging conditions	Yes	15	0	0
Total all areas			1969	2315					2305	0	0

Note: the data in the above tables is belived to be correct as at 1 October 2008

Non allocated sites with planning permission (not yet started) - Medium and Large sites (1st October 2008)

	Application No.	Developer/ Landowner	No of units approved/ outstanding	Date approved	Site is suitable?	Site is available?	Site is achievable within 5 years?	Deliverable within 5 years	Deliverable within years 6-10	Deliverable post year 11
Willeys House, Pilmer Road, Crowborough	WD07/3113	N/A	8	04/01/2008	Yes	Yes - no known constraints	Yes	8	0	0
Low Wood, Mutton Hall Hill	WD07/1660	David Hodge	6	15/08/2007	Yes	Yes - no known constraints	Yes	6	0	0
Land rear of 3 - 9 Church Road and Redcroft, St Johns Road, Polegate	WD/03/2372/F	St Mary's Homes Ltd	8	12/07/2005	Yes	Yes - demolition work has taken place	Yes	9	0	0
Land adjacent Pevensey Road/Lynholme Road, Pevensey	WD/96/1311/O	Raglan Housing Association Ltd.	27	20/12/2006	Yes	Yes - as the application was taken forward after 10 years by the signing of the S.106 agreement (the initial application being in 1996) this indicates a willingness to develop the site.	Yes	27	0	0
Land at Courthope Avenue - Wadhurst	WD/07/1070/MAJ	Notice served on a private landowner	17	17/12/2007	Yes	Yes - site to be developed for 100% affordable housing	Yes	17	0	0
Land rear of Luxford Lane, Crowborough	WD/05/0925/F	N/A	14	09/06/2005	Yes	Yes - no known constraints	Yes	12	0	0
Mayvern Court, Eridge Road, Crowborough	WD/05/2395/O	N/A	6	03/11/2005	yes	Yes - Reserved Matters being pursued	Yes	6	0	0
Former Waterhouse Coaches Site, Dittons Road, Polegate	WD/06/0368/O	Robin Crest Developments	9	16/03/2006	Yes	Yes - no known constraints	Yes	9	0	0
Land adjacent Downsview, Five Ashes	WD/2007/0210/F	N/A	6	03/03/2008	Yes	Yes - no known constraints	Yes	6	0	0
Former Grampian Factory Site, Five Ash Down, nr Uckfield, TN22 4BS	WD/06/1975	Welbeck Land Ltd sold to Ward Homes	140	30/07/2007	Yes	Yes - Reserved Matters submitted	Yes	140	0	0
Arlington Concrete Works, Placketts Corner, Arlington	WD/04/3341/FA	Emblem Homes Ltd	6	04/03/2005	Yes	Yes site cleared and commencement made. An application recently approved from Solicitors acting on behalf of developers requesting confirmation that they can urgently continue with the development.	Yes	6	0	0

	Application No.	Developer/ Landowner	No of units approved/ outstanding	Date approved	Site is suitable?	Site is available?	Site is achievable within 5 years?	Deliverable within 5 years	Deliverable within years 6-10	Deliverable post year 11
Crest Cottage, Clwyd and malia, Beacon Road, Crowborough	WD/03/0069	Eastern Square Property Group	9	27/03/2003	Yes	No - no evidence that site is available as permission has now lapsed. Subsequent application refused and dismissed at Appeal.	Yes	0	0	0
Cranbourne, Whitehill Road, Crowborough	WD/06/2036	Denton Homes Surrey Ltd.	8	16/07/2008	Yes	Yes - permission granted within last 6 months	Yes	8	0	0
Enterprise House, Farningham Road, Crowborough	WD/08/0564	Centaur Estates Southern Ltd.	6	18/04/2008	Yes	Yes- permission granted within last year	Yes	6	0	0
Land at Homevale, R/O Lyndhurst Cottages, Herne Road, Crowborough	WD/07/0756	N/A	6	15/01/2008	Yes	Yes- permission granted within last year	Yes	6	0	0
Land off Park Road, Crowborough	WD/06/2060	Antler Hopmes South East Ltd.	15	02/02/2007	Yes	Yes - no known constraints	Yes	15	0	0
Oaklands and Lowlands, High Street, Heathfield	WD/08/0276	Summerville Developments Ltd	7	04/04/2008	Yes	Yes- permission granted within last year	Yes	7	0	0
Aylwins, High Street, Mayfield	WD/08/1009	N/A	11	09/07/2008	Yes	Yes - permission granted within last 6 months	Yes	11	0	0
The Old Palace, The Maintenance Yard, Tunbridge Wells Road, Mayfield	WD/08/1012	N/A	10	09/07/2008	Yes	Yes - permission granted within last 6 months	Yes	10	0	0
Holy Cross Church Centre, Belmont Road, Uckfield	WD/07/3630	Clearwater Property Investments	6	15/02/2008	Yes	Yes - permission granted within last year	Yes	6	0	0
Residents parking area, Lealands Drive, Uckfield	WD/08/0299	Raglan Housing Association Ltd.	6	20/03/2008	Yes	Yes - permission granted within last year	Yes	6	0	0
Land rear of 87 Queens Road, Old Station Road, Wadhurst	WD/07/1703	Peliken Developments Ltd.	9	03/01/2008	Yes	Yes - permission granted within last year	Yes	9	0	0
Buiders Yard, Bayham Road, Bells Yew Green, Frant	WD/06/1292		6	23/10/2007	Yes	Yes	Yes	6	0	0
The Red Lion, Dittons Road, Stone Cross	WD/07/1114	Harvey and Son (Lewes) Ltd.	8	06/11/2007	Yes	Yes - recent permission	Yes	8	0	0
Total			354					344	0	0

Note: the data in the above tables is belived to be correct as at 1 October 2008

Appendix 4 - Sites without Planning Permission

Allocated sites without planning permission - Medium and Large sites (1st October 2008)

	Application stage	Developer/ Landowner	No of units allocated	Site is suitable?	Site is available?	Site is achievable within 5 years?	Deliverable within 5 years	Deliverable within years 6-10	Deliverable post year 11
(CR1-1) Land off Cornford Close, Crowborough		Multiple land ownerships	11	Yes		multile ownerships constraint	0	0	11
(CR1-4) Land off Crowborough Hill, Crowborough	App for 52 dwellings (06/1938) withdrawn, 41 refused (07/0574)	Oakdene Homes	50	Yes - refusal relates to detailed form of development - i.e. design, parking and impact on trees and ecology	Clear developer activity on 2/3 of the area allocated. Doubts about the availability of the remaining 1/3 of site. Therefore only 2/3 of site available which can be developed independently and relate to the area for which an application was submitted.	Yes - for 2/3 of site	35	0	0
(CR1-5) Millbrook Road, Crowborough	Application for 52 dwellings (08/0651)	Wren Homes	35	Yes	Yes - continued developer activity going back to 2004	Yes	35	0	0
(CR4) Land at Alderbrook, Crowborough	Formal application for screening opinion	Gleeson Strategic Land Ltd.	80	N/A		access is dependent on release of covenants attached to dwellings fronting the access to the site	0	0	80
(CR8) Beacon Road, Crowborough - Mixed use		Multiple land ownerships	Dependent on other mixed use considerations	N/A		development of site is contingent upon move of Wealden District Council Offices to Hailsham. Whilst the Council is committed to this move, the details are yet to be finalised.	0	0	50
(HA9) Station Road, Hailsham		Wealden District Council	35	Yes		Unlikely as the owner has not progressed the site at present	0	35	0
(HA12) Battle Road, Hailsham - Mixed Use	Application for 250 dwellings (70/2856) withdrawn.	Hillreed Developments Ltd.	50	Yes	Yes - significant progress has been made in relation to achieving a scheme considerably in excess of 50 units	Yes	50	0	0
(PW1) West of the A22, Polegate - Mixed Use	Application for 520 units (08/2180)	Pelham Homes	600	Uncertainty over development of this site. Site cannot come forward until highways issues have been resolved	Yes - site is owned by developer	Yes - but only if highways issues are resolved	0	0	0
(UC1) Mallard Drive, Uckfield	App (05/2360) withdrawn. Outline app (06/2171) for 146 units.	Heron Land Developments/ Persimmon Homes	120	Yes	Yes - site is owned by developer.	Yes	146	0	0
(V3) Church Road, Buxted	Screening opinion received for mixed use development of the site	Rydon Homes	40	Yes	Yes - an email from the developers states "Following discussions with both the Parish and officers Rydon Homes are preparing a scheme for about 60 dwellings providing a net density of 30dph on the residential portion of the site."	Yes	55	0	0
(V5) West of Oakleigh, Five Ash Down	Outline apps for 15 units (05/3213 & 05/1213) withdrawn. App (06/2317) for 38 units refused 08/01/07 - this decision was appealed and the appeal dismissed	2 registered titles	15	No - site may not be suitable due to density issues and appeal decision and therefore unlikely to come forward	N/A	N/A	0	0	0
Land off Cuckmere Gardens, Alfriston		no option held by a developer	10	N/A	No - landowner appears to have changed mind about making the site available	N/A	0	0	0

	Application stage	Developer/ Landowner	No of units allocated	Site is suitable?	Site is available?	Site is achievable within 5 years?	Deliverable within 5 years	Deliverable within years 6-10	Deliverable post year 11
Land adjacent to village hall, Chelwood Gate		no option held by a developer	6	N/A	No - landowner appears to have changed mind about making the site available	N/A	0	0	0
Land at School Hill, Danehill		no option held by a developer	12	N/A	No - landowner appears to have changed mind about making the site available	N/A	0	0	0
Land at St. Marks Field, Hadlow Down		no option held by a developer	7	N/A	No - landowner appears to have changed mind about making the site available	N/A	0	0	0
Land west of North Street, Lower Horsebridge	Application for 16 units	option held by a developer	6	Yes	Yes - planning application submitted	Yes	16	0	0
Land at Pound Lane, Laughton		no option held by a developer	6	N/A	No - landowner appears to have changed mind about making the site available	N/A	0	0	0
Land adjacent to South Street car park, Mayfield		no option held by a developer	10	N/A	No - landowner appears to have changed mind about making the site available	N/A	0	0	0
Total all areas			1318				337	35	141

Note: the data in the above Table is believed to be correct as at 1 October 2008.

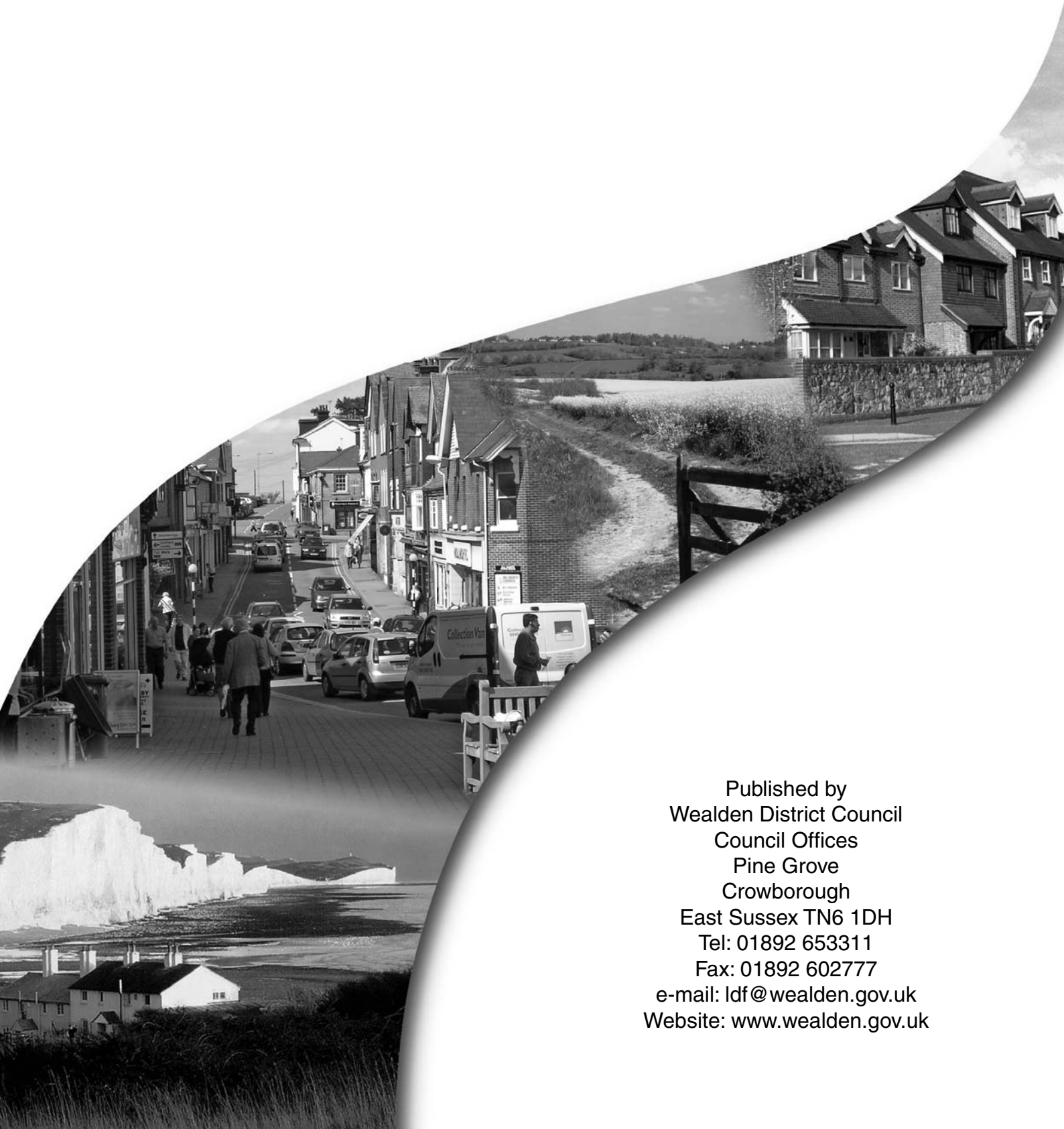
Appendix 5

Projected Completions 2008-2013

The calculation of projected completions (excluding any projections for windfall units) are shown below.

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Large Sites	95	308	866	1035	844	141
Small outstanding planning permissions	39	77	77	77	77	38
Completions 1/04/08 – 1/10/08	209					
Total	356	385	943	1112	921	179

Note: The figures in the above table relate to the monitoring year (1 April - 31 March) in each case.



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