



Five Year Housing Land Supply Statement

1st April 2026

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1. Introduction

- 1.1 This document sets out Wealden District Councils (WDC) assessment of its housing land supply as of 1 April 2026. This includes the authority's performance against the governments Housing Delivery Test (HDT), details of the future supply of housing from sites with planning permission, and the resulting assessment of the Council's five-year housing land supply position.
- 1.2 The requirement to consider the housing land supply position arises from the requirements of the National Planning Policy Framework (NPPF) (August 2026)¹. In relation to plan making, Policy HO3(1)(a) of the NPPF requires that Local Plans should identify a specific supply and mix of sites to meet or exceed the housing requirements for their area over the plan period, which in relation to housing includes a supply of specific deliverable sites for five years following the intended date of adoption of the plan. The assessment of a five-year housing land supply is therefore important in Plan making to enable evidence of the supply of specific deliverable sites within the first five-year period.
- 1.3 For decision making, various policies within the NPPF (2026) refer to the requirements for a five-year supply of deliverable sites and the implications of such. For example, Policy S5(1) states that only certain forms of development should be approved outside settlements, as set out in an accompanying list. Part (j) provides support where development would address an evidenced unmet need (including, but not limited to, development proposals involving the provision of housing where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites or scores below 75% in the most recent Housing Delivery Test), and accompanying criteria are met.
- 1.4 Annexe D of the NPPF (2026) sets out how housing need should be calculated. This details how to calculate a minimum annual local housing need figure using a standard method, and national data to determine baseline figures on housing stock and an affordability ratio. It further requires the local planning authority to identify and update annually a supply of specific deliverable housing sites, with the definition of 'deliverable' set out in the accompanying glossary. A buffer is then applied to this supply, based on the delivery of housing over the previous three years, as set out in the Housing Delivery test which is published each year. The Council has calculated and updated the Housing Land Supply based on this standard method calculation in Annexe D, as set out in this statement.
- 1.5 The Council last updated its housing land supply position in October 2025 (accurate as of 1 April 2025), following the publication of updated Housing Delivery Test results and the introduction of the revised standard method in

¹ [National Planning Policy Framework \(NPPF\) \(December 2026\)](#)

December 2024, which were the calculations applicable at this time. However, following the publication of the revised NPPF on the 17 August 2026, and publication of the Housing Delivery Test result (2025) on the same date, the Council has sought to update its Housing Land Supply position.

- 1.6 The Council has reviewed this Housing Land Supply Statement against the updated framework and considers the methodology used to identify deliverable sites and assesses housing land supply remains consistent with national planning policy requirements. This updated position, as of 1 April 2026, supersedes all previous publications. It also takes account of housing completions and supply data that is now available. The Council will continue to monitor changes to national policy and guidance relating to housing land supply and delivery. In the meantime, this document fulfils the following functions:
- It meets the legal requirement to annually monitor housing delivery, as well NPPF requirement to identify and update annually a supply of specific deliverable sites;
 - 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.
- 1.7 Data used in this housing land supply position will also be used in fulfilling the Council's other duties on annual reporting. Namely, it is a legal requirement that where planning policies identify an annual number of dwellings to be delivered in a district that this is set out in the Council's Authority Monitoring Report (AMR) for their current plan period (the adopted Wealden District Core Strategy Local Plan runs until 2027). Data from this housing land supply position will therefore be used to help inform that further monitoring report, which will be published as an update in due course.
- 1.8 Overall, this housing land supply statement summarises the current position of housing provision in the Wealden district. It presents the Council's housing requirement, supply of deliverable sites, and anticipated housing trajectory as of 1 April 2026 in accordance with national policy.

2. Housing Requirements and Need in the Wealden District

Wealden's Current Housing Requirements

- 2.1 The Wealden District Core Strategy Local Plan was adopted in February 2013 and covers the plan period up to 2027. 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 this adopted Core Strategy Local Plan is outdated, taking account of the current national planning policy context.
- 2.2 The Council is currently preparing a new Local Plan which will be the key planning document for the district and will update housing policies for the area. There have been three public consultations held on the new Local Plan under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The first (Direction of Travel) consultation was held between 23 November 2020 and 18 January 2021, which provided an opportunity to hear views on a range of topic areas as to how the district should address issues and challenges faced, accommodate growth and define a vision for the district. A second Regulation 18 consultation on a draft Local Plan, including a proposed policies map, policies and site allocations, was undertaken from 15 March 2024 to 10 May 2024.
- 2.3 Following this consultation, the government published an updated NPPF in December 2024, which introduced significant changes to national planning policy, including a revised 'standard method' for assessing local housing need. These changes resulted in a materially higher assessment of housing need for the district. In response, the Council revised elements of the Local Plan to consider implications of this revised national policy and undertook a third Regulation 18 consultation on the 'Focused' Wealden Local Plan (2026) between February 2026 and March 2026. This updated plan reflects the revised housing need figure and considers options for addressing it.
- 2.4 Again, following this consultation on the 'Focused' Wealden Local Plan (February 2026), the NPPF has subsequently been revised. Whilst this emerging Local Plan remains to be considered under the NPPF (2024), as confirmed in Paragraph 8 of Annex A of the NPPF (2026), the annual assessment of the five-year housing land supply has implications for decision making on the day after publication of the revised NPPF (2026). For these reasons, the housing land supply as calculated by the NPPF (2026) has been recalculated based upon this up-to-date policy requirement.
- 2.5 Accordingly, the latest housing land supply position for WDC as of 1 April 2026 has therefore been based on the 'standard method' for calculating housing need. This calculation aligns with Annex D of the NPPF (2026) and

the Planning Practice Guidance (PPG)². The calculation 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 need figure and ensures that plan-making is informed by an unconstrained assessment of the number of homes needed in an area. This calculation produces a housing need for the Wealden District of **1,465** dwellings per annum (dpa) and is shown in full at Figure 1 below.

- 2.6 It should be noted that this is a housing need figure, not a housing requirement figure, as the latter would need to be established via an up-to-date Local Plan. This is an important distinction, as this figure represents local housing need within Wealden District determined by the standard method, not what is then assessed and to be delivered via the Local Plan. As stated in the PPG, ‘once local housing need has been assessed, as set out in this guidance, authorities should then make an assessment of the number of new homes that can be provided in their area. This should be justified by evidence on land availability, constraints on development and any other relevant matters’³.

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

³ See PPG – [Paragraph: 040 Reference ID: 2A-040-20241212](#)

Figure 1 – Standard Method for Calculating Housing Needs within Wealden District (2025-2035)

Step 1 – Setting the baseline, 2025 Dwelling Stock Estimate

Dwelling Stock Estimate 2025 (unrounded)	75,950
0.8% of existing housing stock	607.6

Step 2 – An adjustment to take account of affordability

Year	2021	2022	2023	2024	2025
Median Affordability Ratio for Wealden District	13.70	13.42	12.46	11.80	10.75

Mean Workplace-Based Affordability Ratio for Wealden District (2020-2024)	12.426
Adjustment Factor	2.41094

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	607.6
Adjustment Factor	2.41094
Minimum annual local housing need figure (rounded)	1,465

3. **Housing Delivery**

- 3.1 It should be noted that the PPG⁴ explains that the ‘standard method’ for calculating 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) requirements

- 3.2 The HDT was first introduced within the NPPF in July 2018 and has subsequently been updated through revisions to national planning policy, most recently through the publication of the latest NPPF (August 2026). The mechanisms for the HDT are outlined within the Annex D of the revised NPPF and in the Housing Delivery Test Measurement Rule Book⁵. The HDT applies to all relevant local planning authorities in the country (except for National Parks) and provides an annual assessment of housing delivery against the number of homes required over a rolling three-year period. The purpose of the test is to monitor housing delivery performance and ensure that appropriate policy responses are applied where delivery falls below nationally prescribed thresholds.
- 3.3 Paragraph 9 of Annexe D of the NPPF (2026) states that:
- The supply of specific deliverable sites should include a buffer (moved forward from later in the plan period) of: a. 5% to ensure choice and competition in the market for land; or b. 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply; or c. For the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a version of the Framework published prior to December 2024, and whose annual average housing requirement is 80% or less of the most up-to-date local housing need figure calculated using the standard method set out above.*
- 3.4 Footnote 74 of the NPPF (2026) further states that ‘*This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.*’
- 3.5 Paragraph 12 of the Annexe goes on to state that where the Housing Delivery Test indicates that delivery has fallen below the local planning authority’s

⁴ See PPG – Paragraph 011 Reference ID: 2a-011-20241212

⁵ [Housing Delivery Test Measurement Rule Book \(August 2026\)](#)

housing requirement over the previous three years, the following consequences 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 the future;*
- b. Where delivery falls below 85% of the requirement over the previous three years, a buffer of 20% should be added to the identified supply of specific deliverable sites. This is in addition to the requirement for an action plan;*
- c. Where delivery falls below 75% of the requirement over the previous three years, an evidenced unmet need for housing is deemed to exist for the purpose of applying policy S5(1)(j) in this Framework. This is in addition to the requirements for an action plan and 20% buffer.*

3.6 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 an evidenced unmet housing need for the purposes of applying Policy S5(1)(j)

Housing Delivery Test Results in Wealden

3.7 Under the latest available HDT measurement (2025), the total number of homes delivered in Wealden District during the three-year period between 2022-23 and 2024-25 was 3,217 (net) dwellings, whilst the total number of homes required over the same period was 3,598. Therefore, the HDT measurement for WDC in 2025 was 89%⁶. This is improved upon previous years due to the increased housing delivery, meaning there is no heightened 20% buffer to apply to this figure, but we are still under an obligation for an Action Plan to be published and implemented. Notwithstanding this, the standard 5% buffer as in Paragraph 9 still applies to account for choice and competition in the market.

⁶ [Housing Delivery Test: 2025 Measurement](#)

3.8 Based on the current HDT results, the Council can confirm that its five-year housing land supply requirement, incorporating the 'standard method' under the NPPF (August 2026) including the necessary buffer, is as follows in Table 2 below.

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

Housing Requirement (i.e. 1, 465 x 5)	7,325 (net) dwellings
5% buffer (5% of 7,325)	366
Five Year Housing Requirement including buffer	7,691

4. Housing Land Supply and Deliverable Sites

- 4.1 The NPPF requires that sites included in the housing land supply calculation should be ‘deliverable’. This is defined in the glossary⁷ to the NPPF as the following:

‘To be considered deliverable, sites for housing or other pitches and plots should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that homes 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 land register, it should only be considered deliverable where there is clear evidence that homes will be delivered on-site within five years.’*

- 4.2 The PPG⁸ confirms that sites that fall within the latter category, such as sites with extant outline planning permissions for major development, may require further evidence to be considered ‘deliverable’ and this may include the following:

- current planning status - for example, on larger scale sites with outline or hybrid permissions, how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;
- firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates;
- firm progress with site assessment work; or

⁷ NPPF, Annex B: Glossary

⁸ See PPG – [Paragraph 007: Reference ID: 68-007-20190722](#)

- 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.

4.3 The components of the Council's housing land supply position take the above into account and 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 2026 and 31 March 2031.

4.4 Appendix 1 is a list of sites of 1-4 (net dwellings) that have outline or detailed planning permission as of 1 April 2026. Delivery of these sites has not been phased but simply listed given the smaller scale of development permitted.

4.5 Appendix 2 is a list of sites of 5-9 (net) dwellings that either have outline or detailed planning permission as of 1 April 2026. Those sites have been detailed with a timeline for their completion in the next five-year period. For those which have commenced and have completions prior to April 2026, it is only the remaining outstanding units which have been included in the five-year housing land supply figure. The total number of dwellings that make up this part of the Council's five-year housing land supply amounts to 583 (net) dwellings.

4.6 Appendix 3 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 2026. Those sites that have commenced and have delivered completions can be seen in the total completed as of 1 April 2026 column, and again, these units already completed have not been included in the forecast of the five-year housing land supply. The data is simply added to show the total dwellings permitted on site, and how many remain to be built out in the next five years, for clarity. The total number of net dwellings that falls into this category and are anticipated to be delivered within the next five-year period is 3,844.

4.7 It is the Council's position that all sites in Appendices 1, 2 and 3 should be considered 'deliverable', as all have detailed planning permission. The trajectory of delivery of those permissions has also been altered to take account of known issues that may affect phasing over coming years. This amounts to 4,427 (net) dwellings in total.

4.8 Appendix 4 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, or at least some of the homes permitted, 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 991.

4.9 Appendix 5 sets out a list of sites that involve 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 PPG⁹ 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

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

4.11 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 203.

4.12 In conclusion, a total of 5,621 dwellings is expected to be completed in Wealden District between 1 April 2026 and 31 March 2031. The justification for assessing the delivery rate of these completions is set out further below, taking into account the evidence base of past completions and delivery rates in Wealden.

⁹ See PPG – [Paragraph 026: Reference ID: 68-035-20190722](#)

5. Housing Commencement and Build Out Rates in Wealden

Economic Climate and Market Conditions

- 5.1 The national housing market has continued to operate against a challenging economic backdrop during recent years, including periods of elevated inflation, increased construction costs, labour shortages and higher borrowing costs. These factors have affected development viability across the country and in some cases, influenced the timing and rate of housing delivery.
- 5.2 Despite these challenges, evidence of development and build out in Wealden indicates that the local housing market has remained relatively resilient. Housing completions have consistently exceeded the former Core Strategy requirement of 450 dwellings per annum, with the latest Housing Delivery Test Results indicating delivery of between 986 and 1138 units over the last three years. In addition, major housing developments continue to progress through the planning system and deliver completed homes. The district maintains a substantial pipeline of sites with detailed and outline planning permission to contribute to supply over the coming years.
- 5.3 These wider economic influences have been reflected in housing delivery rates themselves within Wealden district in recent years. Housing completions fell from 1,034 dwellings in 2019/20 to 722 dwellings in 2020/21 and 685 dwellings in 2021/22, reflecting the disruption associated with the Covid-19 pandemic and the subsequent economic uncertainty experienced nationally. However, delivery levels recovered strongly thereafter, with 1,138 net dwellings completed in 2022/23 and 986 dwellings completed in 2023/24. This demonstrates the resilience of the local housing market and the ability of the development sector to respond positively to the changing market conditions.
- 5.4 Notwithstanding the recovery of housing delivery within Wealden, national evidence indicates that market conditions have affected the volume of new development proposals being brought forward. Planning application statistics published by the Ministry of Housing, Communities and Local Government (MHCLG)¹⁰ show an 8% reduction in planning applications received by district planning authorities in England in the year ending December 2024 compared with the previous year, alongside a 7% reduction in residential permissions granted. This reflects the more cautious approach adopted by parts of the development industry in response to higher financing costs, build cost, inflation and wider economic uncertainty. Whilst such factors may influence the timing of future development proposals, there is no evidence that they have significantly undermined the deliverability of the sites comprising Wealden's five-year housing land supply.

¹⁰ [Planning Applications in England: October to December 2024 – statistical release](#)

Past Housing Delivery Rates and Lead in Times

- 5.5 The Council's assessment of deliverability is informed by evidence from housing sites that have progressed from planning permission to construction and completions within the district. Monitoring undertaken by the Council demonstrates that, whilst delivery rates vary according to site size, market conditions and infrastructure requirements, residential development in Wealden generally commences and delivers housing at a relatively consistent rate once planning permission has been secured. This is set out in detail following the data analysis below.
- 5.6 To aid in analysing trends, the Council has identified several sites with extant planning permissions that have commenced and yielded housing completions, as is shown in Table 4 below. A total of 17 housing sites have been identified, split between sites with over 200 dwellings total and sites of between 100 and 200 dwellings total.
- 5.7 Table 4 (Part A) below shows lead in times and actual delivery rates for 9 developments of over 200 dwellings (gross) within Wealden District. The second table (Part B) also shows lead in times and actual delivery rates for 8 housing developments between 100 and 200 dwellings (gross) within Wealden District. All the developments were initially granted outline planning permission following the adoption of the Wealden District Core Strategy Local Plan in February 2013.

Table 4: Delivery Rates and Lead in Times for Large Sites within Wealden DistrictPart A - Sites with Extant Planning Permission of 200 dwellings +

Site Name	Initial Outline Planning Permission Granted	Total (Net)	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
Brodericklands and Hamlands Farm, Willingdon	14/10/2016	425	-	-	-	0	0	0	0	58	81	150	66	53	17
Cuckoo Fields and Ersham Park, Hailsham	02/03/2020	400	-	-	-	-	-	-	0	0	0	9	62	38	92
Land at Old Marshfoot Farm, Marshfoot Lane, Hailsham	21/10/2020	300	-	-	-	-	-	-	-	0	0	6	95	144	31
Land West of Park Farm Road, New Road, Hellingly	03/04/2021	351 ¹¹	-	-	-	-	-	-	-	-	0	0	9	108	148
Hesmonds Stud, Waldron Road, East Hoathly	11/06/2021	205	-	-	-	-	-	-	-	-	0	0	7	25	45
Land at Summerhill, West of Ersham Road, Hailsham	23/04/2021	231	-	-	-	-	-	-	-	-	0	0	0	59	122

¹¹ The initial outline planning permission was for 370 (net) dwellings, but this has reduced to 351 (net) dwellings following the grant of reserved matters application.

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Site Name	Initial Outline Planning Permission Granted	Total (Net)	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
Land north and south of Rattle Road, Stone Cross	24/07/2020	318	-	-	-	-	-	-	-	0	0	0	0	71	147
Land off Mill Road (North), Hailsham	27/10/2020	220	-	-	-	-	-	-	-	0	0	0	0	0	29
Land west of Station Road, Hailsham	27/09/2022	200	-	-	-	-	-	-	-	-	-	0	0	0	6

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(Part B) 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	24/25	25/26
Land South of Rattle Road, Stone Cross	09/04/2013	120	0	0	0	0	53	51	16	-	-	-	-	-	-
Land off Amberstone, A271, Hailsham	14/10/2016	110	-	-	-	0	0	31	62	17	-	-	-	-	-
Land at Uplands Farm, Rattle Road, Stone Cross	14/04/2016	183	-	-	-	0	0	0	0	13	52	85	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	52	39
Orchid Riding Centre, Walshes Road, Crowborough	15/10/2021	150	-	-	-	-	-	-	-	-	0	0	8	105	5
Land North of Walshes Road, Crowborough	25/11/2020	100	-	-	-	-	-	-	-	0	0	0	26	45	29
Hindsland, Eastbourne Road, Lower Willingdon	15/03/2022	180	-	-	-	-	-	-	-	-	0	0	0	57	123

Lead In Times

- 5.8 Table 4 (A and B) demonstrates that all except one of the housing sites listed delivered new homes within the first five years of the grant of outline planning permission. The exception being Land of Mill Road (north), Hailsham, but noting the grant of planning permission during Covid-19 likely affected delivery.
- 5.9 Across the sites assessed, lead in times is broadly consistent regardless of site size. Sites of over 200 dwellings and sites of between 100 to 200 dwellings both recorded average lead in times of just over three years from the grant of outline planning permission to first completions. Of the sites analysed, a significant proportion delivered their first homes within two to four years of permission being granted. This demonstrates that even the larger sites in Wealden District are capable of delivering homes relatively quickly once planning permission has been secured. For example, Land West of Park Farm Road (351 (net) dwellings) recorded its first completions within approximately three years of outline permission being granted in April 2021.
- 5.10 Whilst Table 4 demonstrates that lead in times are broadly similar across both site size categories, there is a more noticeable difference in the rate at which sites deliver homes once development has commenced. The evidence indicates that sites of over 200 dwellings typically achieve higher annual build out rates than sites of between 100 to 200 dwellings. This suggests that while larger sites do not necessarily commence development sooner, they can sustain higher rates of housing delivery once construction is underway.
- 5.11 The Council has sought to encourage the timely implementation of planning permissions through the introduction of shorter commencement period conditions from January 2023, reducing the standard commencement period from three years to 18 months. Whilst it is too early to draw firm conclusions regarding the direct effect of this change, recent monitoring evidence suggests that a number of larger sites are moving from permission to active delivery at a relatively early stage. The Council will continue to monitor delivery trends to assess the effectiveness of this approach as further evidence becomes available.
- 5.12 On a similar issue, the Council also imposes other planning conditions as necessary, which are considered on a case-by-case basis and can have an effect on lead in times. One of those planning conditions relates to the need for upgrades to foul water infrastructure, where the Council have been imposing a Grampian style condition on relevant consents since July 2022. Concerns were raised through recent case work that the imposition of such a planning condition could lead to planning permissions that are unable to be implemented in the timescale required by the consent granted. However, evidence of

commencement timeframes collated as part of this Housing Land Supply Statement 2026 would not suggest an adverse effect is currently evident. As stated above, those planning permissions most recently granted show a faster commencement timeframe than seen in years before. The Council therefore continues to see a neutral effect from the planning condition at this stage but will continue to keep the matter under review.

- 5.13 At a district wide level, it is noteworthy that the Council's housing delivery performance has improved in recent years, as reflected in the latest Housing Delivery Test. The latest HDT measurement increased to 89% compared with 80% in 2023, demonstrating a positive trend in housing delivery across the district. This improvement has coincided with a period in which a number of large housing sites have moved into active delivery and are making an increasing contribution to overall housing supply.
- 5.14 Overall, the localised evidence above shows that lead-in times are relatively short in Wealden District from the initial outline planning permission being approved to the first housing completions on site, which typically takes between 3 and 5 years and can even be a shorter time period. It is therefore considered that major development sites with outline planning permission in Wealden District will come forward quickly, with some housing completions in the initial five-year housing land supply period, particularly in years 3, 4 and 5.

Delivery Rates

- 5.15 In terms of housing delivery rates, four of the sites over 200 dwellings have exhibited delivery rates of 76 dpa and above (the highest rate recorded being 148 dpa at Land West of Park Farm Road, New Road, Hellingly in the 2025/26 period). It should be noted that there was a clear downturn for the 2020/21 period, but this is expected given that the Covid-19 pandemic caused closures of construction sites in 2020 specifically. For the smaller sites of between 100 and 200 dwellings, all the sites that commenced prior to the 2022/23 monitoring period exhibited delivery rates of over 50 dpa and above. However, smaller sites that have seen completions in the 2025/26 monitoring year have seen a decrease in their delivery rate of below 50 dpa with the exception of Hindsland, Eastbourne Road, Lower Willingdon which delivered over 100 dpa in the monitoring year.
- 5.16 Having investigated these sites further, it is notable that some sites with exceptionally high delivery also contain higher rates of affordable housing provision, post the grant of planning permission. This aligns with the national pattern for greater and faster delivery on sites with greater affordable housing, as detailed in the Planning Reform Working Paper: Speeding Up Build Out published by the government in 2025.

- 5.17 It is also noteworthy that a review of monitoring data indicates that a number of major housing developments are progressing faster than anticipated in previous housing land supply assessments. In particular Cuckoo Fields and Ersham Park, Land at Summerhill, Land West of Park Farm Road and Hindsland, Eastbourne Road, Lower Willingdon have all delivered housing completions at a faster rate than originally forecasted. This is even when compared to the forecast anticipated in the Housing Land Supply 2025. These sites have achieved substantial levels of delivery within a relatively short period following the grant of planning permission and commencement on site, demonstrating that build out rates on major developments within Wealden can exceed anticipated delivery trajectories. The accelerated delivery on these sites has made a positive contribution to housing completions across the district and provides further confidence that the Council's assumptions on deliverability and future housing supply are realistic and potentially conservative.
- 5.18 Based on the evidence above, the Council has sought at this stage to continue using 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. However, noting the accelerated delivery on some larger sites, the Council will consider whether this is an ongoing trend and adjust delivery rates in future trajectories as needed. The Council will also apply an accelerated rate of delivery for the largest scale developments, noting this trend and the possible use of multiple housebuilders on these largest scale sites. This is reflected on relevant sites in the Housing Land Supply data. The general delivery rates will act as a guide for new housing development coming forward, unless evidence from previous years or site-specific issues justify a different figure.
- 5.19 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.
- 5.20 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) on a rolling monthly

basis 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.

6. The Council's Housing Land Supply Position

6.1 Given the above, the updated calculation of the housing land supply position as of 1 April 2026, has been prepared having regard to the NPPF (August 2026).

Table 5: Wealden District Five-Year Housing Land Supply Calculation for 1 April 2026 (with 5% buffer)

Housing Requirement and Supply for period between 1 April 2026 and 31 March 2031	
Five Year Housing Requirement	7,325 (net) dwellings
5% buffer (5% of 7,325)	366 (net) dwellings
Five Year Housing Requirement including buffer	7,691 (net) dwellings
Total Housing Land Supply (Projected Net Housing Completions)	7,312 (net) dwellings
Five Year Housing Land Supply (Projected Net Housing Completions)	5,621 (net) dwellings
Housing Land Supply against Requirement	3.65 years

6.2 In summary, it can therefore be seen that there are 5,621 (net) dwellings on identified sites that are considered deliverable, suitable and available now for the five-year period. This is 2,070 (net) dwellings below the 7,691 (net) dwellings required, based on local housing need (including the 5% buffer) when calculated through the standard method.

6.3 This equates to **3.65 years of housing land supply** as of 1 April 2026.

6.4 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 the NPPF. The Council will update this position at least annually but will consider any national planning policy changes throughout the 2026/27 year as needed and/or as evidence requires.

6.6 In the meantime, the Council continues to be 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.

6.7 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.

Appendix 1 Projected Delivery of Housing Developments with Planning Permission (small sites with 4 or less (net) units) as of 1 April 2026

Planning Application Number	Site Address	Total Dwellings Permitted	Total Completed as of 1 April 2026
2024/2022/F	1 Sunrise Bungalow West End Herstmonceux BN27 4NU	1	0
2017/0713/F	1 Beacon Road	4	0
WD/2024/0096/F	10 The Paddock, Maresfield, TN22 2HQ	1	0
2020/0790/F	11 - 12 Tanners Way, Crowborough, TN6 2LN	2	0
WD/2026/05659/F	111 Station Road, Hailsham, BN27 2EE	1	0
2024/0483/F	16 Selby Close, Uckfield TN22 5EG	1	0
2022/2349/F	167 South Road, Hailsham	1	0
2024/0592/LDP	2 Beacon Gate, Beacon Road, Crowborough TN6 1AZ	1	0
2024/1043/F	2 Eastbourne Road, Westham BN24 5ND	1	0
2021/3074/F	2 Station Approach, Heathfield	1	0
2024/2460/TD	20 Bellbanks Road, Hailsham BN27 2AH	1	0
2023/2388/F	24 Court Meadow Close, Rotherfield TN6 3LW	2	0
2022/1910/F	3 Oxford Terrace, Heathfield, TN22 8AA	1	0
WD/2025/2038/P26	33 High Street, Uckfield, TN22 1AG	4	0
2022/1389/F	34 Station Road, Polegate, East Sussex BN26 6BE	1	0
WD/2025/2432/F	4 Framfield Road, Uckfield, TN22 5AG	-1	0
2025/0456/F	41 High Street, Heathfield TN21 8HU	1	0
WD/2026/0539/F	41 Ridgeway Close, Heathfield, TN21 8NS	1	0
2024/0339/F	5 Sandridge, Crowborough	1	0
WD/2025/1416/F	58 Windsor Way, Polegate, BN26 6QF	2	0
2023/0512/F	59 South Road, Hailsham BN27 3JP	1	0
2025/2326/F	65 and 66 Mayfield Grange, Little Troggers Lane, Mayfield, TN20 6BF	-1	0
2024/0548/F	65A High Street, Polegate BN26 6AH	2	0
2024/1122/F	81 High Street, Heathfield, TN21 8JA	4	0
2025/2640/F	9 High Street, Crowborough, TN6 2QA	1	0
2025/2220/F	9 North Street, Hailsham, BN27 1DQ	1	0
2018/2543	9 Station Road, Hailsham	2	0
2024/0247/F	99A South Road, Hailsham, BN27 3JT	1	0
2020/2184/F	Argus Farm, Goldbridge Road, Piltdown	1	0

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2017/1055	Ayrshire Farm, Darp Lane, Ripe	3	0
2022/1549/F	Barn at Huggetts Farm, Stonehurst Lane, Five Ashes	1	0
WD/2024/1991/PIP	Barn at Otham Court Lane, Sayerland, Polegate, BN26 6QS	3	0
2016/0176/F	Barn at Randalls Farm, Whitesmith, Chiddingly	1	0
WD/2023/1972/PO4	Barn at Stone House Farm, Mill Lane, Hellingly, BN27 4HD	1	0
2020/1446/FR	Barn, Hundred House Cottage, Pound Lane, TN22 5RU	1	0
2024/0275/F	Barns & Stables, Meres House, Cross In Hand TN21	1	0
2016/1616	Black Ven Farm, Down Street, Nutley	1	0
2023/1067/F	Boars Head Farm, Boars Head Road TN6 3GR	1	0
WD/2025/0936/P04	Boltwood Park Farm, Scrapers Hill, Chiddingly, BN8 6HH	2	0
WD/2024/2518/F	Broadwater Lodge, 10A Stone Cross Road, Wadhurst, TN5 6LR	2	0
2023/2425/F	Budletts Manor, Coopers Green, Uckfield TN22 3AE	1	0
WD/2025/1212/F	Buds Farm, Stonehurst Lane, Five Ashes, TN20 6LJ	1	0
2017/2597	Burnt House Farm Barns, Brick Kiln Lane, Hadlow Dn	2	0
2024/1222/F	Canberra Farm, Warbleton TN21 9LR	1	0
2024/1272/F	Cart Shed, Church Farm, Ripe BN8 6AU	1	0
WD/2024/2794/F	Castle Hill Farm, Treblers Road, Rotherfield, TN6 3RR	1	0
2022/0346/F	Cedar Lodge, Lodgefield Farm, Blackham	1	0
WD/2025/1497/F	Cedric, The Street, Framfield, TN22 5NX	1	0
WD/2024/2888/F	Chartners Stables, Butcherfield Lane, Hartfield, TN7 4JU	1	0
2024/1783/LDE	Cleavers Farm Barn, Mill Lane, Laughton	2	0
2021/0903/F	Clintz, Selby Gardens, Uckfield TN22 5EF	1	0
2022/3327/F	Cold Store, Tanyard Farm, Hooe Road, Ninfield	1	0
2024/1451/F	Constance Farm Beech Green Lane Hartfield TN7 4DB	1	0
2023/2980/F	County House, Lewes Road, Forest Row RH18 5AN	2	0
WD/2025/0148/F	Courtlands, Mayfield Lane, Wadhurst, TN5 6HX	1	0
2024/1392/RM	Cranfield Industrial Units, Station Road, Berwick	4	0
2022/1145/F	Crow's Nest, New Road, Duddleswell, TN22 3JJ	3	0
WD/2024/2931/F	Dacre House, Windmill Hill Road, Windmill Hill, Herstmonceux, BN27 4RU	1	0
2018/2333	Dewlands Manor Golf Cse, Cottage Hill, Rotherfield	2	0
2017/2455	Duckings Farm (2), Withyham Road, Withyham	1	0
WD/2025/1240/F	Eagle Ridge Stud, Sham Farm Road, Eridge Green, TN3 9JB	1	0
WD/2025/2659/F	Enterprise House, North Street, Rotherfield, TN6 3LX	1	0
WD/2025/2301/P04	Fairlea, Whitesmith Lane, Whitesmith, Chiddingly, BN8 6HA	1	0

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2022/2735/P26	First & Second Floor 142 High Street TN22 1QR	2	0
2016/2524	Five Chimneys Farm, Curtains Hill, Hadlow Down	2	0
2020/1927/F	Flitterbanks Barn, The Drive, Maresfield TN22 3ER	2	1
2023/1633/O	Flitterbanks Barn, The Drive, Maresfield TN22 3ER	4	0
WD/2021/2446/F	Foxhunt Green Farm, Foxhunt Green, Waldron, Heathfield, TN21 0RY	1	0
2019/1494/F	Framfield Children's Home, Blackboys Road, TN22 5PN	2	0
WD/2024/0096/F	Glenholme, Coach House, Church Road, Rotherfield, TN6 3LG	1	0
WD/2025/1530/F	Great Cow Farm, Cowbeech Road, Cowbeech, Herstmonceux, BN27 4JB	1	0
2023/1763/F	Green Hedges, Blackness Road, Crowborough TN6 2LZ	1	0
2022/2232/P26	Ground Floor Flat, 1 Beacon Road, Crowborough	1	0
2023/1157/F	Harlequin Yard, Crowborough TN6 1HT	3	0
2016/2993/F	Hawthbush Farm (B), Gun Hill, Chiddingly	1	0
2023/0145/F	Hempstead Farm, Hempstead Lane, Uckfield TN22 3DL	4	0
2023/0375/F	Heronssdale Manor, Moat Lane, Waldron TN21 0RT	1	0
WD/2025/1084/O	Hideaway, Tubwell Lane, Crowborough, TN6 3RJ	4	0
2024/0992/F	Higham Farm, Higham Lane, Frant TN3 9AU	1	0
2023/0347/F	Home Farm, Tapsells Lane, Wadhurst TN5 6PL	1	0
WD/2023/0536/F	Hunts Barn, Hunts Farm, Lady's Mile, Withyham	1	0
WD/2025/2325/O	Hursthaven, New Road, Hellingly, BN27 4EW	3	0
2025/1165/F	International House, High Street, Mayfield	1	0
WD/2024/2244/F	Ivy Barn Farm, Pound Green, Buxted, TN22 4AP	1	0
2023/0007/F	Jades Farm, Horney Common Road, Maresfield TN22	1	0
2025/0250/F	Land @ Freestyle Dene Fm, Wadhurst Rd, Mark Cross	1	0
WD/2024/2785/F	Land Adjacent Dads Hill, Cross in Hand, Heathfield, TN21 0SY	1	0
2023/0922/PIP	Land adjacent to 1 Coldharbour Farm Cottages	3	0
WD/2024/0775/F	Land adjacent to 1 Woodpecker Drive, Hailsham, BN27 3EZ	2	0
2022/0078/F	Land Adjacent to 4 Stone Croft Cottages	1	0
2020/0732/F	Land adjacent to 6 Downsview Crescent TN22 5PN	1	0
2023/1435/F	Land Adjacent to Beech Hill Cottage TN5 6JE	1	0
2021/2200/F	Land Adjacent to Cooks Corner Day Centre	3	2
2024/0597/F	Land Adjacent to Dungate Cottage, Forest Row RH18	1	0
WD/2023/2845/F	Land adjacent to Herstmonceux Medical Centre, Hailsham Road, Herstmonceux, BN27 4JX	3	0
2023/1006/F	Land Adjacent to Ramblers, Buxted TN22 4DP	1	0

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2024/1884/F	Land adjacent to Rathowen, Blackboys TN22 5LS	2	0
2022/0334/O	Land Adjacent To The Corner House TN39 5JJ	4	0
2023/1146/RM	Land Adjacent To West View, Deanland Road	2	0
2024/0556/F	Land Adjacent to Westerleigh, Wadhurst TN5 6JE	1	0
WD/2025/0366/F	Land adjoining 125 Eastbourne Road, Willingdon, BN20 9ND	1	0
2022/2603/PO	Land Adjoining Tenacres, Maresfield TN22 3DP	4	0
2022/1017/F	Land at 2 The Close, Star Lane, Blackboys	1	0
2023/3155/F	Land at and adjacent to 117 South Street BN8 6DT	3	0
WD/2023/1712/F	Land at and to the west of Heatherbank, The Broadway, Crowborough, TN6 1DE	3	0
2023/3026/F	Land at Barley Mow Lane, Punnetts Town TN21 9DJ	1	0
2022/0203/F	Land at Buttsfield Lane, East Hoathly	2	0
2024/0109/F	Land at Byways, Boreham Street, BN27 4SE	1	0
2023/2154/F	Land at Church Lane, Danehill, Haywards Heath	1	0
2022/2684/F	Land at Erleigh, West Street, Mayfield TN20 6DR	4	0
WD/2025/0894/F	Land at Hilders Farm Close, Crowborough, TN6, 2XJ	3	0
2020/0063	Land at Little Oaks and Kobek, Blackness Road, CRO	3	2
2023/1328/F	Land at Manor Farm, Bells Yew Green Road, Frant	1	0
2018/0259/F	Land at Millwood Lane, Five Ash Down, Uckfield	1	0
WD/2023/2209/O	Land at Nutlin Nursery, High Street, Nutley, TN22 3HU	4	0
2020/2182/F	Land at Old Barklye, Swife Lane, Broad Oak	2	0
2024/0733/F	Land at Russell Cottage, Ninfield TN33 9ED	1	0
2020/0573/F	Land at South Farm, Langton Green TN3 9JN	1	0
2023/2486/F	Land East Of Forest Cottage TN22 3ER	1	0
2022/1812/F	Land North of 1 Woodside Terrace BN27 3PG	1	0
2021/2299/F	Land North of Grey Timbers	3	0
2022/1015/F	Land North Of Plovers Crest	1	0
2022/3146/F	Land Off Church Lane, Loughton, BN8 6AH	4	0
2023/1720/F	Land off Straight Lane, Hooe TN33 9HU	1	0
2021/2402/F	Land Opposite Ashley Lodge, Tow Row	1	0
2023/2811/F	Land r/o 1 Beacon Road, Crowborough	3	0
2020/0288	Land rear of 11 New Road, Hellingly	3	2
2023/1443/O	Land South East of Chiddingly Road TN21 0JJ	4	0
2022/1436/F	Land south of High Broom Lane, Crowborough	1	0

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2024/1555/RM	Land South of St Marks Road, T Wells	2	0
WD/2025/1470/PIP	Land to side and rear of Woodlands Cottage, Eastbourne Road, Halland, BN8 6PU	1	0
2024/1637/F	Land to the north of Upper Greenwoods Lane TN21 9H	1	0
2023/3099/O	Land to the rear of Boars Head Filling Station TN6 3HD	1	0
WD/2024/2541/F	Land to the rear of Dene House, Hailsham Road, Herstmonceux, BN27 4LH	1	0
2022/0915/F	Land to the rear of Roselea, Baxters Lane	1	0
WD/2025/1448/F	Land to the rear of West Ridge House, Goldsmith Avenue, Crowborough, TN6 1RJ	1	0
2024/0678/F	Land to the rear of Woodfield and Holmleigh, BN26	3	0
2023/1594/F	Land to West of Culpepper Close	2	0
2022/1639/F	Land West Of Alice Bright Lane & South of Hurtis Road	4	0
2023/1277/F	Land West Of Hurstbrook House RN19 3SL	1	0
2020/2542/F	Land West of Little Tye, Cat Street, TN7 4DX	1	0
2022/1398/RM	Land West of Tanyard Lane & North of Baxters Lane	4	1
WD/2025/0784/F	Langtye Cottage, Langtye Lane, Ripe, BN8 6BA	1	0
2022/1491/F	Large Barn, Bell Lane, Fletching TN22 3YB	1	0
2023/0702/F	Lattenbury Stables, Marle Green, Hellingly BN274HJ	1	0
2024/0696/O	Laurel Cottage, Lower Dicker BN27 4AZ	2	0
WD/2025/2841/P26	Lilacs House, Whitehall Road, Crowborough, TN6 1JP	1	0
2025/0540/F	Lilleshall, 253 Eastbourne Road, Polegate BN26 5DL	1	0
2025/2594/F	Little Bigknowle Farm, Bigknowle Hill, Broad Oak	1	0
WD/2025/1664/P04	Little Cleaver, Mill Lane, Laughton, BN8 6AJ	3	0
2023/1493/F	Little Coldharbour Farm, TN21 9DN	1	0
2023/2453/F	Little London Stud, Whitesmith Lane BN8 6HB	1	0
WD/2021/2700/F	Little Lotmans Farm, Burnt Oak Road, Crowborough, TN6 3SD	1	0
2024/1500/F	Little Nodes, Nodes Lane, Magham Down BN27 1PW	1	0
WD/2025//2365/F	Lloyds Bank, Market Street, Hailsham, BN27 2AE	4	0
WD/2025/1568/F	Longview, Dittons Road, Stone Cross, BN24 5ET	1	0
2024/0142/F	Lower Stunts Green Farm, Herstmonceux BN27 4PN	1	0
WD/2025/03632/F	Lynn, South View Road, Crowborough, TN6 1HW	1	0
2023/2954/RM	Lynton, Five Ash Down, Uckfield, TN223AH	3	0
2016/2415	Lynx House Barn, School Lane, Hadlow Down	1	0

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2024/0103/F	Malling Farm, Down Street, Piltdown TN22 3XU	1	0
WD/2025/267/F	Mciver House, Tubwell Lane, Crowborough, TN6 3RH	1	0
2023/3001/F	Meadow Brook Farm, Dern Lane, TN21 0PN	1	0
2024/0721/F	Milestones, London Road, Budletts Common TN22 2EB	2	0
2021/1819/F	Mill Farm Cottage, Mill Lane, Ripe	1	0
WD/2024/2077/F	Mill Road, Heathfield, TN21 0XE	1	0
2024/1984/PO4	Milland Farm, Church Road, Herstmonceux BN27 1QJ	1	0
2022/2455/F	Moorings, High Street, Buxted	1	0
WD/2023/0693/F	Mountneath, North Road, Uckfield, TN22 1ET	2	0
2014/1863/F	North Clays Farm, Butcherfield Lane, Hartfield	1	0
WD/2024/2066/F	Nursery Cottage, North Street, Lower Horsebridge, Hellingly, TN27 4DR	2	0
2023/0857/D	Oaklea, Chavington Road, Golden Cross BN27 3SU	-1	0
WD/2025/1714/F	Old Granary Farm, Osmers Hill, Wadhurst, TN5 6QL	1	0
2024/1689/F	Old Mill, Newick Lane, Mayfield TN20 6RF	1	0
2018/1544/F	Old Place Farm, Little Trodgers Lane, Mayfield	2	1
2016/2628	Old Rectory Farm, Buckham Hill, Isfield	1	0
WD/2026/0050/F	Orchard Cottage, Cat Street, Upper Hartfield, Hartfield, TN7 4DP	1	0
WD/2025/1358/F	Orchard Farm, Tubwell Lane, Crowborough, TN6 3RQ	1	0
2023/2974/F	Osbourne House, Rushlake Green TN21 9QL	1	0
2023/2704/F	Pelham Place Farm, Palehouse Common, Framfield	1	0
WD/2022/1764/F	Perryhill Cottage, Edenbridge, Hartfield, TN7 4JJ	4	0
2022/1764/F	Perryhill Orchard, Edenbridge Road, Hartfield TN7	4	0
WD/2024/1716/F	Pitfields Farm Barn, Sussex Lane, Blackham, TN3 9UB	1	0
2021/3034/F	Primmers, Primmers Green, Wadhurst	1	0
WD/2024/0361/F	Rathcote, The Strait, Boreham Street, Wartling, BN27 4SD	1	0
2023/1131/F	Reads Farm, Rocks Lane, High Hurstwood TN22 4BN	1	0
2023/2358/RM	Red Thimbles, The Drive, Maresfield Pk, Maresfield	1	0
WD/2024/2198	Renby Oast, Forge Road, Eridge, TN3 9LG	1	0
WD/2024/2517/F	Robins Ghyll, Hartfield Road, Forest Row, RH18 5DZ	1	0
2022/3219/F	Roseneath Farm (1), Mill Lane, Ripe	1	0
2008/0164/F	Rowebuck Stud (Tile Barn Farm) Isfield	1	0
2024/1629/FA	Sanctuary Farm, Pick Hill, Horam TN21 0JP	1	0
2023/2512/RM	Saxon Court, Pound Green, Buxted	2	0
2022/1378/F	Saxonbury Farm, Mark Cross TN6 3PA	3	0

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2020/2633/F	Shortgate Manor Farm, Terrible Down Road, Laughton	1	0
2023/1927/F	Silver Birches, Broad Oak, Heathfield TN21 8TS	4	0
2020/0200/MAJ	Skinnners Farm, Best Beach Hill, Wadhurst TN5 6JT	4	0
WD/2025/0946/F	South Park Farm, The Old Barn, Priory Road, Forest Row, RH18 5HT	1	0
2023/1263/RM	Southbrook, Green Lane, Crowborough	1	0
2023/1282/F	Squires Farm Industrial Estate, TN22 5RB	4	0
2022/0967/F	St Ives Farm Barn, Hartfield TN7 4JX	1	0
2020/0586/F	St Peter's Mead, Rotherfield, East Sussex TN6 3TP	4	3
2017/0104	Star Lodge, Waldron	1	0
2024/0922/F	Stone House Farm, Crowborough TN62UQ	1	0
2018/1788	Stonery Farm (1), Common Lane, Berwick	3	0
2022/2330/F	Stonery Farm (3), Common Lane, Berwick	1	0
2021/0391/F	Strawberry Hill Farm, Eridge Road, Eridge Green	4	0
2024/1798/F	Suite C Portland House, 60-64 Framfield Road TN22	2	1
WD/2021/2253/F	Sussex House Farm, Hartfield Road, Cowden, TN8 7DX	2	0
2023/2139/F	Talisker, Vines Cross Road, Horam TN21 0HF	1	0
2023/0283/F	Taylors Farm, Knowle Lane, Broad Oak TN21 8UU	1	0
2022/2395/F	Tewitts Farm, Palehouse Common TN22 5RB	1	0
WD/2025/0534/F	The Barn, The Chestnuts, Edenbridge Road, Hartfield, TN7 EJJ	1	0
WD/2025/1329/F	The Cedars, London Road, Uckfield, TN22 1HY	1	0
2023/2750/F	The Coach House Redbridge Lane Crowborough TN6 3SR	1	0
2020/0756/F	The Crossways, Corseley Road, Groombridge	1	0
WD/2023/1246/F	The Dairy, Tanyard Farm, Tanyard Lane, Uckfield, TN22 3RL	1	0
2021/0396/F	The Forge, Swansbrook Lane, Horam TN21 0LD	1	0
2024/2143/F	The Hobbit, Dittons Road, Polegate BN26 6HX	1	0
2023/1908/F	The Holy Rood Catholic Church BN24 6JP	1	0
2024/1726/F	The Manse & Lullington TN21 0XU	4	0
2022/1302/F	The Moorings, Seaville Drive, Pevensey Bay BN24	1	0
WD/2024/1122/F	The Mount, Hempstead Lane, Hailsham, BN27 3AA	3	0
WD/2024/0142/F	The Oast, Lower Stunts Green Farm, Stunts Green, Herstmonceux, BN27 4PN	1	0
WD/2025/2077/F	The Old Bakehouse, Peelings Lane, Westham, BN24 5HE	1	0
WD/2025/0726/F	The Old Stables, Grove Hill, Hellingly, BN27 4HG	1	0
2018/2680	The Paddocks, South Road, Hailsham	3	0

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2022/3327/F	The Piggery, Tanyard Farm, Hooe Road, Ninfield	1	0
2024/0112/F	The Rest, Victoria Road BN27 4TE	1	0
2025/1808/F	The Sundial Restaurant, Herstmonceux BN27 4LA	2	0
WD/2025/2037/F	The Wattles, Goldbridge Road, Piltodwn, TN22 3XL	1	0
2023/0354/F	The Wheelwrights, Hurstwood Road, High Hurstwood	1	0
2021/0163/F	Tollhurst Farm, Oak Lane, Blackham TN3 9UB	1	0
2024/2216/F	Tom Thumb Barn, Lewes Road, Laughton	1	0
2022/2960/F	Tudor Views, Coopers Green Road, Uckfield TN22 1HB	1	0
2022/2380/F	Twitts Ghyll Stable, Horleigh Green Road TN20 6NJ	1	0
2018/2298/F	Tylebrook Farm, Priory Road, Forest Row RH18 5HR	1	0
2020/2230/F	Unit 7, Temple Grove, Uckfield Road, Herons Ghyll	2	0
2024/2940/PO4	Very Berry Farm Barn Church Lane Ninfield TN33 9JW	1	0
2024/0716/F	Village Hall, Church Road, Buxted TN22 4LP	1	0
2021/1019/F	Wadhurst Post Office, High Street, Wadhurst TN5	1	0
WD/2020/2502/F	Wallsend House, Richmond Road, Pevensey Bay, BN24 6AU	1	0
2023/0540/F	West Lodge, Lower Dicker, BN27 4AT	1	0
2019/0543/RM	West Terrace, West End, Herstmonceux	4	0
2024/0936/F	Westlyn, Poundfield Road, Chavington BN27 3TQ	1	0
2023/2490/O	Whinlatter, St Mark's Road, TN2 5LU	3	0
2023/1723/F	Wilbees Farmhouse Wilbees Road Arlington BN26 6RU	1	0
2017/1777	Woodlands Farm, Nursery Lane, Fairwarp	1	0
2024/0681/F	Woodside Poultry Farm, Polegate Road BN27 3PH	1	0
2023/2280/F	Woodside, Down Lane, Frant TN3 9HW	2	0

Appendix 2 Projected Delivery of Housing Developments with Planning Permission (small sites with 5 - 9 (net) units) as of 1 April 2026

Planning Application Number	Site Address	Total Dwellings Permitted	Total Completed as of 1 April 2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036
2016/1195/F	Mill View, Gun Road, Blackboys	7	2	2	3								
2020/0249/F	Former Golden Cross Inn Car Park, Chiddingly	5	0	2	3								
2020/2161/F	Cider House Farm, Lewes Road, Blackboys	9	7	2									
2022/1482/P26	3 Market Street, Hailsham, BN27 2AB	5	0	2	3								
2021/1759/PIP	Land to the north of the Crossways/St Michaels Close,	8	0		4	4							
2021/0384/F	Warren Farm, Warren Farm Lane, Eridge Green	6	0		3	3							
2023/0748/F	Phase 1, Land south of Gardner St, Windmill Hill	9	0	2	5	2							
2023/0749/F	Phase 2, Land south of Gardner St, Windmill Hill	8	0	2	3	3							
2021/0512/F	Land adjacent to 5 Belle Vue Cottages, Stone Cross, Pevensey	9	0	4	5								
2023/1977/F	Dunsfold, West End, Herstmonceux BN27 4NX	9	0	1	4	4							
2023/0577/F	Mill House Farm, Maresfield	9	0	4	5								
2022/1303/MAJ	Ridgewood House, Lewes Road, Ridgewood, TN22 5SN	9	3	3	3								
2019/0883/F	Home Farm, Lewes Road, Laughton BN8 6BQ	5	0	2	3								
2023/2568/F	Horselunges, Mill Lane, Hellingly	6	5	1									
2020/1746/O	Horam Park Golf Course, Chiddingly Road, Horam	5	0	2	3								
2020/0311/O	Land to the east of Robin Post Lane, Hailsham BN27	5	0	2	3								
2022/1993/F	Land to the rear of 101 High Street Uckfield TN22	5	0		5								
2024/0758/F	Land at Amberstone (To the rear of the Laurels and Lynton), Hailsham, BN27 1PE	5	0	2	3								
2022/3248/F	Criss Cross, Mayfield TN20 6EA	5	0	2	3								

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2023/1499/F	White Gates, Regency Close, Uckfield	6	5	1									
2024/0560/F	Land at Highlands, Blackboys TN22 5LR	8	0	1	4	3							
2023/0998/F	Land R/O St Peters R C Church, St Peters Mead TN6	9	0	4	5								
2023/0671/F	Rajdutt Inn, Eastbourne Road, Uckfield TN22 5QL	5	0		2	3							
2022/2411/O	Cherry Tree Nursery, Tubwell Lane, Crowborough	6	0	3	3								
2023/1294/MAJ	Charlwood Manor, Snatts Road, Uckfield, TN22 2AR	14	0	5	4	5							
2024/0099/O	Land to the east of Shortgate Lane, and north of The Roebuck	7	0			3	4						
2025/0256/F	Kingsmead, Myrtle Road, Crowborough, TN6 1EY	5	0				2	3					
2024/1915/F	Flitterbank Farm, The Drive, Maresfield Park, Maresfield, TN22 6EP	6	2	4									
2024/2166/MAO	Land adjacent to Bluebell Way, Polegate, BN26 6FA	7	0					3	4				
2020/1220/MAO	60A Battle Road & Land to Rear	9	0	4	5								
2022/3145/O	The Homestead, Ersham Road, Hailsham BN27 3PN	9	0		4	5							
2025/2465/P26	5 North Street, Hailsham, BN27 1DQ	6	0		3	3							

Appendix 3: Projected Delivery of Housing Developments with Detailed Planning Permission (major sites with 10 dwellings or more (net) within Wealden District as of 1 April 2026)

Planning Application Number	Site Address	Total Dwellings Permitted	Total Completed as of 1 April 2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036
2016/3035/MAO	Dittons Farm, Dittons Road, Polegate (SD5)	78	46	20	12								
2015/0090/MAO	Land adjacent Limes Cross	70	0	5	25	20	20						
2015/0209/MEA	Land West of Uckfield (SD1)	750	0		50	75	115	115	115	115	115	50	
2018/0475/MAO	Cuckoo Fields and Ersham Park, Land South of Hailsham	400	246	100	54								
2018/2543/MAJ	Oaklands, Ersham Road, Hailsham	169	0	20	50	50	49						
2020/0734/MAO	Orchid Riding Centre, Walshes Road, Crowborough	150	118	32									
2017/0458/MAO	Land at Old Marshfoot Fm, Marshfoot Lane, Hailsham	300	276	24									
2018/0871/F	Orchard View Park, Windmill Hill, Herstmonceux	31	0	31									
2022/0341/MAJ	Hesmonds Stud, Waldron Road, East Hoathly, BN8 6QH	205	77	50	50	28							
2019/2542/MAO	Land west of Park Farm, New Road, Hellingly	351	265	75	11								
2019/1864/MAO	Land adjacent Cuckoo Trail, Cuckoo Fields, Station Rd,	100	0		40	60							
2016/3047/MAO	Little Shepham, Shepham Lane, Polegate (PN1)	108	0	50	50	8							
2019/2027/MAO	Land to the North and South of Rattle Road, Westham/Stone Cross	318	218	50	50								
2017/2956/MA	Land off Mill Road (north), Hailsham	220	29	75	75	41							
2021/1971/MAO	Land at Sturton Place, Hailsham BN27 2AU	34	0		15	14	5						
2017/1063/MAO	Land east of Hailsham Road and north of Peelings Lane, Stone Cross	90	85	5									
2022/0294/MAO	Land at Park Farm East, New Road, Hellingly	360	0			75	75	75	75	60			
2021/2356/MAO	Land at Old Orchard House, Horebeech Lane	38	0	20	18								
2019/2692/MA	Land at Summerhill, west of Ersham Road, Hailsham	231	181	50									

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2020/0410/MAO	Land Off Eastbourne Road, Uckfield	90	12	30	30	18							
2020/1690/MAO	Land West and South of Poplar Cottage, Amberstone	45	0	5	20	20							
2022/0649/MAJ	Land at Potmans Lane, Ninfield	13	0	5	5	3							
2020/0596/MAO	Brook View Land North of Walshes Road Crowborough	130	0	25	35	35	35						
2020/2164/MAO	The Millbrook Garden Centre TN6 3RJ	27	0	10	10	7							
2020/0700/MAO	Land south of Framfield Road, Blackboys	50	47	3									
2022/3098/MAJ	Land at Straight Half Mile, Maresfield TN22 3DN	21	3	9	9								
2021/0559/MAJ	Weald Hall Residential Home, Wadhurst TN5 6HX	17	0	9	8								
2020/1088/MAO	Land West of Five Ash Down Road, Coopers Green	33	0	10	23								
2021/1637/MAO	Land north of Jubilee Drive & Highgrove Crescent	151	0	50	50	51							
2020/2509/MAO	Land West of Station Road, Hailsham	200	6	50	50	50	44						
2024/0810/F	Hankham Lodge, Hankham Hill Road Westham BN24 5AG	10	1	4	5								
2019/1674/MAO	Land South of South Street East Hoathly	55	0	10	20	20	5						
2021/2454/MAO	Land Off Bexhill Road, Ninfield	65	0	25	30	10							
2023/2516/MAJ	Land off South Street, East Hoathly BN8 6DS	17	0	9	8								
2019/1575/MAO	Land east of North Street, Lower Horsebridge	130	0		50	50	30						
2020/1391/MAO	Friday Street Farm, Oak Tree Lane, Eastbourne	250	0		75	75	75	25					
2023/1798/MAJ	Land at Steel Cross, Crowborough	120	101	19									
2021/0174/MEA	Mornings Mill Farm	700	0				75	115	115	115	115	115	50
WD/2022/0480/MAO	Mill House Farm, Maresfield, TN22 2ED	20	0	10	10								
WD/2023/2473/MAJ	1 Southview Close, Crowborough, TN6 1HH	14	0		4	10							
2020/2667/MAO	Land at Chiddingly Road, Horam TN21 0JJ	18	0		9	9							
2022/1694/MAO	Land East Of Rosemead, Horebeech Lane TN21 9EA	46	0			15	15	16					
WD/2023/2157/MAJ	Land North of the A272, Buxted, TN22 4BA	49	0			20	29						
WD/2022/2372/MAJ	Ashdown House School, Hartfield Road, Forest Row	45	0		15	15	15						
WD/2016/1659/MAJ	Land at Station Farm, Station Road, Berwick, BN26 6TA	33	0		16	17							
2021/2056/MAO	Land West of North Street, Lower Horsebridge	55	0		20	20	15						

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2022/0648/MAO	Land at Mockbeggars Farm, London Road, TN22 2EA	60	0			20	20	20					
2021/0573/MAO	Land at Old Nursery House, Framfield TN22 5PN	58	0			20	20	18					
2020/1504/MAO	Coldthorn Barn, Coldthorn Lane, Hailsham BN27 3PJ	31	0			15	16						
2022/1899/MAJ	Horeham Flat Farm, Chiddingly Road	39	0			15	15	9					

Appendix 4: 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 2026

Planning Application Number	Site Address	Total Dwellings Permitted	Total Completed as of 1 April 2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036-2041
2019/1136/MAO	Danecroft Nurseries, Station Road, Hellingly BN27	80	0			20	30	30						
2020/0950/MAO	Two Oaks, Chiddingly Road, Horam TN21 0JJ	24	0		12	12								
2022/1519/MAO	14-30 High Street, Heathfield TN21 8LS	9	0		5	4								
2020/0379/MAO	Land to the north of Dittons Farmhouse BN26 6HY	24	0			12	12							
2024/1833/MAO	Land East of Battle Road, Hailsham	145	0			50	50	45						
2021/1895/MAO	Land at Coopers Row, Five Ash Down TN22 3AN	40	0			20	20							
2023/0066/MAO	Land South of A27 and West Of Shepham Lane	240	0			30	75	75	60					
WD/2023/2910/MAO	Land at the Drive, Maresfield	10	0			5	5							
WD/2024/2955/MAO	Land off Eastbourne Road, Uckfield	145	0				50	50	45					
WD/2023/0290/MAO	Land South of A271, Amberstone, Hailsham	80	0				20	20	20	20				
WD/2024/1799/MAO	Bird in Eye Farm, Bird in Eye Hill, Framfield, TN22 5HA	190	0				50	50	50	40				

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WD/2024/0323/MAO	Land west of Limestone Way, Maresfield, TN22 2DP	37	0				10	10	17					
WD/2024/2258/MAO	Snatchells Farm, Cross in Hand Road, Heathfield, TN21 0LS	24	0				10	14						
WD/2025/1902/MAJ	Land adjacent to Seghers Place, Uckfield, TN22 5BU	100	0				10	50	40					
WD/2025/1738/MAO	Land at Sharnfold Farm, Hailsham Road, Stone Cross, BN24 5BU	120	0					50	50	20				
WD/2025/1996/MAJ	Saxon Court, Pound Green, Buxted, TN22 4DT	30	0					10	10	10				
WD/2022/2216/MAO	Horstedpond Farm, Lewes Road, Little Horsted	340	0					75	75	75	75	40		

Appendix 5: 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 2026*

Planning Application Number	Site Address	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036
2019/1648/MA	Land at Little Mount Farm, Benhall Mill Road, Frant	30	30	16							
2019/1935/MAJ	Harecombe Manor Nursing Home, Southview Road, Crowborough		10	15							
2023/0532/F	High Broom Care Home, Crowborough TN6 3SL	2	2								
2024/0996/F	Quinnell House, Hailsham BN27 1QN	3	3								
2023/0947/MAJ	Land At Coopers Green Road, TN22 3AA		6	10	10						
2023/0709/MAO	Land between 131 and 145 Marshfoot Lane		10	10	13						
2024/2166/MAO	Land adjacent to Bluebell Way, Polegate, BN26 6FA			10	10	13					

*As explained in paragraph 4.9 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