



Housing Land Supply

and Housing Trajectory

April 2025 position statement

Published January 2026



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1. Introduction

- 1.1. This report presents information about housing completions, commitments and requirements in Rother as of 1 April 2025. 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 2025 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 nationally set "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 currently **912 dwellings per annum** (as of May 2025), prior to this it was 932 (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 compared to the Core Strategy target, measured against the current LHN figure, **the Council is only able to identify 3.04 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 2024 and 31 March 2025 there were 216 net additional dwellings built within the district. Figure 1 shows that there has been a total of 3,012 dwellings completed since 2011, averaging 215 completions a year. 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 - 2019/20 | 1,826 |
| 2020/21 | 175 |
| 2021/22 | 237 |
| 2022/23 | 390 |
| 2023/24 | 168 |
| 2024/25 | 216 |
| Total | 3,012 |
| Annual average | 215 |

Large site completions

- 2.3. Of the 216 total net dwellings completed, there were 157 dwellings completed on large sites (sites of 6 or more net dwellings) in 2024/25. Figure 2 shows that there has been a total of 2,294 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 - 2019/20 | 1,311 | 72% |
| 2020/21 | 134 | 77% |
| 2021/22 | 189 | 80% |
| 2022/23 | 358 | 92% |
| 2023/24 | 145 | 86% |
| 2024/25 | 157 | 73% |
| Total | 2,294 | 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 157 dwellings completed on large sites, 61 dwellings were completed on large windfall sites in 2024/25. Figure 3 shows that there has been a total of 637 dwelling completions on large windfall site since 2011, making up approximately 28% of large site completions and 21% of total completions, averaging 46 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 - 2019/20 | 344 | 26% | 19% |
| 2020/21 | 60 | 45% | 34% |
| 2021/22 | 19 | 10% | 8% |
| 2022/23 | 111 | 31% | 28% |
| 2023/24 | 42 | 29% | 25% |
| 2024/25 | 61 | 39% | 28% |
| Total | 637 | 28% | 21% |
| Annual average | 46 | 28% | 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 216 total net dwellings completed, there were 59 dwellings completed on small sites in 2024/25. Figure 4 shows that there has been a total of 718 small site completions since 2011, making up approximately 24% of total completions and averaging 51 dwellings a year.
- 2.8. Rother is currently reviewing the progress of small sites under construction and identifying any gaps in reporting. This includes checking historic sites that have not submitted completion documentation. As a result, some of the data presented may be subject to change.

Figure 4: Net annual housing completions on small sites

| Year | Small site completions | % of total completions on small sites |
|-------------------|------------------------|---------------------------------------|
| 2011/12 - 2019/20 | 515 | 28% |
| 2020/21 | 41 | 23% |
| 2021/22 | 48 | 20% |
| 2022/23 | 32 | 8% |
| 2023/24 | 23 | 14% |
| 2024/25 | 59 | 26% |
| Total | 718 | 24% |
| Annual average | 51 | 24% |

Brownfield land completions

- 2.9. The NPPF (2024) 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.*

- 2.10. Of the 216 total net dwellings completed, there were 86 dwellings completed on brownfield land in 2024/25. Figure 5 shows that there has been a total of 1,308 dwelling completions on brownfield land since 2011, making up approximately 43% of total completions and averaging 93 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 - 2019/20 | 1,016 | 810 | 56% |
| 2020/21 | 48 | 127 | 27% |
| 2021/22 | 72 | 165 | 30% |
| 2022/23 | 41 | 349 | 11% |
| 2023/24 | 45 | 123 | 27% |
| 2024/25 | 86 | 130 | 40% |
| Total | 1,308 | 1,704 | 43% |
| Annual average | 93 | 122 | 43% |

Affordable Housing completions

- 2.11. 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.
- 2.12. Of the 216 total net dwellings completed, there were 43 gross affordable housing completions in 2024/25. Figure 6 shows that there has been a total of 992 gross affordable housing completions since 2011, making up approximately 29% of gross total completions and averaging 71 gross dwellings per annum. The number completed this year is therefore lower than average, but the numbers do fluctuate year on year and are influenced by how many housing developments are actively being built out across the district.

Figure 6: Gross annual affordable housing completions

| Year | Gross affordable completions | Gross total completions | % of total completions as affordable |
|--------------------------|------------------------------|-------------------------|--------------------------------------|
| 2011/12 - 2019/20 | 634 | 2,138 | 30% |
| 2020/21 | 67 | 187 | 36% |
| 2021/22 | 80 | 252 | 32% |
| 2022/23 | 109 | 406 | 27% |
| 2023/24 | 59 | 182 | 32% |
| 2024/25 | 43 | 216 | 20% |
| Total | 992 | 3,381 | 29% |
| Annual average | 71 | 242 | 29% |

- 2.13. In terms of the split between affordable rented accommodation and shared ownership/intermediate housing, Figure 7 shows that there have been 7 units of rented accommodation and 36 units of intermediate/shared ownership housing completed in 2024/25.

Figure 7: Tenure breakdown of gross annual affordable housing completions

| Year | Affordable rented completions | Intermediate/shared ownership completions |
|--------------------------|-------------------------------|-------------------------------------------|
| 2011/12 - 2019/20 | 469 | 165 |
| 2020/21 | 32 | 35 |
| 2021/22 | 35 | 45 |
| 2022/23 | 63 | 46 |
| 2023/24 | 37 | 22 |
| 2024/25 | 7 | 36 |
| Total | 643 | 349 |
| Annual average | 46 | 25 |

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 2025 there are commitments for a total of **3,982** net additional dwellings on identified sites within Rother.

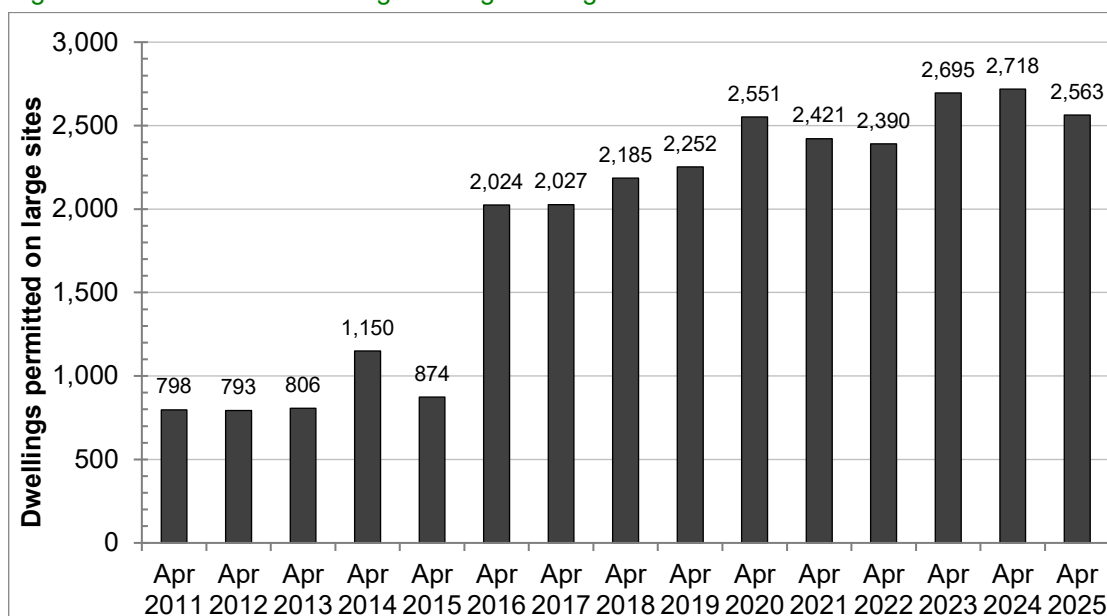
Figure 8: Total commitments at 1 April 2025

| Commitments | No. of dwellings |
|--------------------------------------------------------------------|------------------|
| Large site permissions (inc. S106) | 2,563 |
| Small site permissions | 373 |
| DaSA allocations | 573 |
| Neighbourhood Plan allocations | 449 |
| Permissions for Housing for Older People and Student Accommodation | 24 |
| Total commitments | 3,982 |

Sites with planning permission

- 3.2. Of the 2,936 net commitments, as at 1 April 2025, there are 2,563 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 Northeast Bexhill being granted for 1,050 dwellings.

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). In 2023/24, 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 2025

| Type of planning permission | No. of dwellings | % of large permissions |
|------------------------------------------------|------------------|------------------------|
| Detailed permissions (Full + Reserved Matters) | 696 | 27.2% |
| Outline permissions | 1,224 | 47.8% |
| Resolution to grant permission subject to S106 | 643 | 25.1% |
| Permitted Development | 0 | 0.0% |
| Total | 2,563 | 100% |

- 3.5. In addition to the large site permissions, there are a further **373** 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 **2,936** (74% 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 **986** housing commitments, as at 1 April 2025.
- 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 | 573 |
| Battle Neighbourhood Plan allocations | 30 |
| Crowhurst Neighbourhood Plan allocations | 30 |
| Rye Neighbourhood Plan allocations | 162 |
| Salehurst & Robertsbridge Neighbourhood Plan allocations | 166 |
| Sedlescombe Neighbourhood Plan allocations | 11 |
| Ticehurst Neighbourhood Plan allocations | 14 |
| Total allocations | 986 |

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 2025

| Policy | Site | Permission ref. | Permission type | Dwellings allocated | Dwellings permitted |
|--------|---------------------------------------------------------------------|-----------------|-----------------|---------------------|---------------------|
| BEX3a | Kiteye Farm, Ninfield Road, TN39 5DD | RR/2022/2364/P | Outline | 250 | 250 |
| BEX3b | Land at Mayo Lane, Bexhill | RR/2022/1584/P | Outline | 130 | 130 |
| BEX4 | Land at Former High School Site and Drill Hall, Down Road, Bexhill | RR/2019/430/P | Outline | 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 | Full | 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/2013/1490/P | Full | 36 - 51 | 58 |
| IDE1 | Land South of Elmsmead, Iden | RR/2023/2153/P | Full | 12 | 15 |
| PEA1 | Land South of Main Street, Peasmarsh | RR/2023/1707/P | Full | 41 | 41 |
| | | | Total | 714 - 749 | 758 |

Neighbourhood Plans

- 3.11. As at December 2025, there are 11 designated Neighbourhood Areas within the district. They are the parishes of Battle, Burwash, Crowhurst, Etchingham, Fairlight⁸, Hurst Green, Peasmarsh, Rye, Salehurst and Robertsbridge, Sedlescombe and Ticehurst.

⁸ Although a designated Neighbourhood Area, Fairlight is no longer preparing a Neighbourhood Plan.

- 3.12. As of December 2025, the Battle, Burwash, Crowhurst, Hurst Green, Peasmarch, Rye, Salehurst and Robertsbridge, Sedlescombe, and Ticehurst Neighbourhood Plans have all been ‘made’⁹. The status of Plan development in the Neighbourhood Areas, at December 2025, is shown in Figure 13 below.

Figure 13: Neighbourhood Planning status as of December 2025

| 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 and Reviewed | 08/07/2019, 06/12/2024 |
| 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 | Made | 15/12/2025 |
| Peasmarch NP | 25/03/2021 | Made | 22/04/2024 |
| 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 **449** outstanding dwellings allocated in the made Neighbourhood Plans, as at 1 April 2025. 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](#)¹⁰, the equivalent number of dwellings provided as a result of

⁹ The Peasmarch 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.

¹⁰ <https://www.gov.uk/guidance/housing-supply-and-delivery#counting-other-forms-of-accommodation>

planning permissions for residential institutions which fall within Planning Use Class C2 (including housing for older people and student 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 **24** dwellings to Rother's commitments, as at 1 April 2025. 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.

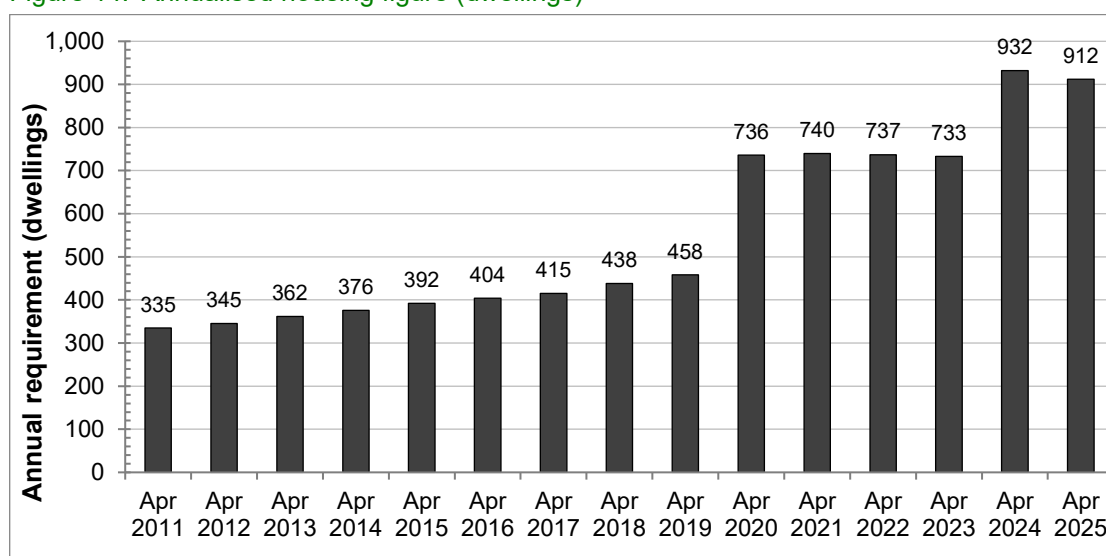
Determining the annualised housing figure

- 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](#)¹¹ (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 May 2025, is 912 dwellings per annum. See Appendix 9 for the calculation.
- 4.6. As shown in Figure 14, an annualised housing figure of 912 dwellings per annum is a significant increase over the annualised Core Strategy residual

¹¹ <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 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](#)¹² 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 2025) is published on the [Council's website](#)¹³.
- 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"¹⁴ 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 realistic prospect that housing will be delivered on the site within five years. In particular:

¹² <https://www.gov.uk/government/publications/housing-delivery-test-2023-measurement>

¹³ <https://www.rother.gov.uk/planning-and-building-control/planning-policy/engagement-and-monitoring-2/monitoring-2/>

¹⁴ Detailed in paragraph 11 of the December 2024 NPPF

- 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 2025 to 31 March 2029). 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 2025.

Figure 15: Supply of deliverable housing sites

| Source of supply | No. of dwellings |
|--------------------------------------------------------------------|------------------|
| Large site permissions (inc. S106) ¹⁵ | 2,173 |
| Small site permissions | 373 |
| DaSA Local Plan allocations | 362 |
| Neighbourhood Plan allocations | 394 |
| Permissions for Housing for Older People and Student Accommodation | 24 |
| Total | 3,326 |

- 4.20. Large site permissions make up most of the deliverable housing sites, accounting for **2,173** dwellings (65%) 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 26.7% 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 **373** dwellings, as at 1 April 2025. When distributed evenly over the five years, the resultant 75 dwellings per year is 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 **362** dwellings and **394** 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 **24** dwellings.

Calculating the five-year housing land supply position

- 4.25. The supply of sites identified as being deliverable in Figure 15 is compared to the annual LHN figure identified at paragraph 4.5 to produce the five-year housing land supply figure, as shown in Figure 16.

¹⁵ 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 figure | Paragraph 4.5 | 912 |
| B | Five Year Requirement | A x 5 | 4,560 |
| C | Five Year Requirement plus 20% buffer | B x 1.2 | 5,472 |
| D | Dwellings deliverable within 5 years | Figure 15 | 3,326 |
| E | % Supply | D / C | 60.8% |
| F | Supply (inc. 20% buffer) | E x 5 | 3.04 |

- 4.26. There are 3,326 dwellings on identified sites that are considered available, suitable and achievable now (deliverable), which is 2,146 dwellings (39%) less than the 5,472 dwellings required to be deliverable within the next five years (the LHN figure including a 20% buffer). This equates to **3.04 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 3.81 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 housing target (rather than the nationally set LHN figure), then the Council would be able to demonstrate **3.37 years'** worth of housing supply, i.e. it would still not be able to demonstrate a five-year supply of housing. This is attributable to the historic under delivery of dwellings and the nearing of the end of the Local Plan period.
- 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](#)¹⁶ (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, Peasmarch, Crowhurst and Hurst Green 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 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.

¹⁶ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

- 5.5. Work is underway on the preparation of the new Local Plan, which will cover the period 2025-2042. The Council held the first consultation stage (Regulation 18) from 30 April to 23 July 2024. The draft Local Plan is framed around two key priorities: 'Green to the Core' (addressing climate change, biodiversity, and landscape protection) and 'Live Well Locally' (promoting healthy, sustainable, inclusive communities). Further information is available on the Council's [Draft Local Plan webpage](#)¹⁷. A second public consultation, which will include proposed site allocations, is planned to begin in January 2026. In line with its published [Local Development Scheme](#) the Council aims to have the new Local Plan finalised to submit to Government in December 2026 for independent examination.
- 5.6. 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](#)¹⁸.

¹⁷ <https://www.rother.gov.uk/planning-and-building-control/planning-policy/emerging-local-plan/local-plan-review/>

¹⁸ <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. 2030-2035), as at 1 April 2025.

Figure 17: Supply of developable housing sites

| Source of supply | No. of dwellings |
|------------------------------------|------------------|
| Large site permissions | 390 |
| DaSA Local Plan allocations | 211 |
| Neighbourhood Plan allocations | 55 |
| Small site windfall allowance | 225 |
| Remaining exception site allowance | 0 |
| Total | 881 |

- 6.4. This shows that there are an additional **390** dwellings on large site permissions that are identified as being developable, mostly on the site at Worsham Farm in Northeast Bexhill.
- 6.5. DaSA allocations which have not yet been granted planning permission, but deliverable in years six to ten total **211** and the Neighbourhood Plan allocations are expected to provide a further **55** 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 4.17.
- 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.

Housing trajectory

- 6.8. Appendices 7 and 8 show the anticipated trajectory of annual housing completions within the district.
- 6.9. 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, expecting completion by the end of the 2032/33 period.
 - c) No allowances have been made for large site windfalls.
- 6.10. 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 (as at 1 April 2025)

| Area | Ref | Site | Settlement | Units Left | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | Total | Status | Notes |
|----------------|------------------|-------------------------------------|----------------|------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-------|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Bexhill | RR/2015/1760/P | Worsham Farm (Outline - Phases 3-7) | Bexhill | 731 | 80 | 100 | 150 | 100 | 150 | 151 | | | | | 731 | Commenced | 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/2017/1705/P | Spindlewood Drive | Bexhill | 160 | | 26 | 50 | 50 | 34 | | | | | | 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/2020/577/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/2022/2570/P | 41A, 41 & 43 Barnhorn Road | Bexhill | 35 | 15 | 20 | | | | | | | | | 35 | Commenced | Full application (RR/2022/2570/P) for 35 units of retirement living accommodation approved 26/07/23. |
| Bexhill | RR/2022/2719/P | Ardath House, Hastings Road | Bexhill | 21 | 21 | | | | | | | | | | 21 | Commenced | Full application (RR/2022/2719/P) for the conversion of 32-bed care home to 21 residential units approved 24/07/23. |
| Bexhill | RR/2022/2131/P | Land off Turkey Road | Bexhill | 89 | | 29 | 40 | 20 | | | | | | | 89 | Full | Full application (RR/2022/2131/P) for the erection of 89 dwellings (including affordable housing) approved 18/12/23 |
| Bexhill | RR/2024/1126/P | 11 Endwell Road | Bexhill | 6 | 6 | | | | | | | | | | 6 | Full | Full application (RR/2024/1126/P) for the erection of 6 dwellings approved 16/12/24 |
| Bexhill | RR/2024/127/P | Our Lady of the Rosary Church | Bexhill | 6 | 6 | | | | | | | | | | 6 | Full | Full application (RR/2024/127/P) for the erection of 6 dwellings approved 05/08/24 |
| Bexhill | RR/2024/993/PN3 | 17 / 21 Devonshire Road | Bexhill | 8 | | 4 | 4 | | | | | | | | 8 | Permitted Development | Prior approval: Application to determine if prior approval is required for a proposed change of use from Financial Use (Class E) at part ground and first floor levels to 8no. flats (Class C3). Approved 21/08/2024 |
| Bexhill | RR/2019/430/P | High School and Drill Halls | Bexhill | 52 | | | | 13 | 13 | 13 | 13 | | | | 52 | Outline | Outline: Mixed use development (RR/2019/430/P) comprising of a leisure centre and up to 52 dwellings approved 17/02/25 |
| Battle | RR/2023/164/P | Land at White House Farm | Battle | 24 | | 10 | 14 | | | | | | | | 24 | Full | Full application (RR/2023/164/P) for the erection of 24 dwellings approved 02/10/2024 |
| Battle | RR/2021/1754/P | North Trade Road (North) | Battle | 20 | 20 | | | | | | | | | | 20 | Commenced | 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/2024/1715/PIP | Rosecourt | Battle | 6 | | | | | | 6 | | | | | 6 | Permission in Principle | Permission in Principle (RR/2024/1715/PIP) for up to 6 units allowed 24/12/24 |
| Battle | RR/2019/604/P | Blackfriars | Battle | 220 | 34 | 115 | 71 | | | | | | | | 220 | Commenced | 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/2017/2217/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 | Commenced | 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 the demolition of 18-bed nursing home and erection of 12 residential units approved 20/12/21. |
| Rural Villages | RR/2021/2947/P | Former Putting Green Site | Camber | 10 | | | | 10 | | | | | | | 10 | Full | Full application (RR/2021/2947/P) erection of 10no. dwellings with new vehicular access, car parking with hard and soft landscaping. |
| 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. |

| Area | Ref | Site | Settlement | Units Left | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | Total | Status | Notes |
|------------------|----------------|----------------------------|------------------|------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-------|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Rural Villages | RR/2022/1526/P | London Road - Land East of | Hurst Green | 28 | | | | 14 | 14 | | | | | | 28 | Full | Full application (RR/2022/1526/P) development of 28 dwellings including affordable housing. |
| Rural Villages | RR/2023/2153/P | Conkers | Iden | 15 | | | 7 | 8 | | | | | | | 15 | Full | Full application (RR/2023/2153/P) erection of 15 dwellings together with associated access and demolition of modern extension of Conkers (grade II listed). |
| 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/2023/27/P | Land North of Station Road | Robertsbridge | 21 | | | | 10 | 11 | | | | | | 21 | Full | Full application (RR/2023/27/P) erection of Doctors Surgery and 21 houses with associated access road, parking and turning. |
| 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 Fringes | 9 | 9 | | | | | | | | | | 9 | Commenced | Full application (RR/2018/2040/P) for 10 dwellings approved 14/10/19. |
| | | | Total | 1,958 | 314 | 436 | 417 | 275 | 317 | 186 | 13 | 0 | 0 | 0 | 1,958 | | |

Appendix 2: Delivery by financial year of large sites delegated to approve subject to S106 (as at 1 April 2025)

| Area | Ref | Site | Settlement | Units | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 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. |
| Rural Villages | RR/2023/1707/P | Main Street | Peasmarsh | 45 | | 20 | 25 | | | | | | | | 45 | Outline | Outline application delegated to approval. 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 01/04/25. |
| Rural Villages | RR/2023/1707/P | Pippins, Main Street | Peasmarsh | 41 | | | | | | 20 | 21 | | | | 41 | Outline | Outline application (RR/2023/1707/P) for 41 units delegated to approve 18/07/24, 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 | 3 | 5 | | | | | | | | | 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. |
| Rural Villages | RR/2022/1118/P | Cottage Lane | Westfield | 20 | | | | | | 10 | 10 | | | | 20 | Outline | Outline application (RR/2022/1118/P) for 20 units delegated to approve 27/06/24, subject to S106 agreement. |
| | | | Total | 605 | 3 | 35 | 111 | 160 | 105 | 85 | 81 | 25 | 0 | 0 | 605 | | |

Appendix 3: Delivery by financial year of dwellings on DaSA allocations without planning permission (as at 1 April 2025)

| Area | Policy | Site | Settlement | Units (mid) | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 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 | | | | 30 | 30 | 40 | 40 | | | | 140 | Site allocated in the Development and Site Allocations Local Plan for 140 dwellings. The Government purchased the site for a potential alternative use although it is understood this will not now be pursued and the site will become available for housing again shortly. |
| 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 01/04/25. |
| Rural Villages | BEC2 | Buddens Green | Beckley Four Oaks | 6 | | | | | | 6 | | | | | 6 | Site allocated in the Development and Site Allocations Local Plan for 6 dwellings of affordable housing. |
| 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 and is currently being considered for 29 dwellings as of 01/04/2025. |

| Area | Policy | Site | Settlement | Units (mid) | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2033/34 | Total | Notes |
|------------------|--------|-----------------------|----------------|-------------|----------|-----------|-----------|------------|------------|------------|-----------|----------|----------|----------|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 | NOR1 | Northiam CE School | Northiam | 6 | | | | | 6 | | | | | | 6 | Site allocated in the Development and Site Allocations Local Plan for 6 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 | 10 | | | | | | 10 | | | | | 10 | Site allocated in the Development and Site Allocations Local Plan for 10 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 | 573 | 0 | 12 | 50 | 145 | 155 | 131 | 80 | 0 | 0 | 0 | 573 | |

Appendix 4: Delivery by financial year of dwellings on Neighbourhood Plan allocations without planning permission (as at 1 April 2025)

| Area | Plan | Site | Policy | Units (mid) | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 | 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. |
| 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. |
| Rye | Rye NP | Thomas Peacocke | H8 | 63 | | | | 63 | | | | | | | 63 | Site allocated in the Rye Neighbourhood Plan (made July 2019). Planning permission RR/2017/1778/P lapsed in December 2023 and currently has an undetermined planning application. |
| 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 | Hodsons Mill | HO2 | 120 | | 60 | 60 | | | | | | | | 120 | Site allocated in the Salehurst & Robertsbridge Neighbourhood Plan (made July 2018), has a lapsed planning permission (RR/2017/382/P) for 96 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 | 413 | 2 | 64 | 95 | 162 | 53 | 37 | 0 | 0 | 0 | 0 | 413 | |

Appendix 5: Small site permissions

| LA Reference | Site | Settlement | Parish | Gross outstanding permitted dwellings | Net outstanding permitted dwellings |
|-----------------|----------------------------------------------------|------------|------------|---------------------------------------|-------------------------------------|
| RR/2016/2172/PN | Thornden Farm Offices, Thornden Lane, Ashburnham | Ashburnham | Ashburnham | 1 | 1 |
| RR/2024/50/P | Brownbread Stud | Ashburnham | Ashburnham | 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/PN | 11 Old Ladies Court, Battle | Battle | Battle | 1 | 1 |
| RR/2019/1777/P | The Old Barrack Inn, Whatlington Road, Battle | Battle | Battle | 1 | 1 |
| RR/2019/666/P | Land at The Meads, 12 Isherwood, Battle | Battle | Battle | 3 | 3 |
| 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/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/2022/1116/P | Oakwood, 79 Hastings Road, Battle | Battle | Battle | 2 | 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/2023/1111/P | Black Cat Barn | Battle | Battle | 1 | 1 |
| RR/2023/138/P | Woodlands, Marley Lane, TN33 0RB | Battle | Battle | 1 | 0 |
| RR/2023/1698/P | Land at rear of 38 North Trade Road | Battle | Battle | 4 | 4 |
| 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/2023/2629/P | Quarter Mile Farm | Battle | Battle | 1 | 0 |
| RR/2024/1885/P | Abbey Court House | Battle | Battle | 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/2022/3016/P | Land adj Broadlawns, Whitebread Lane, Beckley | Beckley | Beckley | 1 | 1 |
| 05/12/2024 | 15 De La Warr Road | Bexhill | Bexhill | 1 | 1 |
| RR/2010/1376/P | MIRAMAR | 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 |
| RR/2014/2383/P | 55 CAMPERDOWN STREET - LAND ADJACENT | Bexhill | Bexhill | 1 | 1 |
| RR/2017/1901/P | 126-130 Ninfield Road, Bexhill | Bexhill | Bexhill | 2 | 2 |
| RR/2017/2533/P | 21 Ninfield Road, Bexhill | Bexhill | Bexhill | 2 | 2 |
| RR/2017/888/P | 85 Martyns Way - Land adj, Courtrai, Bexhill | Bexhill | Bexhill | 1 | 1 |
| RR/2018/1528/P | 21A Leopold Road, Bexhill | Bexhill | Bexhill | 1 | 0 |
| RR/2018/2811/P | 5 & 7 Marina, Bexhill | Bexhill | Bexhill | 2 | 2 |
| RR/2020/1859/PN | Little Worsham Farm, Worsham Lane, Bexhill | Bexhill | Bexhill | 4 | 4 |
| RR/2021/2263/PN | Birkdale Hall, Birkdale, Bexhill | Bexhill | Bexhill | 3 | 3 |
| RR/2021/29/PN3 | 44 Cooden Sea Road, Bexhill | Bexhill | Bexhill | 1 | 1 |
| RR/2021/2904/PN | 2A Wickham Avenue, Bexhill | Bexhill | Bexhill | 1 | 1 |

| LA Reference | Site | Settlement | Parish | Gross outstanding permitted dwellings | Net outstanding permitted dwellings |
|-----------------|----------------------------------------------------|------------|---------|---------------------------------------|-------------------------------------|
| 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 |
| 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/2022/2439/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/PN | 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/2022/708/P | Kees House, 231 Cooden Drive, Bexhill [AI] | Bexhill | Bexhill | 1 | 0 |
| 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/2023/132/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/2023/2023/P | 142 Pebsham Lane | Bexhill | Bexhill | 1 | 1 |
| RR/2023/2048/P | Westfield | 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/2023/2210/P | 36 Grange Court Drive | Bexhill | Bexhill | 1 | 1 |
| RR/2023/2466/P | Craythorne House, Burnside Warehouse, TN39 3LE | Bexhill | Bexhill | 5 | 5 |
| RR/2023/275/PN3 | 8 Chandler Road, Bexhill TN39 3QN [AI] | Bexhill | Bexhill | 1 | 1 |
| 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 |
| 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/2024/1038/PN | Land Between 41 and 51 Holliers Hill | Bexhill | Bexhill | 1 | 1 |
| RR/2024/1049/P | Unit 5 Little Worsham Farm | Bexhill | Bexhill | 1 | 1 |
| RR/2024/1160/P | 8 Millfield Rise | Bexhill | Bexhill | 1 | 1 |

| LA Reference | Site | Settlement | Parish | Gross outstanding permitted dwellings | Net outstanding permitted dwellings |
|-----------------|----------------------------------------------------|----------------|----------------|---------------------------------------|-------------------------------------|
| RR/2024/1336/P | 15 De La Warr Road | Bexhill | Bexhill | 1 | 1 |
| RR/2024/1340/P | 41 Collington Avenue | Bexhill | Bexhill | 2 | 2 |
| RR/2024/1367/P | 97 London Road | Bexhill | Bexhill | 1 | 1 |
| RR/2024/143/P | Windsong | Bexhill | Bexhill | 1 | 0 |
| RR/2024/1721/PN | Chestnut Meadow, Ninfield Road, Bexhill | Bexhill | Bexhill | 4 | 4 |
| RR/2024/1745/P | 11 London Road | Bexhill | Bexhill | 1 | 1 |
| RR/2024/1820/P | 87 London Road | Bexhill | Bexhill | 1 | 1 |
| RR/2024/1861/P | Land Between 41 and 51 Holliers Hill | Bexhill | Bexhill | 2 | 2 |
| RR/2024/1862/P | 128 Dorset Road | Bexhill | Bexhill | 1 | 1 |
| RR/2024/2087/P | 16 St Barnabas Court - Flat 7 & 8 | Bexhill | Bexhill | 1 | -1 |
| RR/2024/284/P | 160 Barnhorn Road | Bexhill | Bexhill | 1 | 1 |
| RR/2024/502/P | 124 Dorset Road | Bexhill | Bexhill | 2 | 2 |
| RR/2024/796/P | 40-42 Cooden Sea Road | Bexhill | Bexhill | 1 | 1 |
| RR/2024/913/P | 11 London Road | Bexhill | Bexhill | 2 | 1 |
| RR/2024/975/P | Land adjacent to Glenberyl | Bexhill | Bexhill | 1 | 1 |
| RR/2024/238/P | Broxmead Cottage | Bexhill | Bexhill | 1 | 1 |
| RR/2024/376/P | 17/21 Devonshire Road | Bexhill | Bexhill | 3 | 3 |
| RR/2024/506/P | 19 Ninfield Road | Bexhill | Bexhill | 1 | 1 |
| RR/2023/2171/P | Land Adjacent to Hoads Farm | Brede | Brede | 1 | 1 |
| RR/2024/625/P | Broad Oak Lodge | Brede | Brede | 2 | 2 |
| RR/2023/2077/P | Lake Cottage, Manor Farm, TN32 5HB | Brightling | Brightling | 1 | 0 |
| RR/2021/3028/P | 6 Hows Close, Broad Oak, TN31 6ER | Broad Oak | Broad Oak | 1 | 1 |
| RR/2024/625/P | Broad Oak Lodge, Chitcombe Road, Brede | Broad Oak | Broad Oak | 2 | 2 |
| RR/2013/309/P | WITHERHURST FARM | Burwash | Burwash | 1 | 1 |
| RR/2022/2959/P | Acorn Farm, Shrub Lane, TN19 7EB | Burwash | Burwash | 1 | 1 |
| RR/2023/1943/P | 83 Shrub Lane | Burwash | Burwash | 1 | 1 |
| RR/2022/644/P | Greenore, Vicarage Lane, Burwash | Burwash Common | Burwash Common | 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 | 1 | 0 |
| RR/2020/444/P | Links Cottage, 1 Old Lydd Road, 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/2024/1836/P | Land adjacent to Coastguard Cottages | Camber | Camber | 1 | 1 |
| RR/2024/373/P | Homelands | Camber | Camber | 1 | 1 |
| 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/2024/123/P | Henley Down House | Catsfield | Catsfield | 1 | 0 |
| RR/2024/1406/P | Anchor Cottage | Catsfield | Catsfield | 2 | 1 |
| RR/2024/523/PN3 | The Piggery | Catsfield | Catsfield | 1 | 1 |
| RR/2015/1415/PN | Horseshoe Farm - Piggery Buildings at | Crowhurst | Crowhurst | 1 | 1 |
| RR/2018/1635/PN | Windy Ridge, Swainham Lane, Crowhurst | Crowhurst | Crowhurst | 1 | 1 |
| RR/2018/174/P | Land adj. Sabon Gari, Crowhurst Road, C'hurst [AI] | Crowhurst | Crowhurst | 4 | 4 |

| LA Reference | Site | Settlement | Parish | Gross outstanding permitted dwellings | Net outstanding permitted dwellings |
|-----------------|----------------------------------------------------|-----------------|-----------------|---------------------------------------|-------------------------------------|
| RR/2018/389/PN3 | Windy Ridge, Swainham Lane, Crowhurst | Crowhurst | Crowhurst | 1 | 1 |
| RR/2020/839/P | Coombe Dell, Forewood Lane, Crowhurst | Crowhurst | Crowhurst | 1 | 0 |
| 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/2024/1479/P | Landscape Studios | Crowhurst | Crowhurst | 1 | 0 |
| RR/2024/2158/P | 6 Woodland Way | Crowhurst | Crowhurst | 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/2024/473/P | Hop Garden Yard | Dallington | Dallington | 1 | 1 |
| 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 [AI] | Ewhurst | Ewhurst | 1 | 0 |
| RR/2022/2250/O | The Cottage | Ewhurst | Ewhurst | 1 | 1 |
| RR/2023/976/P | Land at Bairnsbourne | Fairlight | Fairlight | 1 | 1 |
| RR/2017/279/P | Land at rear of Skyscape, Channel Way, Fairlight | Fairlight Cove | Fairlight Cove | 1 | 1 |
| RR/2023/1139/P | 1 Broadlands, Clinton Way, TN35 4DL | Fairlight Cove | Fairlight Cove | 1 | 0 |
| RR/2023/2535/P | Halladale, Commanders Walk, TN35 4BE | Fairlight Cove | Fairlight Cove | 1 | 0 |
| RR/2021/1448/P | Units 1A & 2, Downash House, TN5 7PS | Flimwell | Flimwell | 2 | -1 |
| RR/2022/1588/P | Land at Sunnysbank Garage, Hawkhurst Road, TN5 7QR | Flimwell | Flimwell | 4 | 4 |
| RR/2022/1614/P | Country Furniture Barn, Hawkhurst Road, TN5 7QH | Flimwell | Flimwell | 1 | 1 |
| RR/2024/593/P | 3 Broom Hill Cottages, Speedwell Cottage | Flimwell | Flimwell | 1 | 1 |
| RR/2023/60/P | Great Knelle Farm, The Old Dairy building [AI] | Four Oaks | Four Oaks | 1 | 1 |
| RR/2004/3275/P | STOCKS FARM GRANARY | Guestling Green | Guestling Green | 1 | 1 |
| RR/2021/3048/P | The Bungalow, Chapel Lane, TN35 4HP | Guestling Green | Guestling Green | 1 | 0 |
| RR/2022/116/P | Guestling Surgery, Chapel Lane, TN35 4HN | Guestling Green | Guestling Green | 1 | 1 |
| RR/2024/494/P | Land at Bradshaw Close | Guestling Green | Guestling Green | 1 | 1 |
| RR/2024/584/P | The Old Rectory | Guestling Green | Guestling Green | 1 | 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/2023/2514/P | The Coach House, Iridge Place, TN19 7PN | Hurst Green | Hurst Green | 1 | 1 |
| RR/2024/2082/PI | 2 White Horse Cottages | Hurst Green | Hurst Green | 1 | 1 |
| RR/2023/2538/P | Seasurge | Icklesham | Icklesham | 1 | 0 |
| RR/2024/314/P | Clinton Lodge | Icklesham | Icklesham | 2 | 2 |
| RR/2016/1011/P | VINEHALL FARM | Johns Cross | Johns Cross | 1 | 1 |
| RR/2022/2991/P | Old Stable Yard, Vine Hall Road, TN32 5JL | Johns Cross | Johns Cross | 4 | 4 |
| RR/2023/887/P | Johns Cross Inn - Land adj, Johns Cross Road [AI] | Johns Cross | Johns Cross | 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/2024/146/P | Serenity | Mountfield | Mountfield | 1 | 0 |
| RR/2017/2308/P | Land at Darvel Down, Netherfield [AI] | Netherfield | Netherfield | 4 | 4 |
| RR/2022/1778/P | Valencia, Station Road, TN31 6QL | Northiam | Northiam | 2 | 2 |

| LA Reference | Site | Settlement | Parish | Gross outstanding permitted dwellings | Net outstanding permitted dwellings |
|-----------------|----------------------------------------------------|---------------|---------------|---------------------------------------|-------------------------------------|
| 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/2024/1234/P | Land adjacent to Ghyllside | Northiam | Northiam | 1 | 1 |
| RR/2024/1422/P | Whitehill | Northiam | Northiam | 1 | 0 |
| RR/2024/1802/PI | Land Adjacent Hillside | Northiam | Northiam | 1 | 1 |
| RR/2018/1587/P | The Old Chapel, Udimore Road, Udimore | Other | Other | 1 | -1 |
| RR/2018/1763/P | Mill Farm, Whatlington Road, Whatlington | Other | Other | 1 | 0 |
| RR/2020/1506/P | Old Post House, Rye Road, Rye Foreign | Other | Other | 1 | 1 |
| RR/2020/512/P | Upper Morgay Wood, Junction Road, Staplecross | Other | Other | 1 | 0 |
| RR/2021/1018/PN | Millham, Mountfield Lane, Mountfield | Other | Other | 1 | 1 |
| RR/2021/106/P | Cottage Wood Farm, Whatlington Road, TN33 0ND | Other | Other | 1 | 1 |
| RR/2021/1110/PN | Unit 1, Ridgeway Farm, Burnt Lodge Lane, Ticehurst | Other | Other | 1 | 1 |
| RR/2021/1591/P | Telham Meadows, Hastings Road, Battle [AI] | Other | Other | 1 | 1 |
| RR/2021/1937/P | Springfield Nursery, Whatlington Road, TN33 0NA | Other | Other | 1 | 0 |
| RR/2022/1242/P | Lower Snailham Farm, Broad Street, TN36 4AU | Other | Other | 1 | 1 |
| RR/2022/1581/P | Great Bellhurst Bungalow, Hobbs Lane, Beckley [AI] | Other | Other | 1 | 1 |
| RR/2022/1773/P | Saltbarn Cottages, Saltbarn Lane, Playden | Other | Other | 1 | -1 |
| RR/2022/2243/P | Troyd Farm, Moat Lane, TN33 0RZ | Other | Other | 1 | 0 |
| RR/2022/2292/P | Parsonage Farm, Church Lane, TN32 5PJ | Other | Other | 2 | 2 |
| RR/2022/2295/P | Primrose Cottage, Hurst Lane, TN33 0PF | Other | Other | 1 | 0 |
| RR/2022/2767/P | Little Millham (Annexe), Mountfield Lane, TN32 5JU | Other | Other | 1 | 1 |
| RR/2022/505/P | Kerry Cottage, Netherfield Road, Netherfield | Other | Other | 1 | 0 |
| RR/2022/727/P | Slaves Dream, Lower Hazelhurst, TN5 7LE | Other | Other | 1 | 0 |
| RR/2023/1314/P | Horsebrooks Farm, Ludpit Lane, TN19 7DB | Other | Other | 1 | 1 |
| RR/2023/1580/P | The Old Dairy, Rye Road, TN31 7UL | Other | Other | 1 | 1 |
| RR/2023/1908/P | Sunnymead, Beckley Road, TN31 6JB [AI] | Other | Other | 1 | 0 |
| RR/2023/1934/P | Woodside, Watermill Lane, TN33 9BP [AI] | Other | Other | 1 | 0 |
| RR/2023/2125/P | Whitehill, Rock Hill, TN31 6JF | Other | Other | 1 | 0 |
| RR/2023/226/P | Bumpkinshaw Yard, Rock Lane, TN35 4NY | Other | Other | 2 | 2 |
| RR/2024/348/P | Old Vineyard | Other | Other | 1 | 1 |
| 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/2023/505/P | 1 Brickfield, Main Street, TN31 6SS | Peasmarsh | Peasmarsh | 1 | 1 |
| RR/2024/1040/P | Cornerways | Peasmarsh | Peasmarsh | 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 Level | 1 | 0 |
| RR/2021/1373/P | Argyle, Pett Level Road, Pett Level | Pett Level | Pett Level | 1 | 0 |
| RR/2021/3018/P | Drift Away, Pett Level Road, TN35 4EH | Pett Level | Pett Level | 1 | 0 |
| RR/2014/796/P | VILLA ROSE, LANGHAM ROAD | Robertsbridge | Robertsbridge | 1 | 0 |
| RR/2016/2887/P | Ostrich Hotel - Land rear of, Station Road | Robertsbridge | Robertsbridge | 1 | 1 |
| RR/2023/2088/P | Cross Inn | Robertsbridge | Robertsbridge | 2 | 2 |

| LA Reference | Site | Settlement | Parish | Gross outstanding permitted dwellings | Net outstanding permitted dwellings |
|----------------|----------------------------------------------------|---------------|---------------|---------------------------------------|-------------------------------------|
| RR/2023/397/P | Bugsell Park, Bugsell Lane, TN32 5EN | Robertsbridge | Robertsbridge | 1 | 1 |
| RR/2024/865/P | Wicks Platt | Robertsbridge | Robertsbridge | 1 | 0 |
| 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/2020/617/P | 4 Church Square, 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/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/2024/1793/P | Watford | Rye | Rye | 1 | 1 |
| RR/2024/1948/P | 7 & 7A Fair Meadow | Rye | Rye | 2 | 0 |
| RR/2024/731/P | Old School Place - Land to the South, Rye | Rye | Rye | 1 | 1 |
| RR/2024/919/P | Brookgate | Rye | Rye | 1 | 0 |
| RR/2024/492/P | Globe Inn | Rye | Rye | 1 | 1 |
| RR/2015/1603/P | Castle View - Land adjacent [AI] | Rye Harbour | Rye Harbour | 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/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/2023/1406/P | Land At Gate Cottage | Sedlescombe | Sedlescombe | 5 | 5 |
| RR/2023/1077/P | The Green House, Cripps Corner Road, Cripps Corner | Staplecross | Staplecross | 1 | 1 |
| RR/2019/834/P | Amberdene, Butchers Lane, Three Oaks | Three Oaks | Three Oaks | 1 | 0 |
| RR/2022/2073/P | Butcher's Lane - Land to the South, Three oaks | Three Oaks | Three Oaks | 1 | 1 |
| RR/2022/337/P | Birchwood, Butchers Lane, TN35 4NE | Three Oaks | Three Oaks | 1 | 0 |
| RR/2022/839/P | Hillcrest, Eight Acre Lane, Three Oaks | Three Oaks | Three Oaks | 1 | 1 |
| RR/2023/1572/P | Tudor Cottage, Butchers Lane, TN35 4NE | Three Oaks | Three Oaks | 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/2019/2818/P | Hillbury Field, High Street, Ticehurst [AI] | Ticehurst | Ticehurst | 2 | 2 |
| 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/2023/2583/P | Hazelhurst Point | Ticehurst | Ticehurst | 1 | 0 |
| RR/2023/478/P | West Lynden | Ticehurst | Ticehurst | 1 | 1 |
| RR/2024/138/P | Broomden Farm | Ticehurst | Ticehurst | 1 | 1 |
| RR/2024/347/P | Old Vineyard | Ticehurst | Ticehurst | 1 | 0 |
| 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 |

| LA Reference | Site | Settlement | Parish | Gross outstanding permitted dwellings | Net outstanding permitted dwellings |
|----------------|----------------------------------------------------|------------------|------------------|---------------------------------------|-------------------------------------|
| RR/2019/486/P | Restharrow, Moat Lane, Westfield | Westfield | Westfield | 1 | 0 |
| 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/2024/1856/P | Thornridge | Westfield | Westfield | 1 | 1 |
| RR/2024/1876/P | Wheel House | Westfield | Westfield | 1 | 1 |
| RR/2024/233/P | Caprea | Westfield | Westfield | 1 | 1 |
| RR/2024/591/P | Cornerways | Westfield | Westfield | 3 | 3 |
| RR/2024/732/P | Vine Cottage | Westfield | Westfield | 1 | 0 |
| RR/2021/1019/P | Sandhole Farm, Westfield Lane, TN35 4SA | Westfield Lane | Westfield Lane | 1 | 0 |
| RR/2023/1258/P | 20 Westfield Lane, Westfield | Westfield Lane | Westfield Lane | 1 | 1 |
| RR/2022/1917/P | Greyfriars Flat, Friars Road, TN36 4ED | Winchelsea | Winchelsea | 2 | 2 |
| RR/2024/389/P | Glen View | Winchelsea | Winchelsea | 1 | 0 |
| RR/2018/234/P | Sallie, Sea Road, Winchelsea Beach | Winchelsea Beach | Winchelsea Beach | 1 | 1 |
| RR/2020/1108/P | La Merla, Sea Road, Winchelsea Beach | Winchelsea Beach | Winchelsea Beach | 1 | 0 |
| RR/2021/1070/P | Stars, Old River Way, TN36 4LJ | Winchelsea Beach | Winchelsea Beach | 1 | 0 |
| RR/2023/56/P | Rosemary, The Ridge, TN36 4LU | Winchelsea Beach | Winchelsea Beach | 1 | 0 |
| RR/2024/503/P | Halfway | Winchelsea Beach | Winchelsea Beach | 1 | 1 |

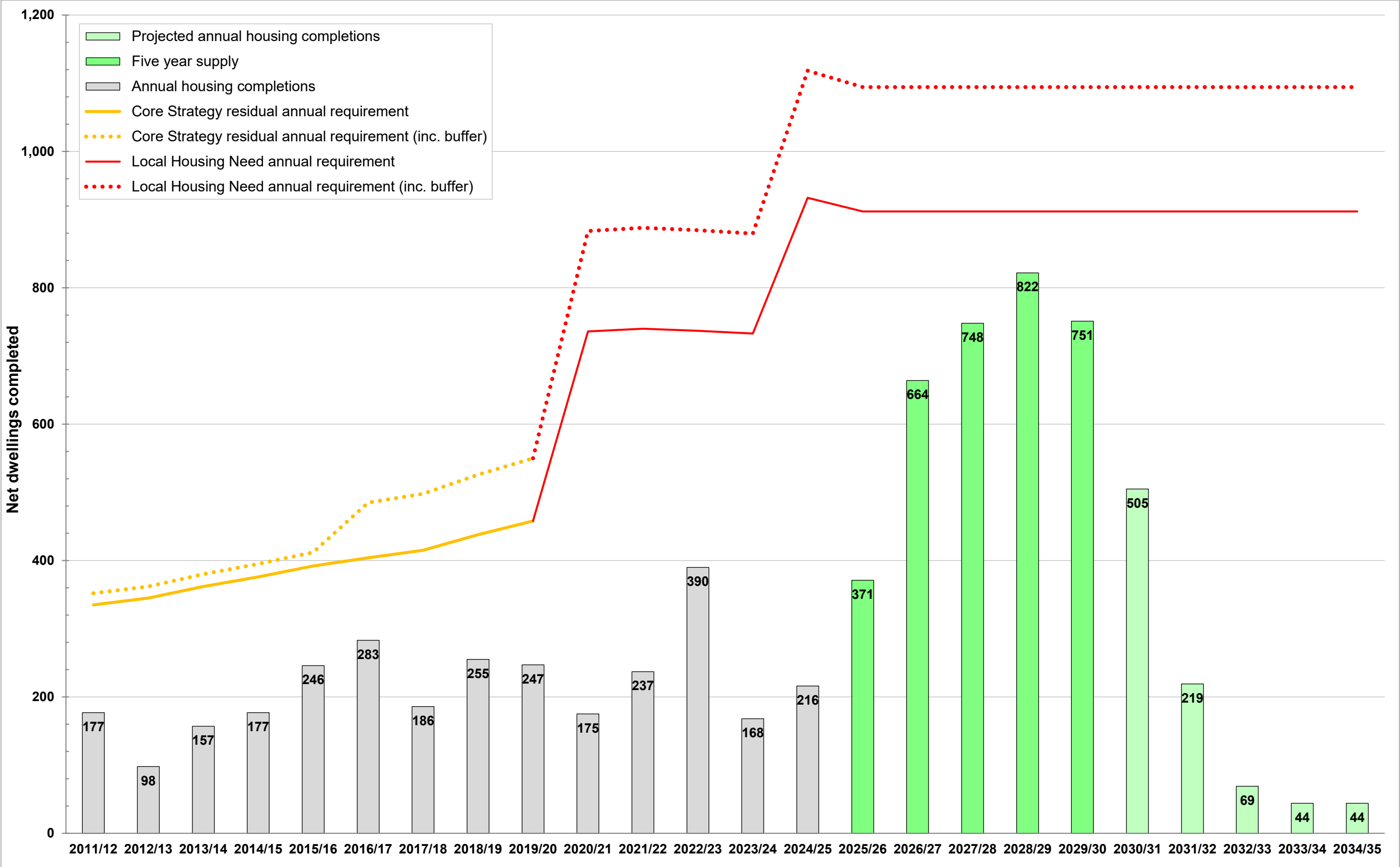
Appendix 6: Permissions for Housing for Older People and Student Accommodation

| 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/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. |
| Rural Villages | RR/2021/1608/P | Ashwood | Burwash | Older People | -18 | -10 | Commenced | 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 | 42 | 24 | | 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 | 2034/35 | Total |
|------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-------|
| Bexhill | 35 | 29 | 76 | 82 | 96 | 131 | 84 | 174 | 144 | 95 | 180 | 264 | 90 | 124 | 191 | 311 | 412 | 491 | 489 | 312 | 158 | 40 | 15 | 15 | 4,023 |
| Battle | -1 | 7 | 3 | 5 | 7 | 4 | 5 | 4 | 5 | 6 | 17 | 82 | 6 | 32 | 60 | 132 | 98 | 12 | 10 | 19 | 3 | 3 | 3 | 3 | 522 |
| Rye | 74 | 14 | 11 | 26 | 73 | 28 | 1 | 5 | 0 | 1 | 4 | 13 | -1 | 0 | 9 | 2 | 2 | 139 | 38 | 4 | 3 | 3 | 3 | 3 | 452 |
| Rural Villages | 69 | 47 | 67 | 64 | 62 | 96 | 70 | 63 | 81 | 73 | 36 | 31 | 73 | 60 | 102 | 219 | 216 | 160 | 214 | 169 | 55 | 23 | 23 | 23 | 2,073 |
| Hastings Fringes | 0 | 1 | 0 | 0 | 8 | 24 | 26 | 9 | 17 | 0 | 0 | 0 | 0 | 0 | 9 | 0 | 20 | 20 | 0 | 1 | 0 | 0 | 0 | 0 | 135 |
| Yearly Total | 177 | 98 | 157 | 177 | 246 | 283 | 186 | 255 | 247 | 175 | 237 | 390 | 168 | 216 | 371 | 664 | 748 | 822 | 751 | 505 | 219 | 69 | 44 | 44 | 7,205 |

Appendix 8: Housing trajectory graph



Appendix 9: Local Housing Need calculation

| 1. Setting the Baseline | Link | Dwelling stock 2024 | 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 | 47,207 | 47,207 x 0.8 = 378 | |

| 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 | 12.44 | 2.4136 | 378 x 2.4136 = 912 |