



Housing Land Supply and Housing Trajectory

April 2025 position statement

Published January 2026



Rother District Council
Town Hall
London Road
Bexhill-on-Sea
East Sussex
TN39 3JX

This information can be made available in large print, audio or in another language upon request.

Please telephone **01424 787668** or email
planning.strategy@rother.gov.uk

Contents

1. Introduction	4
Summary.....	4
2. Housing Completions	5
Large site completions	5
Large windfall site completions	6
Small site completions	7
Brownfield land completions	7
Affordable Housing completions	8
3. Housing commitments	10
Sites with planning permission.....	10
Site allocations.....	12
Permissions for Housing for Older People and Student Accommodation	14
4. Housing land supply.....	16
Determining the annualised housing figure	16
Defining the buffer.....	17
Identifying the supply of deliverable housing sites	18
Calculating the five-year housing land supply position.....	20
5. Implications of the Lack of a Five Year Supply	22
6. Housing trajectory	24
Supply of developable housing sites	24
Housing trajectory	25
7. Appendices.....	26
Appendix 1: Delivery by financial year of large site permissions	26
Appendix 2: Delivery by financial year of large sites delegated to approve subject to S106	27
Appendix 3: Delivery by financial year of dwellings on DaSA allocations without planning permission (as at 1 April 2025).....	27
Appendix 4: Delivery by financial year of dwellings on Neighbourhood Plan allocations without planning permission (as at 1 April 2025).....	28
Appendix 5: Small site permissions	29
Appendix 6: Permissions for Housing for Older People and Student Accommodation	36
Appendix 7: Housing trajectory table	36
Appendix 8: Housing trajectory graph	37
Appendix 9: Local Housing Need calculation	38

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.

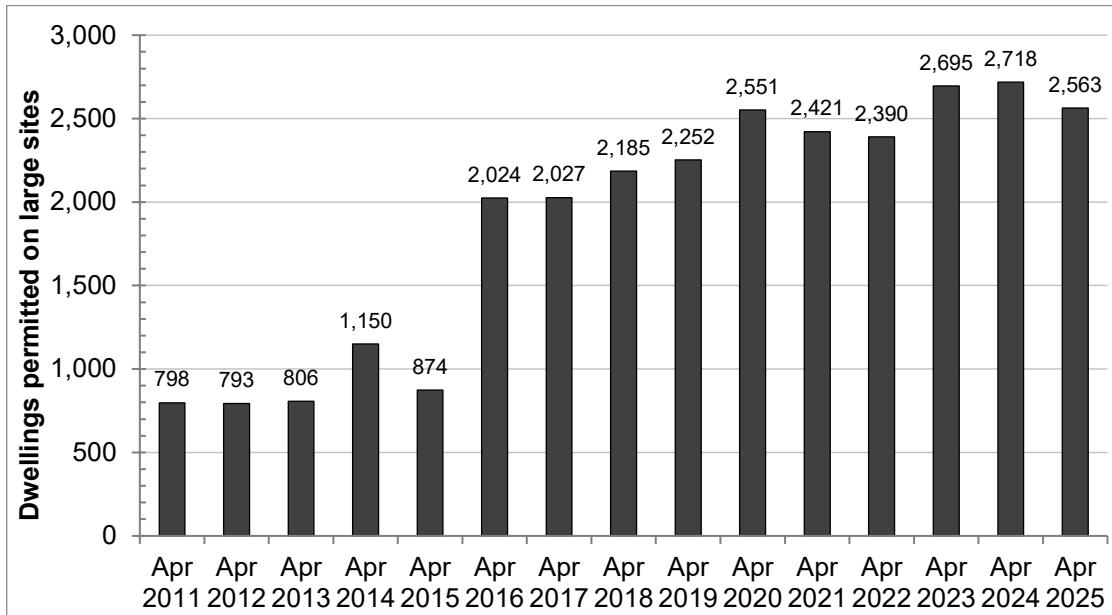
Figure 8: Total commitments at 1 April 2025

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, Peasmash, 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
Peasmash 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 Peasmash 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.

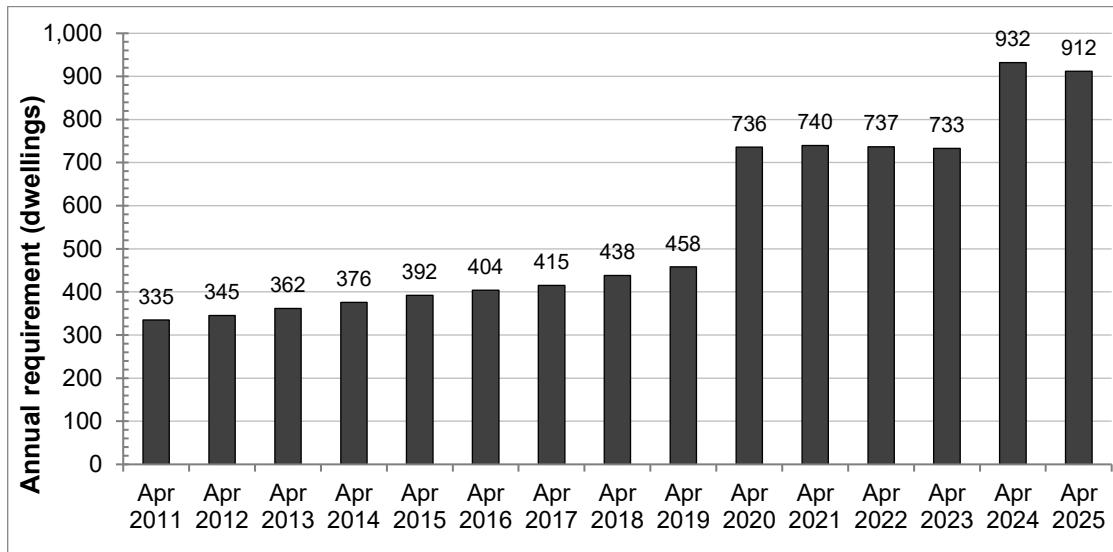
Determining the annualised housing figure

- 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 Need¹¹ (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 Framework¹⁶ (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, Peasmash, 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	Peasmash	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	Peasmash	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	2034/35	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	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	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 Saleshurst & 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 Pear tree 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, Ellerslie 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 Sunnybank 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, Peasmash	Peasmash	Peasmash	1	1
RR/2021/879/P	Lyndhurst, Main Street, Peasmash [AI]	Peasmash	Peasmash	1	1
RR/2022/2227/P	Oast Cottage, Main Street, TN31 6SS	Peasmash	Peasmash	2	1
RR/2023/505/P	1 Brickfield, Main Street, TN31 6SS	Peasmash	Peasmash	1	1
RR/2024/1040/P	Cornerways	Peasmash	Peasmash	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 Lymden	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	Restarrow, 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	Thornyridge	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

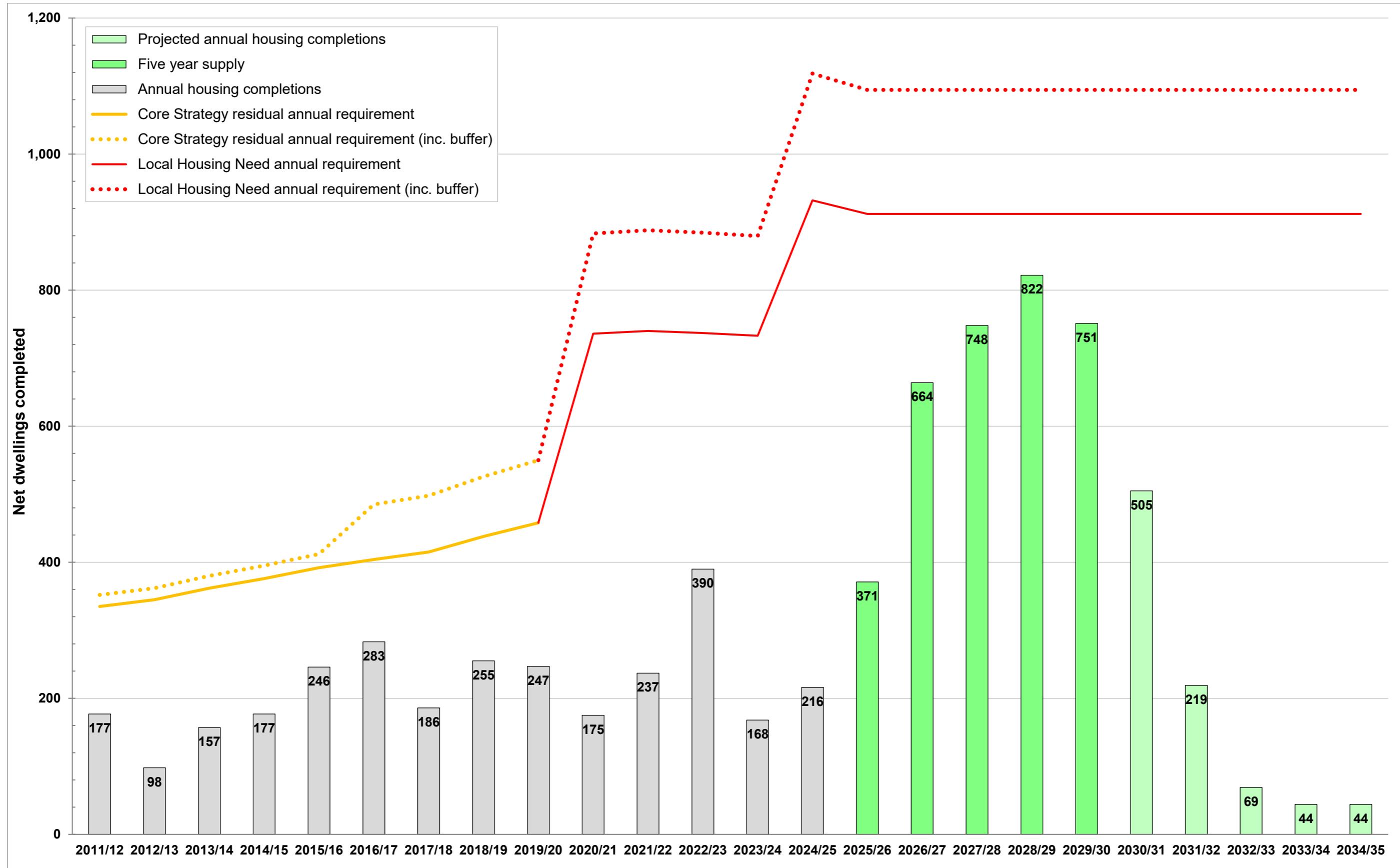
Appendix 6: Permissions for Housing for Older People and Student Accommodation

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)	
<p>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.</p>	https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants	47,207	$47,207 \times 0.8 = 378$	
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/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian	12.44	2.4136	$378 \times 2.4136 = 912$