



Housing Land Supply Statement

1st April 2024

Updated February 2025

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1. **Introduction**

- 1.1 It is a legal requirement¹ 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 Plan² runs until 2027). Furthermore, the National Planning Policy Framework (NPPF) (December 2024)³ 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 78 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.”

- 1.2 On the 15 March 2024, the Council launched its public consultation under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012) on its draft Wealden Local Plan⁴ that included both a policies map and proposed allocations towards meeting housing need.

- 1.3 Previously, paragraph 226 of the NPPF (December 2023) confirms that:

‘...certain local planning authorities will only be required to identify and update annually a supply of specific deliverable site sufficient to provide a minimum of 4 years’ worth of housing... against the housing requirement set out in adopted strategic policies, or against local housing need where the strategic policies are more than 5 years old... This policy applies to those authorities which have an emerging local plan that has either been submitted for examination or has reached Regulation 18 or Regulation 19 (Town and Country Planning (Local Planning) (England) Regulations 2012) stage, including both a policies map and proposed allocations towards meeting housing need’.

- 1.4 On the 12 December 2024, the Government published a revised NPPF that has removed paragraph 226 of the previous NPPF (December 2023) and has in effect reestablished the requirement for all local planning authorities to

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 [National Planning Policy Framework \(NPPF\) \(December 2024\)](#)

⁴ [Draft Wealden District Local Plan \(Regulation 18\) Consultation, March 2024](#)

continually demonstrate five years of specific, deliverable sites for housing. Based on this scenario, where the new NPPF has been published and the local planning authority is required to demonstrate a five-year housing land supply position, the Council has therefore updated its Housing Land Supply Statement that was last published in September 2024.

- 1.5 In addition, the new NPPF (December 2024) has also changed the ‘standard method’ calculation for housing need and the government has also published the latest Housing Delivery Test (HDT) measurement for the 2023 period. This update to the Housing Land Supply Statement has therefore accounted for all these national planning policy changes. However, it should be noted that the housing land supply element of the previous calculation (as of 1 April 2024) remains unchanged.
- 1.6 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 (WDC) 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 2024 under the NPPF.
- 1.7 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 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 62 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 (PPG). The housing land supply position for WDC (as of 1 April 2024) has therefore been based on the 'standard method' for calculating housing need, given that the Council's own adopted housing requirement policy is considered out of date.
- 2.3 This calculation aligns with the PPG⁵ and uses a formula that incorporates a baseline of local housing stock, which is then adjusted upwards to reflect local affordability pressures to identify the minimum number of homes expected to be planned for. The 'standard method' calculation identifies a minimum annual housing needs figure and ensures that plan-making is informed by an unconstrained assessment of the number of homes needed in an area. It does not produce a housing requirement figure, which would be set via an up-to-date Local Plan. This calculation produces a housing needs requirement for Wealden District of **1,433** dpa and is shown in full below.

⁵ See PPG – [Paragraph: 004 Reference ID:2a-004-202401212](#)

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Figure 1 – Standard Method for Calculating Housing Needs within Wealden District (2024-2034)

Step 1 – Setting the baseline, 2023 Dwelling Stock Estimate

Dwelling Stock Estimate 2023 (unrounded)	73,871
0.8% of existing housing stock	591

Step 2 – An adjustment to take account of affordability

Year	2019	2020	2021	2022	2023
Median Affordability Ratio for Wealden District	11.57	11.66	13.7	13.42	12.15

Mean Workplace-Based Affordability Ratio for Wealden District (2019-2023)	12.5
Adjustment Factor	2.425

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The minimum annual local housing need figure for Wealden District is equal to the housing stock baseline figure multiplied by the affordability adjustment factor, which is presented below:

Housing Stock Baseline Figure	591
Adjustment Factor	2.425
Minimum annual local housing need figure (rounded)	1,433

- 2.4 It should be noted that the PPG⁶ explains that the ‘standard method’ for calculating the housing need 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 December 2024. The mechanisms for the HDT were outlined within the revised NPPF and in the Housing Delivery Test Measurement Rule Book⁷ 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 79 of the NPPF states that:
“To maintain the supply of housing, local planning authorities should monitor progress in building out sites which have permission. Where the Housing Delivery Test indicates that delivery has fallen below the local planning authority’s housing requirement over the previous three years, the following policy consequences should apply:

- a) where delivery falls below 95% of the requirement over the previous three years, the authority should prepare an action plan to assess the causes of under-delivery and identify actions to increase delivery in future years;*
- b) where delivery falls below 85% of the requirement over the previous three years, the authority should include a buffer of 20% to their identified supply of specific deliverable sites as set out in paragraph 78 of this framework, in addition to the requirement for an action plan.*
- c) where delivery falls below 75% of the requirement over the previous three years, the presumption in favour of sustainable development applies, as set out in footnote 8 of this Framework, in addition to the requirements for an action plan and 20% buffer.”*

⁶ See PPG – Paragraph 011 Reference ID: 2a-011-20241212

⁷ Housing Delivery Test Measurement Rule Book (December 2024)

- 2.7 The PPG⁸ states that for local planning authorities which deliver less than 85% of their identified housing requirement over a three-year period, that a 20% buffer will be applied to their housing land supply position with immediate effect from publication of the HDT results.
- 2.8 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

% delivered of annual housing requirement	Sanctions
< 95%	Action Plan
< 85%	Action Plan and 20% land buffer
< 75%	Action Plan, 20% land buffer and a presumption in favour of sustainable development

- 2.9 The total number of homes delivered in Wealden District during the three-year period under the latest available HDT measurement (2023) between 2020-21 and 2022-23 was 2,591 (net) dwellings, whilst the total number of homes required over the same period was 3,249⁹. Therefore, the HDT measurement for WDC in 2023 was 80%¹⁰.
- 2.10 Based on the current HDT results, the Council is still required to use a 20% buffer for its housing land supply position. Therefore, the Council can confirm that its housing land supply requirement, incorporating the 'standard method' under the NPPF, is as follows in Table 2 below.

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

Housing Requirement (i.e. 1,433 x 5)	7,165 (net) dwellings
20% buffer (20% of 7,165)	1,433 (net) dwellings
Five Year Housing Requirement including buffer	8,598 (net) dwellings

⁸ See PPG – [Paragraph: 034 Reference ID: 68-042-20241212](#)

⁹ 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 2021 that saw a reduction for all local authorities in the 'homes required' within the 2020-2021 year by four months.

¹⁰ [Housing Delivery Test: 2023 Measurement](#)

Housing Land Supply and Deliverable Sites

2.11 WDC previously updated its housing land supply and delivery position for 1 April 2024, and this was published in September 2024. As previously stated, the Council is now able to further update its Housing Land Supply position to take account of the revisions to the NPPF and PPG (December 2024), as well as the Housing Delivery Test (HDT) measurement in 2023. However, the housing land supply element (as of 1 April 2024) has not been reviewed since the previous publication in September 2024.

2.12 The NPPF requires that sites included in the supply calculation should be 'deliverable'. This is defined in the glossary¹¹ 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).*
- 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 considered deliverable where there is clear evidence that housing completions will begin on sites within five years.'*

2.13 Major development for housing is defined in the glossary to the NPPF as:

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

2.14 The PPG¹² 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

¹¹ NPPF, Annex 2: Glossary

¹² See PPG – [Paragraph 007: Reference ID: 68-007-20190722](#)

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.

- 2.15 The components of the Council's housing land supply position have been set out in the appendices to this Housing Land Supply Statement. They set out the sites which are expected to deliver housing completions between 1 April 2024 and 31 March 2029.
- 2.16 Appendix 1 is a list of sites of 1-9 (net) dwellings that either have outline or detailed planning permission as of 1 April 2024. 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 729 (net) dwellings.
- 2.17 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 2024. Those sites which have commenced as of 1 April 2024 are outlined in a paler 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 3,807.
- 2.18 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 4,536 (net) dwellings in total.
- 2.19 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 homes will be delivered on the site 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 1,669.

- 2.20 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 be taken into account for the Council's housing land supply position. The PPG¹³ confirms that local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, as part of its housing land supply position. 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

- 2.21 This is the figure/ratio has been used to translate bedspaces to dwellings (Use Class C3) in line with PPG.
- 2.22 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 123.

The Covid-19 Pandemic and Housing Delivery Rates

- 2.23 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 periods, particularly 2020/21 and 2021/22. The national lockdown introduced on 23 March 2020, resulted in the complete closure of construction sites in that period. 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.
- 2.24 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

¹³ See PPG – [Paragraph 026: Reference ID: 68-035-20190722](#)

HDT calculation and four months from the 2021 HDT calculation to account for potential fluctuations in construction output.

- 2.25 The government also introduced the Business and Planning Act 2020¹⁴, 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.
- 2.26 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 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 and 2023/24 monitoring periods, 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.
- 2.27 During the 2022/23 monitoring period, there were 1,138 (net) dwelling completions, whilst in the 2023/24 monitoring period there were 986 (net) dwelling completions. This is significantly higher than the 685 (net) dwelling completions achieved in the 2021/22 monitoring period. This number of net completions in the past two monitoring periods 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 continues to recover well from the pandemic and the Council expects this to continue into future monitoring periods.

Economic Climate and Market Conditions

- 2.28 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 2021/22 monitoring period, which continued into the 2022/23 and 2023/24 monitoring periods, thereby increasing the costs of materials and other products required to support the construction industry. These issues have been further exacerbated by the war

¹⁴ [Business and Planning Act 2020](#)

in Ukraine, which has driven global energy prices and inflation rates higher following subsequent sanctions and restrictions on Russia.

- 2.29 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 through the 2023/24 monitoring period.
- 2.30 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 734 dpa between 2013/14 and 2023/24 monitoring periods.
- 2.31 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.
- 2.32 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 review of its Local Plan, has published a new financial viability study¹⁵ that considered the new policies within the

¹⁵ [Wealden Local Plan Viability Assessment and CIL Review, March 2024](#)

emerging Wealden Local Plan¹⁶. This incorporated both 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 go on to seek at the Regulation 19 stage whether specific residential development sites in the district (including new housing allocations within the Plan) are economically viable, given the obligations in place/proposed at that stage.

- 2.33 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

- 2.34 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 2023/2024 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 18 housing sites have been identified, split between sites with over 200 dwellings total and sites of between 100 and 200 dwellings total.
- 2.35 Table 4 below shows lead in times and actual delivery rates for eight developments of over 200 dwellings (gross) within Wealden District. This includes five sites at the edge 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 10 housing developments between 100 and 200 dwellings (gross) within Wealden District. This includes two sites at Hailsham, two sites in Stone Cross, five 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.

¹⁶ [Wealden Draft Local Plan \(Regulation 18\), March 2024](#)

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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	23/24
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	23
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	79
Brodericklands and Hamlands	14/10/2016	425	-	-	-	0	0	0	0	58	81	150	66

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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	23/24
Farm, Willingdon													
Cuckoo Fields and Ersham Park, Hailsham	02/03/2020	400	-	-	-	-	-	-	0	0	0	9	62
Land at Old Marshfoot Farm, Marshfoot Lane, Hailsham	21/10/2020	300	-	-	-	-	-	-	-	0	0	6	95
Land West of Park Farm Road, New Road, Hellingly	03/04/2021	370	-	-	-	-	-	-	-	-	0	0	9

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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	23/24
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	-	-	-	-
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	-	-	-

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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	23/24
Land at Uplands Farm, Rattle Road, Stone Cross	14/04/2016	183	-	-	-	0	0	0	0	13	52	85	33
Land north of Eridge Road, Crowborough	21/09/2020	119	-	-	-	-	-	-	-	0	0	51	68
Land at Steel Cross, Crowborough	24/07/2019	120	-	-	-	-	-	-	0	0	0	0	10
Orchid Riding Centre, Walshes Road, Crowborough	15/10/2021	150	-	-	-	-	-	-	-	-	0	0	8
Land North of Walshes Road, Crowborough	25/11/2020	100	-	-	-	-	-	-	-	0	0	0	26

- 2.36 Table 4 demonstrates that all 18 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 seven sites delivering new homes on the third year, five sites delivering new homes on the fourth year and six 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 through localised evidence 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 and can even be a shorter time period. 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.
- 2.37 In terms of housing delivery rates, it is shown that five of the eight 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 that did not start in the previous monitoring period 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 for specific sites dictates a different figure.
- 2.38 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 for specific sites from previous years dictates a different figure.
- 2.39 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 Housing Land Supply Position

- 2.40 Given the above, the updated calculation of the housing land supply position as of the 1 April 2024, in line with the revised NPPF (December 2024) is as shown below.

Table 5: Wealden District Five Year Housing Land Supply Calculation for 1 April 2024 (with 20% buffer)

Housing Requirement and Supply for period between 1 April 2024 and 31 March 2029	
Five Year Housing Requirement	7,165 (net) dwellings
20% buffer (20% of 7,165)	1,433 (net) dwellings
Five Year Housing Requirement including buffer	8,598 (net) dwellings
Total Housing Land Supply (Projected Net Housing Completions)	8,411 (net) dwellings
Five Year Housing Land Supply (Projected Net Housing Completions)	6,328 (net) dwellings
Housing Land Supply against Requirement	3.68 years

- 2.41 It can therefore be seen that there are 6,328 (net) dwellings on identified sites that are considered available, suitable and available now for the five-year period. This is some 2,270 (net) dwellings less than the 8,598 (net) dwellings required to be deliverable (inclusive of a 20% buffer). This equates to 3.68 years of housing land supply as of 1 April 2024.
- 2.42 It is therefore concluded that the Council does not have sufficient housing sites to meet the Council's five-year housing land supply requirement in accordance with paragraph 78 of the NPPF.
- 2.43 As outlined in Table 5 above, the Council does have a total housing land supply of 8,411 (net) dwellings but can only demonstrate that it can deliver

6,328 (net) dwellings over the next five-year period between 2024/25 and 2028/29. 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.

- 2.44 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.
- 2.45 The HDT measurement in 2023 for Wealden District Council was published on 12 December 2024, resulting in a measurement of 80% delivery against its housing requirement.
- 2.46 This calculated figure has resulted in a 20% buffer being applied to Wealden District Council's housing land supply requirement. The Council has been 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.
- 2.47 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 maintaining a housing land supply position in the future.

The Council's Housing Land Supply Position – Consultation Process

- 2.48 As part of this year's production of the Housing Land Supply Statement, the Council has consulted upon its Housing Land Supply Statement at a drafting stage that involved contacting all those on the Agent's Panel at WDC for further comment on this document between the 7 and 27 August 2024. This was primarily to consider the proposed delivery rates and timescales for housing sites with planning permission at Appendices 1 to 4. The summarised comments from those agents are provided at Appendix 5, including our responses to those comments and the changes we have made to the Housing Land Supply Statement.

- 2.49 It should also be noted that the Council, prior to this formal consultation, also attempted to make contact with all the known agents of the sites listed under Appendix 3 that includes the delivery of housing developments with outline planning permission (or resolution to grant planning permission) for major development within Wealden District as of 1 April 2024. This helped to inform the initial drafting of the Council's Housing Land Supply position.
- 2.50 The appendices below provide detailed information on individual sites that are considered to make up the Council's 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).

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Appendix 1: Projected Delivery of Housing Developments with Planning Permission (small sites with 9 or less (net) units) as of 1 April 2024

Site Address	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
3 Market Street, Hailsham	0	5	0	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
Acorn Garage, Bell Lane, Splaynes Green, Fletching	0	5	0	0	0	0	0	0	0	0
Barns at Cider House Farm, Lewes Road, Blackboys	0	5	0	0	0	0	0	0	0	0
Bishops Services Ltd, Hurtis Hill, Crowborough	0	4	5	0	0	0	0	0	0	0
Brolier House Paddock, Ingrams Farm, Bexhill Road	0	4	5	0	0	0	0	0	0	0
Cherry Tree Nursery, Tubwell Lane, Crowborough	0	0	6	0	0	0	0	0	0	0
Cider House Farm, Lewes Road, Blackboys	3	0	0	0	0	0	0	0	0	0
Dunsfold, West End, Herstmonceux	0	0	0	4	5	0	0	0	0	0
Fairfield House, Deanland Road, Golden Cross	0	3	3	0	0	0	0	0	0	0
Former Apex Mill Site, Station Road, Heathfield	0	0	4	5	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	4	5	0	0	0	0	0	0	0
Hammonds Green Cottage, Framfield	0	0	0	5	0	0	0	0	0	0
Home Farm, Lewes Road, Laughton	0	0	0	3	2	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	3	3	0	0	0	0	0	0	0
Kensington D A Ltd, Tilsmore Road, Heathfield	4	5	0	0	0	0	0	0	0	0
Land adjacent Reef Way, Hailsham	0	3	3	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	4	5	0	0	0	0	0	0	0
Land adjoining 154 Station Road, Hailsham	0	4	5	0	0	0	0	0	0	0
Land at Camberlot Stables, Camberlot Road, Upper Dicker	4	5	0	0	0	0	0	0	0	0
Land at Straight Half Mile, Maresfield (2)	0	0	0	3	3	0	0	0	0	0
Land East of Sandy Cross Lane, Heathfield	0	0	0	4	4	0	0	0	0	0

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Site Address	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Land Rear of St Peter's R.C Church, St Peter's Mead, Rotherfield	0	0	4	5	0	0	0	0	0	0
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	4	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
Melbourne House, Whitehill Road, Crowborough	0	0	0	6	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	0	5	0	0	0	0	0	0	0	0
Ridgewood House, Lewes Road, Ridgewood	0	0	0	4	5	0	0	0	0	0
Royal Mires Garden Centre, Lye Green, Crowborough	0	5	0	0	0	0	0	0	0	0
Selectapension House, Eridge House, Crowborough	0	0	8	0	0	0	0	0	0	0
Siggs and Sons, 20 Lewes Road, Ridgewood, Uckfield	0	0	4	5	0	0	0	0	0	0
Upper Horselunges, Park Road, Hellingly	0	4	5	0	0	0	0	0	0	0
Warren Farm, Warren Farm Lane, Eridge Green	0	0	0	3	3	0	0	0	0	0
White Gates, Regency Close, Uckfield	0	4	4	0	0	0	0	0	0	0
Willeys Farm, Muddles Green, Chiddingfold	0	4	3	0	0	0	0	0	0	0
Total	14	91	103	59	22	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)

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Site Name	Parish	Total Net Dwellings Committed
Cranfield Industrial Units, Station Road, Berwick	Arlington	4
Land at Arlington Road West	Arlington	1
Land at Coldharbour Road, Upper Dicker	Arlington	4
The Cottage, High Barn Road, Upper Dicker	Arlington	1
3 Station Cottages, Station Road BN26 65Z	Berwick	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
Land North Of Plovers Crest	Buxted	1
Malus, Church Road, Buxted	Buxted	1
Milestones, London Road, Budletts Common	Buxted	2
Moorings, High Street, Buxted	Buxted	1
Parkhurst, Perrymans Lane, Buxted TN22 4AG	Buxted	1
Saxon Court, Pound Green, Buxted	Buxted	2
The Wheelwrights, Hurstwood Road, High Hurstwood	Buxted	1
Tudor Views, Coopers Green Road, Uckfield TN22 1HB	Buxted	1
Unit 7, Temple Grove, Uckfield Road, Herons Ghyll	Buxted	2
Village Hall, Church Road, Buxted TN22 4LP	Buxted	2
Ayrshire Farm, Darp Lane, Ripe	Chalvington with Ripe	3
Mill Farm Cottage, Mill Lane, Ripe	Chalvington with Ripe	1
Newhouse Farm, Chavington Road, Chavington BN27 3T	Chalvington with Ripe	1
Roseneath Farm (1), Mill Lane, Ripe	Chalvington with Ripe	1
Westlyn, Poundfield Road, Chavington BN27 3TQ	Chalvington with Ripe	1
Barn at Randalls Farm, Whitesmith, Chiddingly	Chiddingly	1
Coldharbour Farm, Whitesmith Lane, Chiddingly	Chiddingly	2
Golden Cross Equestrian Centre BN27 3SS	Chiddingly	1
Hawthbush Farm (B), Gun Hill, Chiddingly	Chiddingly	1
Land Adjacent To West View, Deanland Road	Chiddingly	2

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Little London Stud, Whitesmith Lane BN8 6HB	Chiddingly	1
Meadow Brook Farm, Dern Lane, TN21 0PN	Chiddingly	1
Oaklea, Chavington Road, Golden Cross BN27 3SU	Chiddingly	-1
The Forge, Swansbrook Lane, Horam TN21 0LD	Chiddingly	1
The Orchard, Highlands Lane, Chiddingly, BN8 6HE	Chiddingly	1
Unit 7 Swanwood Park, Gun Hill	Chiddingly	2
Whitesmith Farm, Whitesmith Lane, Whitesmith	Chiddingly	1
Unit 18, Wealden IE, Farningham Road, Crowborough	Crowborough	1
1 Beacon Road, Crowborough	Crowborough	4
11 - 12 Tanners Way, Crowborough, TN6 2LN	Crowborough	2
2 Old Bank Chambers, Crowborough TN6 2TT	Crowborough	1
Craigmore Hall, Crowborough Hill, Crowborough TN6	Crowborough	2
Crendon House, Goldsmiths Lane, Crowborough	Crowborough	1
Crowborough Coachworks, TN6 2JR	Crowborough	1
Fairfax House, St Johns Road, Crowborough TN6 1RT	Crowborough	1
Ferndell, Jarvis Brook, Crowborough TN6 2HN	Crowborough	4
Glen Cottage, Fielden Lane, Crowborough	Crowborough	1
Ground Floor Flat, 1 Beacon Road, Crowborough	Crowborough	1
Harlequin Yard, Crowborough TN6 1HT	Crowborough	3
Land Adjacent to 33 Tollwood Park, Crowborough	Crowborough	1
Land adjacent to Hodges, Eridge Road, Steel Cross	Crowborough	4
Land around Stone House, Whitehill Rd, Crowborough	Crowborough	3
Land at Little Oaks and Kobek, Blackness Road, CRO	Crowborough	3
Land Opposite Norfolk Cottages, Walshes Road TN6	Crowborough	1
Land r/o 1 Beacon Road, Crowborough	Crowborough	3
Land south of High Broom Lane, Crowborough	Crowborough	1
Land West Of Alice Bright Lane & South of Hurtis R	Crowborough	4
MMG House, Crowborough Hill, TN6 2DA	Crowborough	3
Mycroft, South View Road, Crowborough TN6 1HW	Crowborough	1
Over Ashdown, Goldsmith Avenue, Crowborough	Crowborough	1

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Southbrook, Green Lane, Crowborough	Crowborough	1
The Downs, London Road, Crowborough	Crowborough	1
The Forge, Mount Pleasant, Crowborough TN6 2NE	Crowborough	1
The Old Ambulance Station, TN6 2SD	Crowborough	2
The Welcome Stranger, Crowborough, TN6 2JL	Crowborough	3
Westbury House, Park Road, Crowborough TN6 2QX	Crowborough	4
1&2 Lilac Fruit Farm, School Lane, Chelwood Common	Danehill	2
3&4 Lilac Fruit Farm, School Lane, Chelwood Common	Danehill	2
Argus Farm, Goldbridge Road, Piltdown	Danehill	1
Land to the rear of Roselea, Baxters Lane	Danehill	1
Land West of Tanyard Lane & North of Baxters Lane	Danehill	4
Richard Bertram House, Lewes Road, Danehill RH17	Danehill	1
Tanyard Fishery, Tanyard Lane, Furners Green	Danehill	1
The Yard, Tanyard Lane, Chelwood Gate RH17 7LX	Danehill	1
Crockstead Farm Hotel, Halland BN8 6PT	East Hoathly	3
Granary Crockstead Farmhouse, E bourne Rd, Halland	East Hoathly	1
Hesmonds Farm, Waldron Road, East Hoathly BN8 6QH	East Hoathly	1
Land at Buttsfield Lane, East Hoathly	East Hoathly	2
Ashgrove, Goldbridge Road, Piltdown	Fletching	1
Black Ven Farm, Down Street, Nutley	Fletching	1
Land adj. 4 Brewers Row, Church Street Fletching	Fletching	1
Land Adjacent to 4 Stone Croft Cottages	Fletching	1
Little Moses, Batts Bridge Road, Piltdown	Fletching	1
Little Sharpes, Sharpesbridge Lane, Piltdown	Fletching	1
Piltdown Poultry Farm, Fairhazel Lane, Piltdown	Fletching	2
The Wattles, Goldridge Road, Piltdown TN22 3XL	Fletching	1
88 Hartfield Road, Forest Row	Forest Row	3
Brambletye Manor Stables, RH18 5EH	Forest Row	1
Gotwick Wood Farm, Holtye Road, Forest Row	Forest Row	1
Homestall Manor, Homestall Road, RH19 3PG	Forest Row	-2

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Land West Of Hurstbrook House RN19 3SL	Forest Row	1
The Bield, Lewes Road, Forest Row	Forest Row	1
Timberlee, Hartfield Road, Forest Row, RH18 5LZ	Forest Row	1
Tylebrook Farm, Priory Road, Forest Row RH18 5HR	Forest Row	1
Cider House Farm, Lewes Road, Blackboys	Framfield	1
Cider House Farm, Lewes Road, Blackboys	Framfield	3
Framfield Children's Home, Blackboys Road, TN22 5PN	Framfield	2
Land adjacent to Rathowen, Blackboys TN22 5LS	Framfield	2
Land at 2 The Close, Star Lane, Blackboys	Framfield	1
Pelham Place Farm, Palehouse Common, Framfield	Framfield	1
Squires Farm Industrial Estate, TN22 5RB	Framfield	4
Tewitts Farm, Palehouse Common TN22 5RB	Framfield	1
Thistledown Farm, Framfield Road, Blackboys	Framfield	1
Hargate House Plot 1, Tunbridge Wells	Frant	1
Land at Manor Farm, Bells Yew Green Road, Frant	Frant	1
Land South of St Marks Road, T Wells	Frant	2
Strawberry Hill Farm, Eridge Road, Eridge Green	Frant	4
Woodside, Down Lane, Frant TN3 9HW	Frant	1
Barn at Huggetts Farm, Stonehurst Lane, Five Ashes	Hadlow Down	1
Burnt House Farm Barns, Brick Kiln Lane, Hadlow Dn	Hadlow Down	2
Coles Farm, Wilderness Lane, Hadlow Down TN22 5HS	Hadlow Down	1
Five Chimneys Farm, Curtains Hill, Hadlow Down	Hadlow Down	2
Lynx House Barn, School Lane, Hadlow Down	Hadlow Down	1
1 The Drive, Hailsham BN27 3HN	Hailsham	1
16 Bowley Road, Hailsham	Hailsham	2
167 South Road, Hailsham	Hailsham	1
3 Swan Road, Hailsham BN27 2DG	Hailsham	1
59 South Road, Hailsham BN27 3JP	Hailsham	1
9 Station Road, Hailsham	Hailsham	2
Barn Elms, Polegate Road, Hailsham	Hailsham	1

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Clock House/Provence, Hailsham BN27 3EW	Hailsham	1
Land adjoining 41 Upper Horsebridge, Hailsham	Hailsham	1
Land North of 1 Woodside Terrace BN27 3PG	Hailsham	1
Land rear of 9 Station Road, Hailsham	Hailsham	2
Land to the side of 9 Paul Close, Hailsham	Hailsham	1
Little Nodes, Nodes Lane, Magham Down BN27 1PW	Hailsham	1
The Paddocks, South Road, Hailsham	Hailsham	3
Tudor Close, Polegate Road BN27 3PG	Hailsham	0
Winton, Amberstone, Hailsham	Hailsham	2
Land West of Little Tye, Cat Street, TN7 4DX	Hartfield	1
North Clays Farm, Butcherfield Lane, Hartfield	Hartfield	1
Perryhill Orchard, Edenbridge Road, Hartfield TN7	Hartfield	4
100 High Street, Heathfield, TN21 8JD	Heathfield and Waldron	1
2 & 4 Rotherview, Newick Lane, Heathfield TN21 8FS	Heathfield and Waldron	2
2 Gorge Cottages, Cross In Hand, TN21 0SL	Heathfield and Waldron	2
2 Station Approach, Heathfield	Heathfield and Waldron	1
27B High Street, Heathfield TN21 8JR	Heathfield and Waldron	2
3 Oxford Terrace, Heathfield, TN22 8AA	Heathfield and Waldron	1
Bldgs north of Scallow Wish, Moat Lane, Waldron	Heathfield and Waldron	1
Cadence, Battle Road, Punnetts Town	Heathfield and Waldron	4
Cadence, Battle Road, Punnetts Town	Heathfield and Waldron	3
Heatherlea, Newick Lane, Heathfield	Heathfield and Waldron	1
Héronsdales Manor, Moat Lane, Waldron TN21 0RT	Heathfield and Waldron	1
Huggetts Farm, Hanging Birch Lane TN21 0PD	Heathfield and Waldron	1
Jones Britain, Mutton Hall Hill TN21 8NB	Heathfield and Waldron	2
Land adjacent to 1 Seaview Cottages, Cross In Hand	Heathfield and Waldron	1
Land Adjacent to Meadow Cottage TN21 8TS	Heathfield and Waldron	4
Land at Old Barklye, Swife Lane, Broad Oak	Heathfield and Waldron	2
Land north of Whitehouse Lane, Waldron	Heathfield and Waldron	1
Laurel Cottage, Street End Lane, Broad Oak	Heathfield and Waldron	1

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Little Bigknowle Farm, Bigknowle Hill, Broad Oak	Heathfield and Waldron	1
Little Coldharbour Farm, TN21 9DN	Heathfield and Waldron	1
Lower Sandhills Farm, Sandhill Lane, Warbleton	Heathfield and Waldron	1
Paines Corner Farm, Swift Lane, Broad Oak	Heathfield and Waldron	1
Pond Farm, Nettlesworth Lane, Vines Cross	Heathfield and Waldron	1
Sicklesmere, Mutton Hall Hill, Heathfield TN21 8NE	Heathfield and Waldron	1
Star Lodge, Waldron	Heathfield and Waldron	1
Taylors Farm, Knowle Lane, Broad Oak TN21 8UU	Heathfield and Waldron	1
The Old Dairy, Burwash Road, Broad Oak	Heathfield and Waldron	1
The Round House, Lewes Road, Cross In Hand	Heathfield and Waldron	1
Tottingworth Old Farm Barn	Heathfield and Waldron	1
Caldicotts Farm, Caldicotts Lane, Lower Dicker	Hellingly	2
Fontmills Farm, North Street, Hellingly	Hellingly	2
Land rear of 11 New Road, Hellingly	Hellingly	3
South West of Bowhill BN27 4EP	Hellingly	3
Stone House Farm, Mill Lane, Hellingly BN27 4HD	Hellingly	1
West Lodge, Lower Dicker, BN27 4AT	Hellingly	1
Land between Meterological Station & Chestnut Clos	Herstmonceux	3
Lower Stunts Green Farm, Herstmonceux BN27 4PN	Herstmonceux	1
Old Bakery (Maytyme), Gardner Street, Hersmonceux	Herstmonceux	2
The Sundial Restaurant, Herstmonceux BN27 4LA	Herstmonceux	1
West Terrace, West End, Herstmonceux	Herstmonceux	4
Land off Straight Lane, Hooe TN33 9HU	Hooe	1
Red Lion Caravan Park, Hooe Common	Hooe	1
Brickells Farm House, Chiddingly Road TN21 0LJ	Horam	2
Land South East of Chiddingly Road TN21 0JJ	Horam	4
Southbank Farm, Cowden Hall Lane, TN21 9HG	Horam	1
The Old Slaughterhouse, High Street, Horam	Horam	1
Woodland View Residential Park, Horam	Horam	1
Land at Brook Lodge Farm, Rose Hill, Isfield TN22	Isfield	1

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Land to West of Culpepper Close	Isfield	2
Old Rectory Farm, Buckham Hill, Isfield	Isfield	1
Rowebuck Stud (Tile Barn Farm) Isfield	Isfield	1
Barn Gate Meadows	Laughton	1
Barn, Hammond Lodge Farm, Laughton	Laughton	1
Bowen Farm, Park Lane, Laughton BN8 6BP	Laughton	2
Land Off Church Lane, Laughton, BN8 6AH	Laughton	4
Shortgate Manor Farm, Terrible Down Road, Laughton	Laughton	1
Milton Gate Stables, The Green, Wilmington	Long Man	1
The Old Hides, Bayleys Lane, Wilmington	Long Man	1
Warren Farm, Thornwell Road, Wilmington	Long Man	1
Barnsgate Manor, Uckfield Road TN22 4DB	Maresfield	1
Cobdown Farm, Cobdown Lane, TN22 3AR	Maresfield	1
Crow's Nest, New Road, Duddleswell, TN22 3JJ	Maresfield	3
Flitterbank Farm, The Drive, Maresfield Park, MFD	Maresfield	2
Flitterbanks Barn, The Drive, Maresfield TN22 3ER	Maresfield	4
Jades Farm, Horney Common Road, Maresfield TN22	Maresfield	1
Land Adjoining Tenacres, Maresfield TN22 3DP	Maresfield	4
Land East Of Forest Cottage TN22 3ER	Maresfield	4
Land North of Grey Timbers	Maresfield	3
Lynton, Five Ash Down, Uckfield, TN223AH	Maresfield	3
Mill House Farm, London Road, Maresfield TN22 2ED	Maresfield	1
Priors Barn, Underhill, Maresfield	Maresfield	1
Red Thimbles, The Drive, Maresfield Pk, Maresfield	Maresfield	1
Woodlands Farm, Nursery Lane, Fairwarp	Maresfield	1
Ye Olde Cottage, The Drive, Maresfield Park, Mfd	Maresfield	1
2 Mill House Farm, Coggins Mill Lane	Mayfield and Five Ashes	1
Cottingham House, High Street, Mayfield	Mayfield and Five Ashes	1
Cowden Farm, Mayfield Road, Five Ashes	Mayfield and Five Ashes	2
Glen Cottage Holders Lane Mayfield TN20 6BE	Mayfield and Five Ashes	1

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International House, High Street, Mayfield	Mayfield and Five Ashes	1
Knowle Farm, Newick Lane, Mayfield	Mayfield and Five Ashes	1
Land opposite Newton, East Street, Mayfield	Mayfield and Five Ashes	1
Northover Barn, Meres Lane, Cross In Hand	Mayfield and Five Ashes	2
Old Place Farm, Little Trodgers Lane, Mayfield	Mayfield and Five Ashes	1
Sunset Farm, Mayfield Road, Cross In Hand	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
Land Adjacent To The Corner House TN39 5JJ	Ninfield	4
Messens Fm, Potmans Ln, Lunsfords Cross, Ninfield	Ninfield	1
The Piggery, Tanyard Farm, Hooe Road, Ninfield	Ninfield	1
47 Eastbourne Road, Pevensey Bay BN24 6HL	Pevensey	1
Land Adjacent to 189 Coast Road, Pevensey Bay	Pevensey	1
The Holy Rood Catholic Church BN24 6JP	Pevensey	1
The Moorings, Seaville Drive, Pevensey Bay BN24	Pevensey	1
2 Shepham Lane, Polegate	Polegate	4
34 Station Road, Polegate, East Sussex BN26 6BE	Polegate	1
Bay Tree Cottage, Bay Tree Lane, Polegate	Polegate	1
Clareholme, Dittons Road, Polegate	Polegate	2
Land at 60 Greenleaf Gardens, Polegate, BN26 6PQ	Polegate	1
Lilleshall, 253 Eastbourne Road, Polegate BN26 5DL	Polegate	1
Boars Head Farm, Boars Head Road TN6 3GR	Rotherfield	1
Danesfield Farm, Eridge Road, Boars Head	Rotherfield	2
Dewlands Manor Golf Cse, Cottage Hill, Rotherfield	Rotherfield	2
Land Opposite Ashley Lodge, Tow Row	Rotherfield	1
Saxonbury Farm, Mark Cross TN6 3PA	Rotherfield	3
St Peter's Mead, Rotherfield, East Sussex TN6 3TP	Rotherfield	4
Sycamore, Rotherfield Road, Rotherfield TN6 3HH	Rotherfield	1
The Derry, Sylvan Valley, Station Road, TN6 3HU	Rotherfield	1
15 Firle Green, Uckfield TN22 1NP	Uckfield	2

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152-154 High Street, Uckfield TN22 1AT	Uckfield	2
2 Mill Drove, Uckfield TN22 5AB	Uckfield	2
30 Sycamore Court, Uckfield	Uckfield	1
33 Framfield Road, Uckfield, TN22 5AH	Uckfield	3
58 Markland Way, Uckfield TN22 2DG	Uckfield	1
79 High Street, Uckfield TN22 1AS	Uckfield	2
Clintz, Selby Gardens, Uckfield TN22 5EF	Uckfield	1
First & Second Floor 142 High Street TN22 1QR	Uckfield	2
Land adjacent to 6 Downsview Crescent TN22 5PN	Uckfield	1
Land to the site of The Cottage, Eastbourne Road	Uckfield	1
The Belfry, 6 New Town, Uckfield	Uckfield	0
1 Walters Cottages, Lower High Street, Wadhurst	Wadhurst	1
Brockfield, Mayfield Lane, Wadhurst TN5 6HX	Wadhurst	1
Combe Manor Farm, Wadhurst	Wadhurst	1
Home Farm, Tapsells Lane, Wadhurst TN5 6PL	Wadhurst	1
Land @ Freestyle Dene Fm, Wadhurst Rd, Mark Cross	Wadhurst	1
Land Adjacent to Beech Hill Cottage TN5 6JE	Wadhurst	1
Land Rear of Magpie TN5 6AP	Wadhurst	2
Monks Wood Farm, Wadhurst TN5 6EW	Wadhurst	1
Primmers, Primers Green, Wadhurst	Wadhurst	1
Skinners Farm, Best Beach Hill, Wadhurst TN5 6JT	Wadhurst	4
Stone Cross Farm, Brinkers Lane, Wadhurst	Wadhurst	1
The Beauty Bar, Durgates, Wadhurst TN5 6DE	Wadhurst	1
Tunnel House, Durgates, Wadhurst	Wadhurst	2
Wadhurst Post Office, High Street, Wadhurst TN5	Wadhurst	1
Land north of Forest Lane, Punnetts Town	Warbleton	1
Osbourne House, Rushlake Green TN21 9QL	Warbleton	1
Brooks Farm, Boreham Lane, Wartling	Wartling	1
Coopers Farm, Wartling Road, Wartling	Wartling	3
Dormers Fm Old Dairy, Nth End, The Strait, Win Hil	Wartling	1

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Blenheim, Dittons Road, Stone Cross BN24 5ET	Westham	2
Land adj. Uplands Cotts. Rattle Road, Sone Cross	Westham	1
Land w'in curtilage 25 Tillingham Way, Stone Cross	Westham	1
Uplands Farm, Rattle Road, Stone Cross BN24 5DT	Westham	3
Wannock Cottage, Wannock Road BN26 5PE	Willingdon and Jevington	1
1 Brickyard Cottages, Gillridge Lane TN6 1UP	Withyham	1
Blackthorn Cottage, Station Road, Withyham TN7 4BT	Withyham	1
Cedar Lodge, Lodgefield Farm, Blackham	Withyham	1
Duckings Farm (2), Withyham Road, Withyham	Withyham	1
Land adjacent Tanyard Cottages, Corseley Road	Withyham	1
Land Adjacent to Cooks Corner Day Centre	Withyham	1
Lealands Farm, Station Road, Groombridge	Withyham	1
Luibeg, Corseley Road, Groombridge TN3 9PR	Withyham	1
The Crossways, Corseley Road, Groombridge	Withyham	1
Tollhurst Farm, Oak Lane, Blackham TN3 9UB	Withyham	1
Total		440

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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 2024)

Site Address	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	50	20	0	0	0	0	0	0	0	0	0	0
Brook View, Land North of Walshes Road, Crowborough	0	25	35	35	35	0	0	0	0	0	0	0
Cuckoo Fields and Ersham Park, Land South of Hailsham	75	75	75	75	29	0	0	0	0	0	0	0
Deanland Wood Park, Deanland Road, Golden Cross	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
Hesmonds Stud, Waldron Road, East Hoathly	30	50	50	50	19	0	0	0	0	0	0	0
Hindsland Eastbourne Road, Willingdon	10	50	50	50	20	0	0	0	0	0	0	0
Land adjacent Cuckoo Trail, Cuckoo Fields, Station Road, Hailsham	0	0	40	40	20	0	0	0	0	0	0	0
Land adjacent Geo Collins Honda, Hailsham Road, Herstmonceux	0	0	10	11	0	0	0	0	0	0	0	0
Land adjacent Lime Cross Recreation Ground, Herstmonceux	0	0	25	25	20	0	0	0	0	0	0	0
Land adjacent Walsh Manor Farm, Crowborough	30	7	0	0	0	0	0	0	0	0	0	0
Land at Burfield Valley, Hailsham	0	0	18	17	0	0	0	0	0	0	0	0
Land at Old Marshfoot Farm, Marshfoot Lane, Hailsham	50	50	50	49	0	0	0	0	0	0	0	0
Land at Potmans Lane, Ninfield	0	0	5	5	3	0	0	0	0	0	0	0
Land at Steel Cross, Crowborough	30	30	30	20	0	0	0	0	0	0	0	0
Land at Straight Half Mile, Maresfield	0	0	10	11	0	0	0	0	0	0	0	0
Land at Summerhill, West of Ersham Road, Hailsham	0	10	50	50	50	50	21	0	0	0	0	0
Land at Sturton Place, Station Road, Hailsham	0	0	0	15	14	5	0	0	0	0	0	0
Land at Sussex Plants, Park Road, Hailsham	38	0	0	0	0	0	0	0	0	0	0	0
Land East of Hadlow Down Road, Crowborough	12	0	0	0	0	0	0	0	0	0	0	0
Land East of Hailsham Road and North of Peelings Lane, Stone Cross	0	30	30	30	0	0	0	0	0	0	0	0
Land North and South of Rattle Road, Westham and Stone Cross	0	25	75	75	75	68	0	0	0	0	0	0
Land North of Mallard Drive, Uckfield	1	0	0	0	0	0	0	0	0	0	0	0
Land North of Walshes Road, Crowborough	25	25	24	0	0	0	0	0	0	0	0	0
Land Off Eastbourne Road, Uckfield	0	30	30	30	0	0	0	0	0	0	0	0

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Land Off Mill Road (North), Hailsham	0	30	50	50	50	40	0	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 West and South of Poplar Cottage, Amberstone, A271, Hailsham	0	5	20	20	0	0	0	0	0	0	0	0	0
Land West of Park Farm, New Road, Hellingly	50	50	50	50	50	50	50	11	0	0	0	0	0
Land West of Uckfield	20	75	75	75	75	75	75	75	75	75	61	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	10	10	7	0	0	0	0	0	0	0	0	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	40	40	40	22	0	0	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
The Old Loom Mill, Ersham Road, Hailsham	10	6	0	0	0	0	0	0	0	0	0	0	0
Thistledown, Chiddingly Road, Horem	0	0	8	9	0	0	0	0	0	0	0	0	0
Water House, Porters Way, Polegate	0	6	6	0	0	0	0	0	0	0	0	0	0
Totals	491	741	1049	966	560	305	146	86	75	75	61	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)

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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 2024

Site Address	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Blackbrooks Garden Centre, Lower Dicker	0	0	0	0	15	15	15	0	0	0	0	0
Coldthorn Barn, Coldthorn Lane, Hailsham	0	0	5	10	15	4	0	0	0	0	0	0
Danecroft Nurseries, Station Road, Hellingly	0	0	20	30	30	0	0	0	0	0	0	0
Friday Street Farm, Oak Tree Lane, Stone Cross	0	30	130	90	0	0	0	0	0	0	0	0
Horeham Flat Farm, Chiddingly Road, Horam	0	0	15	15	6	0	0	0	0	0	0	0
Land at Chiddingly Road, Horam	0	0	10	10	0	0	0	0	0	0	0	0
Land at Coopers Row, Five Ash Down	0	0	0	20	20	0	0	0	0	0	0	0
Land at Mockbeggars Farm, London Road, Uckfield	0	0	15	15	15	15	0	0	0	0	0	0
Land at Old Nursery House, Framfield	0	0	20	20	18	0	0	0	0	0	0	0
Land at Old Orchard House, Horebeech Lane	0	0	20	18	0	0	0	0	0	0	0	0
Land at Sharnfold Farm, Hailsham Road	0	0	0	10	15	6	0	0	0	0	0	0
Land at Station Farm, Station Road, Berwick	0	0	0	10	13	10	0	0	0	0	0	0
Land East of Battle Road, Hailsham	0	0	0	0	20	30	30	15	0	0	0	0
Land East of North Street, Lower Horsebridge	0	13	88	23	0	0	0	0	0	0	0	0
Land East of Park Farm, New Road, Hellingly	0	0	15	25	50	50	50	50	50	50	20	0
Land North of Beacon Road, Crowborough	0	9	9	0	0	0	0	0	0	0	0	0
Land North of Jubilee Drive and Highgrove Crescent, Polegate	0	0	0	30	30	50	41	0	0	0	0	0
Land Off Bexhill Road, Ninfield	0	0	25	30	10	0	0	0	0	0	0	0
Land South of A27 and West of Shepham Lane, Polegate	0	0	0	20	30	50	50	50	40	0	0	0
Land South of South Street, East Hoathly	0	0	10	20	20	5	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
Land West of Five Ash Down Road, Coopers Green	0	21	12	0	0	0	0	0	0	0	0	0
Land West of North Street, Lower Horsebridge	0	0	20	20	15	0	0	0	0	0	0	0
Land West of Station Road, Hailsham	0	0	25	50	50	50	25	0	0	0	0	0
Mornings Mill Farm, Eastbourne Road, Willingdon	0	0	25	75	75	75	75	75	75	75	75	75
Two Oaks, Chiddingly Road, Horam	0	0	0	12	12	0	0	0	0	0	0	0
Totals	0	73	484	603	509	399	286	190	165	125	95	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)

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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 2024*

Site Address	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Harecombe Manor Nursing Home, Southview Road, Crowborough	0	0	0	10	15	0	0	0	0	0	0	0
Land at Little Mount Farm, Benhall Mill Road, Frant	0	40	35	0	0	0	0	0	0	0	0	0
Pinewood Manor Rest Home, Old Lane, Crowborough	0	0	0	10	10	0	0	0	0	0	0	0
Streatfield House, Southview Drive, Uckfield	0	0	3	0	0	0	0	0	0	0	0	0
Weald Hall Residential Care Home, Mayfield Lane, Wadhurst	0	0	0	0	0	0	0	0	0	0	0	0
Totals	0	40	38	20	25	0	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 2.19 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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Appendix 5: WDC Consultation Response to individual developer comments

Respondent	Site Address or Topic	Representation (Summarised)	Council Response	Changes made to the Housing Land Supply Statement
Greenhayes Planning	Blackbrooks Garden Centre, Lower Dicker.	Whilst we believe the owner is looking to develop – I would imagine units would possibly start coming forward maybe a year or two later than your projections.	Comment noted. We have moved forward the projection by a single year to account for the comments made.	We have adjusted the commencement date forward on the site by a single year to commence in the 2028/29 period.
Thakeham on the behalf of Stonewater Housing Association	Land East of North Street, Lower Horsebridge	Following the submission of the reserved matters under planning reference WD/2024/1733/MRM, we can confirm the following aspiration for completions: 2025-26 – 13 2026-27 – 88 2027-28 – 23	Comment noted.	We have adjusted the projections to only include 124 (net) dwellings through the proposed reserved matters application, rather than the 130 (net) dwellings approved in the outline planning permission. We have also adjusted the projections in line with the developer's

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Respondent	Site Address or Topic	Representation (Summarised)	Council Response	Changes made to the Housing Land Supply Statement
				response to this consultation.
Greymoor Homes Ltd	Land West of Uckfield	The latest application on the site under reference WD/2023/2939/MRM is still under consideration, with no decision having been made. The first 75 units are shown for delivery in 2024/25 on the Draft Housing Land Supply Statement – it is our opinion these first 75 units would not be able to be delivered by this date on the basis consent has not been granted.	Comment noted. The site has progressed significantly in the previous monitoring period (2023/24) with 79 (net) dwellings completed. It is noted that the current reserved matters application is yet to be determined so we have reduced the number of expected completions in 2024-25 period. However, it is anticipated that the projections will carry forward for the remainder of the following periods.	The Council has reduced the number of dwellings expected to be completed on site for the 2024-25 period only.
Greymoor Homes Ltd	Blackbrook Garden Centre, Lower Dicker	It is our belief that this site may have some viability issues. Having reviewed the site, ourselves and in the context of the current consented scheme,	Comment noted. The developer for the site has commented through this consultation and we agree it will come forward, albeit slightly later than the originally	No adjustment made.

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Respondent	Site Address or Topic	Representation (Summarised)	Council Response	Changes made to the Housing Land Supply Statement
		it may not be commercially viable and derives a larger land value with its existing garden centre.	envisaged in the draft Housing Land Supply Statement. There is no evidence presented to suggest otherwise at this stage.	
Greymoor Homes Ltd	Danecroft Nurseries, Station Road, Hellingly	The latest application for reserved matters under WD/2024/1733/MRM is still under consideration. In recent consultee responses, the Pevensy Cuckmere WMLA having a holding objection to the application based on the drainage proposals to date. There is also the suggestion of ground instability evidenced by the collapse of an abstraction well drilled at the neighbouring site. Could this bring the viability of the scheme into question?	Comment noted. The site has outline planning permission on planning appeal for 80 (net) dwellings and reserved matters planning application is subject to determination as noted. The reserved matters application was only made valid around two months ago and at this stage, there is no clear evidence that the site will not deliver at projected rates.	No adjustment made.
Greymoor Homes Ltd	Land at Old Orchard House,	It is our belief this site may have some deliverability issues.	Comment noted. The site has planning permission under	No adjustment made.

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Respondent	Site Address or Topic	Representation (Summarised)	Council Response	Changes made to the Housing Land Supply Statement
	Horebeech Lane, Horam	Having reviewed the site ourselves, it's deliverability could be delayed due to planning condition 13 requirement and lack of responses from Southern Water regarding infrastructure capacity.	reserved matters (reference WD/2023/1585/MRM) to deliver 38 (net) dwellings and at this stage, there is no significant evidence that this cannot be delivered at the time point envisaged.	
Tor & Co on behalf of Hertfordshire Holdings	Small Sites	WDC includes all small sites with detailed planning permission for 9 homes or less within its housing land supply (HLS). Such permissions are generally the result of small-site windfalls. WDC provides no information or evidence relating to past delivery rates on such sites, however there is clear evidence that not all of these sites will deliver. Specifically, a number of the sites have been featuring in the	Comment noted. The NPPF at Annex 2: Glossary confirms 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 5 years. In particular: "a) sites which do involve major development and have planning permission, and all sites with detailed planning permission	No adjustment made.

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Respondent	Site Address or Topic	Representation (Summarised)	Council Response	Changes made to the Housing Land Supply Statement
		annual monitoring reports (AMRs) since (or even before) 2018, they have not delivered over the last five-year period which highlights the reality that not all of the consented supply can be relied upon. In the absence of delivery evidence relating to what are essentially windfalls it would be appropriate to apply a lapse rate. This would address any uncertainty of homes coming forward, and to provide a robust position. A review of WDC's Annual Monitoring Report 2017 – 2018, which included a similar list of sites with detailed planning permission, including small sites commitments reveals that circa 7% of the commitments listed have been commitments for	should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within 5 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)". In short, the NPPF confirms that non-major development (i.e. sites of 9 (net) dwellings or less) with planning permission should be considered deliverable until the permission expires, unless there is clear evidence that homes will not be delivered within 5 years. The representation does not provide clear evidence of this for individual sites and therefore, it	

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		more than 5 years, and have not delivered. In summary, the clearly evidenced and contextual position supports a 7% discount on small sites for non-delivery. This reduces the supply from these sites by 50 homes (7% of 715).	is not considered that a 7% discount on small sites for non-delivery is required.	
Tor & Co on behalf of Hertfordshire Holdings	General Comment	With respect to the HLS, it is difficult to assess the position promoted because no information is provided with respect to application references and supporting information on site status, developer delivery intentions etc. Whilst the HLSS highlights the type of information needed to support delivery (see para 2.13) no such information is	Comment noted. The NPPF at Annex 2: Glossary confirms that to be considered ‘deliverable’ with respect to outline planning permissions for major sites “It should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5 years”. The Council has provided significant evidence of major	No adjustment made.

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Respondent	Site Address or Topic	Representation (Summarised)	Council Response	Changes made to the Housing Land Supply Statement
		provided on a site-specific basis. On the basis that no clear evidence is provided to support the HLS trajectory, particularly with respect to Category B sites, these sites cannot be included in the trajectory. The Council must address this lack of evidence relating to Category B sites in order to rely on them in the trajectory.	sites obtaining outline planning permission (see tables 4) and then delivering residential completions within a 5-year period. This has been consistently evidenced within Wealden District as part of its HLS statement. If required through the planning application/appeal process, the Council can provide evidence of this for individual sites at Appendix 3. We have, as part of producing the HLS statement, endeavoured to contact all land agents who have managed the outline planning permissions in Appendix 3 to ask for a suggested delivery rate and these have been considered through the production of this HLS statement.	

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Respondent	Site Address or Topic	Representation (Summarised)	Council Response	Changes made to the Housing Land Supply Statement
Tor & Co on behalf of Hertfordshire Holdings	Delivery Rate Evidence	The delivery rate evidence does not support the application of a consistent relatively high build rate across the delivery period for larger sites, of more than 200 homes. Of the examples provided, the first year delivery averages at 28 dwellings, whilst the peak year average is 89 dwellings, only 2 of the sites referenced achieve an average annual build-rate across their delivery period of 75 homes or more. The average is 49dpa. Similarly with sites of less than 200 homes, the information provided demonstrates an average build-out rate of 35 dpa, with only one site achieving an average delivery rate of 50+.	Comment noted. It should be noted that the expected delivery rates for sites above 200 homes and above 100 homes are based on their peak years, with all the site's listed in Table 4 delivering near to or at this rate within their middle years. It is expected (and shown through our own delivery rates) that there will be peaks (middle years) and troughs (early and later years) throughout the life cycle of the development, and these have been accounted for within the proposed housing trajectory.	No adjustment made.

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Respondent	Site Address or Topic	Representation (Summarised)	Council Response	Changes made to the Housing Land Supply Statement
Tor & Co on behalf of Hertfordshire Holdings	Land West of Uckfield	The latest application on the site under reference WD/2023/2939/MRM is still under consideration, with no decision having been made. The trajectory should be reviewed to take account of the delays and reduced delivery rates into account, which would produce a trajectory along the following: 2024-25 – 36 2025-26 – 0 2026-27 – 50 2027-28 – 50 2028-29 – 50	Comment noted. The site has progressed significantly in the previous monitoring period (2023/24) with 79 (net) dwellings completed. It is noted that the current reserved matters application is yet to be determined so a reduction in the 2024-25 period is considered appropriate. However, the site is under construction, and it is anticipated that the projections will carry forward for the remainder of the 2025-26 period and beyond.	The Council has reduced the number of dwellings expected to be completed on site for the 2024-25 period only.
Tor & Co on behalf of	Cuckoo Fields and Ersham Park, Land	The same is the case for Cuckoo Fields, which over the	Comment noted. There is no specific evidence submitted that	No adjustment made.

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Respondent	Site Address or Topic	Representation (Summarised)	Council Response	Changes made to the Housing Land Supply Statement
Hertfordshire Holdings	South of Hailsham	five-year period would reduce the supply by 29 homes.	the projections for the site should be reduced.	
Tor & Co on behalf of Hertfordshire Holdings	Hesmonds Stud, East Hotahly	The build rates previously utilised by the Council, based on the evidence was 35 dpa. The updated evidence continues to support this rate. The HLS trajectory includes 199 homes from this site an average build-rate of 35 dpa across a five-year period would be 175, reducing the supply by 24 homes.	Comment noted. There is no specific evidence submitted that the projection for the site should be reduced and no past delivery rates to consider at this stage.	No adjustment made.
Tor & Co on behalf of Hertfordshire Holdings	Friday Street Farm, Oak Tree Lane, Stone Cross	Outline permission for 250 homes was granted July 2022 but reserved matters have yet to be approved. Delivery is pushed back a year and there is no evidence to substantiate build	Comment noted. I can confirm that the developer's agent for the site has responded to our initial early consultation and has provided the supply trajectory for the site that is presented in the draft HLS. We have no reason to doubt the projections	No adjustment made.

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Respondent	Site Address or Topic	Representation (Summarised)	Council Response	Changes made to the Housing Land Supply Statement
		rates of 130 dpa and 90 dpa. The revised trajectory would be: 2025-26 – 0 2026-27 – 30 2027-28 – 50 2028-29 – 50	presented for this site within draft HLS.	
Tor & Co on behalf of Hertfordshire Holdings	Land to the East of Benhall Mill Road, Frant	The outline planning application has yet to be granted despite being validated in February 2017, the application file has been inactive since 2020, and at this point in time there is no clear evidence that the site will deliver. This removes 120 homes from the supply.	Comment noted. The outline planning application was resolved to be approved subject to a section 106 agreement being agreed around affordable housing and transport matters. Evidence provided at that Public Inquiry for the planning appeal at Downlands ¹⁷ confirms that the developer for site is actively working through the Section 106 agreement and that the site is	No adjustment made

¹⁷ See planning application reference [WD/2022/1637/MEA](#)

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Respondent	Site Address or Topic	Representation (Summarised)	Council Response	Changes made to the Housing Land Supply Statement
			still active and will seek to commence development within 2026-27 period.	
Tor & Co on behalf of Hertfordshire Holdings	Mornings Mill Farm, Willingdon	The reserved matters, relating to outline planning permission for 700 homes won on appeal, were submitted in April but yet to be granted. The lead in period and build rate is over optimistic and not supported by the evidence. The realistic position would be: 2026-27 – 0 2027-28 – 50 2028-29 – 50	Comment noted. As stated previously, the outline planning permission was approved at appeal for this site in 2022 and a reserved matters application is lodged with the Council for determination. There is no clear evidence from the respondent that the site would not progress as anticipated within the draft HLS.	No adjustment made.
DowsettMayhew Planning Partnership on behalf AM Workspace Ltd	General Comment on employment uses	The NPPF states that achieving sustainable development includes the provision of homes, commercial development and supporting infrastructure in a	Comment noted. There is no requirement within the NPPF to have a specific land supply trajectory for employment uses, as there is for housing land	No adjustment made.

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Respondent	Site Address or Topic	Representation (Summarised)	Council Response	Changes made to the Housing Land Supply Statement
		sustainable manner. This emphasises the need to ensure the delivery of commercial development aligns with the provision of new homes. In light of this, it is considered that the HLS statement should be modified to include an assessment of the overall delivery of employment land alongside, and to align with, the provision of housing growth.	supply under paragraphs 75 and 76 of the NPPF (December 2023). It is noted under paragraph 86(b) of the NPPF that the Council, in developing planning policy for economic uses, should: “set criteria, or identify strategic sites, for local and inward investment to match the strategy and meet anticipated needs over the plan period”. The Council has undertaken this process within its draft Regulation 18 Wealden Local Plan¹⁸ and this will be considered through the plan-making process.	

¹⁸ [Draft Wealden Local Plan \(Regulation 18\), March 2024](#)

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DowsettMayhew Planning Partnership on behalf AM Workspace Ltd	Employment uses should have its own Employment Land Statement in tandem with the HLS statement	Given the clear linkage between housing and employment floor space, the HLS statement should be amended to detail the level of employment floor space that is being approved and supported, to align to housing growth. This would demonstrate an acknowledgment by the local planning authority of the relationship between housing and employment growth, and a commitment that the two must be considered and brought forward in tandem to achieve sustainable development. For these reasons, the HLS statement should be amended to provide details of new employment land provision	Comment noted. See comment above.	No adjustment made.

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		aligned to the 5-year housing land supply.		
Simply Planning on behalf of Ninfield Investments Ltd	Land Adjacent Geo Collins Honda, Hailsham Road, Herstmonceux (Lapsed site)	Land adjacent Geo Collins Honda, Hailsham Road, Herstmonceux is one such scheme where Reserved Matters were approved in 2019, where condition 1 stated that “The development hereby approved shall be commenced no later than 2 years from the date of this decision”. However, many of the pre-commencement conditions associated with the outline consent have not yet been discharged and as such, the 21 dwellings cannot be included within the housing land supply.	Comment noted. The latest planning application for the site was determined (approved) under planning reference WD/2022/1080/MAJ in December 2022 for 21 homes (full planning permission) and several pre-commencement conditions have been discharged. A CIL commencement notice was published on 1 December 2023.	No adjustment made.
Simply Planning on behalf of	Land Adjacent Lime Cross	The same situation as the above has occurred with Land	Comment noted. It is considered by the Council that the site has	No adjustment made.

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Ninfield Investments Ltd	Recreation Ground, Herstmonceux (Lapsed site)	adjacent Lime Cross Recreation Ground, where Reserved Matters for 70 dwellings were approved in February 2019 with a condition for development to commence no later than 2 years from the date of decision. However, conditions which must be submitted to the Council “before construction above ground level” have not been submitted and there is no evidence of development having begun on site. As such, this permission is likely to have lapsed.	commenced and is therefore not a lapsed planning permission.	
Simply Planning on behalf of Ninfield Investments Ltd	Brook View, Land North of Walshes Road, Crowborough	Brook View, for example, is expected to deliver 25 dwellings by 1st April 2026, approximately 19 months from the date of this consultation. At present, development cannot begin as	Comment noted. Pre-commencement planning conditions will need to be discharged in relation to the reserved matters approval, before development begins	No adjustment made.

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		there are numerous conditions that must be discharged prior to either commencement of development, any above ground works or any below ground works taking place. It is very unlikely that all of these conditions will be discharged prior to the end of this year. There are further pre-occupation conditions that must be discharged before the dwellings can be put on sale on the open market. It is not feasible for these conditions to be discharged, the construction of 25 dwellings to be completed and the pre-occupation conditions to be discharged, within the next 19 months. The projected first delivery of these homes should be moved to the	construction. Of course, the same is not true for pre-occupation conditions and building works could start without the need to discharge those conditions. The Council counts completions once the dwelling is watertight (i.e. roof on and windows/doors in) rather than occupied. This reduces the timescales considerably in terms of the delivery of housing completions, as this would not be at occupation.	

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		next years delivery period, if not to 2027/28.		
Simply Planning on behalf of Ninfield Investments Ltd	Hindlands, Eastbourne Road, Willingdon	The final pre-commencement conditions for Hindsland, Eastbourne Road, were only discharged on 8 August 2024. The draft Housing Land Supply Statement includes dwellings to be constructed and available for occupation before 1st April 2025, 7 months from now. It is not feasible for the dwellings to be constructed and pre-occupation conditions discharged within such a short timeframe.	Comment noted. Please see previous comments regarding pre-occupation conditions. The site is under construction currently, with dwellings well underway and it is anticipated that number of housing completions will be finalised by the 31 March 2025.	No adjustment made.
Simply Planning on behalf of Ninfield Investments Ltd	Land adjacent Walsh Manor Farm, Crowborough	For Land adjacent Walshes Manor Farm, not all of the pre-commencement conditions have been discharged, yet 30 dwellings are proposed to be	Comment noted. The site is under construction and has already seen 34 (net) housing completions in previous years.	No adjustment made.

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		constructed and available prior to 1st April 2025.		
Simply Planning on behalf of Ninfield Investments Ltd	Pixton House, Hartfield Road, Forest Row	Pixton House, Hartfield Road, Forest Row has also not had pre-commencement conditions discharged and is proposed to be partially demolished and rebuilt and deliver housing within the next 7 months. The first delivery of the dwellings of all these schemes should be pushed back to the 2026/27 delivery period.	Comment noted. It is agreed that the site should be moved back by one year to see completions in the 2025/26 period.	We have adjusted the commencement date back on the site by a single year to commence in the 2025/26 period.
Simply Planning on behalf of Ninfield Investments Ltd	Friday Street Farm, Oak Tree Lane, Stone Cross	One of the largest schemes is for 250 dwellings at Friday Street Farm, Oak Tree Lane, Stone Cross. The scheme is proposed to build 30 houses within the next 17 months. The Reserved Matters application has only just been validated	Comment noted. I can confirm that the developer's agent for the site has responded to our initial early consultation and has provided the supply trajectory for the site that is presented in the draft HLS statement. We have no reason to doubt the	No adjustment made.

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		(21/08/2024) and as such isn't due to be decided until late November. It is also worth noting that the Council have rarely been providing decisions for major planning applications within the statutory 13-week timeframe. Following the potential granting of Reserved Matters permission, then pre-commencement conditions will need to be discharged before construction can take place on site. It is not feasible for 30 houses to be built and available for occupation within 17 months, given that it is extremely unlikely that development will be able to start before the middle of 2025 at the earliest. As such, the first delivery of the dwellings of all these schemes should be pushed back to the 2026/27	projections presented for this site within draft HLS statement.	

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		delivery period, if not later. It is worth noting that the current Housing Land Supply Statement predicts that the first dwellings will not be available until the 2026/27 period. This is a far more likely scenario, and no evidence has been provided to explain the shortened timeframe.		
RPS on the behalf of Sigma Homes Group	Standard Method Calculation	Using the current standard method, WDC has calculated the minimum local housing need figure should be capped at 1,186 dwellings per annum. We agree with the calculation and the final need figure used in the HLS statement.	Comment noted.	No adjustment made.
RPS on the behalf of Sigma Homes Group	Housing Delivery Test (HDT)	WDC has also included a 20% buffer in their calculation in line with the NPPF, given the latest	Comment noted.	No adjustment made.

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		Housing Delivery Test (HDT) score published in 2023 for Wealden is 78%. We also agree with this buffer.		
RPS on the behalf of Sigma Homes Group	Deliverability Evidence	The commentary in the main document refers to 'clear evidence', as required by national policy and guidance. However, WDC does not provide any details of the actual evidence it is relying on to justify the deliverability of these sites. This is most significant for those sites with outline permission, where clear evidence is required. Notably, we see that all the outline permitted sites listed in Appendix 3 of HLS Statement remain 'site not commenced'. This is understandable given their status is only in outline or	Comment noted. The NPPF at Annex 2: Glossary confirms that to be considered 'deliverable' with respect to outline planning permissions for major sites "It should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5 years". The Council has provided significant evidence of major sites obtaining outline planning permission (see table 4) and then delivering residential completions within a 5-year period. This has been	No adjustment made.

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		subject to s106 agreements being signed, but no information has been provided to demonstrate firm progress is being made in bringing forward these sites within the five-year period.	consistently evidenced within Wealden District as part of its HLS statement. If required through the planning application/appeal process, the Council can provide evidence of this for individual sites at Appendix 3. We have, as part of producing the HLS statement, endeavoured to contact all land agents who have managed the outline planning permissions in Appendix 3 to ask for a suggested delivery rate and these have been considered through the production of this HLS statement.	
RPS on the behalf of Sigma Homes Group	Build Out Rates and Lead in Times	Firstly, these projected delivery rates are rolled forward from the HLS Statement 2023 unchanged.	Comment noted. It should be noted that the expected delivery rates for sites above 200 homes and above 100 homes are based on their peak years, with	No adjustment made

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		However, for the larger sites (200+) delivery during 2023/24 averaged considerably less than 76 dpa (56 dpa) across six large sites where completions were achieved.	all the site's listed in Table 4 delivering near to or at this rate within their middle years. It is expected (and shown through our own delivery rates) that there will be peaks (middle years) and troughs (early and later years) throughout the life cycle of the development, and these have been accounted for within the proposed housing trajectory.	
RPS on the behalf of Sigma Homes Group	Build Out Rates and Lead in Times	Secondly, when we look back over the longer period this points to a different build out rate assumption for sites 200+. To do this, we have looked at the average annual delivery rate across all sites based on 'full' years delivery where sites have commenced (and so excluding the final years completions	Comment noted. It should be advised that on both sites, the housing completions could have been based on flatted development completed within the monitoring year, hence the higher number of housing completions exhibited in those periods. In any case, there is no clear reasons for the WDC to	No adjustment made.

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		when the site was built out in full in that year). For those sites that were completed during 2023/24, the average is 70 dpa; whilst for those sites still under construction the average is 73 dpa. This might suggest that the 75 dpa is a reasonable assumption. However, this includes delivery in one year on two specific sites (176 dpa during 2019/20 on Land East of Park Road, Hellingly; and 150 dpa in 2022/23 on Brodericklands and Hamlands Farm, Willingdon). This skews the average delivery rate quite significantly, and so should be discounted in order to present a fair distribution of rates over the period across all survey sites.	discount certain monitoring periods from the analysis presented.	

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RPS on the behalf of Sigma Homes Group	Build Out Rates and Lead in Times	The rates for sites between 100 and 200 dwellings and less than 100 dwellings are broadly appropriate based on the available information provided. When the two entries highlighted are removed (and replaced by the assumed rate of 75 dpa) the average rate across all survey sites is 66 dpa.	Comment noted and agreed.	No adjustment made.
RPS on the behalf of Sigma Homes Group	Land West of Uckfield	The Land West of Uckfield site has outline permission for up to 1,000 dwellings, and reserved matters approval in place for 750 dwellings to be brought forward alongside substantial associated use and supporting infrastructure. The residential component is being delivered by one house builder, Redrow Homes. WDC's own evidence	Comment noted. The site has progressed significantly in the previous monitoring period (2023/24) with 79 (net) dwellings completed. It has been noted that the site has progressed slower in the preceding years, but there were reasons for this with restrictions within the Covid-19 period that has meant that the average has been lower	The Council has reduced the number of dwellings expected to be completed on site for the 2024-25 period only.

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		on build out rates, which we have analysed, shows that delivery has averaged 48 dpa since 2019 on this site. It is therefore unclear why WDC has now applied the assumed rate of 75 dpa without any supporting evidence.	over the extended time period. Notwithstanding the above, the current reserved matters application is yet to be determined so a reduction in the 2024-25 period is considered appropriate. However, the site is under construction, and it is anticipated that the projections will carry forward for the remainder of the 2025-26 period and beyond.	
RPS on the behalf of Sigma Homes Group	Cuckoo Fields and Ersham Park, Land South of Hailsham	The Cuckoo Fields and Ersham Park, Land South of Hailsham site was approved for 400 units and is currently under construction. The site is listed in Table 4 of HLS as evidence of recent build out rates, and shows 9 completions during 2022/23, and 62 completions during 2023/24. Recent	Comment noted. It should be noted that the 9 completions shown during the 2022/23 period was when the site commenced (so did not account for the whole period) and that 62 dwelling completions during the 2023/24 period was more akin to a 'normal' year. The Council will continue to monitor the site,	No adjustment made.

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		evidence shows delivery is lower than the assumed rate of 75 dpa, consequently it is unclear why WDC has applied the assumed delivery rate without any supporting evidence.	but at this stage, there is no clear evidence to reduce the projections for this site.	
RPS on the behalf of Sigma Homes Group		The Land North and South of Rattle Road, Westham and Stone Cross site was approved in outline for 318 units in July 2020. Under the outline consent, condition 2 requires a reserved matters application to be submitted 'no later than the expiration of three years beginning with the date of the grant of this outline permission'. A phasing plan is also required under condition 3 pursuant to the reserved matters. It is unclear whether a reserved matter application has	Comment noted. As stated, the Land North and South of Rattle Road site was approved for 318 units in July 2020. I can confirm that a reserved matters application was submitted to the Council under planning reference WD/2022/2413/MRM and was approved recently for parcels A and B of the site for 199 (net) dwellings. Given the above, the Council has no clear evidence to move away from its projections for this site.	No adjustment made.

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		been submitted (we could not locate this on WDC's online planning application search website) and there has been no discharge of conditions application for that phasing plan. We would argue this site should not even be included in the list of sites with detailed permission until WDC has confirmed the up-to-date planning status of the site.		