Wealden District Council

Five Year Housing Land Supply Statement - as of 1st April 2023

15 December 2023

Wealden
District Council

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1. Introduction

1.1 It is a legal requirement[1] that where planning policies identify an annual number of dwellings to be delivered in a district that this is set out in the Council's Authority Monitoring Report (AMR) for their current plan period (the adopted Wealden District Core Strategy Local Plan[2] runs until 2027). Furthermore, the National Planning Policy Framework (NPPF) (September 2023) confirms that strategic policies should include a trajectory illustrating the expected rates of housing delivery over the plan period, and that all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Paragraph 74 of the NPPF states that local planning authorities:

'*should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old[3]'.*

1.2 The following housing land supply statement summarises the main outcomes of housing provision within Wealden District and provides the current position of Wealden District Council in relation to its housing requirement and land supply for the monitoring period, including its five-year housing land supply position as of the 1 April 2023 under the NPPF.

1.3 As such this document fulfils the following functions:

- It meets the NPPF requirement to annually monitor housing delivery;
- It provides guidance to developers and other interested parties on the current supply of housing sites within district; and
- It provides information on the anticipated delivery ('trajectory') of housing development in Wealden District.

2. Housing Land Supply and Housing Trajectory

Wealden's Current Housing Requirements

2.1 Policy WCS1 (Provision of Homes and Jobs 2006-2027) of the Wealden District Core Strategy Local Plan (February 2013) sets a housing target of 9,440 dwellings over the period 2006 – 2027, which equates to 450 dwellings per annum (dpa). The Council accepts that the evidence base underpinning

[1] See the Town and Country Planning (Local Planning) (England) Regulations 2012 under Regulation 34(3).

[2] Wealden District Core Strategy Local Plan (adopted February 2013)

[3] Unless these strategic policies have been reviewed and found not to require updating. Where local housing need is used as the basis for assessing whether a five-year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning guidance.

housing need within the adopted Wealden District Core Strategy Local Plan is out of date. National planning policy states that Local Plans over five years old cannot be said to have up-to-date housing requirement policies.

2.2 Paragraph 61 of the NPPF states that to determine the minimum number of homes needed within the local authority area, strategic policies should be informed by a local housing need assessment, conducted using the 'standard method' in the planning practice guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. A five-year housing land supply position for Wealden District Council (as of 1 April 2023) has therefore been based on the 'standard method' for calculating housing need, given that the Council's own adopted housing requirement policy is now considered out of date.

2.3 This calculation aligns with the Planning Practice Guidance (PPG)[4] and sets a baseline using the 2014 Household Growth Projections between 2023 and 2033 for Wealden District, an adjustment to take account of affordability (using median workplace-based affordability ratio for Wealden District (2022)) and a cap for a level of increase based on affordability. This calculation produces a housing needs requirement for Wealden District of **1,200** dwellings per annum (dpa) and is shown in full below.

[4] See PPG – Paragraph: 004 Reference ID:2a-004-20190220

Figure 1 - Standard Method for Calculating Housing Needs within Wealden District (2023-2033)

Step 1 – Setting Baseline, 2014 Household Growth Projections

Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Household Growth Projections	74	75	75	76	77	78	79	80	81	81	82
Expanded Household Growth Projections	73664	74551	75421	76302	77179	78050	78919	79767	80612	81431	82238
Projected Annual Household Growth for Ten Year Period		887	870	881	877	871	869	848	845	819	807

Total Household Growth for Ten Year Period	8574
Projected Average Annual Household Growth over a Ten-Year Period	**857**

Step 2 – An Adjustment to take Account of Affordability

Median Workplace-Based Affordability Ratio for Wealden District (2022)	13.25
Adjustment Factor	1.58
Adjustment Factor Multiplied by Projected Average Annual Household Growth	**1,354**

Step 3 – Capping the Level of any Increase

The Wealden District Council Core Strategy was adopted in February 2013 and is therefore considered out of date, so the following steps are applied.

Average Annual Household Growth over 10 years (Step 1)	857
The Minimum Annual Local Housing Need Figure (Step 2)	1,354

The cap is set at 40% above the most recent average annual household growth figure (i.e. step 1) or at the minimum annual local housing need figure (i.e. step 2).

Average Household Growth Cap = 866 + (40% x 866)	**1,199.8**

The capped figure is lower than the minimum annual local housing need figure and therefore limits the increase to the local authority's minimum annual housing need figure. Therefore, the minimum housing target for **Wealden District is 1,200 dpa**.

2.4 It should be noted that the PPG[5] explains that the 'standard method' for calculating the housing needs requirement for local authorities already takes account of historic undersupply. It states that the affordability adjustment is applied to take account of past under-delivery. The standard method identifies the minimum uplift that will be required and therefore it is not a requirement to specifically address under-delivery separately.

Housing Delivery Test (HDT) Results

2.5 The Housing Delivery Test (HDT) was first introduced within the NPPF that was initially published in July 2018 and most recently revised in September 2023[6]. The mechanisms for the HDT were outlined within the revised NPPF and in the Housing Delivery Test Measurement Rule Book[7] and has been applied across all local planning authorities in the country (except for National Parks). This mechanism was introduced as a way to monitor whether local planning authorities are building enough homes to meet their respective housing requirements over a three-year period.

2.6 Paragraph 74 of the NPPF states that local planning authorities should:

'identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement as set out in their adopted strategic local plan, or against their local housing need requirements where the strategic policies are more than five years old'.

2.7 The paragraph goes onto state that:

'the supply of specific deliverable sites should in addition include a buffer (moved forward from later in the Plan period) of:

- *5% to ensure choice and competition in the market for land; or*
- *10% where the local planning authority wishes to demonstrate a five-year supply of deliverable sites through an annual position statement or recently adopted local plan, to account for any fluctuations in the market during that year; or*

[5] See PPG – Paragraph: 011 Reference ID: 2a-011-20190220

[6] See paragraph 76 of the NPPF

[7] Housing Delivery Test Measurement Rule Book (July 2018)

- *20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving planned supply[8]'.*

2.8 The PPG[9] states that for local planning authorities which deliver less than 85% of their identified housing requirement, a 20% buffer will be added to their housing land supply, with immediate effect from publication of the HDT results. Only a 5% buffer would apply where the local planning authority has results of at least 85% for its HDT and where they are not seeking to demonstrate a five-year housing land supply position.

2.9 Table 1 below outlines the sanctions and consequences for local planning authorities that do not deliver against their housing requirements.

Table 1: HDT Sanctions over Time

Date From	% delivered of annual housing requirement	Sanctions
November 2018 and onwards	< 95%	Action Plan
November 2018 and onwards	< 85%	20% land buffer
November 2020 and onwards	< 75%	Presumption in favour of sustainable development

2.10 The total number of homes delivered by Wealden District Council during the three-year period under the latest available HDT measurement (2021) between 2018-19 and 2020-21 was 2,618 (net) dwellings, whilst the total number of homes required over the same period was 3,179[10]. Therefore, the HDT measurement for Wealden District Council in 2021 was 82%[11].

2.11 Due to the ongoing reforms to the planning system, the government did not publish a revised HDT measurement for 2022. However, it is possible to utilise

[8] Footnote 41 of the NPPF confirms that this will be measured against the HDT, where this indicates that delivery was below 85% of the housing requirement.

[9] See PPG – Paragraph: 022 Reference ID: 68-022-20190722

[10] The first national lockdown for Covid-19, announced on 23 March 2020, was an unprecedented event which saw temporary disruption to local authority planning services and the construction sector. This was reflected by the Government's HDT measurement for 2020 and 2021 that saw a reduction for all local authorities in the 'homes required' within the 2019-2020 year by a one month and the 2020-2021 year by four months.

[11] Housing Delivery Test: 2021 Measurement

the governments HDT measurement rule book to calculate this. The 2022 HDT result for Wealden District has been calculated by the net number of homes delivered between 2019/20 and 2021/22 as a percentage against the number of homes required in the same period. The total number of housing completions (net) within Wealden District between 2019/20 and 2021/22 was 2,463 (net) dwellings, whilst the total number of homes required over the same period is estimated to be 3,155. This provides an estimated HDT result for 2022 for Wealden of 78%.

2.12 Based on the current HDT results, the Council is still required to use a 20% buffer for its five-year housing land supply position. Therefore, the Council can confirm that its five-year housing land supply requirement, incorporating the 'standard method' under the NPPF is as follows in Table 2 below.

Table 2: The Five-Year Housing Land Supply Requirement under the 'Standard Method'

Five Year Housing Requirement (i.e. 1,200 x 5)	6,000 (net) dwellings
20% buffer (20% of 6,000)	1,200 (net) dwellings
Five Year Housing Requirement including buffer	**7,200 (net) dwellings**

Five Year Housing Land Supply and Deliverable Sites

2.13 Wealden District Council is able to update its five-year housing land supply and delivery position for 1 April 2023. The NPPF requires that sites included in the five-year supply calculation should be 'deliverable'. This is defined in the glossary[12] as the following:

'To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

a. Sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans); and

b. Where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be

[12] NPPF, Annex 2: Glossary

considered deliverable where there is clear evidence that housing completions will begin on sites within five years.'

2.14 Major development for housing is defined as:

'development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more'.

2.15 The PPG[13] confirms that sites that fall within the latter category, such as sites with extant outline planning permissions for major development, may require further evidence to be considered deliverable and this may include the following:

- current planning status - for example, on larger scale sites with outline or hybrid permissions, how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;
- firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;
- firm progress with site assessment work; or
- clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.

2.16 The components of the Council's five-year housing land supply position have been set out in the appendices to this five-year housing land supply statement. They set out the sites which are expected to deliver housing completions between 1 April 2023 and 31 March 2028.

2.17 Appendix 1 is a list of sites of 1-9 (net) dwellings that either have outline or detailed planning permission as of 1 April 2023. Those sites with 5 or more (net) dwellings have been detailed with a timeline for their completion in the next five-year period and whether they have commenced works on the site (this is indicated by the paler green/blue colour for those sites which have commenced). Those sites with 4 (net) dwellings or fewer have simply been listed. The total number that falls into this category amounts to 690 dwellings (net).

2.18 Appendix 2 is a list of sites with 10 or more (net) dwellings which have detailed planning permission and/or are under construction as of 1 April 2023. Those sites which have commenced as of 1 April 2023 are outlined in a paler

[13] See PPG – Paragraph 007: Reference ID: 68-007-20190722

green/blue colour and incorporates the majority of sites in this category. The total number of net dwellings that falls into this category and are anticipated to be delivered within the next five-year period is 2,662.

2.19 It is the Council's position that all sites in Appendix 1 and 2 should be considered deliverable as there is no clear evidence that those homes will not be delivered within the five-year period. This amounts to 3,352 (net) dwellings in total.

2.20 Appendix 3 sets out a list of sites which either have outline planning permission for major development or are subject to a resolution to grant planning permission (subject to a Section 106 Agreement), and where there is clear evidence that the homes will be delivered within the next five-year period. The total amount of net dwellings that fall into this category and are expected to come forward within the first five-year period amounts to 2,083.

2.21 Appendix 4 sets out a list of sites that involves the proposed loss or gain in older person's accommodation (Use Class C2) that can now be taken into account for the Council's five-year housing land supply position. The PPG[14] confirms that local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, as part of our housing land supply. This contribution is based on the amount of accommodation released in the housing market and the average number of adults per household (Census 2021) in Wealden District. The ratio for this is calculated in the table below.

Table 3: Conversion of communal accommodation into housing supply

A. Total households (Census 2021)	68,300
B. All usual residents aged 16 and over in households (Census 2021)	131,521
C. Average adults per household (B/A)	1.93

2.22 This is the figure/ratio has been used to translate bedspaces to dwellings (Use Class C3) in line with planning practice guidance.

2.23 The total amount of net dwellings (equivalent) that fall into this category and are expected to come forward within the first five-year period amounts to 78.

The Covid-19 Pandemic and Housing Delivery Rates

2.24 It should be noted that the Covid-19 pandemic had a significant impact on the delivery rates on sites across Wealden District during recent monitoring

[14] See PPG – Paragraph 035: Reference ID: 68-035-20190722

periods, particularly 2020/21 and 2021/22. The national lockdown introduced on 23 March 2020, resulted in the complete closure of construction sites for the foreseeable future. The lockdown was lifted for the construction and manufacturing industry in mid-May 2020; however, the impact on housing delivery rates continued to be profound. This was largely due to the impact of lockdowns on global supply chains, which caused a significant shortage of some building materials and products required in the construction industry. The impact of this could be seen in how net dwelling completions within the district fell from 1034 (net) dwelling completions in the 2019/20 monitoring period to 722 (net) dwelling completions and 685 (net) dwelling completions in the 2020/21 and 2021/22 monitoring periods.

2.25 The government sought to mitigate the impact of the Covid-19 pandemic on delivery rates in the construction industry for the 2020/21 and 2021/22 monitoring periods. The government subtracted one month from the 2020 HDT calculation and four months from the 2021 HDT calculation to account for potential fluctuations in construction output.

2.26 The government also introduced the Business and Planning Act 2020[15], which resulted in the extension of most full and outline planning consents which were due to expire between 23 March 2020 and 31 December 2020, to the 1 May 2021. This assisted developers by giving them additional time to implement schemes that had been delayed by the Covid-19 pandemic and lockdown.

2.27 The Council continued to support developers throughout the Covid-19 pandemic and its aftermath to ensure that development was brought forward across the district and that the five-year housing land supply requirement is met in the future. The Councils' development management team effectively adapted to the working from home mandate, continuing to offer pre-application advice, as well as continuing to determine planning applications via virtual Planning Committees. During the 2022/23 monitoring period, the Council has continued to build on the experience during Covid-19 and continues to implement agile and digital working whilst continuing to support developers in bringing appropriate development forward within the district.

2.28 During the 2022/23 monitoring period, there were 1,138 (net) dwelling completions, which is significantly higher than the 685 (net) dwelling completions previously achieved in the 2021/22 monitoring period. This number of net completions is comparable to the 1,034 (net) dwellings completions that was achieved prior to the Covid-19 pandemic within the 2019/20 monitoring period. This indicates that the construction industry

[15] Business and Planning Act 2020

continues to recover well from the pandemic and the Council expects this to continue into future monitoring periods.

Economic Climate and Market Conditions

2.29 The health of the world economy has been detrimentally impacted by multiple factors that have had a significant impact on the delivery of housing development within Wealden District and the UK. These issues include the global energy crisis, with much of the world facing shortages and increased prices in oil, gas and electricity markets, following the gradual opening up of the world economy after the Covid-19 pandemic. Furthermore, the UK economy saw inflation rise rapidly during the previous 2021/22 monitoring period, which continued into the 2022/23 monitoring period, thereby increasing the costs of materials and other products required to support the construction industry. These issues have been further exacerbated by the war in Ukraine, which has driven global energy prices and inflation rates higher following subsequent sanctions and restrictions on Russia.

2.30 The UK economy has been particularly impacted by the global economic downturn and faces nationally specific issues. These include the continuing impacts of Britain's exit from the European Union, the weakening of the British Pound against the United States Dollar, the increased level of strikes across the workforce, the looming threat of a long recession and higher levels of inflation in comparison to countries of a similar economic size. The 2022/23 monitoring period also saw the Bank of England significantly raise interest rates to combat rising inflation. This resulted in a significant rise in the cost of mortgages, which has had a direct impact upon the purchasing power of existing and potential homeowners. It is accepted that the economic impact of some of these factors on housing delivery rates is still uncertain, given the ever-changing economic situation moving into the 2023/24 monitoring period.

2.31 The health of the economy and the strength of the housing market will always be a major factor for the supply of housing. In terms of the previous economic recession period (between 2008 and 2013), net housing completions rose substantially from an average of 367 dpa between 2007/08 to 2009/10 to an average of 667 dpa between 2010/11 to 2012/13. Following the adoption of the Wealden District Core Strategy Local Plan in February 2013 and the associated housing target of 9,440 dwellings between 2006 and 2027 (or 450 dpa), housing delivery rates have consistently exceeded this housing target, with an average delivery rate of 709 dpa between 2013/14 and 2022/23 monitoring periods.

2.32 In general terms, the above figures illustrate that previous housing completion rates within the district have largely been resilient to downturns in the national economy and in the case of the years following the adoption of the Wealden District Core Strategy Local Plan, have been exceeding the locally adopted

housing target planned for, even during the Covid-19 pandemic and difficult economic climate and market conditions.

2.33 In terms of site viability, Wealden District Council has adopted the Community Infrastructure Levy (CIL) in 2015 (with the CIL Charging Schedule becoming effective on 1 April 2016), where it was considered by the Planning Inspectorate to provide an appropriate basis for the collection of the levy in the district and was set at a level that would not put the overall development of the area at risk. The Council, as part of the new Local Plan process, has commissioned a new financial viability study to consider the new policies within the Local Plan. This will incorporate both a review of the existing CIL Charging Schedule and local/national planning policies at that time (including affordable housing) to assess whether the plan as a whole would jeopardise the viability of identified housing sites in general terms. This study will seek to confirm that specific residential development sites in the district (including new housing allocations) are economically viable, given the obligations in place/proposed at that stage.

2.34 Despite the national economic issues raised above, evidence on housing delivery in the district does support the Council's assumptions with regards to the robustness of the sites included in the supply, including lead in times and past delivery rates and this is considered below.

Past Housing Delivery Rates and Lead in Times

2.35 In terms of recent housing delivery rates and lead in times, specifically from the determination of the initial outline planning application to the first housing completions, the Council has identified several sites with extant planning permissions that have commenced and yielded some housing completions at least by the 2022/2023 monitoring period in Table 4 below. This is to demonstrate both the relatively short lead in times for major sites with outline planning permission, and moreover, historic delivery rates for larger housing sites within the district. A total of twelve housing sites have been identified, split between sites with over 200 dwellings total and sites of between 100 dwellings and 200 dwellings total.

2.36 Table 4 below shows lead in times and actual delivery rates for five developments of over 200 dwellings (gross) within Wealden District. This includes two sites to the north of Hailsham, a single site in Stone Cross, a single site in Willingdon and a single site in Uckfield. The table also shows lead in times and actual delivery rates for seven developments of between 100 and 200 dwellings (gross) within Wealden District. This includes two sites at Hailsham, two sites in Stone Cross, two sites in Crowborough and a single site in Heathfield. All the developments were initially granted outline planning permission following the adoption of the Wealden District Core Strategy Local Plan in February 2013.

Table 4: Delivery Rates and Lead in Times for Large Sites within Wealden District

Sites with Extant Planning Permission of 200 dwellings +

Site Name	Initial Outline Planning Permission Granted	Total (Gross)	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23
Land West of Park Road, Hellingly	02/10/2013	240	0	0	0	56	59	28	33	20	37	7
Land East of Park Road, Hellingly	30/04/2014	460	-	0	0	0	0	76	176	53	64	68
The Wells, Rattle Road, Stone Cross	28/10/2013	276	0	0	8	85	82	87	14	-	-	-
Land West of Uckfield	24/03/2016	1,000	-	-	0	0	0	3	50	45	35	31

Site Name	Initial Outline Planning Permission Granted	Total (Gross)	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23
Brodericklands and Hamlands Farm, Willingdon	14/10/2016	390	-	-	-	0	0	0	0	58	81	150

Sites with Extant Planning Permission of between 100 and 200 dwellings

Site Name	Initial Outline Planning Permission Granted	Total (Gross)	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23
Land at Walsh Manor Farm, Crowborough	18/12/2015	160	-	-	0	0	0	5	65	40	50	-
Land off Mill Road, Hailsham	01/06/2016	183	-	-	-	0	0	63	63	35	22	-
Land Rear of Police Station, High Street, Heathfield	26/02/2014	115	0	0	0	0	20	57	38	-	-	-

Site Name	Initial Outline Planning Permission Granted	Total (Gross)	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23
Land South of Rattle Road, Stone Cross	09/04/2013	120	0	0	0	0	53	51	16	-	-	-
Land off Amberstone, A271, Hailsham	14/10/2016	110	-	-	-	0	0	31	62	17	-	-
Land at Uplands Farm, Rattle Road, Stone Cross	14/04/2016	183	-	-	-	0	0	0	0	13	52	85
Land north of Eridge Road, Crowborough	21/09/2020	119	-	-	-	-	-	-	-	0	0	51

2.37 Table 4 demonstrates that all twelve housing sites, from when outline planning permission was granted, were able to deliver new homes within the first five years following an outline planning permission, with four sites delivering new homes on the third year, three sites delivering new homes on the fourth year and five sites delivering new homes on the fifth year. This demonstrates that even the largest of sites in Wealden District, such as Land West of Uckfield (1,000 (net) dwellings) has seen dwelling completions just over three years after the initial outline planning application was determined. This shows that lead-in times are relatively short in Wealden District from the initial outline planning permission being approved to the first housing completions on site, which typically takes between 3 and 5 years. It is therefore considered that sites with outline planning permission in Wealden District will come forward promptly, with some housing completions in the initial five-year housing land supply period, particularly in years 3, 4 and 5.

2.38 In terms of housing delivery rates, it is shown that four of the five sites of over 200 dwellings have exhibited delivery rates of 76 dpa and above (the highest rate recorded being 176 dpa at Land East of Park Road, Hellingly in the 2019/20 period). It should be noted that there was a clear downturn for the 2020/21 period, but this was expected given that the Covid-19 pandemic cause closures of construction sites in 2020 specifically. For the smaller sites of between 100 and 200 dwellings, all the sites have exhibited delivery rates of over 50 dpa and above (the highest rate recorded being 85 dpa for Land at Uplands Farm, Rattle Road, Stone Cross in the 2022/23 period). The Council has therefore sought to use delivery rates of 75 dpa for housing sites of 200 dwellings or over and delivery rates of 50 dpa for housing sites of between 100 and 200 dwellings as a guide for new housing development coming forward unless evidence from previous years dictates a different figure.

2.39 It should be noted that each individual housing site below 100 dwellings and over 5 (net) dwellings have also been considered in terms of their lead in times and delivery rates. This will vary from site-to-site dependant on their scale and the type of permission granted (i.e. a full planning permission would normally be quicker than the outline planning permission and reserved matters process) but would be limited to 30 dpa for sites under 100 (net) dwellings, unless evidence from previous years dictates a different figure.

2.40 The monitoring of completion rates for individual housing sites each year may suggest that some housing developments should diverge from the delivery rates identified to reflect actual completion rates as they emerge. This is routinely reviewed each year and is updated in accordance with actual housing completions if necessary. It should be noted that the Council has a dedicated monitoring officer for both housing and employment development who regularly checks new housing commitments and commencement notices, as well as visiting larger housing sites (i.e. 5 (net) dwellings or above) at least

once a year to check published completion rates. This ensures that the Council's records are accurate in terms of delivery rates and lead in times on individual sites.

The Council's Five-Year Housing Land Supply Position

2.41 Given the above, the calculation of the five-year housing land supply position as of the 1 April 2023, in line with the NPPF as shown below.

Table 5: Wealden District Five Year Housing Land Supply Calculation for 1 April 2023 (with 20% buffer)

Housing Requirement and Supply for period between 1 April 2023 and 31 March 2028	
Five Year Housing Requirement	6,000 (net) dwellings
20% buffer (20% of 6,000)	1,200
Five Year Housing Requirement including buffer	7,200 (net) dwellings
Total Housing Land Supply (Projected Net Housing Completions)	8,132 (net) dwellings
Five Year Housing Land Supply (Projected Net Housing Completions)	5,513 (net) dwellings
Projected Completions above/below requirement	-1,687
Five Year Housing Land Supply against Requirement	3.83 years (or 76.6%)

2.42 It can therefore be seen that there are 5,513 (net) dwellings on identified sites that are considered available, suitable and available now for the five-year period, which is some 1,687 (net) dwellings less than the 7,200 (net) dwellings required to be deliverable (inclusive of a 20% buffer). This equates to 3.83 years of housing land supply as of 1 April 2023, which is a slight reduction when compared to the 3.92 years supply as of 1 April 2022 that was previously reported.

2.43 It is therefore concluded that there is currently an insufficient supply of 'deliverable' housing sites to meet the Council's five-year housing land supply requirement in accordance with paragraph 74 of the NPPF.

2.44 As outlined in Table 5 above, the Council does have a total housing land supply of 8,132 (net) dwellings but can only demonstrate that it can deliver

5,513 (net) dwellings over the next five-year period between 2023/24 and 2027/28. This stresses the importance of both delivery rates and lead-in times for housing development and the requirement to have a rolling supply of new homes on a yearly basis.

2.45 As is highlighted in the above sections, in Wealden District, it normally takes between 3 and 5 years to deliver new homes following the granting of outline planning permission for major residential development. It is also noted that delivery rates on new housing sites rarely go beyond 100 dwellings per annum (dpa), meaning that some large housing sites will take a significant amount of time to deliver. It should be noted that there may be exceptions to this scenario where there are multiple housebuilders on a single large strategic site. The government is actively monitoring the delivery of new homes, and this has become a more prominent issue for us following the first HDT test published in 2018.

2.46 The HDT measurement in 2021 for Wealden District Council was published on 14 January 2022, resulting in a measurement of 82% delivery against its housing requirement. Due to ongoing planning reforms, the government did not publish a revised HDT measurement for 2022. However, the Council have used the HDT measurement rule book to calculate a measurement of 78% delivery against its housing requirement for the HDT measurement for 2022.

2.47 This calculated figure has resulted in a 20% buffer being applied to Wealden District Council's five-year housing land supply requirement. Due to the HDT result from the 2021/22 monitoring period, the Council was required to produce a Housing Action Plan. This document is intended to identify the reasons for under-delivery, explore ways to reduce the risk of future under-delivery and sets out measures the local authority intends to take to improve levels of housing delivery.

2.48 Section 4 of the Housing Action Plan focuses on the intervention options open to the Council, recognising that a wide range of partners will need to be involved in helping to achieve the objectives of the Housing Action Plan, including landowners, developers, registered providers and development bodies, as well as infrastructure providers, to ensure that more housing is delivered within Wealden District. This will in turn support the Council's objective of both gaining and maintaining a five-year housing land supply position in the future.

2.49 The appendices below provide detailed information on individual sites that are considered to make up the Council's five-year housing land supply position and provides a timeline for their development (with the exception of sites of 4 (net) dwellings or below that are simply listed).

Appendix 1: Projected Delivery of Housing Developments with Planning Permission (small sites with 9 or less (net) units) as of 1 April 2023

Site Address	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
3 Market Street, Hailsham	0	0	5	0	0	0	0	0	0	0
60A Battle Road and Land to Rear, Hailsham	0	4	5	0	0	0	0	0	0	0
Abbey House and Garsmere, Framfield Road, Buxted	5	0	0	0	0	0	0	0	0	0
Acorn Garage, Bell Lane, Splaynes Green, Fletching	0	0	5	0	0	0	0	0	0	0
Balaclava Inn, Cousley Wood Road, Wadhurst	6	0	0	0	0	0	0	0	0	0
Barns at Cider House Farm, Lewes Road, Blackboys	5	0	0	0	0	0	0	0	0	0
Bishops Services Ltd, Hurtis Hill, Crowborough	9	0	0	0	0	0	0	0	0	0
Brolier House Paddock, Ingrams Farm, Bexhill Road	0	0	4	5	0	0	0	0	0	0
Cadence, Battle Road, Punnetts Town	5	0	0	0	0	0	0	0	0	0
Cherry Tree Nursery, Tubwell Lane, Crowborough	6	0	0	0	0	0	0	0	0	0
Cider House Farm, Lewes Road, Blackboys	3	0	0	0	0	0	0	0	0	0
Fairfield House, Deanland Road, Golden Cross	0	3	3	0	0	0	0	0	0	0
Former Golden Cross Inn Car Park, Chiddingly	0	5	0	0	0	0	0	0	0	0
Former Pound Green Nurseries, Buxted	0	0	4	5	0	0	0	0	0	0
Heatherlea, Newick Lane, Heathfield	5	0	0	0	0	0	0	0	0	0
Horam Park Golf Course, Chiddingly Road, Horam	0	0	5	0	0	0	0	0	0	0
Horselunges, Mill Lane, Hellingly	0	4	4	0	0	0	0	0	0	0
Kensington D A Ltd, Tilsmore Road, Heathfield	0	4	5	0	0	0	0	0	0	0
Land adjacent Craigmore Hall, Crowborough Hill, Crowborough	6	0	0	0	0	0	0	0	0	0
Land adjacent Reef Way, Hailsham	3	3	0	0	0	0	0	0	0	0
Land adjacent Shermans Oak, Coldharbour Road, Upper Dicker	0	3	3	0	0	0	0	0	0	0
Land adjacent to Recreation Ground, Blackboys	0	0	4	5	0	0	0	0	0	0
Land at 40 Brooklands Avenue, Crowborough	0	0	5	0	0	0	0	0	0	0
Land at Camberlot Stables, Camberlot Road, Upper Dicker	0	4	5	0	0	0	0	0	0	0
Land at Park Road, Swingate Cross, Hellingly	4	4	0	0	0	0	0	0	0	0
Land Rear of St Peter's R.C Church, St Peter's Mead, Rotherfield	0	0	4	5	0	0	0	0	0	0

Site Address	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Land South of Gardner Street (A271) (Phase 1), Windmill Hill	0	0	5	4	0	0	0	0	0	0
Land South of Gardner Street (A271) (Phase 2), Windmill Hill	0	0	5	4	0	0	0	0	0	0
Land to the East of Robin Post Lane, Hailsham	0	0	5	0	0	0	0	0	0	0
Land to the North of Crossways, Hailsham Road, Stone Cross	0	0	4	4	0	0	0	0	0	0
Land to the South of the Kings Head, Lower Horsebridge	0	0	5	0	0	0	0	0	0	0
Mill House Farm, Maresfield	3	3	0	0	0	0	0	0	0	0
Mill View, Gun Road, Blackboys	5	0	0	0	0	0	0	0	0	0
Royal Mires Garden Centre, Lye Green, Crowborough	0	5	0	0	0	0	0	0	0	0
Siggs and Sons, 20 Lewes Road, Ridgewood, Uckfield	0	0	0	4	5	0	0	0	0	0
Springfield, Green Lane, Crowborough	0	0	0	2	3	0	0	0	0	0
Upper Horselunges, Park Road, Hellingly	0	4	5	0	0	0	0	0	0	0
White Gates, Regency Close, Uckfield	0	4	4	0	0	0	0	0	0	0
Willets Farm, Muddles Green, Chiddingly	1	4	3	0	0	0	0	0	0	0
Total	66	54	97	38	8	0	0	0	0	0

Key
Dwellings in Five Year Housing Land Supply (Site not commenced)
Dwellings in Five Year Housing Land Supply (Site commenced)
Dwellings Outside of Five Year Period (Site not commenced)
Dwellings Outside of Five Year Period (Site commenced)

Site name	Parish	Total Net Dwellings Committed
Atcost building, Wilbees Farm, Arlington	Arlington	1
Old Barn Farm, Michelham Priory Road Upper Dicker	Arlington	1
Land at Coldharbour Road, Upper Dicker	Arlington	4
The Cottage, High Barn Road, Upper Dicker	Arlington	1
Land at Coldharbour Road & Michelham Priory Road	Arlington	3
Land at Arlington Road West	Arlington	1
Stonery Farm (1), Common Lane, Berwick	Berwick	3
Stonery Farm (2), Common Lane, Berwick	Berwick	1
Stonery Farm (3), Common Lane, Berwick	Berwick	1
Land at Millwood Lane, Five Ash Down, Uckfield	Buxted	1
Saxon Court, Pound Green, Buxted	Buxted	2
White Lodge, Church Road, Buxted TN22 4LT	Buxted	1
Malus, Church Road, Buxted	Buxted	1
Land North Of Plovers Crest	Buxted	1
Village Hall, Church Road, Buxted TN22 4LP	Buxted	2
Milestones, London Road, Budletts Common TN22 2EB	Buxted	1
Ayrshire Farm, Darp Lane, Ripe	Chalvington with Ripe	3
Fmr. Blacksmiths Barn, Chalvington Rd, Chalvington	Chalvington with Ripe	1
Mill Farm Cottage, Mill Lane, Ripe	Chalvington with Ripe	1
Roseneath Farm (1), Mill Lane, Ripe	Chalvington with Ripe	1
Roseneath Farm (2), Mill Lane, Ripe	Chalvington with Ripe	2
Westlyn, Poundfield Road, Chavington BN27 3TQ	Chalvington with Ripe	1
Deanland Nursery, Deanland Road BN27 3RP	Chalvington with Ripe	2
Barn at Randalls Farm, Whitesmith, Chiddingly	Chiddingly	1
Hawthbush Farm (B), Gun Hill, Chiddingly	Chiddingly	1
Whitesmith Farm, Whitesmith Lane, Whitesmith	Chiddingly	1
The Orchard, Highlands Lane, Chiddingly, BN8 6HE	Chiddingly	1
The Forge, Swansbrook Lane, Horam TN21 0LD	Chiddingly	1
Coldharbour Farm, Whitesmith Lane, Chddingly	Chiddingly	2

Land Adjacent To West View, Deanland Road	Chiddingly	2
Golden Cross Equestrian Centre BN27 3SS	Chiddingly	1
1 Beacon Road, Crowborough	Crowborough	4
Buen, Crowborough Hill, Crowborough	Crowborough	2
Ground Floor Flat, 1 Beacon Road, Crowborough	Crowborough	1
Land south of High Broom Lane, Crowborough	Crowborough	1
Glen Cottage, Fielden Lane, Crowborough	Crowborough	1
Land at Fir Tree House, Eridge Road, Crowborough	Crowborough	3
Land parcel west of The Broadway, Crowborough	Crowborough	3
Land r/o 1 Beacon Road, Crowborough	Crowborough	3
Sussex House, Top Flat, Park Lane, Crowborough	Crowborough	1
Unit 18, Wealden IE, Farningham Road, Crowborough	Crowborough	1
5 Sandridge, Crowborough	Crowborough	1
Land at Meadow House, London Road, Crowborough	Crowborough	2
Land around Stone House, Whitehill Rd, Crowborough	Crowborough	3
Land at Little Oaks and Kobek, Blackness Road, CRO	Crowborough	3
The Downs, London Road, Crowborough	Crowborough	1
The Welcome Stranger, Crowborough, TN6 2JL	Crowborough	3
Land Opposite Norfolk Cottages, Walshes Road TN6	Crowborough	1
Land Adjacent to 33 Tollwood Park, Crowborough	Crowborough	1
Little Orchard, Crowborough Hill, Crowborough	Crowborough	1
MMG House, Crowborough Hill, TN6 2DA	Crowborough	3
Southbrook, Green Lane, Crowborough	Crowborough	1
Crendon House, Goldsmiths Lane, Crowborough	Crowborough	1
Pine Tree House, 28 Beacon Close, Crowborough	Crowborough	1
Land North of Eridge Road, TN6 2SS	Crowborough	2
Land adjacent to 2 Quarry View TN6 1JT	Crowborough	2
The Old Ambulance Station, TN6 2SD	Crowborough	2
1&2 Lilac Fruit Farm, School Lane, Chelwood Common	Danehill	2
3&4 Lilac Fruit Farm, School Lane, Chelwood Common	Danehill	2

Tanyard Fishery, Tanyard Lane, Furners Green	Danehill	1
Land West of Tanyard Lane & North of Baxters Lane	Danehill	4
Richard Bertram House, Lewes Road, Danehill RH17	Danehill	1
The Yard, Tanyard Lane, Chelwood Gate RH17 7LX	Danehill	1
Land to the rear of Roselea, Baxters Lane	Danehill	1
8 & 9 Rose Cottages, Lewes Road, Danehill	Danehill	1
Granary Crockstead Farmhouse, E bourne Rd, Halland	East Hoathly	1
Land at Buttsfield Lane, East Hoathly	East Hoathly	2
Hesmonds Farm, Waldron Road, East Hoathly BN8 6QH	East Hoathly	1
Black Ven Farm, Down Street, Nutley	Fletching	1
Piltdown Poultry Farm, Fairhazel Lane, Piltdown	Fletching	2
Steel Barn, Barkham Farm, Goldbridge Rd, Piltdown	Fletching	1
Land adj. 4 Brewers Row, Church Street Fletching	Fletching	1
Little Sharpes, Sharpesbridge Lane, Piltdown	Fletching	1
Ashgrove, Goldbridge Road, Piltdown	Fletching	1
Little Moses, Batts Bridge Road, Piltdown	Fletching	1
Land Adjacent to 4 Stone Croft Cottages	Fletching	1
Site adj. Hawthorn Cotts, Goldbridge Rd, Piltdown	Fletching	1
Gotwick Wood Farm, Holtye Road, Forest Row	Forest Row	1
The Oaks, Priory Road, Forest Row	Forest Row	1
Tylebrook Farm, Priory Road, Forest Row RH18 5HR	Forest Row	1
The Bield, Lewes Road, Forest Row	Forest Row	1
Timberlee, Hartfield Road, Forest Row, RH18 5LZ	Forest Row	1
Bower House Barn, The Croft RH19 3QE	Forest Row	1
Brambletye Manor Stables, RH18 5EH	Forest Row	1
The Clock House, Broadstone Farm, Wych Cross	Forest Row	1
Pelham Place Farm, Palehouse Common, Framfield	Framfield	1
Thistledown Farm, Framfield Road, Blackboys	Framfield	1

Cider House Farm, Lewes Road, Blackboys	Framfield	1
Land at 2 The Close, Star Lane, Blackboys	Framfield	1
Framfield Children's Home, Blackboys Road,TN22 5PN	Framfield	2
Land On The South Side, Terminus Road, Blackboys	Framfield	1
Hailwell House, Hammonds Green, Framfield TN22 5HB	Framfield	1
The Old Steam Mill, Framfield Road, TN22 5RL	Framfield	2
Land & Buildings East Side of Gun Road	Framfield	1
Land at Manor Farm, Bells Yew Green Road, Frant	Frant	1
Brickhouse Farm Granary, Tangiers Lane, T. Wells	Frant	1
Hargate House Plot 1, Tunbridge Wells	Frant	2
Land South of St Marks Road, T Wells	Frant	2
Woodside, Down Lane, Frant TN3 9HW	Frant	1
Brook Farm Barn, Bayham Road, Bells Yew Green	Frant	1
Lynx House Barn, School Lane, Hadlow Down	Hadlow Down	1
Five Chimneys Farm, Curtains Hill, Hadlow Down	Hadlow Down	2
Burnt House Farm Barns, Brick Kiln Lane, Hadlow Dn	Hadlow Down	3
Barn at Huggetts Farm, Stonehurst Lane, Five Ashes	Hadlow Down	1
Wilderness Barns, Wilderness Lane, Hadlow Down	Hadlow Down	2
The Paddocks, South Road, Hailsham	Hailsham	3
Winton, Amberstone, Hailsham	Hailsham	2
16 Bowley Road, Hailsham	Hailsham	2
Land adj. Peppers, Amberstone, Hailsham	Hailsham	2
167 South Road, Hailsham	Hailsham	1
9 Station Road, Hailsham	Hailsham	2
Ersham Farm, Ersham Road, Hailsham	Hailsham	1
THE BRAMBLES, SUMMERHILL LANE, HAILSHAM	Hailsham	1
Land adj. 14 Portland Close, Hailsham	Hailsham	1
Land rear of 9 StationRoad, Hailsham	Hailsham	2
Poplar Cottage, Amberstone, Hailsham	Hailsham	1
Land adjoining 41 Upper Horsebridge, Hailsham	Hailsham	1

The Laurels, Amberstone, Hailsham	Hailsham	1
Lynton, A271 Amberstone, Hailsham	Hailsham	3
Railway Crossing Cottage, Ersham Road, Hailsham	Hailsham	2
Land to the side of 9 Paul Close, Hailsham	Hailsham	1
21 Station Road, Hailsham, BN27 2BN	Hailsham	4
The Mount, Hempstead Lane, Hailsham BN27 3AA	Hailsham	3
Barn Elms, Polegate Road, Hailsham	Hailsham	1
3 Swan Road, Hailsham BN27 2DG	Hailsham	1
The Granary, Chapel Lane Vicarage Road	Hailsham	2
Mardon, 38 Hawks Road, Hailsham, BN27 1NN	Hailsham	1
Land North of 1 Woodside Terrace BN27 3PG	Hailsham	1
North Clays Farm, Butcherfield Lane, Hartfield	Hartfield	1
Little Saxbys Farm, Hartfield Road, Cowden	Hartfield	1
Kentview, Hartfield Road, Cowden	Hartfield	1
Primrose Cottage, Gallipot Hill, Hartfield	Hartfield	2
Perryhill Orchard, Edenbridge Road, Hartfield TN7	Hartfield	4
The Chestnuts, Edenbridge Road, Hartfield TN74JG	Hartfield	1
Land West of Little Tye, Cat Street, TN7 4DX	Hartfield	1
Huggetts Farm, Hanging Birch Lane TN21 0PD	Heathfield and Waldron	1
Land north of Whitehouse Lane, Waldron	Heathfield and Waldron	1
The Old Dairy, Burwash Road, Broad Oak	Heathfield and Waldron	1
Land at Old Barklye, Swife Lane, Broad Oak	Heathfield and Waldron	2
Star Lodge, Waldron	Heathfield and Waldron	1
Rutherford, Cross in Hand Road, Heathfield	Heathfield and Waldron	1
Laurel Cottage, Street End Lane, Broad Oak	Heathfield and Waldron	1
Pond Farm, Nettlesworth Lane, Vines Cross	Heathfield and Waldron	1
Bldgs north of Scallow Wish, Moat Lane, Waldron	Heathfield and Waldron	1
Little Bigknowle Farm, Bigknowle Hill, Broad Oak	Heathfield and Waldron	1
Barklye Farm, Broad Oak, Heathfield TN21 8UR	Heathfield and Waldron	1
Friars Oak, Possingworth Close, Cross In Hand TN21	Heathfield and Waldron	1

The Round House, Lewes Road, Cross In Hand	Heathfield and Waldron	1
14-18 High Street, Heathfield, TN21 8LS	Heathfield and Waldron	4
The Boiler House, Heathfield Park TN21 8RL	Heathfield and Waldron	1
The Implement Shed Broad Oak TN21 8UU	Heathfield and Waldron	1
Tottingworth Old Farm Barn	Heathfield and Waldron	1
Land to the north of Upper Greenwoods Lane	Heathfield and Waldron	1
2 Station Approach, Heathfield	Heathfield and Waldron	1
Little Coldharbour Farm, TN21 9DN	Heathfield and Waldron	1
Land Adjacent to Meadow Cottage TN21 8TS	Heathfield and Waldron	4
Jones Britain, Mutton Hall Hill TN21 8NB	Heathfield and Waldron	2
2 Thorn Cottages, Pook Reed Lane, TN21 0XR	Heathfield and Waldron	1
Taylors Farm, Knowle Lane, Broad Oak TN21 8UU	Heathfield and Waldron	1
Cadence, Battle Road, Punnetts Town	Heathfield and Waldron	3
Paines Corner Farm, Swift Lane, Broad Oak	Heathfield and Waldron	1
Lower Sandhills Farm, Sandhill Lane, Warbleton	Heathfield and Waldron	2
Caldicotts Farm, Caldicotts Lane, Lower Dicker	Hellingly	3
Fontmills Farm, North Street, Hellingly	Hellingly	2
Westenden Farm workshop, North Street, Hellingly	Hellingly	1
Land rear of 11 New Road, Hellingly	Hellingly	3
South West of Bowhill BN27 4EP	Hellingly	3
West Terrace, West End, Herstmonceux	Herstmonceux	4
Old Bakery (Maytyme), Gardner Street, Hersmonceux	Herstmonceux	2
Hazeldene, Cricketing Lane, Herstmonceux BN27 1QL	Herstmonceux	1
Land to the rear of Dene House	Herstmonceux	1
Land adj. 1 Ferndale, Hailsham Road, Herstmonceux	Herstmonceux	2
The Old Slaughterhouse, High Street, Horam	Horam	1
Orchard Leigh, Maynards Green Road, Maynards Green	Horam	4
Darganville, Chiddingly Road, Horam	Horam	1
Rowebuck Stud (Tile Barn Farm) Isfield	Isfield	1
Old Rectory Farm, Buckham Hill, Isfield	Isfield	1

Beeches Fm, Beeches Farm Rd, Buckham Hill, Isfield	Isfield	1
Land at Brook Lodge Farm, Rose Hill, Isfield TN22	Isfield	1
Cleavers Farm Barn, Mill Lane, Laughton	Laughton	2
Tom Thumb Barn, Lewes Road, Laughton	Laughton	1
Shortgate Manor Farm, Terrible Down Road, Laughton	Laughton	1
Barn, Hammond Lodge Farm, Laughton	Laughton	1
Bowen Farm, Park Lane, Laughton BN8 6BP	Laughton	2
Milton Gate Stables, The Green, Wilmington	Long Man	1
Warren Farm, Thornwell Road, Wilmington	Long Man	1
The Old Hides, Bayleys Lane, Wilmington	Long Man	1
Cobdown Farm, Cobdown Lane, TN22 3AR	Maresfield	1
Lynton, Five Ash Down, Uckfield, TN223AH	Maresfield	2
Barnsgate Manor, Uckfield Road TN22 4DB	Maresfield	1
Land adjacent to 12 Parklands, Maresfield	Maresfield	1
Hole and Alchorne Farm, Bell Lane, Nutley	Maresfield	2
Woodlands Farm, Nursery Lane, Fairwarp	Maresfield	1
Priors Barn, Underhill, Maresfield	Maresfield	1
Ye Olde Cottage, The Drive, Maresfield Park, Mfd	Maresfield	1
Flitterbank Farm, The Drive, Maresfield Park, MFD	Maresfield	3
Red Thimbles, The Drive, Maresfield Pk, Maresfield	Maresfield	1
Jades Farm, Horney Common Road, Maresfield TN22	Maresfield	1
Flitterbanks Barn, The Drive, Maresfield TN22 3ER	Maresfield	2
Millwood, Millwood Lane TN22 3AS	Maresfield	1
Land North of Grey Timbers	Maresfield	3
Land East Of Forest Cottage TN22 3ER	Maresfield	4
Old Place Farm, Little Trodgers Lane, Mayfield	Mayfield and Five Ashes	1
Little Bainden Farm Barn, Witherenden Rd, Mayfield	Mayfield and Five Ashes	1
Cowden Farm, Mayfield Road, Five Ashes	Mayfield and Five Ashes	2
Cottingham House, High Street, Mayfield	Mayfield and Five Ashes	1
Flower Place, The Avenue, Mayfield	Mayfield and Five Ashes	1

Knowle Farm, Newick Lane, Mayfield	Mayfield and Five Ashes	1
2 Mill House Farm, Coggins Mill Lane	Mayfield and Five Ashes	1
Northover Barn, Meres Lane, Cross In Hand	Mayfield and Five Ashes	2
Glen Cottage Holders Lane Mayfield TN20 6BE	Mayfield and Five Ashes	1
Wyvern Cottage, High Street, Mayfield TN20 6AB	Mayfield and Five Ashes	1
Land opposite Newton, East Street, Mayfield	Mayfield and Five Ashes	1
Twitts Ghyll Stable, Horleigh Green Road TN20 6NJ	Mayfield and Five Ashes	1
Cold Store, Tanyard Farm, Hooe Road, Ninfield	Ninfield	1
Messens Fm, Potmans Ln, Lunsfords Cross, Ninfield	Ninfield	1
The Piggery, Tanyard Farm, Hooe Road, Ninfield	Ninfield	1
Land adj. 9 Eastbourne Road, Pevensey Bay	Pevensey	1
Land Adjacent to 189 Coast Road, Pevensey Bay	Pevensey	1
47 Eastbourne Road, Pevensey Bay BN24 6HL	Pevensey	1
The Moorings, Seaville Drive, Pevensey Bay BN24	Pevensey	1
2 Shepham Lane, Polegate	Polegate	4
Land rear of 9 Western Avenue, Polegate	Polegate	1
Land adj. 74 Brookside Avenue, Polegate	Polegate	1
Junction Tavern, 99 Station Road, Polegate	Polegate	2
Bramley Farm, Bay Tree Lane, Polegate	Polegate	3
Bay Tree Cottage, Bay Tree Lane, Polegate	Polegate	1
Land at 60 Greenleaf Gardens, Polegate, BN26 6PQ	Polegate	1
Plots 47 & 48 Twin Oaks Drive, Polegate BN26 6GH	Polegate	2
Clareholme, Dittons Road, Polegate	Polegate	2
34 Station Road, Polegate, East Sussex BN26 6BE	Polegate	1
9 High Street, Polegate BN26 5EP	Polegate	1
Danesfield Farm, Eridge Road, Boars Head	Rotherfield	2
Dewlands Manor Golf Cse, Cottage Hill, Rotherfield	Rotherfield	2
St Peter's Mead, Rotherfield, East Sussex TN6 3TP	Rotherfield	4
Sycamore, Rotherfield Road, Rotherfield TN6 3HH	Rotherfield	1
Seymours Yard, Catts Hill, Town Row	Rotherfield	2

Land Opposite Ashley Lodge, Tow Row	Rotherfield	1
Kings Court, Hempstead Road, Uckfield	Uckfield	3
The Belfry, 6 New Town, Uckfield	Uckfield	1
30 Sycamore Court, Uckfield	Uckfield	1
The Farmhouse, 26 Harland Mews, Uckfield TN22 5JQ	Uckfield	1
Land adjacent to 6 Downsview Crescent TN22 5PN	Uckfield	1
37AA Nevill Road, Uckfield TN22 1PE	Uckfield	1
58 Markland Way, Uckfield TN22 2DG	Uckfield	1
First & Second Floor 142 High Street TN22 1QR	Uckfield	2
Stone Cross Farm, Brinkers Lane, Wadhurst	Wadhurst	1
Farthings + The Winnats, Balaclava Lane, Wadhurst	Wadhurst	1
1 Walters Cottages, Lower High Street, Wadhurst	Wadhurst	1
Oak Cottage, Coombe Lane, Wadhurst	Wadhurst	1
The Creig (Greig), High Street, Wadhurst	Wadhurst	1
Land @ Freestyle Dene Fm, Wadhurst Rd, Mark Cross	Wadhurst	1
The Stables, Wadhurst Park, Wadhurst	Wadhurst	-1
Wadhurst Post Office, High Street, Wadhurst TN5	Wadhurst	1
Tunnel House, Durgates, Wadhurst	Wadhurst	2
85 Queens Cottages, Wadhurst TN5 6RN	Wadhurst	1
Land Adjacent to Beech Hill Cottage TN5 6JE	Wadhurst	1
Land Rear of Magpie TN5 6AP	Wadhurst	2
The Beauty Bar, Durgates, Wadhurst TN5 6DE	Wadhurst	1
Primmers, Primmers Green, Wadhurst	Wadhurst	1
Combe Manor Farm, Wadhurst	Wadhurst	1
Combe Ash, Churches Green Lane, Heathfield	Warbleton	1
Land north of Forest Lane, Punnetts Town	Warbleton	1
Coopers Farm, Wartling Road, Wartling	Wartling	3
Tyler Barn, Coopers Farm, Wartling Road, Wartling	Wartling	1
Brooks Farm, Boreham Lane, Wartling	Wartling	1
Dormers Fm Old Dairy, Nth End, The Strait, Win Hil	Wartling	2

Tara House, The Strait, Boreham Street	Wartling	1
Brenchleys, Dittons Road, Stone Cross	Westham	1
Land w'in curtilage 25 Tillingham Way, Stone Cross	Westham	1
Blenheim, Dittons Road, Stone Cross	Westham	1
Land adj. Uplands Cotts. Rattle Road, Sone Cross	Westham	1
Uplands Farm, Rattle Road, Stone Cross BN24 5DT	Westham	3
Blenheim, Dittons Road, Stone Cross BN24 5ET	Westham	2
Land to the rear of 20 Coopers Hill, Willingdon	Willingdon and Jevington	1
Land Adjacent to Cooks Corner Day Centre	Withyham	3
Mobile Home, Cherry Garden Farm TN3 9NY	Withyham	1
Duckings Farm (1), Withyham	Withyham	2
Pitfields Barn, Sussex Lane, Blackham	Withyham	1
Duckings Farm (2), Withyham Road, Withyham	Withyham	1
The Oast House (Barnyard), Eridge Rd, Groombridge	Withyham	1
The Crossways, Corseley Road, Groombridge	Withyham	1
Lealands Farm, Station Road, Groombridge	Withyham	1
Blackthorn Cottage, Station Road, Withyham TN7 4BT	Withyham	1
Land adjacent Tanyard Cottages, Corseley Road	Withyham	1
Land Adjacent to Long Acre Farm	Withyham	1
Luibeg, Corseley Road, Groombridge TN3 9PR	Withyham	1
Summerford Farm, TN7 4DA	Withyham	1
Top Barn, Ham Farmhouse, Withyham TN7 4BJ	Withyham	1
Total		427

Appendix 2: Projected Delivery of Housing Developments with Detailed Planning Permission (major sites with 10 dwellings or more (net) within Wealden District as of 1 April 2023)

Site Address	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Brodricklands and Hamlands Farm Willingdon	75	61	0	0	0	0	0	0	0	0	0	0	0
Cuckoo Fields and Ersham Park, Land South of Hailsham	30	75	75	75	75	61	0	0	0	0	0	0	0
Deanland Wood Park, Deanland Road, Golden Cross	0	0	30	40	40	21	0	0	0	0	0	0	0
Dittons Farm, Dittons Road, Polegate	20	20	14	0	0	0	0	0	0	0	0	0	0
Hedgerows, Horam Road, Horam	20	13	0	0	0	0	0	0	0	0	0	0	0
Hesmonds Stud, Waldron Road, East Hoathly	0	25	50	50	50	30	0	0	0	0	0	0	0
Land adjacent Geo Collins Honda, Hailsham Road, Herstmonceux	0	0	0	10	11	0	0	0	0	0	0	0	0
Land adjacent Lime Cross Recreation Ground, Herstmonxceux	0	0	0	25	25	20	0	0	0	0	0	0	0
Land adjacent Walsh Manor Farm, Crowborough	0	11	30	30	0	0	0	0	0	0	0	0	0
Land at Burfield Valley, Hailsham	0	0	0	18	17	0	0	0	0	0	0	0	0
Land at Ingrams Farm, Bexhill Road, Ninfield	15	8	0	0	0	0	0	0	0	0	0	0	0
Land at Old Marshfoot Farm, Marshfoot Lane, Hailsham	30	50	50	50	50	50	14	0	0	0	0	0	0
Land at Steel Cross, Crowborough	0	23	40	40	0	0	0	0	0	0	0	0	0
Land at Sussex Plants, Park Road, Hailsham	50	34	0	0	0	0	0	0	0	0	0	0	0
Land at Uplands Farm, Rattle Road, Stone Cross	33	0	0	0	0	0	0	0	0	0	0	0	0
Land East of Hadlow Down Road, Crowborough	0	0	13	13	0	0	0	0	0	0	0	0	0
Land East of Old Station Road, Wadhurst	4	0	0	0	0	0	0	0	0	0	0	0	0
Land East of Park Road, Hailsham	23	0	0	0	0	0	0	0	0	0	0	0	0
Land North of Eridge Road, Crowborough	50	18	0	0	0	0	0	0	0	0	0	0	0
Land North of Mallard Drive, Uckfield	26	0	0	0	0	0	0	0	0	0	0	0	0
Land North of Sunflower Lane, Polegate	0	9	8	0	0	0	0	0	0	0	0	0	0
Land North of Walshes Road, Crowborough	0	0	10	30	30	30	0	0	0	0	0	0	0
Land Off Manchester Road, Ninfield	20	9	0	0	0	0	0	0	0	0	0	0	0
Land South of Dittons Road, Stone Cross	25	25	21	0	0	0	0	0	0	0	0	0	0
Land West of Park Farm, New Road, Hellingly	0	0	25	50	50	50	50	50	50	45	0	0	0

Land West of Uckfield	50	50	75	75	75	75	75	75	75	75	75	60	0
Oaklands, Ersham Road, Hailsham	0	20	50	50	49	0	0	0	0	0	0	0	0
Orchard View Park, Windmill Hill, Herstmonceux	0	15	16	0	0	0	0	0	0	0	0	0	0
Orchid Riding Centre, Walshes Road, Crowborough	0	10	40	40	40	20	0	0	0	0	0	0	0
Pixton House, Hartfield Road, Forest Row	0	7	8	0	0	0	0	0	0	0	0	0	0
Remaining Land North of Dittons Road, Polegate	3	0	0	0	0	0	0	0	0	0	0	0	0
The Cart Barn, Burwash Road, Heathfield	6	0	0	0	0	0	0	0	0	0	0	0	0
The Old Loom, Ersham Road, Hailsham	0	10	10	4	0	0	0	0	0	0	0	0	0
Water House, Porters Way, Polegate	0	0	6	6	0	0	0	0	0	0	0	0	0
Totals	480	493	571	606	512	357	139	125	125	120	75	60	0

Key
Dwellings in Five Year Housing Land Supply (Site not commenced)
Dwellings in Five Year Housing Land Supply (Site commenced)
Dwellings Outside of Five Year Period (Site not commenced)
Dwellings Outside of Five Year Period (Site commenced)

Appendix 3: Projected Delivery of Housing Developments with Outline Planning Permission (or Resolution to Grant Planning Permission) for Major Development within Wealden District as of 1 April 2023

Site Address	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Brook View, Land North of Walshes Road, Crowborough	0	25	35	35	35	0	0	0	0	0	0	0	0
Coldthorn Barn, Coldthorn Lane, Hailsham	0	0	0	5	10	15	4	0	0	0	0	0	0
Danecroft Nurseries, Station Road, Hellingly	0	0	0	20	30	30	0	0	0	0	0	0	0
Friday Street Farm, Oak Tree Lane, Stone Cross	0	0	0	50	50	50	50	50	0	0	0	0	0
Hindsland Eastbourne Road, Willingdon	0	0	0	30	50	50	50	0	0	0	0	0	0
Horeham Flat Farm, Chiddingly Road, Horam	0	0	15	15	6	0	0	0	0	0	0	0	0
Land adjacent Cuckoo Trail, Cuckoo Fields, Station Road, Hailsham	0	0	0	0	40	40	20	0	0	0	0	0	0
Land adjoining 154 Station Road, Hailsham	0	0	6	6	0	0	0	0	0	0	0	0	0
Land at Chiddingly Road, Horam	0	0	0	11	11	0	0	0	0	0	0	0	0
Land at Coopers Farm, Five Ash Down	0	0	0	10	20	10	0	0	0	0	0	0	0
Land at Old Nursery House, Framfield	0	0	0	20	20	18	0	0	0	0	0	0	0
Land at Old Orchard House, Horebeech Lane	0	0	0	20	18	0	0	0	0	0	0	0	0
Land at Station Farm, Statiion Road, Berwick	0	0	0	10	13	10	0	0	0	0	0	0	0
Land at Straight Half Mile, Maresfield	0	0	10	15	0	0	0	0	0	0	0	0	0
Land at Summerhill, West of Ersham Road, Hailsham	0	0	10	50	50	50	50	31	0	0	0	0	0
Land at Sturton Place, Station Road, Hailsham	0	0	0	0	15	14	5	0	0	0	0	0	0
Land East of Hailsham Road and North of Peelings Lane, Stone Cross	0	0	30	30	30	0	0	0	0	0	0	0	0
Land East of North Street, Lower Horsebridge	0	0	25	40	40	25	0	0	0	0	0	0	0
Land North and South of Rattle Road, Westham and Stone Cross	0	0	25	75	75	75	68	0	0	0	0	0	0
Land North of Beacon Road, Crowborough	0	9	9	0	0	0	0	0	0	0	0	0	0
Land Off Bexhill Road, Ninfield	0	0	25	30	10	0	0	0	0	0	0	0	0
Land Off Eastbourne Road, Uckfield	0	0	30	30	30	0	0	0	0	0	0	0	0
Land Off Mill Road (North), Hailsham	0	0	30	50	50	50	40	0	0	0	0	0	0
Land South of Framfield Road, Blackboys	0	0	25	25	0	0	0	0	0	0	0	0	0
Land South of South Street, East Hoathly	0	0	10	20	20	5	0	0	0	0	0	0	0
Land to the East of Benhall Mill Road, Tunbridge Wells	0	0	20	50	50	39	0	0	0	0	0	0	0
Land West and South of Poplar Cottage, Amberstone, A271, Hailsham	0	0	5	20	20	0	0	0	0	0	0	0	0
Land West of Five Ash Down Road, Coopers Green	0	0	0	15	20	0	0	0	0	0	0	0	0

Land West of North Street, Lower Horsebridge	0	0	0	20	20	15	0	0	0	0	0	0	0
Land West of Station Road, Hailsham	0	0	0	25	50	50	50	25	0	0	0	0	0
Little Shepham, Shepham Lane, Polegate	0	0	30	30	30	17	0	0	0	0	0	0	0
Millbrook Garden Centre, Tubwell Lane, Crowborough	0	0	10	10	7	0	0	0	0	0	0	0	0
Mornings Mill Farm, Eastbourne Road, Willingdon	0	0	0	25	75	75	75	75	75	75	75	75	75
Two Oaks, Chiddingly Road, Horam	0	0	0	0	12	12	0	0	0	0	0	0	0
Totals	0	34	350	792	907	650	412	181	75	75	75	75	75

Key
Dwellings in Five Year Housing Land Supply (Site not commenced)
Dwellings in Five Year Housing Land Supply (Site commenced)
Dwellings Outside of Five Year Period (Site not commenced)
Dwellings Outside of Five Year Period (Site commenced)

Appendix 4: Projected Delivery/Loss of Use Class C2 Accommodation with Detailed or Outline Planning Permission (or Resolution to Grant Planning Permission) within Wealden District as of 1 April 2023*

Site Address	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Land at Little Mount Farm, Benhall Mill Road, Frant	0	40	36	0	0	0	0	0	0	0
Streatfield House, Southview Drive, Uckfield	0	0	0	2	0	0	0	0	0	0
Totals	0	40	36	2	0	0	0	0	0	0

Key
Dwellings in Five Year Housing Land Supply (Site not commenced)
Dwellings in Five Year Housing Land Supply (Site commenced)
Dwellings Outside of Five Year Period (Site not commenced)
Dwellings Outside of Five Year Period (Site commenced)

*As explained in paragraph 2.21 of this report, the PPG confirms that local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, as part of our housing land supply. This contribution is based on the amount of accommodation released in the housing market and the average number of adults living in households that was 1.93 at the time of the 2021 Census. This is the figure that has been used to translate bed spaces to dwellings (Use Class C3) in line with planning practice guidance.

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