



Housing Land Supply

and Housing Trajectory

April 2023 position statement



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Contents

1.	Introduction	4
	Summary.....	4
2.	Housing Completions	5
	Large site completions	5
	Large windfall site completions	5
	Small site completions	6
	Brownfield land completions	7
	Affordable housing completions	8
3.	Housing commitments	9
	Sites with planning permission	9
	Site allocations.....	10
4.	Housing land supply.....	13
	Determining the annualised housing figure	13
	Defining the buffer.....	14
	Identifying the supply of deliverable housing sites	16
	Calculating the five-year housing land supply position.....	18
5.	Implications of the Lack of a Five Year Supply	20
6.	Housing trajectory	23
	Supply of developable housing sites	23
	Housing trajectory	24
7.	Appendices.....	25
	Appendix 1: Delivery by financial year of large site permissions.....	25
	Appendix 2: Delivery by financial year of large sites delegated to approve subject to S106	27
	Appendix 3: Delivery by financial year of DaSA allocations	28
	Appendix 4: Delivery by financial year of Neighbourhood Plan allocations....	29
	Appendix 5: Small site permissions	30
	Appendix 6: Housing trajectory table	37
	Appendix 7: Housing trajectory graph	38
	Appendix 8: Local Housing Need calculation	39

1. Introduction

- 1.1. This report presents information about housing completions, commitments and requirements as at 1 April 2023. It meets the requirement to annually monitor housing delivery and it provides guidance to Planning Committee, planning officers, developers and interested parties on the current supply of deliverable sites.
- 1.2. This report also explains the implications on decision-making, at the time of publication, of the April 2023 position. This advice is based on the recently published December 2023 [National Planning Policy Framework](#)¹ (NPPF).

Summary

- 1.3. As the Local Plan Core Strategy was adopted in September 2014, it is now more than five years old. In accordance with the NPPF the Council measures its five-year housing land supply position against its minimum local housing need (LHN) figure, defined using the standard method calculation, until such time as a new target is established through the Plan-Making process.
- 1.4. As at 1 April 2023, the LHN figure for Rother is 733 dwellings per annum. This is in sharp contrast to the annualised Core Strategy target of 335 dwellings per annum. Due to the considerable uplift in the housing figure, **the Council is only able to identify 3.09 years of housing supply**. It is concluded that there is currently an insufficient supply of deliverable housing sites to meet the five-year housing land supply requirement in accordance with paragraph 77 of the NPPF.

¹ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

2. Housing Completions

2.1. Between 1 April 2022 and 31 March 2023 there were 390 net additional dwellings built within the district. Figure 1 shows that there has been a total of 2,692 dwellings completed since 2011, averaging 219 completions a year.

Figure 1: Net annual housing completions

Year	Annual housing completions
2011/12 - 2016/17	1,138
2017/18	186
2018/19	255
2019/20	247
2020/21	175
2021/22	237
2022/23	390
Total	2,628
Annual average	219

Large site completions

2.2. There were 358 dwellings completed on large sites (sites of 6 or more net dwellings) in 2022/23. Figure 2 shows that there has been a total of 1,992 large site completions since 2011, making up approximately 76% of total completions and averaging 166 dwellings a year.

Figure 2: Net annual housing completions on large sites

Year	Large site completions	% of total completions on large sites
2011/12 - 2016/17	777	68%
2017/18	144	77%
2018/19	199	78%
2019/20	191	77%
2020/21	134	77%
2021/22	189	80%
2022/23	358	92%
Total	1,992	76%
Annual average	166	76%

Large windfall site completions

2.3. The NPPF defines windfall sites as:

“Sites not specifically identified in the development plan.”

- 2.4. For Rother, this means sites that have not been identified in the [Rother District Local Plan \(RDLP\) 2006](#)², the [Development and Site Allocations \(DaSA\) Local Plan](#)³, a [Neighbourhood Plan](#)⁴ or the [Strategic Housing Land Availability Assessment \(SHLAA\) 2013](#)⁵.
- 2.5. The development plan in Rother only identifies large sites and therefore, all small sites (sites of less than 6 net dwellings) are considered windfall sites.
- 2.6. There were 111 dwellings completed on large windfall sites in 2022/23. Figure 3 shows that there has been a total of 534 large windfall site completions since 2011, making up approximately 27% of large site completions and 20% of total completions, averaging 45 dwellings a year.

Figure 3: Net annual housing completions on large windfall sites

Year	Large windfall site completions	% of large site completions on large windfall sites ⁶	% of total completions on large windfall sites ⁷
2011/12 - 2016/17	219	28%	19%
2017/18	37	26%	20%
2018/19	34	17%	13%
2019/20	54	28%	22%
2020/21	60	45%	34%
2021/22	19	10%	8%
2022/23	111	34%	28%
Total	536	27%	20%
Annual average	45	27%	20%

Small site completions

- 2.7. There were 32 dwellings completed on small sites in 2022/23. Figure 4 shows that there has been a total of 636 small site completions since 2011, making up approximately 24% of total completions and averaging 53 dwellings a year.

² <https://www.rother.gov.uk/planning-and-building-control/planning-policy/local-plan/2006-local-plan-supplementary-planning-documents-spd/>
³ <https://www.rother.gov.uk/planning-and-building-control/planning-policy/local-plan/about-the-local-plan-2/>
⁴ <https://www.rother.gov.uk/planning-and-building-control/planning-policy/neighbourhood-planning/>
⁵ Green and Amber sites only - <https://www.rother.gov.uk/planning-and-building-control/planning-policy/local-plan/background-evidence/homes-and-housing/>
⁶ This is the percentage of dwellings completed on large sites that were windfalls.
⁷ This is the percentage of dwellings completed on all sites that were large site windfalls.

Figure 4: Net annual housing completions on small sites

Year	Small site completions	% of total completions on small sites
2011/12 - 2016/17	361	32%
2017/18	42	23%
2018/19	56	22%
2019/20	56	23%
2020/21	41	23%
2021/22	48	20%
2022/23	32	8%
Total	636	24%
Annual average	53	24%

Brownfield land completions

2.8. The NPPF glossary defines brownfield land or ‘previously developed land’ as:

“Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.”

2.9. There were 41 dwellings completed on brownfield land in 2022/23. Figure 5 shows that there has been a total of 1,177 brownfield land completions since 2011, making up approximately 45% of total completions and averaging 98 dwellings per annum.

Figure 5: Net annual housing completions on brownfield land

Year	Brownfield land completions	Greenfield land completions	% of total completions on brownfield land
2011/12 - 2016/17	710	428	62%
2017/18	66	120	35%
2018/19	133	122	52%
2019/20	107	140	43%
2020/21	48	127	27%
2021/22	72	165	30%
2022/23	41	349	11%
Total	1,177	1,451	45%
Annual average	98	121	45%

Affordable housing completions

- 2.10. There were 109 gross affordable housing completions in 2022/23. Figure 6 shows that there has been a total of 890 gross affordable housing completions since 2011, making up approximately 30% of gross total completions and averaging 74 gross dwellings per annum.

Figure 6: Gross annual affordable housing completions

Year	Gross affordable completions	Gross total completions	% of total completions as affordable
2011/12 - 2016/17	432	1,305	33%
2017/18	66	249	27%
2018/19	80	307	26%
2019/20	56	277	20%
2020/21	67	187	36%
2021/22	80	252	32%
2022/23	109	406	27%
Total	890	2,983	30%
Annual average	74	249	30%

- 2.11. In terms of the split between affordable rented accommodation and shared ownership/intermediate housing, Figure 7 shows that there have been 63 units of rented accommodation and 46 units of shared ownership housing completed in 2022/23.

Figure 7: Tenure breakdown of gross annual affordable housing completions

Year	Affordable rented completions	Intermediate/shared ownership completions
2011/12 - 2016/17	325	107
2017/18	44	22
2018/19	60	20
2019/20	40	16
2020/21	32	35
2021/22	35	45
2022/23	63	46
Total	599	291
Annual average	50	24

3. Housing commitments

3.1. As shown in Figure 8, there are commitments for a total of 3,784 net additional dwellings on identified sites within Rother.

Figure 8: Total commitments at 1 April 2023

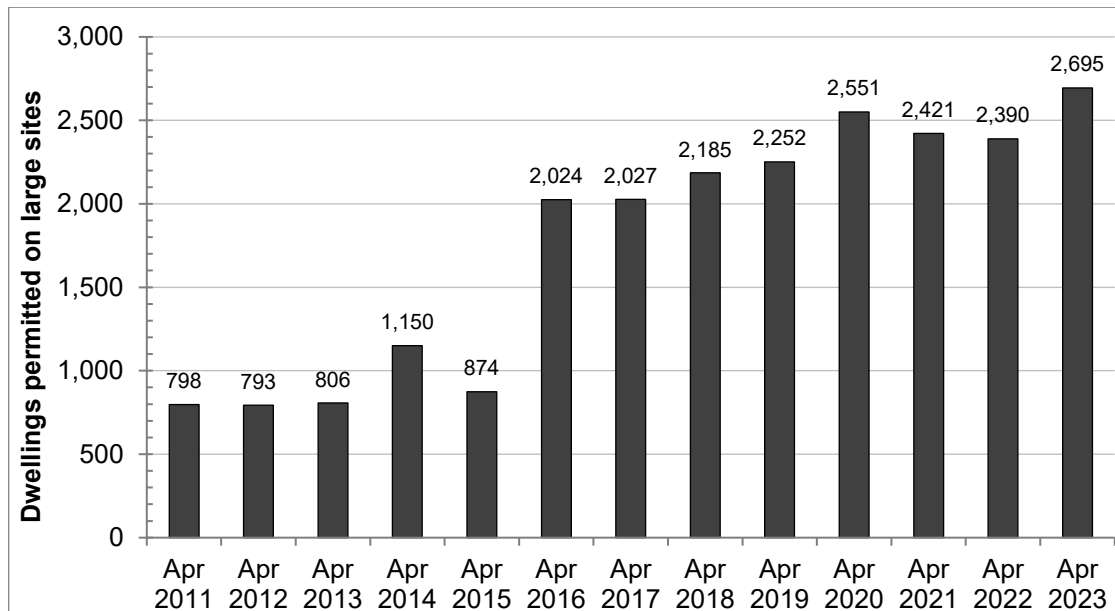
Commitments	No. of dwellings
Large site permissions ⁸ (inc. S106)	2,695
Small site permissions	316
DaSA Local Plan allocations	520
Neighbourhood Plan allocations	253
Total commitments	3,784

Sites with planning permission

3.2. As at 1 April 2023, there are 2,695 outstanding dwellings on large sites with planning permission (including sites that have a resolution to grant planning permission subject to the completion of an S106 agreement).

3.3. Figure 9 shows that there was a noticeable jump in outstanding dwellings on large sites in April 2016. This is due to the outline planning permission at Worsham Farm in North East Bexhill being granted for some 1,050 dwellings.

Figure 9: Number of outstanding dwellings on large sites



⁸ Including allocated sites that have been granted planning permission or that have delegated approval subject to completion of a Section 106 agreement.

- 3.4. Since then, however, there has been a slight upward trend in the number of permitted dwellings on large sites within the district. Most recently the upward trend can be attributed to three applications at North Bexhill (including two DaSA allocations at Kiteye Farm (BEX3a) and Mayo Lane (BEX3b)) on which the planning committee has resolved to grant outline planning permissions subject to S106 agreements, permitting up to 460 dwellings across the three sites. On top of this, up to 210 dwellings were allowed at appeal (granting outline planning permission) on Land at Fryatts Way, Bexhill.
- 3.5. Figure 10 provides a breakdown of currently outstanding dwellings for the different types of large site permissions.

Figure 10: Number of dwellings permitted on large sites, by type of permission

Type of planning permission	No. of dwellings	% of large permissions
Detailed permissions (Full + Reserved Matters)	888	32.9%
Outline permissions	1,252	46.5%
Resolutions to grant permission subject to S106	548	20.6%
Permitted Developments	0	0.0%
Total	2,695	100%

- 3.6. In addition to the large site permissions, there are a further 316 net additional dwellings on small sites with planning permission, bringing the total number of outstanding dwellings on sites with planning permission (including sites that have a resolution to grant planning permission subject to S106) to 3,011.
- 3.7. See Appendices 1 and 2 for a complete list of large site permissions.

Site allocations

- 3.8. Housing site allocations within Local Plans and made Neighbourhood Plans account for a further 914 housing commitments, as at 1 April 2023.
- 3.9. Figure 11 shows the number of dwellings on housing sites which have been allocated but have not yet received planning permission.

Figure 11: Number of dwellings on allocated sites without planning permission

Allocations	No. of dwellings
DaSA Local Plan allocations	660
Battle Neighbourhood Plan allocations	53
Crowhurst Neighbourhood Plan allocations	30
Rye Neighbourhood Plan allocations	99
Salehurst & Robertsbridge Neighbourhood Plan allocations	47

Sedlescombe Neighbourhood Plan allocations	10
Ticehurst Neighbourhood Plan allocations	15
Total allocations	914

3.10. The DaSA Local Plan allocated sites to provide a total of 1,562 dwellings (see Figure 18 on page 114 of the DaSA Local Plan for the list of allocated sites). It should be noted however, that several of the DaSA allocations already had planning permission (or resolutions to grant planning permission subject to a S106 legal agreement) but were allocated because either a formal planning permission was not actually in place at the 1 April 2018 base date of the DaSA Local Plan or there were doubts about its implementation.

3.11. Several of the DaSA Local Plan housing site allocations have since been granted planning permissions (or resolutions to grant planning permission subject to completion of Section 106 agreement) and are shown in Figure 12.

Figure 12: DaSA allocations with planning permissions/resolutions as at 1 April 2023

Policy	Site	Permission ref.	Permission type	Dwellings allocated	Dwellings permitted
BEX3a	Kiteye Farm, Ninfield Road, TN39 5DD	RR/2022/2364/P	Resolution subject to S106	250	250
BEX3b	Land at Mayo Lane, Bexhill	RR/2022/1584/P	Resolution subject to S106	130	130
BEX4	Land at Former High School Site and Drill Hall, Down Road, Bexhill	RR/2019/430/P	Resolution subject to S106	35 - 54	52
BEX5	Land at Gullivers Bowls Club, Knole Road, Bexhill	RR/2021/1455/P	Full	39	8
BEX7	Land at Moleynes Mead, Fryatts Way, Bexhill	RR/2017/2452/P	Full	24	24
BEX9	Land off Spindlewood Drive, Bexhill	RR/2017/1705/P	Outline	160	160
CAM1	Former Putting Green Site, Camber	RR/2021/2947/P	Resolution subject to S106	10	10
FAC1	Land at the Former Market Garden, Lower Waites Lane, Fairlight Cove	RR/2017/457/P	Full	16	16
NOR2	Land south of The Paddock/Goddens Gill, Northiam	RR/2019/2738/P	Full	36 - 52	34
WES1	Land at Westfield Down, Westfield	RR/2017/1293/P	Full	39	39
			Total	739 - 774	723

- 3.12. There are 11 designated Neighbourhood Areas within the district. They are the parishes of Battle, Burwash, Crowhurst, Etchingam, Fairlight⁹, Hurst Green, Peasmarsch, Rye, Salehurst and Robertsbridge, Sedlescombe and Ticehurst.
- 3.13. As at 1 April 2023 the Battle, Burwash, Crowhurst, Rye, Salehurst and Robertsbridge, Sedlescombe, and Ticehurst Neighbourhood Plans have all been 'made'.
- 3.14. There is a total of 254 outstanding dwellings allocated in the made Neighbourhood Plans, as at 1 April 2023.
- 3.15. The Peasmarsch Neighbourhood Plan is in an advanced stage, having been the subject of the Regulation 16 consultation in February and March 2023. Etchingam is working towards the Regulation 14 (proposed submission) stage and Hurst Green held their Regulation 14 consultation from 27 July to 17 September 2022.

Figure 13: Neighbourhood Planning status

Neighbourhood Plan	Designated (Reg. 7)	Current status	Made (Reg. 19)
Battle Civil Parish NP	13/04/2015	Made	03/11/2021
Burwash NP	07/06/2016	Made	04/07/2022
Crowhurst NP	24/11/2015	Made	08/07/2019
Etchingam NP	15/07/2016	Preparing for Regulation 14 pre-submission consultation.	
Fairlight NP	09/11/2015	Plan abandoned, 27/02/2018.	
Hurst Green NP	08/06/2017	Preparing for Regulation 16 submission consultation.	
Peasmarsch NP	25/03/2021	Completion of Regulation 16 consultation.	
Rye NP	04/11/2013	Made	08/07/2019
Salehurst and Robertsbridge NP	13/04/2015	Made	09/07/2018
Sedlescombe NP	01/07/2013	Made	23/04/2018
Ticehurst NP	02/11/2015	Made	08/07/2019

⁹ Although a designated Neighbourhood Area, Fairlight is no longer preparing a Neighbourhood Plan.

4. Housing land supply

- 4.1. 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.
- 4.2. This is what is known as the five-year housing land supply position and there are several steps involved in calculating it. These are:
 - Determining the annualised housing figure
 - Defining the buffer
 - Identifying the supply of deliverable sites
 - Calculating the five-year housing land supply position

Determining the annualised housing figure

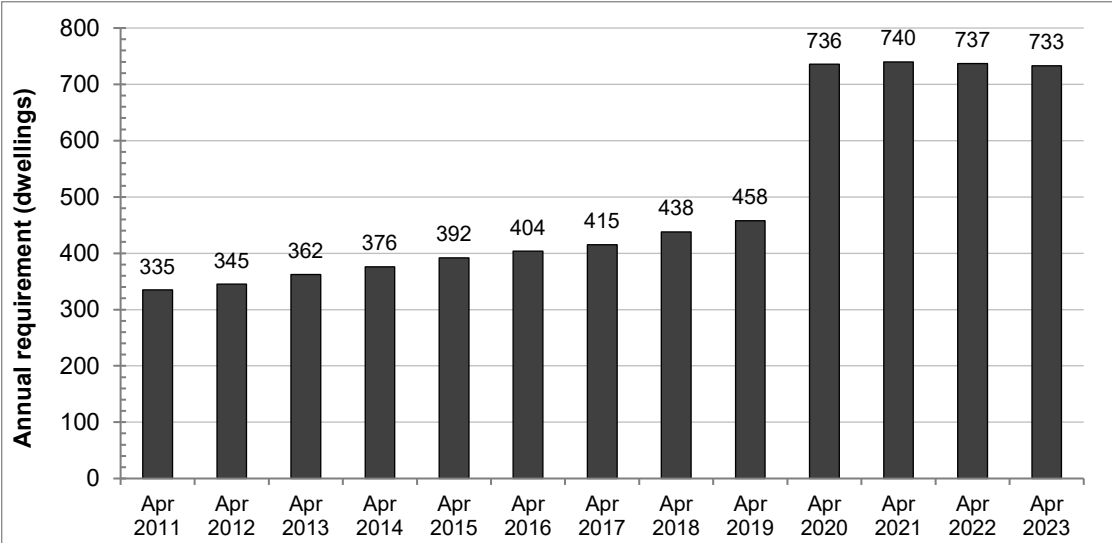
- 4.3. The first step in the process is to determine the number of dwellings that should be delivered over the next five years.
- 4.4. In previous Housing Land Supply position statements, this was calculated using the Core Strategy target of 5,700 net additional dwellings to be provided within the district, between 2011 and 2028. However, the Core Strategy was adopted on 29 September 2014 and is therefore more than five years old, as at 1 April 2023. This means that currently, the [standard method for assessing Local Housing Need](#)¹⁰ (LHN) identifies a minimum annual housing need figure for the district.
- 4.5. It does not produce a housing requirement figure as this will be established by the plan-making process and independently tested through Examination. However, this standard method calculation is the starting point for the plan-making process. The PPG states that:

“The standard method uses a formula to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth and historic under-supply.”

¹⁰ <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

- 4.6. A key component of the LHN calculation is the Government’s official household projections that are published for all local authorities every two years by the Office for National Statistics (ONS).
- 4.7. In October 2018, the Government commenced a [‘Technical consultation on updates to national planning policy and guidance’](#)¹¹ which included a ‘short term’ proposal which specified that the 2014-based household projections should provide the demographic baseline for the assessment of local housing need. In February 2019 the Government confirmed¹² that the 2014-based household projections should be used.
- 4.8. Therefore, using the 2014-based projections, the LHN figure for Rother, as at 1 April 2023, is 733 dwellings per annum. See Appendix 8 for the calculation.
- 4.9. As shown in Figure 14, an annualised housing figure of 733 dwellings per annum is a significant increase over the annualised Core Strategy residual requirement for previous years.

Figure 14: Annualised housing figure (dwellings)



Defining the buffer

- 4.10. When determining the district’s five-year housing land supply position, the supply of specific deliverable sites should, in addition, include a buffer (moved forward from later in the plan period) of:

¹¹ <https://www.gov.uk/government/consultations/changes-to-planning-policy-and-guidance-including-the-standard-method-for-assessing-local-housing-need>

¹² See paragraph 005 of Planning Practice Guidance on [‘Housing and economic needs assessment’](#)

- a) 5% to ensure choice and competition in the market for land; or
 - b) 10% where the local planning authority wishes to demonstrate a five-year supply of deliverable sites through an annual position statement or recently adopted plan¹³, to account for any fluctuations in the market during that year; or
 - c) 20% where there has been significant under-delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.
- 4.11. From November 2018, 'significant under-delivery' is defined as where the Housing Delivery Test indicates that delivery was below 85% of the dwellings required.
- 4.12. The Housing Delivery Test (HDT) is an annual measurement of housing delivery in the area of relevant plan-making authorities, brought in by the Ministry of Housing, Communities & Local Government (MHCLG), now the Department for Levelling Up, Housing & Communities (DLUHC). It is a percentage measurement of the number of net homes delivered against the number of homes required, as set out in the relevant strategic policies for the area, over a rolling three-year period.
- 4.13. The planning policy consequences of not meeting the HDT are set out in footnote 8 and paragraphs 75, 77 and 79 of the NPPF¹⁴.
- a) Where the HDT indicates that delivery has fallen below 95% of the local planning authority's housing 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 the HDT indicates that delivery has fallen below 85%, the authority should include a buffer of 20% to their identified supply of specific deliverable sites as set out in paragraph 77 of this framework, in addition to the requirement for an action plan.
 - c) Where the HDT indicates that delivery has fallen below 75%, 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.

¹³ A plan adopted between 1 May and 31 October will be considered 'recently adopted' until 31 October of the following year; and a plan adopted between 1 November and 30 April will be considered recently adopted until 31 October in the same year.

¹⁴ Paragraph numbers are based on the December 2023 NPPF

- 4.14. The [2022 HDT results](#)¹⁵ were published on 19 December 2023. This shows that the 2022 measurement for Rother was 41%.
- 4.15. As such, as the measurement is below 95%, the Council is required to produce an updated Housing Delivery Test Action Plan which is published on the [Monitoring page of the Council's website](#)¹⁶.
- 4.16. Additionally, it is below the 85% threshold, and therefore a 20% buffer should be applied to the five-year housing land supply calculations. The requirement to include a 20% buffer in the housing land supply calculations compounds the existing problem, making it increasingly more difficult for the Council to achieve a positive housing land supply position.
- 4.17. Furthermore, as the measurement is below 75%, the Council must also apply the NPPF's presumption in favour of sustainable development when determining planning applications.

Identifying the supply of deliverable housing sites

- 4.18. 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 site within five years.

¹⁵ <https://www.gov.uk/government/publications/housing-delivery-test-2022-measurement>

¹⁶ <https://www.rother.gov.uk/planning-and-building-control/planning-policy/engagement-and-monitoring-2/monitoring-2/>

- c) Not all housing commitments identified in Section 3 can be regarded as available now and with a realistic prospect of completion in the next five years. This may particularly apply to allocations which still need to obtain planning permissions and, in some cases, be secured by developers.

4.19. The timing of house building for large site permissions and allocations has been assessed, based on information received directly from developers, agents and landowners. Where developer feedback is not available this information is taken from Development Management officers. See Appendices 1 to 4 for the phasing of large site permissions and allocations.

4.20. The phasing of small site permissions has not been assessed individually and has instead been distributed evenly over the five-year period 1 April 2023 to 31 March 2028. See Appendix 5 for a full list of all small site permissions with outstanding dwellings.

4.21. Figure 15 identifies the supply of deliverable housing as at 1 April 2023.

Figure 15: Supply of deliverable housing sites

Source of supply	No. of dwellings
Large site permissions ¹⁷ (inc. S106)	2,086
Small site permissions	316
DaSA Local Plan allocations	241
Neighbourhood Plan allocations	75
Total	2,718

4.22. Large site permissions make up most of the deliverable housing sites, accounting for 2,086 (some 77%) of the total.

4.23. It is interesting to note that 78% of all large site permissions have been identified as being deliverable and that a quarter of those large site permissions identified as being deliverable are on the Worsham Farm site in North East Bexhill.

4.24. Small site permissions total 316, as at 1 April 2023. When distributed evenly over the five years, the resultant 63 dwellings per year is slightly higher than the average number of small site completions per year since 2011 (53 dwellings), as shown in Figure 4.

¹⁷ Including allocated sites that have been granted planning permission or that have delegated approval subject to completion of a Section 106 agreement.

4.25. Several DaSA Local Plan and Neighbourhood Plan allocations have also been assessed as being capable of delivering housing within the next five years, contributing a further 241 dwellings and 75 dwellings, respectively.

Calculating the five-year housing land supply position

4.26. The supply of sites identified as being deliverable in Figure 14 is compared to the annual LHN figure identified at paragraph 4.8 to produce the five-year housing land supply figure, as shown in Figure 16.

Figure 16: Calculation of the five-year housing land supply position

A	Annual Local Housing Need	Para 4.9	733
B	Five-year housing land supply requirement	A x 5	3,665
C	Five-year housing land supply requirement plus 20% buffer	B x 1.2	4,398
D	Supply of deliverable housing sites	Figure 14	2,718
E	% supply	D / C	61.8%
F	Years' supply	E x 5	3.09

4.27. There are 2,718 dwellings on identified sites that are considered available, suitable and achievable now, which is some 1,680 dwellings (38%) less than the 4,398 dwellings required to be deliverable within the next five years, including a 20% buffer. This equates to some 3.09 years' worth of housing land supply which is slightly higher than last year's position.

4.28. It is concluded that there is currently an insufficient supply of deliverable housing sites to meet the five-year housing land supply requirement in accordance with paragraph 77 of the NPPF.

4.29. It is interesting to note that if the district's five-year housing land supply position was still measured against the Core Strategy target of 5,700 dwellings, then the Council would be able to demonstrate 3.69 years' worth of housing supply, as shown in Figures 17 and 18 below.

Figure 17: Calculation of the annualised Core Strategy housing requirement

Local Plan Core Strategy target 2011/12-2027/28	5,700
Dwellings completed 2011/12-2022/23	2,628
Additional dwellings required to meet CS target	3,072
Years remaining in Plan period	5
Annualised CS Housing Requirement	614

Figure 18: Calculation of the five-year housing land supply position (Core Strategy target)

A	Annualised CS Housing Requirement	Figure 17	614
B	Five-year housing land supply requirement	A x 5	3,072
C	Five-year housing land supply requirement plus 20% buffer	B x 1.2	3,686
D	Supply of deliverable housing sites	Figure 14	2,718
E	% supply	D / C	73.7%
F	Years' supply	E x 5	3.69

4.30. This shows that the Council would still not be able to demonstrate a five-year supply of housing if measured against the Core Strategy target.

5. Implications of the Lack of a Five Year Supply

- 5.1. The absence of a five-year supply of deliverable housing sites means that, under paragraph 11(d) of the December 2023 [National Planning Policy Framework](#)¹⁸ (NPPF), ‘the policies which are most important for determining the application are out-of-date’.
- 5.2. Under NPPF paragraph 11(d), the general presumption in favour of sustainable development becomes a critical reference point when determining planning applications. It means that significant weight should generally be given to the benefits that additional housing supply would bring, although, under paragraph 11(d)(i), permission should be refused if the application of policies in the NPPF that protect areas or assets of particular importance provide a clear reason for doing so. In Rother these protected areas and assets includes the High Weald National Landscape, a designated Area of Outstanding Natural Beauty which covers 83% of the district.
- 5.3. In addition, paragraph 14 of the NPPF states that:
- In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:*
- a) *the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and*
 - b) *the neighbourhood plan contains policies and allocations to meet its identified housing requirement (see paragraphs 67-68).*
- 5.4. At the time of publication of this position statement, Battle, Crowhurst, Rye and Ticehurst Neighbourhood Plans meet the two criteria in paragraph 14 of the NPPF. Whilst the Burwash Neighbourhood Plan was made in July 2022, it did not make any allocations and therefore does not meet paragraph 14(b) of the NPPF. The Sedlescombe Neighbourhood Plan was made in April 2018 and the Salehurst and Robertsbridge Neighbourhood Plan in July 2018 (see Figure 13) and as such do not meet paragraph 14(a) of the NPPF.
- 5.5. The issues surrounding a lack of five-year housing land supply were considered by the [Overview and Scrutiny Committee \(OSC\)](#)¹⁹ and on 30 July

¹⁸ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

¹⁹ <http://www.rother.gov.uk/article/13225/Monday-30-July-2018>

2018 the Council endorsed the following recommendations of the Committee to ensure a sufficient and continuous supply of housing land:

- a) Giving priority to completing the DaSA Local Plan and the production of Neighbourhood Plans.
- b) An early review of the Local Plan (Core Strategy) is prioritised.
- c) Consideration is given to allowing exception site planning policy to allow for an element of market housing to cross subsidise where viability is an issue.
- d) Identification of more “small site” development opportunities, including for custom and self-build housing, possibly working with smaller developers within a public/private partnership.
- e) ‘Unblocking’ of sites where physical infrastructure and/or ownership factors present a major constraint to development including by:
 - working to find strategic drainage, utilities and digital broadband solutions to support major developments, working with utility companies and respective developers;
 - seeking financial support from Homes England and other Central Government growth funds;
 - working proactively to bring forward development on sites where the Council has a landholding interest;
 - proactively negotiating with developers and landowners to bring forward key development sites; and
 - consideration, as a last resort, of pursuing Compulsory Purchase Orders, being mindful of local sensitivities.
- f) Continuing to invest in strategically important infrastructure projects that boost the market attractiveness of places where growth is planned.
- g) Promoting higher water efficiency standards through the Local Plan as well as exploring the opportunity of introducing ‘recycled water’ within planning applications.
- h) Introduce and deliver a Landowners Forum, to take place once every two years.
- i) Prepare a housing delivery “Action Plan” in response to the new Housing Delivery Test.

- 5.6. To that end, the DaSA Local Plan was adopted in December 2019 and an updated Local Development Scheme (LDS) was published in March 2021.
- 5.7. Work is also well underway in preparation of the new Local Plan.
- 5.8. More details about the steps the Council is taking to address the under-supply of housing can be found in the Housing Delivery Test Action Plan on the [Monitoring page of the Council's website](#)²⁰. Following the Government's publication of the Housing Delivery Test: 2022 measurement on 19 December 2023, the Council will be updating its Housing Delivery Test Action Plan.

²⁰ <https://www.rother.gov.uk/planning-and-building-control/planning-policy/engagement-and-monitoring-2/monitoring-2/>

6. Housing trajectory

Supply of developable housing sites

- 6.1. Paragraph 69(b) of the NPPF states that, in addition to the supply of specific, deliverable sites identified for years one to five, a supply of specific, developable sites or broad locations for growth, for years six to ten and, where possible, for years 11 - 15 of the plan should also be identified.
- 6.2. To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and are viable for development at the point envisaged.
- 6.3. Figure 19 identifies the supply of developable housing for years six to ten, as at 1 April 2023.

Figure 19: Supply of developable housing sites

Source of supply	No. of dwellings
Large site permissions	609
DaSA Local Plan allocations	279
Neighbourhood Plan allocations	178
Small site windfall allowance	225
Remaining exception site allowance	30
Total	1,321

- 6.4. This shows that there are an additional 609 dwellings on large site permissions that are identified as being developable, mostly on the site at Worsham Farm in North East Bexhill.
- 6.5. DaSA allocations which have not yet been granted planning permission, but deliverable in years six to ten total 279 and the Neighbourhood Plan allocations are expected to provide a further 178 dwellings.
- 6.6. The phasing of development for these additional dwellings draws on information obtained to assess the supply of deliverable sites, as discussed in paragraph 4.19.
- 6.7. A small site windfall allowance of 225 dwellings has also been included. This has been calculated by applying 45 dwellings per year, over the period from 1 April 2026 to 31 March 2031, in accordance with paragraph 7.56 on page 39 of the Core Strategy. This is considered to still be appropriate, as the number

of small site completions has averaged 53 per annum since 2011, as shown in Figure 4.

- 6.8. Lastly, the remaining exception site allowance of 30 dwellings has been included in accordance with paragraph 7.56 on page 39 of the Core Strategy.
- 6.9. It should be noted that work is currently underway on producing an updated windfall methodology background paper in support of the new Local Plan, which will reassess the likely contribution from windfall sites in the future, as well as the period over which any allowance should be applied.
- 6.10. As the new Local Plan is progressed, further sites or broad locations will be identified for years six to ten and 11 - 15.

Housing trajectory

- 6.11. Appendices 6 and 7 show the anticipated trajectory of annual housing completions within the district.
- 6.12. It should be noted that the figures used to produce the trajectory are based on several assumptions:
 - a) The large site permissions are all built-out in accordance with information received from developers.
 - b) The DaSA allocations and Neighbourhood Plan allocations that have not yet received planning permission, all come forward and are built-out for at least the number of dwellings that have been allocated, within the Core Strategy plan period.
 - c) No allowances have been made for large site windfalls.

7. Appendices

Appendix 1: Delivery by financial year of large site permissions

Area	Ref	Site	Settlement	Units Left	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Total	Status	Planning Notes
Bexhill	RR/2015/1760/P	Worsham Farm (Outline - Phases 3-7)	Bexhill	801		76	150	150	71	100	150	104			801	Outline	Outline application (RR/2015/1760/P) for 1,050 units (30% AH) approved 29/03/16. Reserved Matters RR/2022/2477/P for 447 dwellings submitted 27/10/2022.
Bexhill	RR/2015/1760/P	Worsham Farm (Outline - Phase 2)	Bexhill	49						49					49	Outline	Outline application (RR/2015/1760/P) for 1,050 units (30% AH) approved 29/03/16.
Bexhill	RR/2016/3245/P	Worsham Farm (Phase 1)	Bexhill	67	67										67	Commenced	Reserved Matters application (RR/2016/3245/P) for Phase 1 approved 21/11/17.
Bexhill	RR/2017/1705/P	Spindlewood Drive	Bexhill	160		5	40	50	40	25					160	Outline	Outline application (RR/2017/1705/P) for circa 160 units allowed at appeal 27/07/21. DaSA allocation BEX9.
Bexhill	RR/2020/2260/P	Clavering Walk	Bexhill	70		10	60								70	Reserved Matters	Outline application (RR/2018/3127/P) for up to 85 units allowed at appeal 13/02/20. Reserved Matters application (RR/2020/2260/P) for 70 units approved 18/08/21.
Bexhill	RR/2019/2289/P	Sussex Hotel	Bexhill	10	10										10	Commenced	Full application (RR/2019/2289/P) for 10 units approved 18/08/20.
Bexhill	RR/2019/2302/P	Indoor Market	Bexhill	12			12								12	Full	Full application (RR/2019/2302/P) for 12 units approved 17/07/20.
Bexhill	RR/2020/155/P	2a Sackville Road	Bexhill	6			6								6	Full	Full application (RR/2020/155/P) for 6 units approved 04/09/20.
Bexhill	RR/2020/1410/P	Ashridge Court	Bexhill	29	15	14									29	Commenced	Outline application (RR/2016/3206/P) for 31 units allowed at appeal 23/11/2018 (ref: 2563). Reserved Matters application (RR/2020/1410/P) approved 18/03/21.
Bexhill	RR/2020/565/P	Moleynes Mead	Bexhill	26		26									26	Commenced	Full application (RR/2020/565/P) for 26 units approved 06/04/22. DaSA allocation BEX7.
Bexhill	RR/2020/577/P	30 Dorset Road	Bexhill	8				8							8	Outline	Outline application (RR/2020/577/P) for 8 units approved 20/05/2021.
Bexhill	RR/2021/1455/P	Gullivers Bowls Club	Bexhill	8	8										8	Commenced	Full application (RR/2021/1455/P) for 8 units approved 22/04/22. DaSA allocation BEX5.
Bexhill	RR/2021/1621/P	49 Cooden Sea Road	Bexhill	9			9								9	Full	Full application (RR/2021/1621/P) for 9 units approved 08/03/22.
Bexhill	RR/2017/2122/P	58-60 Devonshire Road, Bexhill	Bexhill	6	6										6	Full	Full application (RR/2017/2122/P) for 6 units approved 27/11/17.
Bexhill	RR/2021/1656/P	Land at Fryatts Way	Bexhill	210		20	50	50	50	40					210	Outline	Outline application (RR/2021/1656/P) for up to 210 units allowed at appeal 06/01/23.
Bexhill	RR/2022/1233/P	Cemetery Lodge, 250 Turkey Road	Bexhill	6		6									6	Full	Full application (RR/2022/1233/P) for 6 units approved 17/03/23.
Battle	RR/2017/1136/P	Lillybank Farm	Battle	11	11										11	Commenced	Outline application (RR/2016/725/P) for 50 units (49 net, 35% affordable) approved 09/05/17. Reserved Matters application (RR/2017/1136/P) approved 29/09/17.
Battle	RR/2020/2276/P	North Trade Road (South)	Battle	24	24										24	Commenced	Outline application (RR/2017/2390/P) for 25 units (35% AH) approved 07/03/19. Reserved Matters application (RR/2020/2276/P) approved 18/05/21.

Area	Ref	Site	Settlement	Units Left	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Total	Status	Planning Notes
Battle	RR/2021/1754/P	North Trade Road (North)	Battle	20		20									20	Reserved Matters	Outline application (RR/2018/2666/P) for 20 units approved 28/10/19. Reserved Matters application (RR/2021/1754/P) approved 22/02/2022.
Battle	RR/2020/2307/P	Blackfriars	Battle	200				104	96						200	Reserved Matters	Outline application (RR/2019/604/P) for 220 units approved 18/12/20. Reserved Matters application (RR/2020/2307/P) for 200 units approved 26/04/21. Battle NP allocation HD2(v).
Rye	RR/2017/1778/P	Thomas Peacocke	Rye	63				33	30						63	Full	Full application (RR/2017/1778/P) for 63 dwellings approved 23/12/20. Rye NP allocation H8.
Rye	RR/2017/2217/P	Tower Street	Rye	6		6									6	Commenced	Full application (RR/2017/2217/P) for 6 units approved 15/08/19.
Rye	RR/2019/789/P	Rock Channel	Rye	11						11					11	Full	Full application (RR/2019/789/P) for 11 units approved 22/05/20. Part of Rye NP allocation H4.
Rural Villages	RR/2020/1822/P	Strand Meadow	Burwash	30	10	20									30	Reserved Matters	Outline application (RR/2017/582/P) for 30 units approved 07/03/18. Reserved Matters application (RR/2020/1822/P) allowed at appeal 21/04/22. RDLP 2006 saved allocation.
Rural Villages	RR/2021/1608/P	Ashwood	Burwash Common	12		12									12	Full	Full application (RR/2021/1608/P) for 12 units approved 20/12/21.
Rural Villages	RR/2017/457/P	Former Market Garden	Fairlight Cove	16		16									16	Commenced	Full application (RR/2017/457/P) for 16 units allowed at appeal 10/09/21. DaSA allocation FAC1.
Rural Villages	RR/2019/2194/P	Foundry Close	Hurst Green	20		20									20	Commenced	Full application (RR/2019/2194/P) for 20 units approved 29/10/20.
Rural Villages	RR/2019/921/P	Darvel Down	Netherfield	25	15	10									25	Commenced	Outline application (RR/2017/2308/P) for 25 units (40% AH) approved 22/10/18. Reserved Matters (RR/2019/921/P) approved 30/10/19.
Rural Villages	RR/2019/2738/P	Goddens Gill	Northiam	34	34										34	Commenced	Full application (RR/2019/2738/P) for 34 units approved 08/11/21. DaSA allocation NOR2.
Rural Villages	RR/2017/382/P	Hodson's Mill	Robertsbridge	96			32	32	32						96	Full	Full application (RR/2017/382/P) for 96 units approved 01/07/21. Salehurst and Robertsbridge NP allocation HO2(i).
Rural Villages	RR/2017/1629/P	Grove Farm	Robertsbridge	24			24								24	Outline	Outline application (RR/2017/1629/P) for 24 units approved 11/02/19. Reserved Matters application (RR/2022/283/P) currently under consideration. Salehurst and Robertsbridge NP allocation HO2(iv).
Rural Villages	RR/2019/2818/P	Hillbury Field	Ticehurst	12		12									12	Commenced	Outline application (RR/2015/2953/P) for 30 units approved 13/01/17. Reserved Matters application (RR/2019/2818/P) approved 01/12/20.
Rural Villages	RR/2020/585/P	Singehurst	Ticehurst	10	5	5									10	Commenced	Full application (RR/2020/585/P) for 10 dwellings approved 25/08/22. Ticehurst NP allocation.
Rural Villages	RR/2017/1293/P	Westfield Down	Westfield	39	39										39	Commenced	Outline application (RR/2009/322/P) for 39 units approved 20/06/14. Reserved Matters (RR/2017/1293/P) approved 23/10/18. DaSA allocation WES1.
Hastings Fringes	RR/2018/2040/P	Bachelors Bump	Hastings	10		10									10	Commenced	Full application (RR/2018/2040/P) for 10 dwellings approved 14/10/19.
			Total	2,140	244	288	383	427	319	225	150	104	0	0	2,140		

Appendix 2: Delivery by financial year of large sites delegated to approve subject to S106

Area	Ref	Site	Settlement	Units	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Total	Status	Planning Notes
Bexhill	RR/2022/2364/P	North Bexhill - Kiteye Farm	Bexhill	250			30	50	40	40	40	50			250	Outline	Outline application (RR/2022/2364/P) for up to 250 units resolved to approve 23/03/23, subject to S106 agreement. DaSA allocation BEX3a.
Bexhill	RR/2022/1584/P	North Bexhill - Mayo Lane	Bexhill	130			30	50	50						130	Outline	Outline application (RR/2022/1584/P) for up to 130 units resolved to approve 23/03/23, subject to S106 agreement. DaSA allocation BEX3b.
Bexhill	RR/2021/2545/P	Watermill Lane – land off	Bexhill	80			30	50							80	Outline	Outline application (RR/2021/2545/P) for up to 80 units resolved to approve 23/03/23, subject to S106 agreement.
Bexhill	RR/2019/430/P	High School and Drill Halls	Bexhill	52				39	13						52	Outline	Outline application (RR/2019/430/P) for up to 52 units resolved to approve 17/12/19, subject to S106 agreement. DaSA allocation BEX4.
Rural Villages	RR/2021/431/P	Oakleys Garage	Burwash	7		7									7	Full	Full application (RR/2021/431/P) for 7 units resolved to approve 03/03/22, subject to S106 agreement.
Rural Villages	RR/2021/2947/P	Former Putting Green Site	Camber	10			10								10	Full	Full application (RR/2021/2947/P) for 10 units resolved to approve 16/03/23, subject to S106 agreement. DaSA allocation CAM1
Rural Villages	RR/2018/3064/P	Church Hill Farm	Sedlescombe	10			10								10	Outline	Outline application (RR/2018/3064/P) for 10 units resolved to approve 16/02/22, subject to S106 agreement. Sedlescombe NP allocation Policy 8.
Rural Villages	RR/2019/1332/P	Gate Cottage	Sedlescombe	8		5	3								8	Outline	Outline application (RR/2019/1332/P) for 8 units resolved to approve 01/07/22, subject to S106 agreement. Sedlescombe NP allocation Policy 7.
Rural Villages	RR/2019/2485/P	Sunningdale	Sedlescombe	8					8						8	Outline	Outline application (RR/2019/2485/P) for 8 units resolved to approve 24/01/22, subject to S106 agreement. Sedlescombe NP allocation Policy 2.
			Total	555	0	12	113	189	111	40	40	50	0	0	555		

Appendix 3: Delivery by financial year of DaSA allocations

Area	Policy	Site	Settlement	Units (mid)	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Total	Planning Notes
Bexhill	BEX3c	North Bexhill	Bexhill	150						40	40	30	40		150	Site allocated in the Development and Site Allocations Local Plan for 150 dwellings.
Bexhill	BEX6	Cemetery Lodge	Bexhill	30				15	15						30	Site allocated in the Development and Site Allocations Local Plan for 30 dwellings.
Bexhill	BEX8	Terminus Road	Bexhill	10						10					10	Site allocated in the Development and Site Allocations Local Plan for 10 dwellings.
Bexhill	BEX10	Northeye	Bexhill	140											0	Site allocated in the Development and Site Allocations Local Plan for 140 dwellings. It is understood that the Government have purchased the site and do not intend to develop it for housing.
Rural Villages	BEC1	Hobbs Lane	Beckley Four Oaks	14					14						14	Site allocated in the Development and Site Allocations Local Plan for 14 dwellings.
Rural Villages	BEC2	Buddens Green	Beckley Four Oaks	6						6					6	Site allocated in the Development and Site Allocations Local Plan for 6 dwellings.
Rural Villages	BRO1	Land west of A28	Broad Oak	40					20	20					40	Site allocated in the Development and Site Allocations Local Plan for 40 dwellings.
Rural Villages	BRO2	Rainbow Trout	Broad Oak	12						12					12	Site allocated in the Development and Site Allocations Local Plan for 20 dwellings. Full application (RR/2018/1813/P) for 8 units completed on part of the site.
Rural Villages	CAT1	The White Hart	Catsfield	35						15	20				35	Site allocated in the Development and Site Allocations Local Plan for 35 dwellings.
Rural Villages	FAC2	Wakehams Farm	Fairlight Cove	30						10	20				30	Site allocated in the Development and Site Allocations Local Plan for 30 dwellings. An appeal for 43 dwellings (outline application RR/2020/151/P) was dismissed 04/08/22.
Rural Villages	IDE1	Elmsmead	Iden	12					12						12	Site allocated in the Development and Site Allocations Local Plan for 12 dwellings.
Rural Villages	NOR1	Northiam CE School	Northiam	6							6				6	Site allocated in the Development and Site Allocations Local Plan for 6 dwellings.
Rural Villages	PEA1	Main Street	Peasmarsh	45				20	25						45	Site allocated in the Development and Site Allocations Local Plan for 45 dwellings.
Rural Villages	RHA1	Stonework Cottages	Rye Harbour	40				20	20						40	Site allocated in the Development and Site Allocations Local Plan for 40 dwellings.
Rural Villages	WES2	Moorhurst	Westfield	40				20	20						40	Site allocated in the Development and Site Allocations Local Plan for 40 dwellings.
Rural Villages	WES3	Goulds Drive	Westfield	10							10				10	Site allocated in the Development and Site Allocations Local Plan for 10 dwellings.
Hastings Fringes	HAS2	Michael Tyler Factory	Hastings	40				20	20						40	Site allocated in the Development and Site Allocations Local Plan for 40 dwellings.
			Total	660	0	0	0	95	146	113	96	30	40	0	520	

Appendix 4: Delivery by financial year of Neighbourhood Plan allocations

Area	Plan	Site	Policy	Units	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Total	Planning Notes
Battle	Battle NP	Caldbec House	HD2 (1)	5						5					5	Site allocated in the Battle Civil Parish Neighbourhood Plan (made November 2021) for 5 dwellings.
Battle	Battle NP	Glengorse	HD2 (2)	15						15					15	Site allocated in the Battle Civil Parish Neighbourhood Plan (made November 2021) for 15 dwellings.
Battle	Battle NP	Swallow Barn	HD2 (3)	10						10					10	Site allocated in the Battle Civil Parish Neighbourhood Plan (made November 2021) for 10 dwellings.
Battle	Battle NP	White House Poultry Farm	HD2 (4)	23				10	13						23	Site allocated in the Battle Civil Parish Neighbourhood Plan (made November 2021) for 23 dwellings. Full application (RR/2023/164/P) for 28 dwellings currently undetermined.
Rye	Rye NP	Tilling Green, Rye	H3	20						10	10				20	Site allocated in the Rye Neighbourhood Plan (made July 2019) for 20 dwellings.
Rye	Rye NP	Rock Channel, Rye	H4	19						10	9				19	Site allocated in the Rye Neighbourhood Plan (made July 2019) for 30 dwellings. Full application (RR/2019/789/P) for 11 units recently lapsed.
Rye	Rye NP	Winchelsea Road East, Rye	H5	10						5	5				10	Site allocated in the Rye Neighbourhood Plan (made July 2019) for 10 dwellings.
Rye	Rye NP	Winchelsea Road West, Rye	H6	20						10	10				20	Site allocated in the Rye Neighbourhood Plan (made July 2019) for 20 dwellings.
Rye	Rye NP	Freda Gardham, Rye	H7	30						15	15				30	Site allocated in the Rye Neighbourhood Plan (made July 2019) for 20 dwellings.
Rural Villages	Crowhurst NP	Forewood Lane	CH1	12						6	6				12	Site allocated in the Crowhurst Neighbourhood Plan (made July 2019) for 12 dwellings.
Rural Villages	Crowhurst NP	Forewood Rise	CH2	12						6	6				12	Site allocated in the Crowhurst Neighbourhood Plan (made July 2019) for 12 dwellings.
Rural Villages	Crowhurst NP	Station Car Park	CH3	6							6				6	Site allocated in the Crowhurst Neighbourhood Plan (made July 2019) for 6 dwellings.
Rural Villages	Salehurst & Robertsbridge NP	Heathfield Gardens	HO2	35				20	15						35	Site allocated in the Salehurst & Robertsbridge Neighbourhood Plan (made July 2018) for approx. 35 to 40 dwellings.
Rural Villages	Salehurst & Robertsbridge NP	Grove Farm	HO2	6			6								6	Full application (RR/2017/1642/P) for 6 units approved 05/02/19. Salehurst and Robertsbridge NP allocation. New full application (RR/2022/1850/P) for 8 units currently under consideration.
Rural Villages	Salehurst & Robertsbridge NP	Vicarage Land	HO2	6					6						6	Site allocated in the Salehurst & Robertsbridge Neighbourhood Plan (made July 2018) for approx. 6 to 10 dwellings.
Rural Villages	Sedlescombe NP	Village Hall, North of	SNP 4	10						10					10	Site allocated in the Sedlescombe Neighbourhood Plan (made April 2018) for approx. 10 to 12 dwellings.
Rural Villages	Ticehurst NP	Wardsdown House	H2(3)	9						9					9	Site allocated in the Ticehurst Neighbourhood Plan (made July 2019) for 9 dwellings.
Rural Villages	Ticehurst NP	Orchard Farm	H2(1)	6			2	3							5	Site allocated in the Ticehurst Neighbourhood Plan (made July 2019) for 6 dwellings. Hybrid application (RR/2022/1265/P) for 5 units currently undetermined.
			Total	254	0	0	8	33	34	111	67	0	0	0	253	

Appendix 5: Small site permissions

LA Reference	Site	Settlement	Gross outstanding permitted dwellings	Net outstanding permitted dwellings
RR/2016/2172/PN	Thornden Farm Offices, Thornden Lane, Ashburnham	Ashburnham	1	1
RR/2007/431/P	Land at Harold Terrace	Battle	1	1
RR/2011/387/P	Orchard Cottage - Land Adj	Battle	1	1
RR/2016/1872/P	Bungalow 2 Beauport Park Golf Course Hastings Road	Battle	1	1
RR/2016/2424/PN	11 Old Ladies Court, Battle	Battle	1	1
RR/2018/1233/P	La Rona, Marley Lane, Battle	Battle	1	1
RR/2018/986/P	Land at rear of 22, High Street, Battle	Battle	1	1
RR/2019/1777/P	The Old Barrack Inn, Whatlington Road, Battle	Battle	1	1
RR/2019/2527/P	Land to the rear of, 93 High Street, Battle	Battle	2	2
RR/2019/2812/P	8 High Street, Battle	Battle	5	5
RR/2019/556/P	16 High Street, Battle	Battle	3	3
RR/2019/666/P	Land at The Meads, 12 Isherwood, Battle	Battle	3	3
RR/2020/1228/P	Shrublands, 18 Hastings Road, Battle	Battle	1	1
RR/2020/2218/P	1 & 2 Great Wood Cottages, Marley Lane, Battle	Battle	1	0
RR/2020/614/P	32 Mount Street, Battle	Battle	1	1
RR/2020/940/PN3	8 Old Ladies Court, Battle	Battle	1	1
RR/2020/962/P	Oaklea, Marley Lane, Battle	Battle	1	0
RR/2020/991/P	The White Cottage, Battle Hill, Battle	Battle	1	0
RR/2021/1929/P	Wildwood, Kingsdale Close, Battle	Battle	1	1
RR/2021/1930/P	Whitelands, 120 North Trade Road, Battle	Battle	2	2
RR/2021/845/P	Norwood, Canadia Road, Battle	Battle	1	0
RR/2022/1116/P	Oakwood, 79 Hastings Road, Battle	Battle	2	1
RR/2022/2350/P	Old Barrack Inn, Whatlington Road, Battle	Battle	1	1
RR/2022/2925/P	19 Mountjoy, Battle	Battle	1	1
RR/2022/443/P	Denton House, 76A Hastings Road, Battle	Battle	2	1
RR/2022/696/P	Maisonette, 75a High Street, Battle	Battle	2	1
RR/2011/89/L	Beckley Methodist Church	Beckley	1	1
RR/2017/510/P	Beckley Motors, Main Street, Beckley	Beckley	3	2
RR/2017/681/P	Watcombe Cottage, Bixley Lane, Beckley	Beckley	1	0
RR/2018/1302/P	Land adj Aztec House, Main Street, Beckley	Beckley	1	1
RR/2021/1610/P	Land adj 2 Bartletts Cottage, Main Street, Beckley	Beckley	1	1
RR/2022/3016/P	Land adj Broadlawns, Whitebread Lane, Beckley	Beckley	1	1
RR/2006/970/P	45 Cranston Avenue	Bexhill	1	1
RR/2009/2584/P	Pebsham Farmhouse, Pebsham Lane	Bexhill	1	1
RR/2010/1376/P	Miramar	Bexhill	1	1
RR/2010/1691/P	43-45 Cranston Avenue	Bexhill	1	1
RR/2011/1468/P	55a Barnhorn Road Bexhill	Bexhill	1	1
RR/2012/1024/P	Ardentallan	Bexhill	2	1
RR/2012/445/P	37 St Leonards Road	Bexhill	1	1
RR/2012/680/P	12 Devonshire Road, Bexhill	Bexhill	1	1
RR/2013/1412/P	Parkhurst Road (Garage at)	Bexhill	1	1
RR/2013/2085/P	Peking Garden Restaurant	Bexhill	1	1
RR/2014/1035/P	8 & 10 Magdalen Road	Bexhill	2	1

LA Reference	Site	Settlement	Gross outstanding permitted dwellings	Net outstanding permitted dwellings
RR/2014/1455/P	29 Seabourne Road	Bexhill	3	2
RR/2014/2383/P	55 Camperdown Street - Land Adjacent	Bexhill	1	1
RR/2015/2638/P	11 De La Warr Road	Bexhill	1	1
RR/2016/568/PN3	13 Eversley Road, Bexhill	Bexhill	1	1
RR/2017/1530/P	21 Western Road, Bexhill	Bexhill	3	3
RR/2017/1901/P	126-130 Ninfield Road, Bexhill	Bexhill	2	2
RR/2017/2141/P	Wilton Lodge, 55 Wilton Road, Bexhill	Bexhill	4	4
RR/2017/2533/P	21 Ninfield Road, Bexhill	Bexhill	2	2
RR/2017/460/P	79 - 85 London Road - Rear of, Bexhill	Bexhill	5	5
RR/2017/531/P	1 Richmond Close, Bexhill	Bexhill	1	0
RR/2017/81/P	127 Buxton Drive - Land adj, Bexhill	Bexhill	1	1
RR/2017/888/P	85 Martyns Way - Land adj, Courtrai, Bexhill	Bexhill	1	1
RR/2018/1230/P	Land at Fairfield Chase, Bexhill	Bexhill	1	1
RR/2018/1528/P	21A Leopold Road, Bexhill	Bexhill	1	0
RR/2018/2251/P	304 Cooden Drive	Bexhill	3	2
RR/2018/2689/P	11 The Broadwalk - Land at, Bexhill	Bexhill	1	1
RR/2018/2811/P	5 & 7 Marina, Bexhill	Bexhill	2	2
RR/2018/3007/P	17 & 17a Dorset Road South	Bexhill	11	4
RR/2018/3075/P	Land adjoining 3 Little Twitten, Bexhill	Bexhill	1	1
RR/2018/3097/P	66 Grange Court Drive, Bexhill	Bexhill	1	1
RR/2019/1477/P	The Thorne - Land to rear, Ninfield Road, Bexhill	Bexhill	1	1
RR/2019/1512/P	The Chintings, Buckhurst Road, Bexhill	Bexhill	1	1
RR/2019/1521/P	17 Herbrand Walk, Bexhill	Bexhill	2	1
RR/2019/1782/P	M C Mechanics Yard, Sandhurst Lane, Bexhill	Bexhill	2	2
RR/2019/2419/P	1 Danecourt Close, Bexhill	Bexhill	1	1
RR/2019/2811/P	Preston Cottage, Watermill Lane, Bexhill	Bexhill	4	4
RR/2019/399/P	3 Knebworth Road, Bexhill	Bexhill	1	1
RR/2019/581/P	Lindsay Hall, 128 Dorset Road, Bexhill	Bexhill	3	3
RR/2020/1329/P	31 De La Warr Road, Bexhill	Bexhill	2	1
RR/2020/1829/P	4 Western Road, Bexhill	Bexhill	2	2
RR/2020/1859/PN	Little Worsham Farm, Worsham Lane, Bexhill	Bexhill	5	5
RR/2020/1932/P	Fridays, 69 South Cliff, Bexhill	Bexhill	1	0
RR/2020/2119/P	38-40 Ninfield Road, Bexhill	Bexhill	1	1
RR/2020/2207/P	Beeches Farm, Sandhurst Lane, Bexhill	Bexhill	5	5
RR/2020/2258/P	Land rear of 9 High Street, Linkwell, Bexhill	Bexhill	1	1
RR/2020/2295/P	Mayo House, 31 Mayo Lane, Bexhill	Bexhill	2	2
RR/2020/2345/P	27 St Georges Road, Bexhill	Bexhill	1	1
RR/2020/261/PN3	1 Cooden Sea Road, Bexhill	Bexhill	4	4
RR/2020/344/P	15 Richmond Avenue - Land adj, Westing, Bexhill	Bexhill	1	1
RR/2020/506/P	32 Devonshire Road, Bexhill	Bexhill	2	1
RR/2020/670/P	3 Albert Road, Bexhill	Bexhill	0	-2
RR/2021/1108/P	Flights, 59 South Cliff, Bexhill	Bexhill	1	0
RR/2021/121/P	Land at Down Cottage, Collington Lane East, Bexhil	Bexhill	1	1
RR/2021/1435/P	34 St Leonards Road, Bexhill	Bexhill	1	1

LA Reference	Site	Settlement	Gross outstanding permitted dwellings	Net outstanding permitted dwellings
RR/2021/1519/P	81 Cooden Drive, Bexhill	Bexhill	5	4
RR/2021/1750/P	Soteria, 29 Hartfield Road, Bexhill	Bexhill	1	0
RR/2021/211/P	62 Ninfield Road, Bexhill	Bexhill	1	1
RR/2021/2263/PN	Birkdale Hall, Birkdale, Bexhill	Bexhill	3	3
RR/2021/2401/P	2B Sidley Street, Bexhill	Bexhill	1	1
RR/2021/2402/P	Garages rear of 3 Cranfield Road, Bexhill	Bexhill	1	1
RR/2021/2415/P	3 Sidley Street, Bexhill	Bexhill	1	1
RR/2021/2531/PN	Chestnut Meadow, Ninfield Road, Bexhill	Bexhill	4	4
RR/2021/29/PN3	44 Cooden Sea Road, Bexhill	Bexhill	1	1
RR/2021/2904/PN	2A Wickham Avenue, Bexhill	Bexhill	1	1
RR/2021/3029/P	Apartment 2c, 2 Woodville Road, Bexhill	Bexhill	2	1
RR/2021/381/P	Sussex Court, 37 Ninfield Road, Bexhill	Bexhill	2	2
RR/2021/722/P	31 Ninfield Road, Bexhill	Bexhill	3	2
RR/2021/863/P	55 South Cliff, Bexhill	Bexhill	1	0
RR/2021/911/P	Dawn, 90 Pebsham Lane, Bexhill	Bexhill	2	2
RR/2021/98/P	47 Devonshire Road, Bexhill	Bexhill	3	3
RR/2022/1509/P	10 Hever Crescent, Bexhill	Bexhill	1	1
RR/2022/1523/P	123a Dorset Road, Bexhill	Bexhill	1	-1
RR/2022/1676/P	124 Peartree Lane, Bexhill	Bexhill	2	1
RR/2022/205/PN3	Sea Road Surgery, 39-41 Sea Road, Bexhill	Bexhill	1	1
RR/2022/2161/PN	2 Marina Court Avenue, Bexhill TN40 1BN	Bexhill	2	2
RR/2022/2343/PN	8 and 9 Endwell Road, Bexhill TN40 1EA	Bexhill	2	2
RR/2022/2439/P	Sackville Apartments, De La Warr Parade, Bexhill	Bexhill	3	3
RR/2022/2501/P	Flat 1 & 2, 33 Cantelupe Road, Bexhill	Bexhill	1	-1
RR/2022/2637/P	15 Carlton Court, Knole Road, TN40 1LG	Bexhill	1	-1
RR/2022/2685/P	Manor Barn, The Workshop, Ninfield Road, Bexhill	Bexhill	1	1
RR/2022/2726/PN	Gotham Farm, Sandhurst Lane, TN39 4RH	Bexhill	1	1
RR/2022/2727/P	Highwoods Golf Club, Site opposite, Eilerslie Lane	Bexhill	3	3
RR/2022/2748/P	6 Withyham Road, Bexhill, TN39 3BD	Bexhill	1	1
RR/2022/336/P	13 Western Road, Bexhill	Bexhill	2	1
RR/2022/503/P	63-65 Cooden Sea Road, Bexhill	Bexhill	1	1
RR/2022/700/P	30 Parkhurst Road, Bexhill	Bexhill	0	-1
RR/2022/708/P	Kees House, 231 Cooden Drive, Bexhill	Bexhill	1	0
RR/2022/832/P	46 Western Road, Bexhill	Bexhill	1	1
RR/2022/896/P	2a Collington Mansions, Collington Avenue, Bexhill	Bexhill	2	1
RR/2022/923/PN3	2 Collington Mansions, Collington Avenue, TN39 3PU	Bexhill	1	1
RR/2023/275/PN3	8 Chandler Road, Bexhill TN39 3QN	Bexhill	4	4
RR/2023/278/P	25 & 27 Fryatts Way - Land between, Bexhill	Bexhill	1	1
RR/2015/771/P	New House Farm	Bodiam	1	1
RR/2012/265/P	Hilltop	Brede	2	1
RR/2014/1662/P	Glebe Farm Barn	Brightling	1	1
RR/2021/22/P	Sunbeam Farm, Udimore Road, Broad Oak	Broad Oak	2	2
RR/2021/3028/P	6 Hows Close, Broad Oak, TN31 6ER	Broad Oak	1	1
RR/2013/309/P	Witherhurst Farm	Burwash	1	1

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RR/2016/391/P	Land adj 66 Shrub Lane, Square Farm House, Burwash	Burwash	1	1
RR/2017/2622/P	Judins Cottage, Burwash Road, Burwash	Burwash	1	0
RR/2020/108/P	Burghurst Manor House, High Street, Burwash	Burwash	1	1
RR/2020/1520/P	The Old Slaughterhouse, High Street, Burwash	Burwash	2	2
RR/2022/644/P	Greenore, Vicarage Lane, Burwash	Burwash Common	1	1
RR/2015/1706/P	Torrylee, Wall Farm Lane, Camber	Camber	1	0
RR/2018/740/P	Broomhill Farm, Broomhill, Camber	Camber	1	0
RR/2018/946/P	Febe, Old Lydd Road, Camber	Camber	5	4
RR/2019/1244/P	Homelands, Farm Lane, Camber	Camber	1	0
RR/2019/2464/P	Beachcomber - land adjacent, New Lydd Road, Camber	Camber	3	3
RR/2019/2610/P	Seamark, 7 The Suttons, Camber	Camber	1	0
RR/2020/1457/P	Rose Cottage, Farm Lane, Camber	Camber	1	0
RR/2020/1876/P	Land to the rear of 14 Lydd Road, Camber	Camber	1	0
RR/2020/444/P	Links Cottage, 1 Old Lydd Road, Camber	Camber	1	0
RR/2021/330/P	Cedar Cottage, Draffin Lane, Camber	Camber	1	0
RR/2022/1513/P	18 Lydd Road, Camber TN31 7RX	Camber	1	0
RR/2022/1929/P	92 Lydd Road, The Cottage, TN31 7RS	Camber	1	0
RR/2021/192/P	Ivy House, The Green, Catsfield	Catsfield	3	3
RR/2022/2953/P	Utility Building, Parkgate Manor, TN33 9DT	Catsfield	1	1
RR/2015/1415/PN	Horseshoe Farm - Piggery Buildings at	Crowhurst	1	1
RR/2018/1635/PN	Windy Ridge, Swainham Lane, Crowhurst	Crowhurst	1	1
RR/2018/174/P	Land adj. Sabon Gari, Crowhurst Road, C'hurst	Crowhurst	4	4
RR/2018/389/PN3	Windy Ridge, Swainham Lane, Crowhurst	Crowhurst	1	1
RR/2020/1296/P	Wychelms Cottage, Forewood Lane, Crowhurst	Crowhurst	1	0
RR/2020/839/P	Coombe Dell, Forewood Lane, Crowhurst	Crowhurst	1	0
RR/2021/1191/P	Bynes Farm, Royal Oak Lane, Crowhurst	Crowhurst	1	1
RR/2022/1538/P	Oakleigh, 6 Woodland Way, TN33 9AP	Crowhurst	1	1
RR/2022/1219/P	Pepperpot Barn, Carricks Hill, TN21 9JL	Dallington	1	1
RR/2022/1556/P	Earlsdown Farm, Earlsdown, TN21 9JE	Dallington	1	0
RR/2015/2135/P	Oakridge, Sheepstreet Lane, Etchingham	Etchingham	1	0
RR/2015/2553/P	7 The Orchard - land adj, Etchingham	Etchingham	2	2
RR/2020/148/P	Shortridge Farm,	Etchingham	1	1
RR/2021/1153/P	Shortridge House, Sheepstreet Lane, Etchingham	Etchingham	1	0
RR/2015/972/P	Morgay Chalet, Junction Road, Ewhurst	Ewhurst	1	0
RR/2020/1332/PN	Ockham Works, Dagg Lane, Ewhurst Green	Ewhurst	4	4
RR/2021/24/P	Old Steading, Lordine Lane, Ewhurst Green	Ewhurst	1	0
RR/2018/1546/P	16 The Close - Land adj, Fairlight	Fairlight	1	1
RR/2010/947/P	Cheriton - Land at	Fairlight Cove	1	1
RR/2017/279/P	Land at rear of Skyscape, Channel Way, Fairlight	Fairlight Cove	1	1
RR/2020/27/P	Changing Winds (Windover), Sea Road, Fairlight	Fairlight Cove	1	0
RR/2022/2097/P	Datcha, Clinton Way, TN35 4DL	Fairlight Cove	1	0
RR/2014/1089/P	Hawkhurst Road - Flimwell Bird Park	Flimwell	5	5
RR/2021/1448/P	Units 1A & 2, Downash House, TN5 7PS	Flimwell	2	-1
RR/2022/1588/P	Land at Sunnybank Garage, Hawkhurst Road, TN5 7QR	Flimwell	4	4

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RR/2022/1614/P	Country Furniture Barn, Hawkhurst Road, TN5 7QH	Flimwell	1	1
RR/2004/3275/P	Stocks Farm Granary	Guestling Green	1	1
RR/2011/129/P	Upper Lidham Hill Farm - Southern Site	Guestling Green	1	1
RR/2017/1692/P	Guestling House, White Hart Hill, Guestling	Guestling Green	0	-1
RR/2021/3048/P	The Bungalow, Chapel Lane, TN35 4HP	Guestling Green	1	0
RR/2022/116/P	Guestling Surgery, Chapel Lane, TN35 4HN	Guestling Green	1	1
RR/2020/2341/P	110 Westfield Lane, Westfield	Hastings Fringes	2	1
RR/2004/2102/P	Pooks Field Farm	Hurst Green	1	1
RR/2014/821/P	White Horse Inn	Hurst Green	1	1
RR/2016/2597/P	Land between Brambles and Atherstone	Hurst Green	1	1
RR/2020/1123/P	125 London Road - land at rear, Jacobs Well Farm	Hurst Green	1	1
RR/2022/2230/P	Quarries, Ticehurst Road, TN19 7QT	Hurst Green	1	0
RR/2020/420/P	Church Farmhouse, Parsonage Lane, Icklesham	Icklesham	1	1
RR/2014/698/P	Cartref	Iden	1	1
RR/2016/1011/P	Vinehall Farm	Johns Cross	1	1
RR/2017/1983/P	Serenity, London Road, Mountfield	Mountfield	1	0
RR/2020/2251/P	Baldwins Farm, Mountfield Lane, TN32 5LB	Mountfield	1	1
RR/2018/2056/P	Delaram, Normans Bay Road, Normans Bay	Normans Bay	1	0
RR/2018/2798/P	Roundwood Farm, Ewhurst Lane, Northiam	Northiam	1	0
RR/2018/328/P	The Mill, Station Road, Northiam	Northiam	2	2
RR/2019/2436/P	Land to rear of Brooklyn, Station Road, Northiam	Northiam	1	1
RR/2020/219/PN3	Crockers Farm House, Crockers Lane, Northiam	Northiam	1	1
RR/2021/196/P	Reach Wood, Ewhurst Lane, Northiam	Northiam	1	0
RR/2021/478/P	Timber Lodge, Ilex Close, Northiam	Northiam	1	0
RR/2022/1778/P	Valencia, Station Road, TN31 6QL	Northiam	2	2
RR/2022/2355/P	Windmill Cottage, Beacon Lane, TN31 6PJ	Northiam	2	1
RR/2022/350/P	Three Candles, Station Road, TN31 6QL	Northiam	2	1
RR/2022/658/P	The Hayes, Church Lane, TN31 6NN	Northiam	2	1
RR/2010/1699/P	Strawberry Hill Farm	Other	1	1
RR/2017/2886/P	Kingswood, Starvecrow Lane, Beckley	Other	1	0
RR/2018/1587/P	The Old Chapel, Udimore Road, Udimore	Other	1	-1
RR/2018/1763/P	Mill Farm, Whatlington Road, Whatlington	Other	1	0
RR/2018/2834/PN	Barleyfield, Catsfield Road, Crowhurst	Other	1	1
RR/2019/1620/P	Woods Place Farm, Whatlington Road, Whatlington	Other	1	1
RR/2019/1940/P	Greenfields, Kent Street, Westfield	Other	1	0
RR/2020/1313/P	The Stable Block, Penhurst Lane, Penhurst	Other	1	1
RR/2020/1506/P	Old Post House, Rye Road, Rye Foreign	Other	1	1
RR/2020/1550/P	Doleham Brickworks, Fourteen Acre Lane, Guestling	Other	1	1
RR/2020/305/P	The Briar, Crowhurst Road, Crowhurst	Other	0	-1
RR/2020/512/P	Upper Morgay Wood, Junction Road, Staplecross	Other	1	0
RR/2020/866/P	Cedar Cottage, Northiam Road, Ewhurst	Other	1	0
RR/2021/1018/PN	Millham, Mountfield Lane, Mountfield	Other	1	1
RR/2021/106/P	Cottage Wood Farm, Whatlington Road, TN33 0ND	Other	1	1
RR/2021/1110/PN	Unit 1, Ridgeway Farm, Burnt Lodge Lane, Ticehurst	Other	1	1

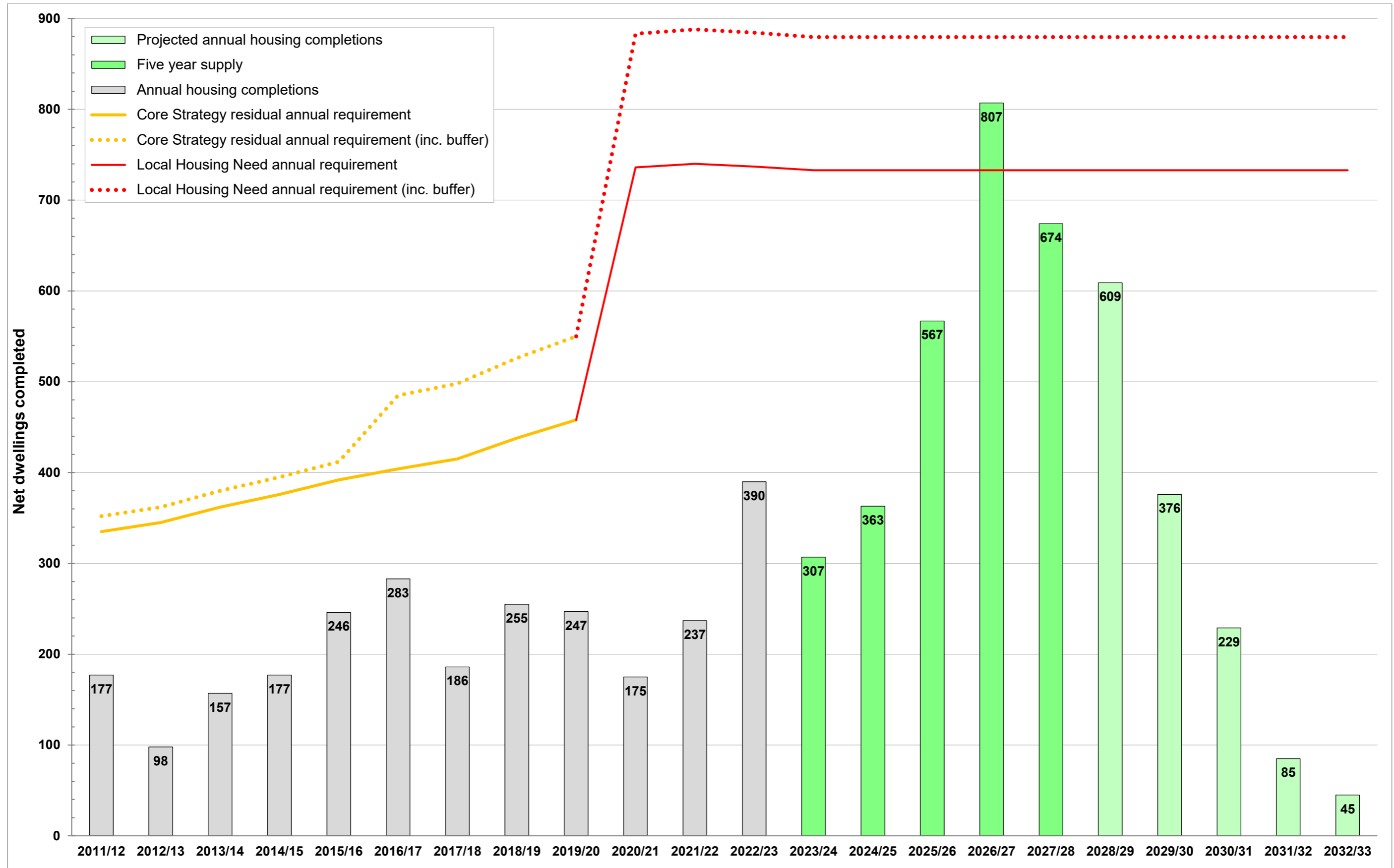
LA Reference	Site	Settlement	Gross outstanding permitted dwellings	Net outstanding permitted dwellings
RR/2021/1165/P	Benham Cottage, Woodmans Green Road, Whatlington	Other	1	1
RR/2021/1591/P	Telham Meadows, Hastings Road, Battle	Other	1	1
RR/2021/1937/P	Springfield Nursery, Whatlington Road, TN33 0NA	Other	1	0
RR/2022/1242/P	Lower Snailham Farm, Broad Street, TN36 4AU	Other	1	1
RR/2022/1581/P	Great Bellhurst Bungalow, Hobbs Lane, Beckley	Other	1	1
RR/2022/1773/P	Saltbarn Cottages, Saltbarn Lane, Playden	Other	1	-1
RR/2022/2243/P	Troyd Farm, Moat Lane, TN33 0RZ	Other	1	0
RR/2022/2292/P	Parsonage Farm, Church Lane, TN32 5PJ	Other	2	2
RR/2022/2295/P	Primrose Cottage, Hurst Lane, TN33 0PF	Other	1	0
RR/2022/2617/P	Woodside, Watermill Lane, TN33 9BP	Other	1	0
RR/2022/505/P	Kerry Cottage, Netherfield Road, Netherfield	Other	1	0
RR/2022/727/P	Slaves Dream, Lower Hazelhurst, TN5 7LE	Other	1	0
RR/2018/32/P	Land adj Redford Farmhouse, Main Street, Peasmarsh	Peasmarsh	1	1
RR/2021/879/P	Lyndhurst, Main Street, Peasmarsh	Peasmarsh	1	1
RR/2022/2227/P	Oast Cottage, Main Street, TN31 6SS	Peasmarsh	2	1
RR/2021/1305/P	Land adj Watermill Barn, Watermill Lane, Pett	Pett	1	1
RR/2021/854/P	Sea Bank, Chick Hill, Pett	Pett	1	0
RR/2022/1348/P	The Warren, Chick Hill, TN35 4EQ	Pett	1	0
RR/2019/2622/P	Elmara, Pett Level Road, Pett Level	Pett Level	1	0
RR/2020/486/P	The Lookout, Chick Hill, Pett	Pett Level	1	0
RR/2021/1373/P	Argyle, Pett Level Road, Pett Level	Pett Level	1	0
RR/2021/3018/P	Drift Away, Pett Level Road, TN35 4EH	Pett Level	1	0
RR/2014/1205/P	Bracken Hill - Land North Of	Robertsbridge	2	2
RR/2014/796/P	Villa Rose, Langham Road	Robertsbridge	1	0
RR/2016/2887/P	Ostrich Hotel - Land rear of, Station Road	Robertsbridge	1	1
RR/2020/622/P	Robertsbridge Church, High Street, Robertsbridge	Robertsbridge	1	1
RR/2009/3029/P	27 Mill Road	Rye	2	2
RR/2014/2953/P	42 Kings Avenue - land at	Rye	1	1
RR/2015/1413/P	27 Watchbell Street	Rye	1	1
RR/2017/2101/P	Old School Place - Land to the South, Rye	Rye	1	1
RR/2017/332/P	8-9 Rock Channel Quay, The Clocks, Rye	Rye	1	1
RR/2019/1763/P	The Cabin, Rock Channel, Rye	Rye	1	0
RR/2019/1779/P	Grist Mill, Winchelsea Road, Rye	Rye	4	4
RR/2019/2831/P	Land adj Hilden, Rye Hill, Rye	Rye	1	1
RR/2020/1059/P	13 Winchelsea Road, Rye	Rye	2	1
RR/2020/1564/P	96, 97 and 98 High Street, Rye	Rye	0	-1
RR/2020/1694/P	Brewery Yard Club Ltd, Landgate, Rye	Rye	3	3
RR/2020/617/P	4 Church Square, Rye	Rye	1	1
RR/2021/1828/P	Willow Tree House, 113 Winchelsea Road, Rye	Rye	1	1
RR/2021/2057/P	Longer House, 30 High Street, Rye	Rye	1	1
RR/2022/2698/P	Land north of Cinque Ports Street, Rye TN31 7AN	Rye	2	2
RR/2022/63/P	Little Saltcote, 22 Military Road, Rye	Rye	1	1
RR/2015/1603/P	Castle View - Land adjacent	Rye Harbour	1	1
RR/2011/2364/P	Little Orchard	Sedlescombe	1	1

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RR/2015/414/P	Brickwall Hotel - Land adj	Sedlescombe	2	2
RR/2019/1014/P	Vanlyn, Tollgate Road, Sedlescombe	Sedlescombe	1	1
RR/2020/1004/PN	By The Way, Sandrock Hill, Sedlescombe	Sedlescombe	1	1
RR/2021/1598/P	Bankhurst, Sandrock Hill, Sedlescombe	Sedlescombe	1	0
RR/2022/2445/P	The Anchorage, Hawkhurst Road, TN33 0QS	Sedlescombe	1	0
RR/2020/2378/P	Land between 16 & 17 Stockwood Meadow, Staplecross	Staplecross	2	2
RR/2019/834/P	Amberdene, Butchers Lane, Three Oaks	Three Oaks	1	0
RR/2020/2149/P	Amberheath, Butchers Lane, Three Oaks	Three Oaks	1	1
RR/2022/2073/P	Butcher's Lane - Land to the South, Three oaks	Three Oaks	1	1
RR/2022/337/P	Birchwood, Butchers Lane, TN35 4NE	Three Oaks	1	0
RR/2022/839/P	Hillcrest, Eight Acre Lane, Three Oaks	Three Oaks	1	1
RR/2017/106/P	Ketleys Farm, Rosemary Lane, Ticehurst	Ticehurst	1	0
RR/2019/1402/P	Downash House, Rosemary Lane, Ticehurst	Ticehurst	2	-2
RR/2019/2175/P	Old Farmhouse, Claphatch Lane, Ticehurst	Ticehurst	1	1
RR/2021/1228/P	Old Vineyard, Vineyard Lane, Ticehurst	Ticehurst	2	1
RR/2021/2804/P	Villa Flair, Union Street, Flimwell	Ticehurst	1	1
RR/2006/1580/P	Bellevue, Main Road	Westfield	1	1
RR/2017/1758/P	Westfield Garage, Orchard Way, Westfield	Westfield	2	2
RR/2017/2157/P	Hoads Farm, Caravan 2, Moat Lane, Westfield	Westfield	1	1
RR/2018/929/P	Hoads Farm, Caravan 1, Moat Lane, Westfield	Westfield	1	1
RR/2019/1532/P	Broadwater, New Cut, Westfield	Westfield	1	0
RR/2019/2359/P	Holly Cottage, New Cut,	Westfield	1	1
RR/2019/2591/P	Land at Ashmore, Westbrook Lane, Westfield	Westfield	1	1
RR/2019/2723/P	Land rear of Furtherdown, Main Road, Westfield	Westfield	2	2
RR/2019/486/P	Restharrow, Moat Lane, Westfield	Westfield	1	0
RR/2021/1197/P	Land at 1 Stablefields, Westfield	Westfield	1	1
RR/2021/1625/P	Tree Tops-Land adjoin, off Cottage Lane, TN35 4QG	Westfield	1	1
RR/2021/2982/P	5 Chapel Lane - Land adjacent, Westfield TN35 4QX	Westfield	1	1
RR/2022/701/P	Plough Inn, The Moor, TN35 4QR	Westfield	2	1
RR/2021/1019/P	Sandhole Farm, Westfield Lane, TN35 4SA	Westfield Lane	1	0
RR/2021/2626/P	20 Westfield Lane, Westfield	Westfield Lane	1	1
RR/2019/1742/P	Strand House, Tanyard Lane, Winchelsea	Winchelsea	1	1
RR/2019/2635/P	Crutches Farm, Hastings Road, Winchelsea	Winchelsea	1	1
RR/2019/2642/P	Crutches Farm Bungalow, Hastings Road, Winchelsea	Winchelsea	1	0
RR/2019/2649/P	Crutches Farm, Hastings Road, Winchelsea	Winchelsea	1	1
RR/2022/1917/P	Greyfriars Flat, Friars Road, TN36 4ED	Winchelsea	2	2
RR/2018/2204/P	Winchelsea Beach Cafe, Pett Level Rd, Winchelsea	Winchelsea Beach	1	1
RR/2018/234/P	Sallie, Sea Road, Winchelsea Beach	Winchelsea Beach	1	1
RR/2020/1108/P	La Merla, Sea Road, Winchelsea Beach	Winchelsea Beach	1	0
RR/2021/1070/P	Stars, Old River Way, TN36 4LJ	Winchelsea Beach	1	0
		Total	442	316

Appendix 6: Housing trajectory table

Area	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Total	
Bexhill	35	29	76	82	96	131	84	174	144	95	180	264	133	184	444	489	305	319	245	199	55	15	3,764	
Battle	-1	7	3	5	7	4	5	4	5	6	17	82	41	26	6	120	115	33	3	3	3	3	3	494
Rye	74	14	11	26	73	28	1	5	0	1	4	13	4	10	4	37	34	64	3	3	3	3	3	412
Rural Villages	69	47	67	64	62	96	70	63	81	73	36	31	129	133	113	141	198	193	125	24	24	24	24	1,839
Hastings Fringes	0	1	0	0	8	24	26	9	17	0	0	0	0	10	0	20	22	0	0	0	0	0	0	135
Yearly Total	177	98	157	177	246	283	186	255	247	175	237	390	307	363	567	807	674	609	376	229	85	45	6,644	

Appendix 7: Housing trajectory graph



Appendix 8: Local Housing Need calculation

1. Setting the Baseline	Link	2023 Projection	2033 Projection	10yr Growth	Annual Growth over 10yrs
Set the baseline using national household growth projections (2014-based household projections in England, table 406 unitary authorities and districts in England) for the area of the local authority. Using these projections, calculate the projected average annual household growth over a 10-year period (this should be 10 consecutive years, with the current year being used as the starting point from which to calculate growth over that period). Note that the figures displayed in the original dataset are rounded and individual cells need to be viewed in order to see the full number.	https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections	46,005	51,239	51,239 - 46,005 = 5,234	5,234 / 10 = 523
2. An adjustment to take account of affordability	Link	Local Affordability Ratio	Adjustment Factor Calculation	Local Housing Need	
<p>Then adjust the average annual projected household growth figure (as calculated in step 1) based on the affordability of the area.</p> <p>The most recent median workplace-based affordability ratios, published by the Office for National Statistics at a local authority level, should be used.</p> <p>No adjustment is applied where the ratio is 4 or below. For each 1% the ratio is above 4 (with a ratio of 8 representing a 100% increase), the average household growth should be increased by a quarter of a percent. To be able to apply the percentage increase adjustment to the projected growth figure we then need to add 1.</p> <p>Where an adjustment is to be made, the precise formula is as follows: Adjustment Factor = ((Local Affordability Ratio - 4) / 4) * 0.25 + 1</p>	https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratio-of-housepricetoworkplaceasedearningslowerquartileandmedian	12.19	1.512	523 x 1.512 = 791	
3. Capping the level of any increase	Link	Capped if Policies less than 5yr old	Capped if Policies more than 5yr old	Capped if Policies more than 5yr old	Capped if Policies more than 5yr old
<p>A cap is then applied which limits the increases an individual local authority can face. How this is calculated depends on the current status of relevant strategic policies for housing.</p> <p>Where these policies were adopted within the last 5 years (at the point of making the calculation), the local housing need figure is capped at 40% above the average annual housing requirement figure set out in the existing policies.</p> <p>This also applies where the relevant strategic policies have been reviewed by the authority within the 5-year period and found to not require updating.</p> <p>For areas covered by spatial development strategies, the relevant strategic policies are those contained within the spatial development strategy. For example, where a requirement figure for an authority in a spatial development strategy differs from that in a local plan, the figure in the spatial development strategy should be used.</p> <p>Where the relevant strategic policies for housing were adopted more than 5 years ago (at the point of making the calculation), the local housing need figure is capped at 40% above whichever is the higher of: the projected household growth for the area over the 10-year period identified in step 1; or the average annual housing requirement figure set out in the most recently adopted strategic policies (if a figure exists).</p>	N/A	469	733	733	733