



Housing Land Supply

and Housing Trajectory

April 2024 position statement

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Contents

- 1. Introduction 4**
 - Summary..... 4
- 2. Housing Completions 5**
 - Large site completions 5
 - Large windfall site completions 6
 - Small site completions 7
 - Brownfield land completions 7
 - Affordable Housing completions 8
- 3. Housing commitments 10**
 - Sites with planning permission..... 10
 - Site allocations..... 12
 - Permissions for Housing for Older People and Student Accommodation 14
- 4. Housing land supply 16**
 - Determining the annualised housing figure 16
 - Defining the buffer..... 17
 - Identifying the supply of deliverable housing sites 18
 - Calculating the five-year housing land supply position..... 20
- 5. Implications of the Lack of a Five Year Supply 23**
- 6. Housing trajectory 26**
 - Supply of developable housing sites 26
 - Housing trajectory 27
- 7. Appendices..... 28**
 - Appendix 1: Delivery by financial year of large site permissions..... 28
 - Appendix 2: Delivery by financial year of large sites delegated to approve subject to S106 29
 - Appendix 3: Delivery by financial year of dwellings on DaSA allocations without planning permission (as at 1 April 2024)..... 29
 - Appendix 4: Delivery by financial year of dwellings on Neighbourhood Plan allocations without planning permission (as at 1 April 2024)..... 30
 - Appendix 5: Small site permissions 31
 - Appendix 6: Permissions for Housing for Older People and Student Accommodation 38
 - Appendix 7: Housing trajectory table 38
 - Appendix 8: Housing trajectory graph 39
 - Appendix 9: Local Housing Need calculation 40

1. Introduction

- 1.1. This report presents information about housing completions, commitments and requirements in Rother as at 1 April 2024. It meets the national requirement to annually monitor housing delivery and it provides guidance to the Planning Committee, planning officers, developers and interested parties on the current supply of deliverable sites in the district.
- 1.2. This report also explains the implications on decision-making, at the time of publication, of the April 2024 housing supply position. It is based on the December 2024 [National Planning Policy Framework](#)¹ (NPPF).

Summary

- 1.3. The NPPF requires Local Planning Authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing. The supply should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the "Local Housing Need" where the strategic policies are more than five years old. As the [Rother 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 set out in the national [Planning Practice Guidance](#), until such time as a new target is established through the Plan-making process.
- 1.4. The LHN figure for Rother is **932 dwellings per annum**. The LNH has changed from 727 dwellings per annum to 932 per annum under the new calculation (as of December 2024). This is in sharp contrast to the annualised Core Strategy target of 335 dwellings per annum². Due to the considerable uplift in the housing figure, **the Council is only able to identify 2.63 years of housing land supply**. Therefore, there is currently an insufficient supply of deliverable housing sites to meet the five-year housing land supply requirement in accordance with the NPPF.

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

² Core Strategy Policy OSS1 and paragraph 7.29

2. Housing Completions

- 2.1. This section reports on the number of dwellings built (“completed”) in the last financial year, and also since the beginning of the period covered by the Core Strategy (“the Plan period”: 2011-2028).

- 2.2. Between 1 April 2023 and 31 March 2024 there were 168 net additional dwellings built within the district. Figure 1 shows that there has been a total of 2,796 dwellings completed since 2011, averaging 215 completions a year. While completions this year have fallen slightly below the average, this needs to be considered in the context of fluctuations year on year, with completions in 2022/23 above the average. Looking at expected completions this time last year, there have been a small number of large sites which have not delivered as quickly as expected although most of these are currently under construction and their completions are likely to be counted in the following year.

Figure 1: Net annual housing completions

Year	Annual housing completions
2011/12 - 2018/19	1,579
2019/20	247
2020/21	175
2021/22	237
2022/23	390
2023/24	168
Total	2,796
Annual average	215

Large site completions

- 2.3. Of the 168 total net dwellings completed, there were 145 dwellings completed on large sites (sites of 6 or more net dwellings) in 2023/24. Figure 2 shows that there has been a total of 2,137 large site completions since 2011, making up approximately 76% of total completions and averaging 164 dwellings a year.

Figure 2: Net annual housing completions on large sites

Year	Large site completions	% of total completions on large sites
2011/12 - 2018/19	1,120	71%
2019/20	191	77%
2020/21	134	77%
2021/22	189	80%
2022/23	358	92%
2023/24	145	86%
Total	2,137	76%
Annual average	164	76%

Large windfall site completions

- 2.4. The NPPF defines windfall sites as: “Sites not specifically identified in the development plan”.
- 2.5. For Rother, this means sites that have not been identified in the [Rother District Local Plan \(RDLP\) 2006](#)³, the [Development and Site Allocations \(DaSA\) Local Plan](#)⁴ or a [Neighbourhood Plan \(NP\)](#)⁵.
- 2.6. Of the 145 dwellings completed on large sites, 42 dwellings were completed on large windfall sites in 2023/24. Figure 3 shows that there has been a total of 576 dwelling completions on large windfall site since 2011, making up approximately 27% of large site completions and 21% of total completions, averaging 44 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 - 2018/19	290	26%	18%
2019/20	54	28%	22%
2020/21	60	45%	34%
2021/22	19	10%	8%
2022/23	111	31%	28%
2023/24	42	29%	25%
Total	576	27%	21%
Annual average	44	27%	21%

³ <https://www.rother.gov.uk/planning-and-building-control/planning-policy/local-plan/2006-local-plan-supplementary-planning-documents-spd/>

⁴ <https://www.rother.gov.uk/planning-and-building-control/planning-policy/local-plan/about-the-local-plan-2/>

⁵ <https://www.rother.gov.uk/planning-and-building-control/planning-policy/neighbourhood-planning/>

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.

Small site completions

- 2.7. Small sites are defined as those providing between 1 and 5 net additional dwellings. Of the 168 total net dwellings completed, there were 23 dwellings completed on small sites in 2023/24. Figure 4 shows that there has been a total of 659 small site completions since 2011, making up approximately 24% of total completions and averaging 51 dwellings a year.

Figure 4: Net annual housing completions on small sites

Year	Small site completions	% of total completions on small sites
2011/12 - 2018/19	459	29%
2019/20	56	23%
2020/21	41	23%
2021/22	48	20%
2022/23	32	8%
2023/24	23	14%
Total	659	24%
Annual average	51	24%

Brownfield land completions

- 2.8. The NPPF glossary defines brownfield land or 'previously developed land' as:
"Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land 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. Of the 168 total net dwellings completed, there were 45 dwellings completed on brownfield land in 2023/24. Figure 5 shows that there has been a total of 1,222 dwelling completions on brownfield land since 2011, making up

approximately 44% of total completions and averaging 94 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 - 2018/19	909	670	58%
2019/20	107	140	43%
2020/21	48	127	27%
2021/22	72	165	30%
2022/23	41	349	11%
2023/24	45	123	27%
Total	1,222	1,574	44%
Annual average	94	121	44%

Affordable Housing completions

- 2.10. The NPPF glossary defines affordable housing as housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers). It can take a number of forms including social rent, other affordable housing for rent, discounted market sales housing, and other affordable routes to home ownership, such as shared ownership. Of the 168 total net dwellings completed, there were 59 gross affordable housing completions in 2023/24. Figure 6 shows that there has been a total of 949 gross affordable housing completions since 2011, making up approximately 30% of gross total completions and averaging 73 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 - 2018/19	578	1,861	31%
2019/20	56	277	20%
2020/21	67	187	36%
2021/22	80	252	32%
2022/23	109	406	27%
2023/24	59	182	32%
Total	949	3,165	30%
Annual average	73	243	30%

- 2.11. In terms of the split between affordable rented accommodation and shared ownership/intermediate housing, Figure 7 shows that there have been 37 units of rented accommodation and 22 units of shared ownership housing completed in 2023/24.

Figure 7: Tenure breakdown of gross annual affordable housing completions

Year	Affordable rented completions	Intermediate/shared ownership completions
2011/12 - 2018/19	429	149
2019/20	40	16
2020/21	32	35
2021/22	35	45
2022/23	63	46
2023/24	37	22
Total	636	313
Annual average	49	24

3. Housing commitments

3.1. This section reports on the number of commitments outstanding at the beginning of each financial year, since the beginning of the Plan period. “Commitments” refers to the number of dwellings which either have planning permission or are allocated in the Development Plan, but have not yet been built. As shown in Figure 8, as at 1 April 2024 there are commitments for a total of **3,854** net additional dwellings on identified sites within Rother.

Figure 8: Total commitments at 1 April 2024

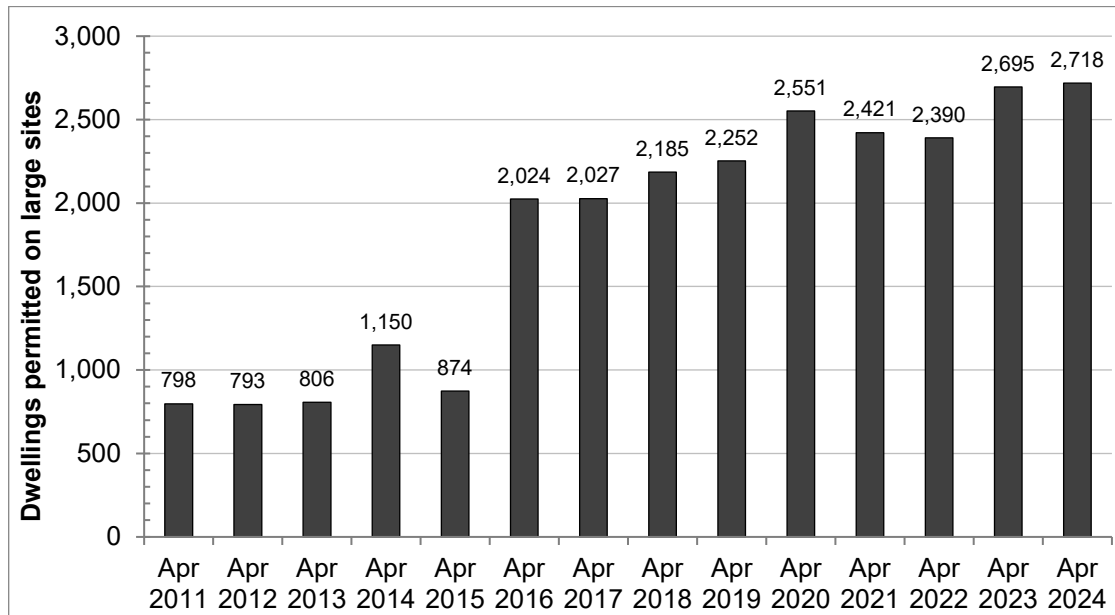
Commitments	No. of dwellings
Large site permissions (inc. S106) ⁸	2,718
Small site permissions	328
DaSA Local Plan allocations	520
Neighbourhood Plan allocations	253
Equivalent number of dwellings from permissions for Housing for Older People and Student Accommodation	35
Total commitments	3,854

Sites with planning permission

3.2. Of the 3,854 net commitments, as at 1 April 2024, there are 2,718 outstanding dwellings on large sites with planning permission (including sites that have a resolution to grant planning permission subject to the completion of a Section 106 legal agreement). Figure 9 illustrates how this number has changed since the beginning of the Plan period. The noticeable increase in 2016 is due to an outline planning permission at Worsham Farm in North East Bexhill being granted for 1,050 dwellings.

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

Figure 9: Number of outstanding dwellings on large sites



- 3.3. As shown, since 2015, there has been a slight upward trend in the number of outstanding permitted dwellings on large sites within the district. This is as a result of the number of dwellings being granted planning permission each year on large sites generally exceeding the number of dwellings being completed each year (with some exceptions). 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 resolved in March 2023 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 in January 2023 (granting outline planning permission) on Land at Fryatts Way, Bexhill.
- 3.4. Figure 10 provides a breakdown of the number of dwellings which are currently outstanding (not yet built), for the different types of large site permissions.

Figure 10: Number of outstanding dwellings permitted on large sites, by type of permission, at 1 April 2024

Type of planning permission	No. of dwellings	% of large permissions
Detailed permissions (Full + Reserved Matters)	884	32.5%
Outline permissions	1,236	45.5%
Resolutions to grant permission subject to S106	589	21.7%
Permitted Developments ⁹	9	0.3%
Total	2,718	100%

- 3.5. In addition to the large site permissions, there are a further **328** 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 a Section 106 legal agreement) to **3,046** (79% of all outstanding dwellings).
- 3.6. See Appendices 1 and 2 for a complete list of large site permissions with outstanding dwellings.

Site allocations

- 3.7. Housing site allocations within Local Plans and made Neighbourhood Plans account for a further **773** housing commitments, as at 1 April 2024.
- 3.8. 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	520
Battle Neighbourhood Plan allocations	53
Crowhurst Neighbourhood Plan allocations	30
Rye Neighbourhood Plan allocations	99
Salehurst & Robertsbridge Neighbourhood Plan allocations	46
Sedlescombe Neighbourhood Plan allocations	11
Ticehurst Neighbourhood Plan allocations	14
Total allocations¹⁰	773

⁹ This refers to developments which did not need express planning permission by virtue of being “permitted” under the Town & Country Planning (General Permitted Development) Order.

¹⁰ The Peasmarsh Neighbourhood Plan was made on 22 April 2024 (outside the current reporting period).

The DaSA Local Plan:

- 3.9. In total, 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).
- 3.10. A number of the DaSA Local Plan housing site allocations have now 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 2024

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
BEX7	Land at Moleynes Mead, Fryatts Way, Bexhill	RR/2020/565/P	Full	24	26
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
			Total	661 - 696	678

Neighbourhood Plans

- 3.11. There are 11 designated Neighbourhood Areas within the district. They are the parishes of Battle, Burwash, Crowhurst, Etchingam, Fairlight¹¹, Hurst Green, Peasmarsch, Rye, Salehurst and Robertsbridge, Sedlescombe and Ticehurst.
- 3.12. As at 1 April 2024 the Battle, Burwash, Crowhurst, Rye, Salehurst and Robertsbridge, Sedlescombe, and Ticehurst Neighbourhood Plans have all

¹¹ Although a designated Neighbourhood Area, Fairlight is no longer preparing a Neighbourhood Plan.

been 'made'¹². The status of Plan development in the Neighbourhood Areas, at 1 April 2024, is shown in Figure 13 below.

Figure 13: Neighbourhood Planning status as at 1 April 2024

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
Etchingham 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

3.13. There is a total of **253** outstanding dwellings allocated in the made Neighbourhood Plans, as at 1 April 2024. The breakdown of these is shown in Figure 11 above.

Permissions for Housing for Older People and Student Accommodation

3.14. The Council has calculated, in accordance with the [National Planning Practice Guidance](#)¹³, the equivalent number of dwellings provided as a result of planning permissions for residential institutions which fall within Planning Use Class C2 (including housing for older people and student accommodation).

¹² The Peasmarsch Neighbourhood Plan was made on 22 April 2024 (outside the current reporting period). As of December 2024, the Hurst Green Neighbourhood Plan has been published for "Regulation 16" consultation. Both Crowhurst and Rye are progressing with updates to their Neighbourhood Plans. Etchingham continues to work towards its first consultation.

¹³ <https://www.gov.uk/guidance/housing-supply-and-delivery#counting-other-forms-of-accommodation>

The net figure is based on the amount of accommodation released in the housing market and uses a conversion factor derived from Census data on the average number of adults living in households. This calculation adds an additional **35** dwellings to Rother's commitments, as at 1 April 2024. Further details of sites are at Appendix 6.

4. Housing land supply

- 4.1. As noted in the Summary of this report, 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, as set out in the National Planning Practice Guidance (PPG). These are:
 - Determining the annualised housing figure
 - Defining the buffer
 - Identifying the supply of deliverable sites
 - Calculating the five-year housing land supply position.

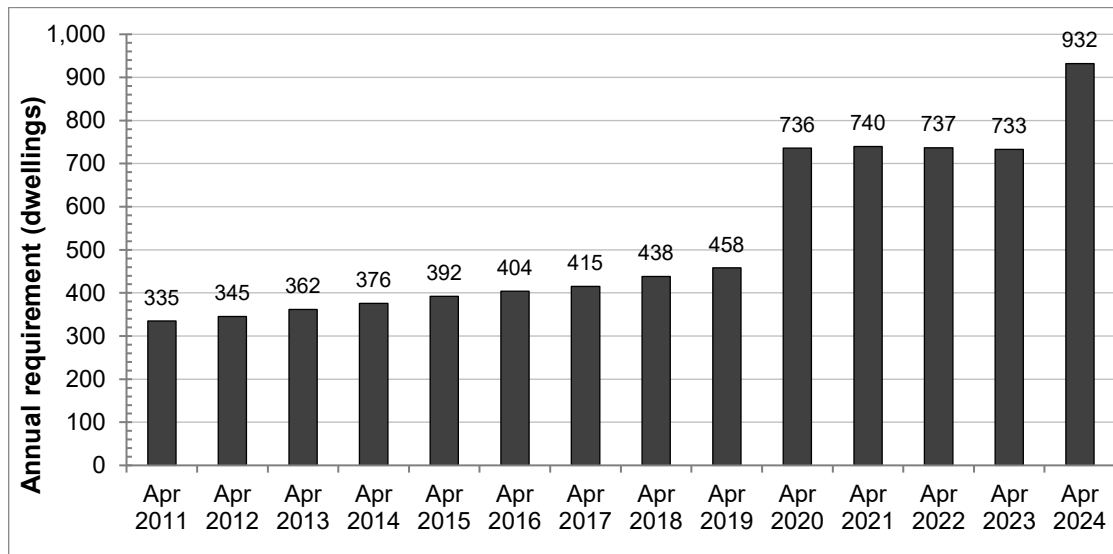
Determining the annualised housing figure

- 4.3. The first step in the process is to determine the number of dwellings that are required to be delivered over the next five years.
- 4.4. In the first five years of the Plan period, this was calculated using the Core Strategy target of 5,700 net additional dwellings to be provided within the district, between 2011 and 2028 (i.e. 335 dwellings per year). However, as the Core Strategy is now more than five years old, currently, the [standard method for assessing Local Housing Need](#)¹⁴ (LHN) must be used to identify a minimum annual housing need figure for the district.
- 4.5. The standard method for assessing the LHN does not produce a housing requirement figure, as this will be established by the plan-making process and independently tested through Local Plan Examination. However, this standard method calculation is the starting point. The LHN figure for Rother, as at 1 April 2024, is 932 dwellings per annum. See Appendix 9 for the calculation.
- 4.6. As shown in Figure 14, an annualised housing figure of 932 dwellings per annum is a significant increase over the annualised Core Strategy residual

¹⁴ <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

requirement for previous years. This has applied since 2020, when the Core Strategy became more than five years old.

Figure 14: Annualised housing figure (dwellings)



Defining the buffer

- 4.7. The next step in calculating the five-year housing land supply position is to define the buffer. The December 2024 NPPF (paragraph 78) states 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 20% where there has been significant under-delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.
- 4.8. ‘Significant under-delivery’ is defined as where the Housing Delivery Test indicates that delivery was below 85% of the dwellings required.
- 4.9. The Housing Delivery Test (HDT) is an annual measurement of housing delivery. 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.
- 4.10. The planning policy consequences of not meeting the HDT are set out in footnote 8 and paragraphs 78 and 79 of the December 2024 NPPF.
 - 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 the authority should include a buffer of 20% to their identified supply of specific deliverable sites as set out in paragraph 78 of this framework, in addition to the requirement for an action plan.
- c) Where 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.

- 4.11. The [2023 HDT results](#)¹⁵ were published on 12 December 2024. This shows that the 2022 measurement for Rother was 43%.
- 4.12. As such, as the measurement is below 95%, the Council is required to produce an updated Housing Delivery Test Action Plan. The action plan following last year's HDT (June 2024) is published on the [Council's website](#)¹⁶. This will be updated in due course.
- 4.13. 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.
- 4.14. Furthermore, as the measurement is below 75%, the Council must also apply the NPPF's "presumption in favour of sustainable development"¹⁷ when determining relevant planning applications.

Identifying the supply of deliverable housing sites

- 4.15. The third step in calculating the five-year housing land supply position is to identify the supply of deliverable housing sites. As detailed in the NPPF glossary, to be considered "deliverable", sites for housing should be available now, offer a suitable location for development now, and be achievable with a

¹⁵ <https://www.gov.uk/government/publications/housing-delivery-test-2023-measurement>

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

¹⁷ Detailed in paragraph 11 of the December 2024 NPPF

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.

4.16. Not all housing commitments identified in Section 3 of this report 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.

4.17. To calculate the number of deliverable dwellings, 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, timings have been estimated using the most up-to-date information obtainable. See Appendices 1 to 4 for details of the anticipated phasing of large site permissions and allocations.

4.18. The phasing of small site permissions has not been assessed individually and has instead been distributed evenly over the five-year period (1 April 2024 to 31 March 2028). See Appendix 5 for a full list of all small site permissions with outstanding dwellings.

4.19. Figure 15 identifies the supply of deliverable housing as at 1 April 2024.

Figure 15: Supply of deliverable housing sites

Source of supply	No. of dwellings
Large site permissions (inc. S106) ¹⁸	2,217
Small site permissions	328
DaSA Local Plan allocations	197
Neighbourhood Plan allocations	163
Permissions for Housing for Older People and Student Accommodation	35
Total	2,940

- 4.20. Large site permissions make up most of the deliverable housing sites, accounting for **2,217** dwellings (75%) of the total.
- 4.21. It is interesting to note that 82% of all dwellings on large site permissions have been identified as being deliverable and that 30% of those dwellings on large site permissions identified as being deliverable are on the Worsham Farm site in North East Bexhill.
- 4.22. Small site permissions total **328** dwellings, as at 1 April 2024. When distributed evenly over the five years, the resultant 66 dwellings per year is slightly higher than the average number of small site completions per year since 2011 (51 dwellings), as shown in Figure 4.
- 4.23. A number of DaSA Local Plan and Neighbourhood Plan allocations currently without planning permission have also been assessed as deliverable, i.e. being capable of delivering housing within the next five years, contributing a further **197** dwellings and **163** dwellings, respectively.
- 4.24. All of the equivalent dwellings resulting from the permissions for Housing for Older People and Student Accommodation have been assessed as deliverable, being able to deliver an equivalent of **35** dwellings.

Calculating the five-year housing land supply position

- 4.25. The supply of sites identified as being deliverable in Figure 14 is compared to the annual LHN figure identified at paragraph 4.7 to produce the five-year housing land supply figure, as shown in Figure 16.

¹⁸ Including sites that have been granted planning permission or that have delegated approval subject to completion of a Section 106 agreement.

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

A	Annual Local Housing Need	Para 4.7	932
B	Five-year housing land supply requirement	A x 5	4,660
C	Five-year housing land supply requirement plus 20% buffer	B x 1.2	5,592
D	Supply of deliverable housing sites	Figure 15	2,940
E	% supply	D / C	52.6%
F	Years' supply	E x 5	2.63

- 4.26. There are 2,940 dwellings on identified sites that are considered available, suitable and achievable now (deliverable), which is 2,652 dwellings (47%) less than the 5,592 dwellings required to be deliverable within the next five years (the LHN figure including a 20% buffer). This equates to **2.63 years'** worth of housing land supply which is slightly higher than last year's position. For reference, the previous methodology (prior to the December 2024 NPPF) would have resulted in 3.37 years' worth of housing land supply.
- 4.27. 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 the NPPF.
- 4.28. 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 3.37 years' worth of housing supply, as shown in Figures 17 and 18 below (i.e. exactly the same housing land supply as when measured against the previous methodology for the LHN). This is attributable to the historic under delivery of dwellings and the nearing of the end of the Local Plan period.

Figure 17: Calculation of the annualised Core Strategy housing requirement

Local Plan Core Strategy target 2011/12-2027/28	5,700
Dwellings completed 2011/12-2023/24	2,796
Additional dwellings required to meet CS target	2,904
Years remaining in Plan period	4
Annualised CS Housing Requirement	726

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

A	Annualised CS Housing Requirement	Figure 17	726
B	Five-year housing land supply requirement	A x 5	3,630
C	Five-year housing land supply requirement plus 20% buffer	B x 1.2	4,356
D	Supply of deliverable housing sites	Figure 14	2,940
E	% supply	D / C	67.5%
F	Years' supply	E x 5	3.37

4.29. 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) and footnote 8 of the December 2024 [National Planning Policy Framework](#)¹⁹ (NPPF), for planning applications involving the provision of housing, “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 granted unless the application of policies in the NPPF that protect areas or assets of particular importance provide a strong reason for refusing the development proposed. 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 69-70).*
- 5.4. At the time of publication of this position statement the Battle and Peasmarsh 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 other five Neighbourhood Plans were made more than five years ago (as outlined in Figure 13) and as such do not meet paragraph 14(a) of the NPPF.

¹⁹ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

- 5.5. The issues surrounding a lack of five-year housing land supply were considered by Rother's [Overview and Scrutiny Committee \(OSC\)](#)²⁰ and on 30 July 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.

²⁰ <http://www.rother.gov.uk/article/13225/Monday-30-July-2018>

- i) Prepare a housing delivery “Action Plan” in response to the new Housing Delivery Test.
- 5.6. A number of these recommendations were achieved through the adoption of the DaSA Local Plan in December 2019. An updated Local Development Scheme (LDS) was published in March 2024. Following the publication of the December 2024 NPPF this will be reviewed
- 5.7. Work is also underway in preparation of the new Local Plan. The Council recently held the first consultation stage, known as “Regulation 18”, in the spring/summer of 2024. Further information on this is available on the Council’s [Draft Local Plan webpage](#)²¹.
- 5.8. More details about the steps the Council is taking to address the under-supply of housing can be found in the existing Housing Delivery Test Action Plan on the [Council’s webpage](#)²². Following the Government’s publication of the Housing Delivery Test: 2022 measurement on 19 December 2023, the Council updated its Housing Delivery Test Action Plan. The Housing Delivery Action plan will be reviewed following the Government’s publication of the Housing Delivery Test: 2023 measurement on 12 December 2024.
- 5.9. The Housing Delivery Test Action Plan details a recently created Housing Development Strategy Task & Finish Group, which is at an early stage. In summary, the new Strategy will aim to increase the levels of housing development to meet the needs of Rother’s residents. The strategy will sit alongside and complement the aims of the Local Plan. The strategy is due to run from 2025 to 2030. Further information is contained within the Housing Delivery Test Action Plan.

²¹ <https://www.rother.gov.uk/planning-and-building-control/planning-policy/emerging-local-plan/local-plan-review/>

²² <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 72(b) of the NPPF states that, in addition to the supply of specific, deliverable sites identified for years one to five, planning policies should identify 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. This section of the report considers developable sites which are expected to come forward beyond the next five years.
- 6.2. As defined in the NPPF, 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 (i.e. 2029-2034), as at 1 April 2024.

Figure 19: Supply of developable housing sites

Source of supply	No. of dwellings
Large site permissions	501
DaSA Local Plan allocations	323
Neighbourhood Plan allocations	90
Small site windfall allowance	225
Remaining exception site allowance	30
Total	1,169

- 6.4. This shows that there are an additional **501** 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 **323** and the Neighbourhood Plan allocations are expected to provide a further **90** 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 2029 to 31 March 2034, 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 51 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.

Housing trajectory

- 6.10. Appendices 7 and 8 show the anticipated trajectory of annual housing completions within the district.
- 6.11. 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.
- 6.12. The trajectory shows that the projected number of completions will peak in 2027/28 and 2028/29 which can mainly be attributed to sites currently delegated to approve subject to a S106 agreement being approved and commencements occurring on those sites. The trajectory tails off from 2030/31 due to the sites that currently have permission being fully completed and the future pipeline of new permitted sites currently unknown.

7. Appendices

The sites have been grouped by colour in the five broad locations for development, as set out in the Core Strategy: **Bexhill**, **Battle**, **Rye**, **Rural Villages**, and **Hastings Fringes**.

Appendix 1: Delivery by financial year of large site permissions

Area	Ref	Site	Settlement	Units Left	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	Total	Status	Notes
Bexhill	RR/2015/1760/P	Worsham Farm (Outline - Phases 3-7)	Bexhill	801	100	150	150	100	150	151					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	13	13										13	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. Reserved Matters application (RR/2023/1202/P) for 146 units currently undetermined. A full application (RR/2023/1427/P) for 146 units also currently undetermined.
Bexhill	RR/2020/2260/P	Clavering Walk	Bexhill	70		20	45	5							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/2020/1410/P	Ashridge Court	Bexhill	29	29										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/2021/1621/P	49 Cooden Sea Road	Bexhill	9	9										9	Commenced	Full application (RR/2021/1621/P) for 9 units approved 08/03/22.
Bexhill	RR/2021/1656/P	Land at Fryatts Way	Bexhill	210		25	50	50	50	35					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.
Bexhill	RR/2022/472/PN3 RR/2022/2185/PN3	3 & 4 Endwell Road	Bexhill	9	9										9	Commenced	Prior Approval applications RR/2022/472/PN3 (approved 08/04/22) and RR/2022/2185/PN3 (20/10/2022).
Bexhill	RR/2022/2570/P	41A, 41 & 43 Barnhorn Road	Bexhill	35					35						35	Full	Full application (RR/2022/2570/P) for 35 units of retirement living accommodation approved 26/07/23.
Bexhill	RR/2022/2719/P	Arduath House, Hastings Road	Bexhill	21		21									21	Full	Full application (RR/2022/2719/P) for the conversion of 32-bed care home to 21 residential units approved 24/07/23.
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.
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/2019/604/P	Blackfriars	Battle	220			104	96		20					220	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				30	33						63	Full	Full application (RR/2017/1778/P) for 63 dwellings approved 23/12/20. Full application (RR/2024/1/P) for 42 Retirement Living apartments, 15 custom build residential dwellings; and 31 residential dwellings (88 units in total) is undetermined. 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		15	15								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/2021/431/P	Oakleys Garage	Burwash	7	7										7	Full	Full application (RR/2021/431/P) for 7 units approved 02/06/2023.
Rural Villages	RR/2021/1608/P	Ashwood	Burwash Common	12		12									12	Full	Full application (RR/2021/1608/P) for the demolition of 18-bed nursing home and erection of 12 residential units approved 20/12/21.

Area	Ref	Site	Settlement	Units Left	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	Total	Status	Notes
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/2021/2798/P	London Road - Land West of	Hurst Green	26				26							26	Full	Full application (RR/2021/2798/P) for 26 units approved 26/04/23.
Rural Villages	RR/2019/921/P	Darvel Down	Netherfield	25	25										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 (South)	Robertsbridge	24		12	12								24	Reserved Matters	Outline application (RR/2017/1629/P) for 24 units approved 11/02/19. Reserved Matters application (RR/2022/283/P) approved 05/01/23. Part of Salehurst and Robertsbridge NP allocation HO2(iv).
Rural Villages	RR/2022/1850/P	Grove Farm (North)	Robertsbridge	8		4	4								8	Full	Full application (RR/2022/1850/P) for 8 units approved 21/07/23. Part of 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/2019/2485/P	Sunningdale	Sedlescombe	8							8				8	Outline	Outline application (RR/2019/2485/P) for 8 units approved 05/07/23. Sedlescombe NP allocation Policy 2.
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	2,129	351	284	426	357	340	331	40	0	0	0	2,129		

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

Area	Ref	Site	Settlement	Units	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	Total	Status	Notes
Bexhill	RR/2022/2364/P	North Bexhill - Kiteye Farm	Bexhill	250			25	50	50	50	50	25			250	Outline	Outline application (RR/2022/2364/P) for up to 250 units delegated to approve 23/03/23, subject to S106 agreement. DaSA allocation BEX3a.
Bexhill	RR/2022/1584/P	North Bexhill - Mayo Lane	Bexhill	130			25	50	50	5					130	Outline	Outline application (RR/2022/1584/P) for up to 130 units delegated to approve 23/03/23, subject to S106 agreement. DaSA allocation BEX3b.
Bexhill	RR/2021/2545/P	Watermill Lane - land off	Bexhill	80			25	50	5						80	Outline	Outline application (RR/2021/2545/P) for up to 80 units delegated 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 delegated to approve 17/12/19, subject to S106 agreement. DaSA allocation BEX4.
Rural Villages	RR/2021/2947/P	Former Putting Green Site	Camber	10			10								10	Full	Full application (RR/2021/2947/P) for 10 units delegated to approve 16/03/23, subject to S106 agreement. DaSA allocation CAM1
Rural Villages	RR/2022/1526/P	London Road - land east of London Road	Hurst Green	28		14	14								28	Full	Full application (RR/2022/1526/P) for 28 units delegated to approve as of 01/04/2024 subject to S106 agreement.
Rural Villages	RR/2018/3064/P	Church Hill Farm	Sedlescombe	10					10						10	Outline	Outline application (RR/2018/3064/P) for 10 units delegated to approve 16/02/22, subject to S106 agreement. Sedlescombe NP allocation Policy 8.
Rural Villages	RR/2019/1332/P	Gate Cottage	Sedlescombe	8		8									8	Outline	Outline application (RR/2019/1332/P) for 8 units delegated to approve 01/07/22, subject to S106 agreement. Sedlescombe NP allocation Policy 7. Outline application (RR/2023/1406/P) for 5 units currently undetermined.
Rural Villages	RR/2022/2619/P	Street Farm/The Paddock, Brede Lane	Sedlescombe	21		10	11								21	Full	Full application (RR/2022/2619/P) for 21 units delegated to approve 22/06/23, subject to S106 agreement.
			Total	589	0	32	110	189	128	55	50	25	0	0	589		

Appendix 3: Delivery by financial year of dwellings on DaSA allocations without planning permission (as at 1 April 2024)

Area	Policy	Site	Settlement	Units (mid)	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	Total	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	Land adjacent to 276 Turkey Road	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. The Government has purchased the site for a potential alternative use although it has not made any final decisions yet. However, the site is currently unavailable for the allocated use.
Rural Villages	BEC1	Hobbs Lane	Beckley Four Oaks	14					14						14	Site allocated in the Development and Site Allocations Local Plan for 14 dwellings. Outline application (RR/2023/2129/P) for 23 dwellings undetermined as of 01/04/24.

Area	Policy	Site	Settlement	Units (mid)	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	Total	Notes
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 dwellings 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. Outline application (RR/2023/2646/P) for 35 units withdrawn 13/05/2024.
Rural Villages	FAC2	Wakehams Farm	Fairlight Cove	30						15	15				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. Full application (RR/2023/2153/P) for 15 dwellings undetermined as of 01/04/24.
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. Full application (RR/2023/1707/P) for 41 dwellings undetermined as of 01/04/24.
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. Full application (RR/2021/3010/P) for a 64-bed care home undetermined as of 01/04/24.
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	20	72	105	150	133	40	0	0	520	

Appendix 4: Delivery by financial year of dwellings on Neighbourhood Plan allocations without planning permission (as at 1 April 2024)

Area	Plan	Site	Policy	Units (mid)	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	Total	Notes
Battle	Battle NP	Caldbec House	HD2 (1)	5			1	2	2						5	Site allocated in the Battle Civil Parish Neighbourhood Plan (made November 2021) for 5 dwellings. Full application (RR/2023/1265/P) for 1 unit approved 07/08/2023. Full application (RR/2024/550/P) for 1 dwelling and full application (RR/2024/542/P) for 1 dwelling both undetermined as of 01/04/24.
Battle	Battle NP	Glengorse	HD2 (2)	15				5	5	5					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				12	11						23	Site allocated in the Battle Civil Parish Neighbourhood Plan (made November 2021) for 23 dwellings. Full application (RR/2023/164/P) for 24 dwellings undetermined as of 01/04/24.
Rye	Rye NP	Tilling Green, Rye	H3	20					20						20	Site allocated in the Rye Neighbourhood Plan (made July 2019) for 20 dwellings.
Rye	Rye NP	Rock Channel, Rye	H4	19					19						19	Site allocated in the Rye Neighbourhood Plan (made July 2019) for 30 dwellings. Full application (RR/2019/789/P) for 11 units will lapse on 22/05/2023 if not implemented.
Rye	Rye NP	Winchelsea Road East, Rye	H5	10						10					10	Site allocated in the Rye Neighbourhood Plan (made July 2019) for 10 dwellings.
Rye	Rye NP	Winchelsea Road West, Rye	H6	20					20						20	Site allocated in the Rye Neighbourhood Plan (made July 2019) for 20 dwellings. Full applications RR/2024/949/P (for 44 retirement living units) and RR/2024/960/P (for 16 dwellings) are currently undetermined.
Rye	Rye NP	Freda Gardham, Rye	H7	30					15	15					30	Site allocated in the Rye Neighbourhood Plan (made July 2019) for 30 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	38				20	18						38	Site allocated in the Salehurst & Robertsbridge Neighbourhood Plan (made July 2018) for approx. 35 to 40 dwellings.
Rural Villages	Salehurst & Robertsbridge NP	Vicarage Land	HO2	8				8							8	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	11						11					11	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 dwellings approved 14/02/24.
			Total	254	0	2	4	47	110	53	37	0	0	0	253	

Appendix 5: Small site permissions

LA Reference	Site	Settlement	Parish	Gross outstanding permitted dwellings	Net outstanding permitted dwellings
RR/2016/2172/PN3	Thornden Farm Offices, Thornden Lane, Ashburnham	Ashburnham	Ashburnham	1	1
RR/2007/431/P	LAND AT HAROLD TERRACE	Battle	Battle	1	1
RR/2011/387/P	ORCHARD COTTAGE - LAND ADJ	Battle	Battle	1	1
RR/2016/1872/P	Bungalow 2 Beauport Park Golf Course Hastings Road	Battle	Battle	1	1
RR/2016/2424/PN3	11 Old Ladies Court, Battle	Battle	Battle	1	1
RR/2018/1233/P	La Rona, Marley Lane, Battle	Battle	Battle	1	1
RR/2018/986/P	Land at rear of 22, High Street, Battle	Battle	Battle	1	1
RR/2019/1777/P	The Old Barrack Inn, Whatlington Road, Battle	Battle	Battle	1	1
RR/2019/2527/P	Land to the rear of, 93 High Street, Battle	Battle	Battle	2	2
RR/2019/666/P	Land at The Meads, 12 Isherwood, Battle	Battle	Battle	3	3
RR/2020/1228/P	Shrublands, 18 Hastings Road, Battle	Battle	Battle	1	1
RR/2020/2218/P	1 & 2 Great Wood Cottages, Marley Lane, Battle	Battle	Battle	1	0
RR/2020/940/PN3	8 Old Ladies Court, Battle	Battle	Battle	1	1
RR/2020/962/P	Oaklea, Marley Lane, Battle	Battle	Battle	1	0
RR/2020/991/P	The White Cottage, Battle Hill, Battle	Battle	Battle	1	0
RR/2021/1929/P	Wildwood, Kingsdale Close, Battle	Battle	Battle	1	1
RR/2021/1930/P	Whitelands, 120 North Trade Road, Battle	Battle	Battle	2	2
RR/2021/845/P	Norwood, Canadia Road, Battle	Battle	Battle	1	0
RR/2022/1116/P	Oakwood, 79 Hastings Road, Battle	Battle	Battle	2	1
RR/2022/2350/P	Old Barrack Inn, Whatlington Road, Battle	Battle	Battle	1	1
RR/2022/2925/P	19 Mountjoy, Battle	Battle	Battle	1	1
RR/2022/443/P	Denton House, 76A Hastings Road, Battle	Battle	Battle	2	1
RR/2022/696/P	Maisonette, 75a High Street, Battle	Battle	Battle	2	1
RR/2023/1236/P	38 Mount Street, Battle TN33 0EG [AI]	Battle	Battle	1	1
RR/2023/138/P	Woodlands, Marley Lane, TN33 0RB	Battle	Battle	1	0
RR/2023/1876/P	Abbey Court House, St Martins Way, TN33 0TZ	Battle	Battle	1	1
RR/2023/2399/P	Hemmingfold Farmhouse, Hastings Road, TN33 0TU	Battle	Battle	1	1
RR/2011/89/L	BECKLEY METHODIST CHURCH	Beckley	Beckley	1	1
RR/2017/510/P	Beckley Motors, Main Street, Beckley	Beckley	Beckley	3	2
RR/2017/681/P	Watcombe Cottage, Bixley Lane, Beckley	Beckley	Beckley	1	0
RR/2018/1302/P	Land adj Aztec House, Main Street, Beckley	Beckley	Beckley	1	1
RR/2021/1610/P	Land adj 2 Bartletts Cottage, Main Street, Beckley	Beckley	Beckley	1	1
RR/2022/3016/P	Land adj Broadlawns, Whitebread Lane, Beckley	Beckley	Beckley	1	1
RR/2023/269/P	Kings View, Kings Bank Lane, TN31 6RU	Beckley	Beckley	1	0
RR/2006/970/P	45 CRANSTON AVENUE	Bexhill	Bexhill	1	1
RR/2009/2584/P	PEBSHAM FARMHOUSE, PEBSHAM LANE	Bexhill	Bexhill	1	1
RR/2010/1376/P	MIRAMAR	Bexhill	Bexhill	1	1
RR/2010/1691/P	43-45 CRANSTON AVENUE	Bexhill	Bexhill	1	1
RR/2011/1468/P	55A BARNHORN ROAD BEXHILL	Bexhill	Bexhill	1	1
RR/2012/1024/P	ARDENTALLAN	Bexhill	Bexhill	2	1
RR/2012/680/P	12 Devonshire Road, Bexhill	Bexhill	Bexhill	1	1
RR/2013/1412/P	PARKHURST ROAD (Garage at)	Bexhill	Bexhill	1	1
RR/2013/2085/P	PEKING GARDEN RESTAURANT	Bexhill	Bexhill	1	1

LA Reference	Site	Settlement	Parish	Gross outstanding permitted dwellings	Net outstanding permitted dwellings
RR/2014/1035/P	8 & 10 MAGDALEN ROAD	Bexhill	Bexhill	2	1
RR/2014/1455/P	29 SEABOURNE ROAD	Bexhill	Bexhill	3	2
RR/2014/2383/P	55 CAMPERDOWN STREET - LAND ADJACENT	Bexhill	Bexhill	1	1
RR/2015/2638/P	11 De La Warr Road	Bexhill	Bexhill	1	1
RR/2016/568/PN3	13 Eversley Road, Bexhill	Bexhill	Bexhill	1	1
RR/2017/1530/P	21 Western Road, Bexhill	Bexhill	Bexhill	3	3
RR/2017/1901/P	126-130 Ninfield Road, Bexhill	Bexhill	Bexhill	2	2
RR/2017/2141/P	Wilton Lodge, 55 Wilton Road, Bexhill	Bexhill	Bexhill	4	4
RR/2017/2533/P	21 Ninfield Road, Bexhill	Bexhill	Bexhill	2	2
RR/2017/460/P	79 - 85 London Road - Rear of, Bexhill	Bexhill	Bexhill	5	5
RR/2017/888/P	85 Martyns Way - Land adj, Courtra, Bexhill	Bexhill	Bexhill	1	1
RR/2018/1230/P	Land at Fairfield Chase, Bexhill	Bexhill	Bexhill	1	1
RR/2018/1528/P	21A Leopold Road, Bexhill	Bexhill	Bexhill	1	0
RR/2018/2251/P	304 COODEN DRIVE	Bexhill	Bexhill	3	2
RR/2018/2811/P	5 & 7 Marina, Bexhill	Bexhill	Bexhill	2	2
RR/2018/3007/P	17 & 17A DORSET ROAD SOUTH [AI]	Bexhill	Bexhill	11	4
RR/2019/1512/P	The Chintings, Buckhurst Road, Bexhill	Bexhill	Bexhill	1	1
RR/2019/1782/P	M C Mechanics Yard, Sandhurst Lane, Bexhill	Bexhill	Bexhill	2	2
RR/2019/2811/P	Preston Cottage, Watermill Lane, Bexhill	Bexhill	Bexhill	4	4
RR/2020/1829/P	4 Western Road, Bexhill [AI]	Bexhill	Bexhill	2	2
RR/2020/1859/PN3	Little Worsham Farm, Worsham Lane, Bexhill	Bexhill	Bexhill	5	5
RR/2020/1932/P	Fridays, 69 South Cliff, Bexhill [AI]	Bexhill	Bexhill	1	0
RR/2020/2119/P	38-40 Ninfield Road, Bexhill	Bexhill	Bexhill	1	1
RR/2020/2258/P	Land rear of 9 High Street, Linkwell, Bexhill	Bexhill	Bexhill	1	1
RR/2020/2295/P	Mayo House, 31 Mayo Lane, Bexhill	Bexhill	Bexhill	2	2
RR/2020/506/P	32 Devonshire Road, Bexhill	Bexhill	Bexhill	2	1
RR/2021/1108/P	Flights, 59 South Cliff, Bexhill	Bexhill	Bexhill	1	0
RR/2021/121/P	Land at Down Cottage, Collington Lane East, Bexhill	Bexhill	Bexhill	1	1
RR/2021/1519/P	81 Cooden Drive, Bexhill	Bexhill	Bexhill	5	4
RR/2021/1750/P	Soteria, 29 Hartfield Road, Bexhill	Bexhill	Bexhill	1	0
RR/2021/211/P	62 Ninfield Road, Bexhill	Bexhill	Bexhill	1	1
RR/2021/2263/PN3	Birkdale Hall, Birkdale, Bexhill	Bexhill	Bexhill	3	3
RR/2021/2401/P	2B Sidley Street, Bexhill	Bexhill	Bexhill	1	1
RR/2021/2402/P	Garages rear of 3 Cranfield Road, Bexhill	Bexhill	Bexhill	1	1
RR/2021/2415/P	3 Sidley Street, Bexhill	Bexhill	Bexhill	1	1
RR/2021/2531/PN3	Chestnut Meadow, Ninfield Road, Bexhill	Bexhill	Bexhill	4	4
RR/2021/29/PN3	44 Cooden Sea Road, Bexhill	Bexhill	Bexhill	1	1
RR/2021/2904/PN3	2A Wickham Avenue, Bexhill	Bexhill	Bexhill	1	1
RR/2021/3029/P	Apartment 2c, 2 Woodville Road, Bexhill	Bexhill	Bexhill	2	1
RR/2021/381/P	Sussex Court, 37 Ninfield Road, Bexhill	Bexhill	Bexhill	2	2
RR/2021/722/P	31 Ninfield Road, Bexhill	Bexhill	Bexhill	3	2
RR/2021/863/P	55 South Cliff, Bexhill	Bexhill	Bexhill	1	0
RR/2021/98/P	47 Devonshire Road, Bexhill	Bexhill	Bexhill	3	3
RR/2022/1457/P	1 Broad Oak Farm Cottage, Broad Oak Lane [AI]	Bexhill	Bexhill	1	1

LA Reference	Site	Settlement	Parish	Gross outstanding permitted dwellings	Net outstanding permitted dwellings
RR/2022/1509/P	10 Hever Crescent, Bexhill	Bexhill	Bexhill	1	1
RR/2022/1523/P	123a Dorset Road, Bexhill	Bexhill	Bexhill	1	-1
RR/2022/1676/P	124 Peartree Lane, Bexhill	Bexhill	Bexhill	2	1
RR/2022/205/PN3	Sea Road Surgery, 39-41 Sea Road, Bexhill	Bexhill	Bexhill	1	1
RR/2022/2343/PN3	8 and 9 Endwell Road, Bexhill TN40 1EA	Bexhill	Bexhill	2	2
RR/2022/2439/P	Sackville Apartments, De La Warr Parade, Bexhill	Bexhill	Bexhill	3	3
RR/2022/2501/P	Flat 1& 2, 33 Cantelupe Road, Bexhill	Bexhill	Bexhill	1	-1
RR/2022/2637/P	15 Carlton Court, Knole Road, TN40 1LG	Bexhill	Bexhill	1	-1
RR/2022/2685/P	Manor Barn, The Workshop, Ninfield Road, Bexhill	Bexhill	Bexhill	1	1
RR/2022/2700/P	St Mary Magdalenes Presbytery, Sea Road, TN40 1RH	Bexhill	Bexhill	2	2
RR/2022/2726/PN3	Gotham Farm, Sandhurst Lane, TN39 4RH	Bexhill	Bexhill	1	1
RR/2022/2727/P	Highwoods Golf Club, Site opposite, Eilerslie Lane	Bexhill	Bexhill	3	3
RR/2022/2748/P	6 Withyham Road, Bexhill, TN39 3BD	Bexhill	Bexhill	1	1
RR/2022/336/P	13 Western Road, Bexhill	Bexhill	Bexhill	2	1
RR/2022/503/P	63-65 Cooden Sea Road, Bexhill	Bexhill	Bexhill	1	1
RR/2022/700/P	30 Parkhurst Road, Bexhill	Bexhill	Bexhill	0	-1
RR/2022/708/P	Kees House, 231 Cooden Drive, Bexhill	Bexhill	Bexhill	1	0
RR/2022/832/P	46 Western Road, Bexhill	Bexhill	Bexhill	1	1
RR/2022/896/P	2a Collington Mansions, Collington Avenue, Bexhill	Bexhill	Bexhill	2	1
RR/2022/923/PN3	2 Collington Mansions, Collington Avenue, TN39 3PU	Bexhill	Bexhill	1	1
RR/2023/1109/P	5 Holmesdale Road, Bexhill	Bexhill	Bexhill	1	1
RR/2023/1143/P	34 St Leonards Road, Bexhill	Bexhill	Bexhill	2	2
RR/2023/1216/P	116 Turkey Road, Bexhill TN39 5HH	Bexhill	Bexhill	0	-1
RR/2023/1226/PN3	6 Cooden Sea Road, Cooden, TN39 4SJ [AI]	Bexhill	Bexhill	1	1
RR/2023/1227/PN3	10 Cooden Sea Road, Cooden, TN39 4SJ [AI]	Bexhill	Bexhill	1	1
RR/2023/132/P	57 South Cliff, Bexhill	Bexhill	Bexhill	1	0
RR/2023/1374/P	5 Cranleigh Close, Bexhill TN39 3NF	Bexhill	Bexhill	1	1
RR/2023/1517/P	35 Station Road, Bexhill, TN40 1RG	Bexhill	Bexhill	1	1
RR/2023/1540/P	20 HIGH STREET	Bexhill	Bexhill	1	1
RR/2023/1556/P	24 Penland Road, Rosehill, TN40 2JG	Bexhill	Bexhill	1	1
RR/2023/1779/P	Oak Lodge - Land to North of, Oak Tree Place	Bexhill	Bexhill	1	1
RR/2023/2110/P	Colley Corner - Land at, Collington Ln E, TN39 3RJ	Bexhill	Bexhill	1	1
RR/2023/2164/P	127 Buxton Drive - Land adj, Bexhill	Bexhill	Bexhill	1	1
RR/2023/221/P	46 COLLINGTON AVENUE BEXHILL	Bexhill	Bexhill	1	1
RR/2023/2466/P	Craythorne House, Burnside Warehouse, TN39 3LE	Bexhill	Bexhill	5	5
RR/2023/2526/P	Sunshine Guest House, Sandhurst Lane, TN39 4RH	Bexhill	Bexhill	2	2
RR/2023/275/PN3	8 Chandler Road, Bexhill TN39 3QN [AI]	Bexhill	Bexhill	4	4
RR/2023/278/P	25 & 27 Fryatts Way - Land between, Bexhill	Bexhill	Bexhill	1	1
RR/2023/332/P	26 Sackville Road, Bexhill TN39 3JL [AI]	Bexhill	Bexhill	1	0
RR/2023/424/P	57 Ian Close, Bexhill	Bexhill	Bexhill	1	1
RR/2023/476/P	Gotham Cottage, Sandhurst Lane, TN39 4RG	Bexhill	Bexhill	1	1
RR/2023/48/P	142 Pebsham Lane, Bexhill TN40 2RY	Bexhill	Bexhill	1	0
RR/2023/539/P	Homewarr House, Manager Flat, TN40 1PL	Bexhill	Bexhill	1	1
RR/2023/625/P	17 Herbrand Walk, Bexhill	Bexhill	Bexhill	1	0

LA Reference	Site	Settlement	Parish	Gross outstanding permitted dwellings	Net outstanding permitted dwellings
RR/2023/825/P	24A Devonshire Road, Bexhill TN40 1AS	Bexhill	Bexhill	2	1
RR/2023/926/P	Beeches Farm, Sandhurst Lane, Bexhill [AI]	Bexhill	Bexhill	5	5
RR/2012/265/P	HILLTOP	Brede	Brede	2	1
RR/2014/1662/P	GLEBE FARM BARN	Brightling	Brightling	1	1
RR/2023/2077/P	Lake Cottage, Manor Farm, TN32 5HB	Brightling	Brightling	1	0
RR/2021/22/P	Sunbeam Farm, Udimore Road, Broad Oak [AI]	Broad Oak	Brede	2	2
RR/2021/3028/P	6 Hows Close, Broad Oak, TN31 6ER	Broad Oak	Brede	1	1
RR/2013/309/P	WITHERHURST FARM	Burwash	Burwash	1	1
RR/2020/108/P	Burhurst Manor House, High Street, Burwash [AI]	Burwash	Burwash	1	1
RR/2020/1520/P	The Old Slaughterhouse, High Street, Burwash	Burwash	Burwash	2	2
RR/2022/2959/P	Acorn Farm, Shrub Lane, TN19 7EB	Burwash	Burwash	1	1
RR/2022/644/P	Greenore, Vicarage Lane, Burwash	Burwash Common	Burwash	1	1
RR/2015/1706/P	Torrylee, Wall Farm Lane, Camber	Camber	Camber	1	0
RR/2018/740/P	Broomhill Farm, Broomhill, Camber	Camber	Camber	1	0
RR/2018/946/P	Febe, Old Lydd Road, Camber [AI]	Camber	Camber	5	4
RR/2019/1244/P	Homelands, Farm Lane, Camber	Camber	Camber	1	0
RR/2019/2464/P	Beachcomber - land adjacent, New Lydd Road, Camber	Camber	Camber	3	3
RR/2019/2610/P	Seamark, 7 The Suttons, Camber	Camber	Camber	1	0
RR/2020/444/P	Links Cottage, 1 Old Lydd Road, Camber	Camber	Camber	1	0
RR/2021/330/P	Cedar Cottage, Draffin Lane, Camber	Camber	Camber	1	0
RR/2022/1513/P	18 Lydd Road, Camber TN31 7RX	Camber	Camber	1	0
RR/2022/1929/P	92 Lydd Road, The Cottage, TN31 7RS	Camber	Camber	1	0
RR/2023/1154/P	Willowdale, Draffin Lane, TN31 7RA	Camber	Camber	1	0
RR/2022/2192/P	Ivy House, The Green, Catsfield	Catsfield	Catsfield	3	3
RR/2022/2953/P	Utility Building, Parkgate Manor, TN33 9DT	Catsfield	Catsfield	1	1
RR/2023/1125/P	Henley Down House, Watermill Lane, TN33 9BN	Catsfield	Catsfield	1	1
RR/2015/1415/PN3	Horseshoe Farm - Piggery Buildings at	Crowhurst	Crowhurst	1	1
RR/2018/1635/PN3	Windy Ridge, Swainham Lane, Crowhurst	Crowhurst	Crowhurst	1	1
RR/2020/945/P	Land adj. Sabon Gari, Crowhurst Road, C'hurst [AI]	Crowhurst	Crowhurst	4	4
RR/2018/389/PN3	Windy Ridge, Swainham Lane, Crowhurst	Crowhurst	Crowhurst	1	1
RR/2020/1296/P	Wychelms Cottage, Forewood Lane, Crowhurst	Crowhurst	Crowhurst	1	0
RR/2020/839/P	Coombe Dell, Forewood Lane, Crowhurst	Crowhurst	Crowhurst	1	0
RR/2021/1191/P	Bynes Farm, Royal Oak Lane, Crowhurst	Crowhurst	Crowhurst	1	1
RR/2023/2440/P	Oakleigh, 6 Woodland Way, TN33 9AP	Crowhurst	Crowhurst	1	1
RR/2023/577/P	6 Woodland Way, Oakleigh, TN33 9AP	Crowhurst	Crowhurst	1	1
RR/2022/1219/P	Pepperpot Barn, Carricks Hill, TN21 9JL	Dallington	Dallington	1	1
RR/2022/1556/P	Earlsdown Farm, Earlsdown, TN21 9JE	Dallington	Dallington	1	0
RR/2023/1328/P	Prospect House, Woods Corner, TN21 9LB	Dallington	Dallington	1	0
RR/2015/2135/P	Oakridge, Sheepstreet Lane, Etchingham	Etchingham	Etchingham	1	0
RR/2021/1153/P	Shortridge House, Sheepstreet Lane, Etchingham	Etchingham	Etchingham	1	0
RR/2023/1124/P	SHORTRIDGE FARM [AI]	Etchingham	Etchingham	1	1
RR/2023/2039/P	Shortridge Farm, Sheepstreet Lane, TN19 7AZ [AI]	Etchingham	Etchingham	1	0
RR/2015/972/P	Morgay Chalet, Junction Road, Ewhurst	Ewhurst	Ewhurst	1	0
RR/2021/24/P	Old Steading, Lordine Lane, Ewhurst Green	Ewhurst	Ewhurst	1	0

LA Reference	Site	Settlement	Parish	Gross outstanding permitted dwellings	Net outstanding permitted dwellings
RR/2017/279/P	Land at rear of Skyscape, Channel Way, Fairlight	Fairlight Cove	Fairlight	1	1
RR/2022/2097/P	Datcha, Clinton Way, TN35 4DL	Fairlight Cove	Fairlight	1	0
RR/2023/1139/P	1 Broadlands, Clinton Way, TN35 4DL	Fairlight Cove	Fairlight	1	0
RR/2023/2535/P	Halladale, Commanders Walk, TN35 4BE	Fairlight Cove	Fairlight	1	0
RR/2014/1089/P	HAWKHURST ROAD - FLIMWELL BIRD PARK	Flimwell	Ticehurst	5	5
RR/2021/1448/P	Units 1A & 2, Downash House, TN5 7PS	Flimwell	Ticehurst	2	-1
RR/2022/1588/P	Land at Sunnybank Garage, Hawkhurst Road, TN5 7QR	Flimwell	Ticehurst	4	4
RR/2022/1614/P	Country Furniture Barn, Hawkhurst Road, TN5 7QH	Flimwell	Ticehurst	1	1
RR/2023/60/P	Great Knelle Farm, The Old Dairy building [AI]	Four Oaks	Beckley	1	1
RR/2004/3275/P	STOCKS FARM GRANARY	Guestling Green	Guestling	1	1
RR/2011/129/P	Upper Lidham Hill Farm - Southern Site	Guestling Green	Guestling	1	1
RR/2021/3048/P	The Bungalow, Chapel Lane, TN35 4HP	Guestling Green	Guestling	1	0
RR/2022/116/P	Guestling Surgery, Chapel Lane, TN35 4HN	Guestling Green	Guestling	1	1
RR/2020/2341/P	110 Westfield Lane, Westfield	Hastings Fringes	Westfield	2	1
RR/2004/2102/P	POOKS FIELD FARM	Hurst Green	Hurst Green	1	1
RR/2014/821/P	WHITE HORSE INN	Hurst Green	Hurst Green	1	1
RR/2022/2230/P	Quarries, Ticehurst Road, TN19 7QT [AI]	Hurst Green	Hurst Green	1	0
RR/2023/2514/P	The Coach House, Iridge Place, TN19 7PN	Hurst Green	Hurst Green	1	1
RR/2022/2991/P	Old Stable Yard, Vine Hall Road, TN32 5JL	Johns Cross	Mountfield	4	4
RR/2023/887/P	Johns Cross Inn - Land adjoining, Johns Cross Road	Johns Cross	Mountfield	1	1
RR/2016/1011/P	VINEHALL FARM	Johns Cross	Whatlington	1	1
RR/2016/1395/P	Darwell Beech Farm, Darwell Hill, Mountfield [AI]	Mountfield	Mountfield	1	1
RR/2017/1983/P	Serenity, London Road, Mountfield	Mountfield	Mountfield	1	0
RR/2020/2251/P	Baldwins Farm, Mountfield Lane, TN32 5LB	Mountfield	Mountfield	1	1
RR/2018/2798/P	Roundwood Farm, Ewhurst Lane, Northiam	Northiam	Northiam	1	0
RR/2019/2436/P	Land to rear of Brooklyn, Northiam [AI]	Northiam	Northiam	1	1
RR/2020/219/PN3	Crockers Farm House, Crockers Lane, Northiam [AI]	Northiam	Northiam	1	1
RR/2021/196/P	Reach Wood, Ewhurst Lane, Northiam [AI]	Northiam	Northiam	1	0
RR/2021/478/P	Timber Lodge, Ilex Close, Northiam	Northiam	Northiam	1	0
RR/2022/1778/P	Valencia, Station Road, TN31 6QL	Northiam	Northiam	2	2
RR/2022/658/P	The Hayes, Church Lane, TN31 6NN	Northiam	Northiam	2	1
RR/2023/1029/P	The Grain Store, Rye Road, Northiam	Northiam	Northiam	1	1
RR/2023/2627/P	Windmill Cottage, Beacon Lane, TN31 6PJ	Northiam	Northiam	2	1
RR/2023/706/P	The Mill, Station Road, Northiam	Northiam	Northiam	2	2
RR/2021/1591/P	Telham Meadows, Hastings Road, Battle	Other	Battle	1	1
RR/2022/505/P	Kerry Cottage, Netherfield Road, Netherfield	Other	Battle	1	0
RR/2017/2886/P	Kingswood, Starvecrow Lane, Beckley	Other	Beckley	1	0
RR/2022/1581/P	Great Bellhurst Bungalow, Hobbs Lane, Beckley [AI]	Other	Beckley	1	1
RR/2023/1314/P	Horsebrooks Farm, Ludpit Lane, TN19 7DB	Other	Burwash	1	1
RR/2023/1934/P	Woodside, Watermill Lane, TN33 9BP [AI]	Other	Catsfield	1	0
RR/2018/2834/PN3	Barleyfield, Catsfield Road, Crowhurst	Other	Crowhurst	1	1
RR/2020/512/P	Upper Morgay Wood, Junction Road, Staplecross	Other	Ewhurst	1	0
RR/2020/1550/P	Doleham Brickworks, Fourteen Acre Lane, Guestling	Other	Guestling	1	1
RR/2022/1242/P	Lower Snailham Farm, Broad Street, TN36 4AU	Other	Guestling	1	1

LA Reference	Site	Settlement	Parish	Gross outstanding permitted dwellings	Net outstanding permitted dwellings
RR/2023/226/P	Bumpkinshaw Yard, Rock Lane, TN35 4NY	Other	Guestling	2	2
RR/2021/1018/PN3	Millham, Mountfield Lane, Mountfield	Other	Mountfield	1	1
RR/2022/2767/P	Little Millham (Annexe), Mountfield Lane, TN32 5JU	Other	Mountfield	1	1
RR/2023/1908/P	Sunnymead, Beckley Road, TN31 6JB [AI]	Other	Northiam	1	0
RR/2023/2125/P	Whitehill, Rock Hill, TN31 6JF	Other	Northiam	1	0
RR/2020/1313/P	The Stable Block, Penhurst Lane, Penhurst	Other	Penhurst	1	1
RR/2022/1773/P	Saltbarn Cottages, Saltbarn Lane, Playden	Other	Playden	1	-1
RR/2020/1506/P	Old Post House, Rye Road, Rye Foreign	Other	Rye Foreign	1	1
RR/2023/1580/P	The Old Dairy, Rye Road, TN31 7UL	Other	Rye Foreign	1	1
RR/2022/2292/P	Parsonage Farm, Church Lane, TN32 5PJ	Other	Salehurst	2	2
RR/2010/1699/P	STRAWBERRY HILL FARM	Other	Sedlescombe	1	1
RR/2022/2295/P	Primrose Cottage, Hurst Lane, TN33 0PF	Other	Sedlescombe	1	0
RR/2021/1110/PN3	Unit 1, Ridgeway Farm, Burnt Lodge Lane, Ticehurst	Other	Ticehurst	1	1
RR/2022/727/P	Slaves Dream, Lower Hazelhurst, TN5 7LE	Other	Ticehurst	1	0
RR/2018/1587/P	The Old Chapel, Udimore Road, Udimore	Other	Udimore	1	-1
RR/2022/2243/P	Troyd Farm, Moat Lane, TN33 0RZ	Other	Westfield	1	0
RR/2018/1763/P	Mill Farm, Whatlington Road, Whatlington	Other	Whatlington	1	0
RR/2021/106/P	Cottage Wood Farm, Whatlington Road, TN33 0ND	Other	Whatlington	1	1
RR/2021/1165/P	Benham Cottage, Woodmans Green Road, Whatlington	Other	Whatlington	1	1
RR/2021/1937/P	Springfield Nursery, Whatlington Road, TN33 0NA	Other	Whatlington	1	0
RR/2018/32/P	Land adj Redford Farmhouse, Main Street, Peasmarsh	Peasmarsh	Peasmarsh	1	1
RR/2021/879/P	Lyndhurst, Main Street, Peasmarsh [AI]	Peasmarsh	Peasmarsh	1	1
RR/2022/2227/P	Oast Cottage, Main Street, TN31 6SS	Peasmarsh	Peasmarsh	2	1
RR/2023/1205/P	Teviot, Malthouse Lane, TN31 6TA [AI]	Peasmarsh	Peasmarsh	1	1
RR/2023/505/P	1 Brickfield, Main Street, TN31 6SS	Peasmarsh	Peasmarsh	1	1
RR/2021/1305/P	Land adj Watermill Barn, Watermill Lane, Pett	Pett	Pett	1	1
RR/2021/854/P	Sea Bank, Chick Hill, Pett	Pett	Pett	1	0
RR/2022/1348/P	The Warren, Chick Hill, TN35 4EQ	Pett	Pett	1	0
RR/2020/486/P	The Lookout, Chick Hill, Pett	Pett Level	Pett	1	0
RR/2021/1373/P	Argyle, Pett Level Road, Pett Level	Pett Level	Pett	1	0
RR/2021/3018/P	Drift Away, Pett Level Road, TN35 4EH	Pett Level	Pett	1	0
RR/2014/1205/P	BRACKEN HILL - LAND NORTH OF	Robertsbridge	Salehurst	2	2
RR/2014/796/P	VILLA ROSE, LANGHAM ROAD	Robertsbridge	Salehurst	1	0
RR/2016/2887/P	Ostrich Hotel - Land rear of Station Road	Robertsbridge	Salehurst	1	1
RR/2023/397/P	Bugsell Park, Bugsell Lane, TN32 5EN	Robertsbridge	Salehurst	1	1
RR/2009/3029/P	27 MILL ROAD	Rye	Rye	2	2
RR/2014/2953/P	42 Kings Avenue - land at	Rye	Rye	1	1
RR/2015/1413/P	27 WATCHBELL STREET	Rye	Rye	1	1
RR/2017/332/P	8-9 Rock Channel Quay, The Clocks, Rye	Rye	Rye	1	1
RR/2019/1763/P	The Cabin, Rock Channel, Rye	Rye	Rye	1	0
RR/2019/1779/P	Grist Mill, Winchelsea Road, Rye	Rye	Rye	4	4
RR/2019/2831/P	Land adj Hilden, Rye Hill, Rye	Rye	Rye	1	1
RR/2020/1059/P	13 Winchelsea Road, Rye	Rye	Rye	2	1
RR/2020/617/P	4 Church Square, Rye	Rye	Rye	1	1

LA Reference	Site	Settlement	Parish	Gross outstanding permitted dwellings	Net outstanding permitted dwellings
RR/2021/1828/P	Willow Tree House, 113 Winchelsea Road, Rye	Rye	Rye	1	1
RR/2021/2057/P	Longer House, 30 High Street, Rye	Rye	Rye	1	1
RR/2022/2557/P	The Old Brewery, Wish Ward, TN31 7DH	Rye	Rye	1	1
RR/2022/2698/P	Land north of Cinque Ports Street, Rye TN31 7AN	Rye	Rye	2	2
RR/2022/2736/P	85 High Street, Rye TN31 7JS	Rye	Rye	1	1
RR/2022/63/P	Little Saltcote, 22 Military Road, Rye	Rye	Rye	1	1
RR/2023/2484/P	62 Military Road, Swiss Cottage, TN31 7NY	Rye	Rye	1	1
RR/2023/518/P	Rye Yacht Centre, Rock Channel, TN31 7HJ	Rye	Rye	3	1
RR/2023/86/P	13 Military Road, Bethel Chapel, TN31 7NX	Rye	Rye	1	1
RR/2015/1603/P	Castle View - Land adjacent [AI]	Rye Harbour	Icklesham	1	1
RR/2011/2364/P	LITTLE ORCHARD	Sedlescombe	Sedlescombe	1	1
RR/2015/414/P	BRICKWALL HOTEL - Land adj	Sedlescombe	Sedlescombe	2	2
RR/2020/1004/PN3	By The Way, Sandrock Hill, Sedlescombe	Sedlescombe	Sedlescombe	1	1
RR/2021/1598/P	Bankhurst, Sandrock Hill, Sedlescombe	Sedlescombe	Sedlescombe	1	0
RR/2022/2445/P	The Anchorage, Hawkhurst Road, TN33 0QS	Sedlescombe	Sedlescombe	1	0
RR/2022/840/P	Land at Beech Farm, Hawkhurst Road, Sedlescombe	Sedlescombe	Sedlescombe	1	1
RR/2020/2378/P	Land between 16 & 17 Stockwood Meadow, Staplecross	Staplecross	Ewhurst	2	2
RR/2023/1077/P	The Green House, Cripps Corner Road, Cripps Corner	Staplecross	Ewhurst	1	1
RR/2019/834/P	Amberdene, Butchers Lane, Three Oaks	Three Oaks	Guestling	1	0
RR/2020/2149/P	Amberheath, Butchers Lane, Three Oaks	Three Oaks	Guestling	1	1
RR/2022/2073/P	Butcher's Lane - Land to the South, Three oaks	Three Oaks	Guestling	1	1
RR/2022/337/P	Birchwood, Butchers Lane, TN35 4NE	Three Oaks	Guestling	1	0
RR/2022/839/P	Hillcrest, Eight Acre Lane, Three Oaks	Three Oaks	Guestling	1	1
RR/2023/1572/P	Tudor Cottage, Butchers Lane, TN35 4NE	Three Oaks	Guestling	1	1
RR/2019/1402/P	Downash House, Rosemary Lane, Ticehurst	Ticehurst	Ticehurst	2	-2
RR/2019/2175/P	Old Farmhouse, Claphatch Lane, Ticehurst	Ticehurst	Ticehurst	1	1
RR/2021/1228/P	Old Vineyard, Vineyard Lane, Ticehurst	Ticehurst	Ticehurst	2	1
RR/2021/2804/P	Villa Flair, Union Street, Flimwell	Ticehurst	Ticehurst	1	1
RR/2022/1265/P	Orchard Farm - Land at, High Street, TN5 7BB	Ticehurst	Ticehurst	5	5
RR/2006/1580/P	BELLEVUE, MAIN ROAD	Westfield	Westfield	1	1
RR/2017/1758/P	Westfield Garage, Orchard Way, Westfield	Westfield	Westfield	2	2
RR/2017/2157/P	Hoads Farm, Caravan 2, Moat Lane, Westfield	Westfield	Westfield	1	1
RR/2018/929/P	Hoads Farm, Caravan 1, Moat Lane, Westfield	Westfield	Westfield	1	1
RR/2019/2591/P	Land at Ashmore, Westbrook Lane, Westfield	Westfield	Westfield	1	1
RR/2019/2723/P	Land rear of Furtherdown, Main Road, Westfield	Westfield	Westfield	2	2
RR/2019/486/P	Restharrow, Moat Lane, Westfield	Westfield	Westfield	1	0
RR/2021/1197/P	Land at 1 Stablefields, Westfield	Westfield	Westfield	1	1
RR/2021/1625/P	Tree Tops-Land adjoin, off Cottage Lane, TN35 4QG	Westfield	Westfield	1	1
RR/2021/2982/P	5 Chapel Lane - Land adjacent, Westfield TN35 4QX	Westfield	Westfield	1	1
RR/2022/701/P	Plough Inn, The Moor, TN35 4QR	Westfield	Westfield	2	1
RR/2023/1022/P	Furtherdown - Land to the rear, Main Road, TN35 4S	Westfield	Westfield	1	1
RR/2023/2517/P	Wheel House, Cottage Lane, TN35 4RP	Westfield	Westfield	1	1
RR/2021/1019/P	Sandhole Farm, Westfield Lane, TN35 4SA	Westfield Lane	Westfield	1	0
RR/2023/1258/P	20 Westfield Lane, Westfield	Westfield Lane	Westfield	1	1

LA Reference	Site	Settlement	Parish	Gross outstanding permitted dwellings	Net outstanding permitted dwellings
RR/2019/2635/P	Crutches Farm, Hastings Road, Winchelsea	Winchelsea	Icklesham	1	1
RR/2019/2642/P	Crutches Farm Bungalow, Hastings Road, Winchelsea	Winchelsea	Icklesham	1	0
RR/2019/2649/P	Crutches Farm, Hastings Road, Winchelsea	Winchelsea	Icklesham	1	1
RR/2022/1917/P	Greyfriars Flat, Friars Road, TN36 4ED	Winchelsea	Icklesham	2	2
RR/2018/2204/P	Winchelsea Beach Cafe, Pett Level Rd, Winchelsea	Winchelsea Beach	Icklesham	1	1
RR/2018/234/P	Sallie, Sea Road, Winchelsea Beach	Winchelsea Beach	Icklesham	1	1
RR/2021/1070/P	Stars, Old River Way, TN36 4LJ	Winchelsea Beach	Icklesham	1	0
RR/2023/56/P	Rosemary, The Ridge, TN36 4LU	Winchelsea Beach	Icklesham	1	0

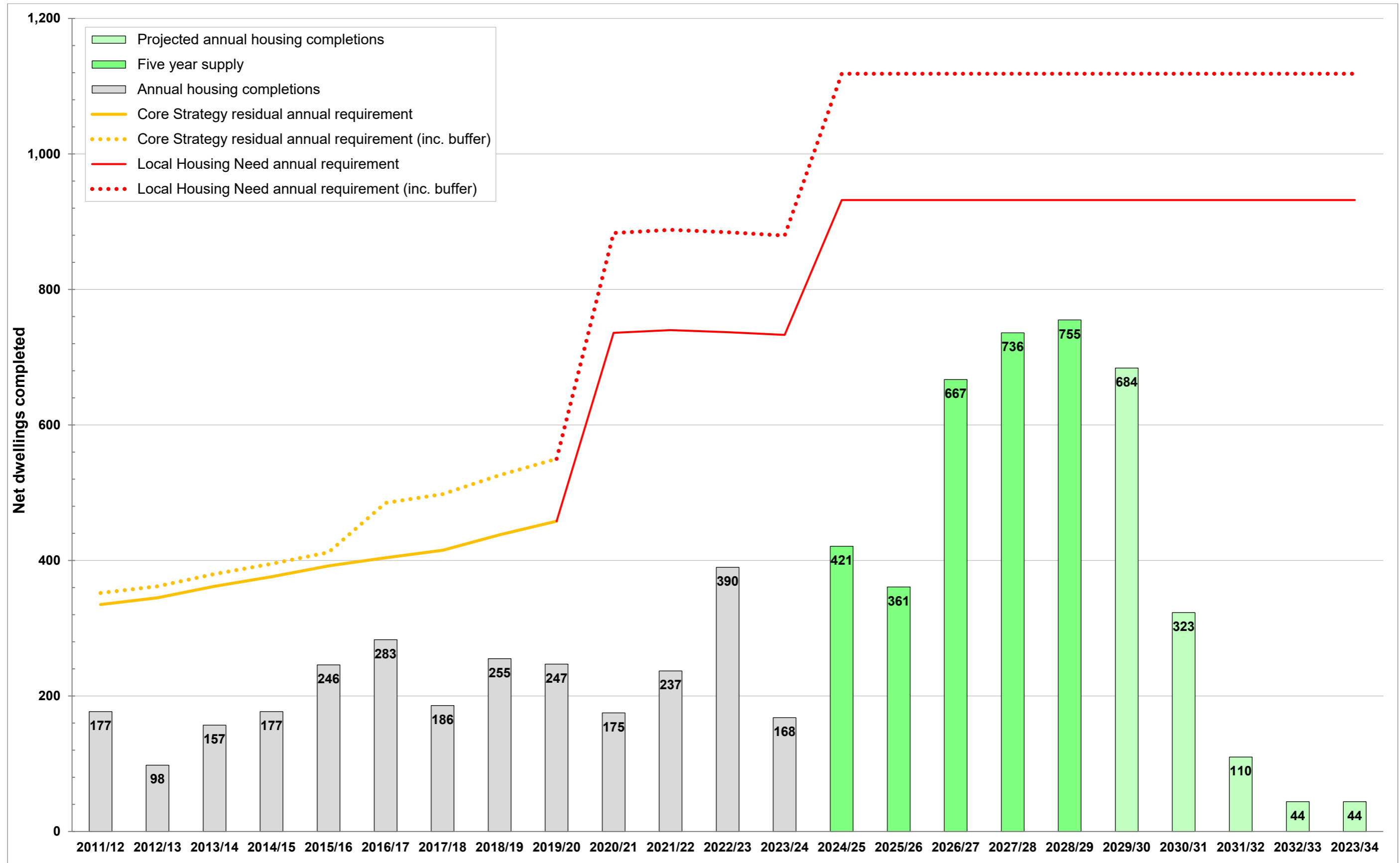
Appendix 6: Permissions for Housing for Older People and Student Accommodation

Area	Ref	Site	Settlement	Student Accommodation or Housing for Older People	Bedrooms left	C3 equivalent figure	Status	Notes
Bexhill	RR/2020/447/P	9 Warwick Road	Bexhill	Older People	5	3	Commenced	Full application (RR/2020/447/P) for a 5-bed extension to the existing nursing home approved 01/07/20.
Bexhill	RR/2022/2093/P	83 Cantelupe Road	Bexhill	Older People	9	5	Full	Full application (RR/2022/2093/P) for a 9-bed extension to the existing care home approved 14/11/22.
Bexhill	RR/2023/1714/P	16 Magdalen Road	Bexhill	Older People	6	3	Full	Full application (RR/2023/1714/P) for a change of use from guest house to 6-bed care home approved 18/10/23.
Bexhill	RR/2023/777/P	Richmond, Collington Lane East	Bexhill	Older People	8	5	Commenced	Full application (RR/2023/777/P) for the demolition of existing 58-bed care home and erection of 66-bed care home approved 24/10/23.
Bexhill	RR/2022/2719/P	Ardath House, Hastings Road	Bexhill	Older People	-32	-18	Full	Full application (RR/2022/2719/P) for the conversion of 32-bed care home to 21 residential units approved 24/07/23.
Battle	RR/2021/2991/P	Cedarwood House	Battle	Older People	11	6	Full	Full application (RR/2021/2991/P) for an 11-bed extension to the existing care home approved 22/03/22.
Rural Villages	RR/2021/1608/P	Ashwood	Burwash	Older People	-18	-10	Full	Full application (RR/2021/1608/P) for the demolition of 18-bed nursing home and erection of 12 residential units approved 20/12/21.
Rural Villages	RR/2022/1866/P	Roselands, Cackle Street	Brede	Older People	12	7	Full	Full application (RR/2022/1866/P) for 12-bed extension to the existing care home approved 05/09/22.
Rural Villages	RR/2017/2097/P	Rye District Hospital	Rye Foreign	Older People	60	34	Commenced	Full application (RR/2017/2097/P) for a 60-bed nursing home approved 20/04/18.
				Total	61	35		Housing for Older People to C3 conversion factor (2011 Census): 1.757333333

Appendix 7: 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	2033/34	Total
Bexhill	35	29	76	82	96	131	84	174	144	95	180	264	90	217	236	401	436	485	378	95	80	15	15	3,838
Battle	-1	7	3	5	7	4	5	4	5	6	17	82	6	40	25	110	126	23	28	13	3	3	3	524
Rye	74	14	11	26	73	28	1	5	0	1	4	13	-1	10	4	4	35	112	40	3	3	3	3	466
Rural Villages	69	47	67	64	62	96	70	63	81	73	36	31	73	143	96	152	119	115	237	212	24	23	23	1,976
Hastings Fringes	0	1	0	0	8	24	26	9	17	0	0	0	0	11	0	0	20	20	1	0	0	0	0	137
Yearly Total	177	98	157	177	246	283	186	255	247	175	237	390	168	421	361	667	736	755	684	323	110	44	44	6,941

Appendix 8: Housing trajectory graph



Appendix 9: Local Housing Need calculation

1. Setting the Baseline	Link	Dwelling stock 2023	Baseline (0.8% of dwelling stock)	
Set the baseline using the value of existing housing stock for the area of the local authority (Dwelling stock (including vacants), Table 125 : dwelling stock estimates by local authority district). The baseline is 0.8% of the existing housing stock for the area, and the most recent data published at the time should be used.	https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants	47,037	47,037 x 0.8 = 376	
2. An adjustment to take account of affordability	Link	Local Affordability Ratio	Adjustment Factor Calculation	Local Housing Need
<p>The housing stock baseline figure (as calculated in step 1) is then adjusted based on the affordability of the area.</p> <p>The affordability data used is the median workplace-based affordability ratios, published by the Office for National Statistics at a local authority level. The mean average affordability over the five most recent years for which data is available should be used.</p> <p>No adjustment is applied where the ratio is 5 or below. For each 1% the ratio is above 5, the housing stock baseline should be increased by 0.95%. An authority with a ratio of 10 will have a 95% increase on its annual housing stock baseline.</p> <p>Where an adjustment is to be made, the precise formula is as follows: Adjustment Factor = ((five year average affordability ratio-5)/5)×0.95 + 1</p>	https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratio-of-house-price-to-workplace-based-earnings-lower-quartile-and-median	12.78	2.4774	376 x 2.4774 = 932