Schedule of disputed sites

Site Name:	Site 01 – B	Brookleigh (C	Care Element)							
LPA ref(s):	1125									
Area (Hectares)	Not known	- part of wide	er site with an	area of 188.3	4 ha					
Total Capacity (Dwellings)	60									
Site ownership	Homes Eng	gland								
Planning status of the site	Phase 1B (for resident At the base In July 202 made to da	(Bellway) has tial developm e date: (1 st Ap 4 (when the H ate.	reserved mat ent have been oril 2024): This Housing Topic	ters approval made. part of the si Paper was p	for 249 dwell te had outline ublished): Thi	s including 60 un ings and is not di planning permis s part of the site the site had outl	sputed and in sion only. A re had outline pl	cluded elsev eserved mat anning perm	where in the s ters application hission only. A	SYHLS. No o on has not b A reserved r
Site owner / promoter's progress towards development	Giles' Proo	of of Evidence	• •	·		– parcels 1.7 an			lix A – Phasir 's Comment	
							-			
Trajectory	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS	Year 1	Year 2	Year 3	Year 4
	2024/25 0	2025/26 0	2026/27 0	2027/28 0	2028/29 60	60	2024/25 0	2025/26 0	2026/27	2027/28
Comments on Deliverability	Gareth Gile	es' Proof of E				5 (pages 1-2) of	Cur	rent plannin	ng status? line planning	

	(LPA ref: DM r reserved ma	/18/5114) atters applications
been	made to date).
matte	ers applicatior	has not been
appli	cation has no	t been made to
luded	within Appen	dix 7 of Gareth
	Year 5	5YHLS
8	2028/29	UTILO
.0	0	0
	-	•
ГРусі	oft's Proof of	Evidence.
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en ma		
		an application?
	at progress is	0
atters	application o	n this part of the
icatio vided		/ for Phase 1Da
		confirming their
ommo date.	n Ground (So	CG) with Homes
	the develope	er (Hill) has not
vork ? any s		nt work for this part

	 Clear relevant information about viabilition infrastructure provision? No evidence has been provided. Summary The site does not have detailed consent. The evidence the Council has provided is completions will begin on site within five y The site fails to meet the definition of "delithe Framework and should be removed for reduction of 60 dwellings from the Council
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bility, ownership constraints or

- l is not "clear evidence that housing e years."
- deliverable" as set out on page 72 of d from the supply. This results in a uncil's supply.

Site Name:	Site 02 – E	Brookleigh, B	urgess Hill (r	emainder) - I	Phases 1C, 1	Da and b and 2	A-C				
LPA ref(s):	493										
Area (Hectares)	118.34										
Total Capacity (Dwellings)	3,040										
Site ownership	Homes Eng	gland									
Planning status of the site	Phase 1B (reserved mat	ers approval	•	s including 60 un ngs and is not di					
	At the base	e date: (1 st Api	ril 2024): This	part of the sit	e had outline	planning permis	sion only. A r	eserved matt	ers application	on has not b	
	In July 202 made to da	•	lousing Topic	Paper was pu	ıblished): Thi	s part of the site	had outline p	lanning perm	ission only. A	A reserved n	
	In Novemb date.	er 2024 (wher	n evidence wa	is exchanged)	: This part of	the site had outl	ine planning	permission o	nly. A reserve	ed matters a	
Site owner / promoter's progress towards development		the site has or oplications for				tters have been	approved for	phase 1B wh	iich is include	ed elsewher	
	Summary	of Council's	Evidence				Summary	of Appellant	's Comment	S	
Trajectory	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	5YHLS	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4	
	0	45	202	213	175	635	0	0	0	0	
Comments on Deliverability	 Please see paragraphs 5.2.53 – 5.2.61 (pages 26-28) and Appendix 5 (pages 1- 2) of Gareth Giles' Proof of Evidence. Please see pages 4 Please see pages 4 Current plan The site has The site has No reserved Firm progret Phase 1A – Vistry are on site delivering Phases 2 and 3 of the permission for Freeks Farm. Phase 1B – Necessary conditions have been discharged and Bellway are on site delivering Parcels P1.5 and P1.6. First occupations have already taken place in the market housing. Clarion Futures will be responsible for the affordable housing and transfer of the first units to them is anticipated in late winter 2024/25. Phase 1C (Parcels P1.7 and P1.8) – pre-application discussions are ongoing. The Design Review Panel is scheduled to consider the scheme in December 2024 and it is anticipated that the Reserved Matters application will be submitted by late winter 2024/25 Phase 1D(a) – pre-application discussions continue and it is anticipated 							rent plannin e site has outl reserved mat n progress b ere is no clear ards the subr i.e. phases 1 e Council refe the details of	0 0 of Appendix EP1 of Ben F ng status? tline planning permission. atters application has been being made towards the ar evidence to demonstrate pmission of a reserved mathematication for a reserved mathematication of a reserved mathmathmathmathmatication of a r		

	•	M/18/5114) natters applicatior	าร
t been	made to da	ate.	
d matte	ers applicati	on has not been	
s appli	cation has r	not been made to	
ere in	the SYHLS	and is not dispute	a.
	-		
4	Year 5	5YHLS	
28	2028/29		
	0	0	
	roft's Proof o	of Evidence.	
ate that	bmission o at progress	of an application? is being made n on this part of the	
licatio ovided		ay for Phase 1Da	
?		er confirming the	
n in pa he Co	n Ground (S	SoCG) with Home	S

 Centre for Outdoor Sports – planning permissi 07/03/2024) and work on site almost complete open in late winter 2024/25. Planning application DM/24/0222 (submitted 2 SuDS and drianage infrastructure. Secondary School (Parcel P1.1) – Reserved N and West Sussex County Council ("WSCC") w appoint a delivery partner in late winter 2024/2 scheduled for December 2024. Works on site Spring 2025. Primary School (Parcel P1.2) – pre-applicator an application is anticipated in spring 2025. Eastern Bridge and Link Road (DM/20/0254) constructior road scheduled to be opened in late winter 2024/25. Western Link Road (DM/20/0254) constructior road scheduled to be opened in late winter 2024/25. Western Link Road Phases 2 and 3 - REM app December 2024. Northern Arc Avenue Central Section – pre-ap been ongoing and the Reserved Matters appli submitted in late winter 2024/25. A temporary (10 year) Apprentice and Skills T planned for the west part of the site to add soc ensure over the lifetime of the project that ther local tradespeople. An application is expected 5.2.27 As at 1 April 2024 the projected yield in the 5Y Phases 1C, 1D(a)&(b) and 2A-C. 5.2.58 The updates from the Brookleigh Development demonstrate that delivery of supporting infrastructure at an advanced stage. 5.2.59 In accepting the Council's case that this site wit Inspector for the Albourne Appeal in October 2023 no specifically: A SoCG with Homes England (enclosed at Appendit example measures noted above). A developer pather hade ens close for 1C (270 c care facility) with pre application discussions taking pl - A developer for the and advanced stage. Cyber non-residential development phases were alist developer for western neighbourhood and employment is 2.60 Overall the Inspector was satisfied that the con imposed by Homes England on its develope	 ed and site scheduled to 29/01/2024) will deliver the Matters permission granted will be in a position to 25. Land transfer to WSCC scheduled to commence in a discussions ongoing and – construction nearly in almost completed and oplications to be submitted oplication discussions have ication is scheduled to be training Hub is being cial value to the site and ree will be good supply of d by December 2024 //HLS reflects delivery from the Manager above e is progressing well and is vas deliverable, the oted the following factors ix 7 to this Proof with some dwellings plus 60 bed extra lace. ngs) with pre-application so progressing procuring int centre. ntractual arrangements s could achieve the higher flagship site for Homes re and concluded that 752 No clear evidence of firm progress on infrastructure provision? The council refers to progress on infrastructure provision? The parts of the site relied on by the C over the definition of "the remover and should be remove reduction of 635 dwellings from the C over the vidence of 635 dwellings from the C over the vidence of 635 dwellings from the C over the site and reserve and concluded that 752
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t work?

relation to site assessment work a-c has been provided by the Council. ability, ownership constraints or

rastructure delivery on the strategic site nent parcels.

Council do not have detailed consent. re been made on them. There is no clear e on applications for 635 dwellings in the

ed is not "clear evidence that housing ive years."

"deliverable" as set out on page 72 of ed from the supply. This results in a Council's supply.

5.2.61 The trajectory has been revised since the Albourne Appeal to identify the	
care element of Site #1125 separately and to adjust the Year 1 completions. 635	
dwellings are now replied upon to be completed in the first five years and the	
Council is confident of delivery."	

Site Name:	Site 03 – L	and west of	Selsfield Roa	d, Ardingly									
LPA ref(s):	832												
Area (Hectares)	2.3 ha												
Total Capacity (Dwellings)	35	35											
Site ownership	Charterhouse Strategic Land Ltd and the South of England Agricultural Society												
Planning status of the site	The site ha	as outline plan	ning permissi	on (LPA ref: [DM/22/1575) –	approved 8 th Ju	une 2023						
	At the base	e date: (1 st Ap	ril 2024): The	site had outlin	ne planning pe	ermission only. A	A reserved m	atters applica	ition had not b	een made.			
	In July 202	24 (when the ⊦	lousing Topic	Paper was p	ublished): The	site had outline	e planning pe	rmission only	. A reserved m	natters applica	ation had not	been made.	
	In Novemb	er 2024 (whe	n evidence wa	as exchanged): The site had	l outline plannin	g permission	only. A rese	rved matters a	pplication had	d not been ma	ide.	
Site owner / promoter's progress towards development		Charterhouse's website states that the site is currently in the process of being sold to a regional housebuilder (please see appendix EP18B of Ben Pycroft's Proof of Evidence).											
	Council's	Evidence					Summary	of Appellant	's Comments	6			
Trajectory	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS	
	2024/25	2025/26	2026/27	2027/28 25	2028/29	35	2024/25 0	2025/26	2026/27	2027/28	2028/29	0	
Comments on Deliverability	Gareth Gild "5.2.65 Thi SA25). Ext 2023 and v in February process by 5.2.66 The that there v forward in dwellings v 5.2.67 The since this of contends th permission	es' Proof of Ex is site was allo ant outline pla was amended y 2024 showin y the develope Inspector for was nothing to line with the C were capable of Appellant ass decision mean hat the recent i demonstrates	vidence: bocated for 35 u anning permise shortly afterw og continued a r (Savills on b the Albourne o indicate a res council's project of being delive serts the abse s the site fails variation of co s the propone	units in the Sit sion DM/22/1 ards by perm active progres ehalf of Char Appeal conclu- served matter ctions and the ered in the 5-y nce of a Rese the test of de ondition conse nt's ongoing of	e modest num	DPD (Policy ed in June 3250 granted planning egic Land). graph 86-87) would not come ber of 35 application he Council the outline nd activity on	Cui The No Firr The tow site Wri ant A w pro Firr No has Cleant Infe No Sun The cor The the tow Sun The the the tow Sun The tow Sun Sun Sun Sun Sun Sun Sun Sun	rrent plannin e site has out reserved mat m progress l ere is no clear vards the subre- citicipated star vritten agreem vided. It is no m progress v clear evidence been provide ar relevant i rastructure p evidence has mmary e site does no e evidence the npletions will e site fails to r Framework a	line planning p tters applicatio being made to r evidence to o mission of a re ent between t and build-o nent between t of known who t with site asse ce of firm progreed. nformation all provision? s been provide of have detailed begin on site v meet the defini	bermission. In has been movards the s demonstrate the served matter the LPA and ut rates? the Council and the developer ssment work ress with any bout viability d. d consent. provided is now within five year ition of "delive removed from	hade. ubmission o hat progress i rs application the develope ad the develope is. c? site assessm c, ownership ot "clear evidents." erable" as set in the supply.	f an application?	

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Site Name:	Site 04 – L	inden House	, Southdown	s Park, Hay	vards Heath						
LPA ref(s):	1113										
Area (Hectares)	1,350 sq m										
Total Capacity (Dwellings)	14	14									
Site ownership	Linden House Developments Ltd										
Planning status of the site	The site do not been si		lanning perm	ission – outlir	e planning p	ermission expired	. A resolution	n to grant pla	nning permiss	sion was ma	
		· ·	,			permission for 14 024 (LPA ref: DM	• •		,		
	1 -	•	• •	• •	,	e outline planning but the S106 agre		•			
		•		-		e planning permis 06 agreement ha					
Site owner / promoter's progress towards development	As above, a	a resolution to	grant plannir	ng permissior	was made ir	n March 2024.					
	Council's I	Evidence					Summary	of Appellant	's Comment	S	
Trajectory	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	5YHLS	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	
	0	7	7	0	0	14	0	0	0	0	
Comments on Deliverability	Gareth Gile "5.2.62 Out June 2021 legitimate to 5.2.63 Rega (DM/23/089 granted sub issued to th proponent to 5.2.64 For sub- permission demonstrate that will sup	es' Proof of Ev line permission and expired of the count in the arding delivers opect to Section the Council. The towards delivers 5YHLS purpose for 14 units w	idence: on DM/18/042 n 02/06/2024 5YHLS in pri ability, a new itted before th n 106 in Marc is demonstra ery of the site ses therefore, as extant, an equent Planni arlier permiss	1 for 14 flats yet was extanciple. detailed plan the outline cont ch 2024. A det tes ongoing a within five yet as at 1st Ap d deliverabilit ng Committer ion for 14 uni	was granted nt on 1st Apr ning applicati sent expired molition notic ctive commit ars. ril 2024 the o y of the site g e resolution to ts when the S	ion for 17 units and was ce has also been ment by the utline generally is o grant 17 units	Cur The Out befo The but of J Firr As a grai Wri ant A w pro Firr No of the cle infr The The but	e pages 20-24 rrent planning e site does no line planning ore the Coun- e revised apple that was made anuary 2025 n progress k above, a full p nt permission tten agreem icipated star rritten agreem vided. It is no n progress v clear evidence he site has be ar relevant in astructure p e latest docum nmary	g status? t have planni permission e cil published i ication for 17 le in March 2 being made t blanning appl ent between t and build-o t known what vith site asso e of firm proc en provided. nformation a rovision?	ng permission expired on the its topic pape dwellings he covards the ication has le the LPA are the Council the develop essment we gress with an about viabil	

nade i	in March 2024	but the S106 has					
	2021. A resolu d and a decisi						
•	t planning per issued	mission for 17					
olannir ed.	ng permission	for 17 dwellings					
	Year 5	5YHLS					
28	2028/29						
	0	0					
	croft's Proof o	f Evidence.					
aper.	-	ne base date but					
		grant permission t been signed as					
		an application? as a resolution to					
and the developer confirming their							
oper's vork ?	and the developer confirming their cil and the developer has not been oper's intentions are. work?						
	ite assessmer	is more for and part					
	ite assessmer ownership co	onstraints or					
ility of	ite assessmer ownership co the scheme.	onstraints or					

	•	The site does not have planning permissi The evidence the Council has provided is completions will begin on site within five
	٠	The site fails to meet the definition of "del
		the Framework and should be removed fr
		reduction of 14 dwellings from the Coun

Site Name:	Site 05 – Wealden House, Lewes Road, Ashurst Wood
LPA ref(s):	470
Total Capacity (Dwellings)	50
Comments	Full planning permission for 50 dwellings was granted on 19 th November 2024 (LPA ref: DM/22/2832). The site is now a category a) "deliverable" and the Appellant no longer disputes the inclusion of this site in the 5YHLS.

ssion. d is not "clear evidence that housing re years." deliverable" as set out on page 72 of d from the supply. This results in a uncil's supply.

a) site in relation to the definition of

Site Name:	Site 06 – L	and south of	96 Folders I	ane, Burges	s Hill					
LPA ref(s):	827									
Area (Hectares)	1.87									
Total Capacity (Dwellings)	40									
Site ownership	Jones Hom	es are the ap	plicant							
Planning status of the site	The site do	es not have p	lanning perm	ission. A full p	lanning appl	ication for 40 dwe	ellings was m	ade in Febru	ary 2023 and	remains un
	At the base	e date: (1 st Ap	ril 2024): A fu	l planning app	lication for 4	10 dwellings was	made in Feb	ruary 2023 ar	id was pendir	ng determin
	In July 2024	4 (when the H	lousing Topic	Paper was pu	ublished): A f	full planning appli	cation for 40	dwellings wa	s made in Fel	bruary 2023
	In Novembe	er 2024 (whe	n evidence wa	as exchanged): A full planr	ning application fo	or 40 dwelling	gs was made	in February 2	023 and wa
	On 5 th Dece	ember 2024 F	Planning Com	mittee resolve	d to grant pla	anning permissio	n DM/23/053	2 subject to a	S106 agreen	nent.
Site owner / promoter's progress towards development	As above, a	a full planning	application fo	or 40 dwelling	s was made	in February 2023				
	Council's I	Evidence					Summary	of Appellant	's Comments	S
Trajectory	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS	Year 1	Year 2	Year 3	Year 4
	2024/25 0	2025/26 0	2026/27	2027/28 30	2028/29	40	2024/25 0	2025/26	2026/27	2027/28
Comments on Deliverability	Gareth Gile "5.2.71 This was actively through the was submit 5.2.72 A re- amended F discounts b engagemer confirmed i Planning C approval sh 5.2.73 Give	es' Proof of Ex s site was allo y promoted by DPD process ted on 24/02/ cent statutory lood Risk Ass being submitted in November 2 ommittee on submittee nowing good p en the modest Planning Con	vidence: bocated in the S y a developer s and a Full A 2023. (re)consultat sessment and ed by the deve ss through the 2024 that the 5th December orogress towa s scale of the on mittee date in	Site Allocation RE Planning pplication (DM ion was launc confirmation eloper, showin planning pro application is 2024, with a rds delivery.	s DPD under on behalf of //23/0532) fo hed on 10/10 about afforda g ongoing ac cess. The ca scheduled to recommenda its allocated 024, this site	ctive ase officer be reported to ation for status, and the e is considered	Cu The A fri gra Fir As per Wr ant A w has Fir No of t Cleation Su The cor The	rrent plannin e site does no all planning al nt permission m progress b above, a full p mission was b itten agreem icipated star vritten agreem s not been pro m progress v clear evidence he site has be ar relevant i rastructure p documentary mmary e site does no e evidence the npletions will e site fails to r	t have plannin oplication was was made in being made t blanning appli made in Dece ent between t and build-o nent between bvided. It is no vith site asse se of firm prog een provided. nformation a	ng permissi s made in Fo owards the ication has lember 2024 the LPA ar out rates? the Council ot known wh essment we gress with al bout viabil s been prov ng permissi provided is within five y hition of "del

rmined (LPA	ref: DM/23/0532).
l was pending	g determination.
nding determ	ination.
Year 5	5YHLS
-	0
roft's Proof o	f Evidence.
	a resolution to
omission of a	an application? resolution to grant
e developer	confirming their
e developer's	er (Jones Homes) s intentions are.
	nt work for this part
ownership c	onstraints or
s." Ible" as set o he supply. Th	ce that housing ut on page 72 of his results in a
	Year 5 2028/29 0 croft's Proof of any 2023 and a made and a ne developer the developer the developer the developer the developer a developer the developer the developer a developer the developer the developer a developer the developer the developer a developer the developer a developer the developer the developer the developer the developer

Site Name:	Site 07 – V	Voodfield Ho	use, Isaacs L	ane, Burges	s Hill					
LPA ref(s):	840									
Area (Hectares)	1.4									
Total Capacity (Dwellings)	29									
Site ownership	Bellway Ho	omes is the ap	plicant							
Planning status of the site			•.			rmission expired d (LPA ref: DM/2	•	er 2022 (LPA r	ef: DM/19/37	'69). A full p
	At the base	e date: (1 st Ap	ril 2024): A full	planning ap	plication for 2	9 net dwellings v	vas made in	February 2024	l and was pe	nding deter
	In July 202	4 (when the H	lousing Topic	Paper was p	ublished): A fi	ull planning appli	ication for 29	net dwellings	was made in	February 2
	In Novemb	er 2024 (whe	n evidence wa	s exchanged): A full plann	ing application fo	or 29 net dwe	ellings was ma	de in Februa	ry 2024 and
	On 5 th Dec	ember 2024 F	Planning Comn	nittee resolve	d to grant pla	anning permissio	n DM/24/048	7 subject to a	S106 agreen	nent.
Site owner / promoter's progress towards development	As above, a	a full planning	application fo	r 29 dwelling	s was made i	n February 2024	·.			
	Council's	Evidence					Summary	of Appellant'	s Comments	S
Trajectory	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	5YHLS	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28
	0	0	0	10	19	29	0	0	0	0
Comments on Deliverability	Gareth Gild "5.2.88 The SA17. A pri- followed by planning ap February 2 5.2.89 The Homes to co Brookleigh 5.2.90 The part of the Reserved M August 202 2024. Activ Planning C developer I	es' Proof of Eve e site was allo evious outline of a new pre-application DM 024 for 29(ne site has beer deliver the sch (part of the N Brookleigh D wider Brookle Matters applic 24 and has un ommittee on	cated for 30 de permission explication enquivation enquivation enquivation enquivation enquivation (24/0487 was for the ender, who are orthern Arc site evelopment M igh site, confir ation (DM/24/07 dergone further the agent is 5th December 20 gland to delive	wellings by S opired in Sep iry in Novem then submitte Homes Engla also building e #493) under anager, also med in Nove 0487) underway ar public cons underway al 2024. Bellwa	ite Allocations tember 2022 ber 2022. A f ed by Bellway nd, contracte the adjacent the adjacent responsible f mber 2024 th rent amended sultation thround it is on bein y has been co	s DPD Policy but was quickly full detailed Homes in d out to Bellway s site at DM/21/3870. For this site as at detailed d designs in ugh Autumn ng reported to pontracted as the	Cu The Out A fur gra The who 106 and The sat nec gai Fir As per Wr ant A w Hot	e pages 32-35 rrent planning e site does not tline planning ap nt permission e application we ere it was reco b agreement to a greement to c committee re- isfactory signer e committee re- isfactory signer e committee re- isfactory signer b above, a full p mission was re- itten agreement itten	g status? t have plannin permission of plication was was made in vas considere ommended fo o secure 30% 00 in financial eport states th d S106 Lega ructure paym 5th March 20 eing made to lanning appli nade in Dece ent between t and build-o ent between	ng permission n this site ei made in Fe December ed at plannin or approval so affordable I contribution nat if the appending out rithe appending owards the cation has be mber 2024. the LPA ar out rates? the Council

I planning application for 29 (net)
ermination.
y 2024 and was pending determination

and was pending determination

	Year 5	5YHLS
28	2028/29	
	0	0

en Pycroft's Proof of Evidence.

sion.

- e expired in September 2022. February 2024 and a resolution to er 2024.
- ning committee on 05 December 2024 I subject to the signing of a Section ble housing, 10% biodiversity net gain, tions.
- applicants have not submitted a nent/or legal undertaking securing the ordable housing and biodiversity net n permission should be refused.
- the submission of an application? as been made and a resolution to grant 24.
- and the developer confirming their
- ncil and the developer (Bellway known what the developer's

5.2.91 The Inspector for the Albourne appeal in October 2023 (see paragraph 92 of that decision) concluded progress is underway and was satisfied with delivery in the 5 year period.	 Firm progress with site assessment wo No clear evidence of firm progress with ar of the site has been provided. Clear relevant information about viabilities
5.2.92 It is reasonable to conclude that this allocated site is deliverable, with a live detailed planning application (pending as at April 2024) being reported to Committee in December 2024, ongoing active engagement between the council and the applicant, and an appointed developer supported by Homes England. The Council's trajectory of 29 units in Years 4 and 5 reflects this positive progress towards delivery."	 Infrastructure provision? No documentary evidence has been provi Summary The site does not have planning permission The evidence the Council has provided is completions will begin on site within five your The site fails to meet the definition of "deling the Framework and should be removed from reduction of 29 dwellings from the Council

work? n any site assessment work for this part bility, ownership constraints or rovided. ssion.

is not "clear evidence that housing e years."

leliverable" as set out on page 72 of I from the supply. This results in a Incil's supply.

Site Name:	Site 08 – L	and at Hanly	/e Lane East	and Ardingly	Road, Cucl	kfield				
LPA ref(s):	479									
Area (Hectares)	5.75									
Total Capacity (Dwellings)	55									
Site ownership	Sigma Hon	nes is the app	olicant							
Planning status of the site	The site do	es not have p	planning perm	nission. A full	planning appl	lication for 55 dw	vellings was m	ade in Octob	er 2023 and r	emains und
	At the base	e date: (1 st Ap	oril 2024): A fu	III planning ap	plication for §	55 dwellings had	been made ir	n October 202	3 and was pe	ending deter
	In July 202 determinati		Housing Topic	c Paper was p	ublished): A	full planning app	lication for 55	dwellings had	d been made	in October 2
	In Novemb	er 2024 (whe	n evidence w	as exchanged	l): A full planı	ning application f	for 55 dwelling	js had been n	nade in Octob	oer 2023 an
	On 12 th De	cember 2024	Planning Co	mmittee resol	ved to grant p	planning permiss	ion DM/23/26	10 subject to	a S106 agree	ement.
Site owner / promoter's progress towards development	As above, a	a full planning	g application f	or 55 dwelling	js was made	in October 2023				
	Council's	Evidence					Summary	of Appellant	's Comment	S
Trajectory	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	5YHLS	Year 1 2024/25	Year 2 2025/26	Year 3	Year 4
	0	0	2020/27	30	0	55	0	0	2026/27	0
Comments on Deliverability	of Gareth C "5.2.97 This dwellings. I submitted b pending at that base d dwellings o 5.2.98 The resolved wi 2024. The intends to r 2024. 5.2.99 At th units which acknowled units in Jur	Giles' Proof of s site was all Full detailed p oy ECE Plann 1st April 2024 ate. That app on 24/06/24 d case officer of th ecological case officer of report the app ne base date is appropriat ged that the a ne 2024, but t	F Evidence: bocated by Site blanning appli ing on behalf 4 with 55 unit blication DM/2 ue to veteran confirmed in N , drainage and onfirms ongo blication to Dis of 1st April 20 tely relied upo	e Allocations I cation DM/23 of Sigma Ho s is recorded 3/2610 was s trees on site. November 202 d layout inforr ing active eng strict Planning 024 the pendit on for the 5YH is subsequent uction in 5 uni	DPD Policy S /2610 for 55 d mes on 09/10 in the 5YHLS ubsequently 24 that final is nation submit agement with Committee i ng application LS purposes ly amended t ts will be app	dwellings was 0/2023 and was according to amended to 50 ssues were tted in October in the agent and in December in proposed 55 . It is to propose 50	 Cut The A fu The who 106 Par oblit the the Firm As per Write ant A whas Firm No of the Cle infinite 	e pages 36-38 rrent plannin e site does no ull planning ap- e application v ere it was rece agreement to agraph 3.2 of gation has no application be committee m m progress to above, a full p mission was r itten agreem itten agreem on been pro- m progress v clear evidence he site has be ar relevant in rastructure p documentary	g status? t have planni oplication was vas heard at ommended for o secure over the committe ot been complete the committe ot been complete the committe of been complete the committe of been complete of been complete of been complete of the committe of been complete of the committe of been complete of the committe of	ng permissions s made in O planning composed or approval so r £775,000 i be report state leted by 14th is assumed lace in Dece cowards the ication has be ication has be ication has be ication has be the LPA ar out rates? the Council of known wh essment wo gress with an

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termin	ation.	
er 2023	3 and was per	nding
and wa	as pending de	termination.
4	Year 5	5YHLS
28	2028/29	
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en Py	croft's Proof o	f Evidence.
ssion.		
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al subj	ect to the sign	ing of a Section
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	ne developer	confirming their
•	the develope	er (Sigma Homes)
		s intentions are.
work? any s		nt work for this part
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ovided	ownership co	

5.2.100 The appellant notes in the HLS SoCG that the full planning application	Summary
was pending determination at the base date, but asserts no evidence of	 The site does not have planning permission
deliverability.	 The evidence the Council has provided is completions will begin on site within five y
5.2.101 It is reasonable for the Council's trajectory to show the delivery in Years	The site fails to meet the definition of "del
3 and 4 given the advanced stage of the detailed planning application, the allocated status of the site, the applicant being a developer and the modest overall scale of the site capable of delivery in a single phase."	the Framework and should be removed fr reduction of 55 dwellings from the Counc
	 was pending determination at the base date, but asserts no evidence of deliverability. 5.2.101 It is reasonable for the Council's trajectory to show the delivery in Years 3 and 4 given the advanced stage of the detailed planning application, the allocated status of the site, the applicant being a developer and the modest

ssion. d is not "clear evidence that housing ve years." deliverable" as set out on page 72 of d from the supply. This results in a uncil's supply.

Site Name:	Site 09 – L	and south of	f Crawley Do	wn Road, Fe	lbridge					
LPA ref(s):	196									
Area (Hectares)	9.03									
Total Capacity (Dwellings)	198 (170 in	cluded in the	Council's 5Y	HLS)						
Site ownership	Barratt Dav	id Wilson Ho	mes is the ap	plicant						
Planning status of the site			• •		• • • •	lication for 200 dw been signed and	•		•	
	At the base	date: (1 st Ap	ril 2024): A fu	ll planning ap	plication for 2	200 dwellings had	been made	in March 202	3 and was pe	anding deter
	In July 2024 determinati	•	lousing Topic	: Paper was p	ublished): A	full planning appli	cation for 20	0 dwellings ha	ad been mad	e in March 2
		•		•	, .	ning application fo been signed and		•		
Site owner / promoter's progress towards development	As above, a	a full planning	application f	or 200 dwellir	gs was made	e in March 2023 a	and a resoluti	on to grant pe	ermission was	s made in S
	Council's I	Evidence					Summary	of Appellant	's Comment	S
Trajectory	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	5YHLS	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28
Comments on Deliverability	Gareth Gile "5.2.74 This under Polic was submit Planning Ca of develope 5.2.75 The closely with section of th 5.2.76 The its 5YHLS. 5.2.77 Last July 2023 a - Permissio - Commend - First Occu									ing permissi s made in M e. on has since not been sig towards the lication has f the LPA an out rates? e Council is the Council provided. It essment we ed. There is ade towards

3/0810)). A resolutio	n to grant planning
ermina	ation.	
	and was pen	dina
	F	
nd a r	esolution to g	rant planning
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Ļ	Year 5	5YHLS
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en Pyo	0 croft's Proof o	0 f Evidence.
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sion.	croft's Proof o	f Evidence.
sion. March	croft's Proof o	f Evidence. as pending
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sion. March ice be signed he su l	en made (in S and the decis	f Evidence. As pending Geptember 2024)
sion. March ice be signed he sul s beer	eroft's Proof of a 2023 and wa en made (in S and the decis bmission of a n made and h	f Evidence. as pending September 2024) sion notice has not an application?
sion. March ice be signed he sul s beer and th s out c cil and	en made (in S and the decise bmission of a made and he be developer of date.	f Evidence. as pending September 2024) sion notice has not an application? as a resolution to
sion. March ice be signed he sul s beer and th s out c cil and It is no work?	croft's Proof of a 2023 and wa en made (in S and the decis bmission of a bmission of a bm	f Evidence. as pending September 2024) sion notice has not an application? as a resolution to confirming their er (Barratt David t the developer's e to demonstrate

ovided.

5.2.78 Given the year delay on the determination of the application (now imminent) officers have adjusted the developer's trajectory accordingly, with reference to evidence of average lead-in times in the Council's evidence base for a site of this scale and allowing for the progress of the application to date, and an average delivery rate of 48 dpa indicates first delivery in Year 2 (2025/26) at 20 units increasing to 50dpa for the remainder of the five year period which is reasonable given the imminent detailed planning permission and active engagement from the developer applicant."	 Summary The site does not have planning permission The evidence the Council has provided is completions will begin on site within five y The site fails to meet the definition of "del the Framework and should be removed for reduction of 170 dwellings from the Court
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ssion. d is not "clear evidence that housing ve years." deliverable" as set out on page 72 of d from the supply. This results in a ouncil's supply.

Site Name:	Site 10 – L	and south a	nd west Imbe	erhorne Uppe	er School, Ea	ast Grinstead						
LPA ref(s):	770											
Area (Hectares)	44.9											
Total Capacity (Dwellings)	550 (75 now included in the Council's 5YHLS)											
Site ownership	Wellbeck S	Wellbeck Strategic Land is the applicant										
Planning status of the site	The site do	es not have j	planning perm	nission. A hyb	rid applicatior	n for 550 dwelling	s was made	in October 20	2023 and remains undetern			
	At the base	e date: (1 st Ap	ril 2024): A h	ybrid applicati	on for 550 dv	vellings had been	made in Oc	tober 2023 an	d was pendin	ig determina		
	In July 202	4 (when the I	Housing Topic	: Paper was p	ublished): A l	hybrid application	for 550 dwe	llings had bee	en made in Oo	ctober 2023		
	In Novemb	er 2024 (whe	n evidence w	as exchanged	l): A hybrid aj	oplication for 550	dwellings ha	d been made	in October 20	023 and wa		
Site owner / promoter's progress towards development	As above, a	a hybrid appli	cation for 550) dwellings ha	d been made	in October 2023	and is pendi	ng determina	tion.			
	Council's	Evidence					Summary	of Appellant	's Comments	S		
Trajectory	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS	Year 1	Year 2	Year 3	Year 4		
	2024/25 0	2025/26 0	2026/27 0	2027/28	2028/29	75	2024/25 0	2025/26	2026/27 0	2027/28		
	 9-10) of Gareth Giles' Proof of Evidence: "5.2.102 This site was allocated by Allocations DPD Policy SA20 for 550 dwellings. A Hybrid application DM/23/2699 for 550 dwellings (445 houses and 105 flats) was submitted on 06/10/2023 on behalf of developer Welbeck Strategic Land. Additional ecology evidence was submitted on 22/05/24 and ongoing discussion with the applicant and agent has been underway, and further consultation responses from statutory bodies have been received. 5.2.103 The Inspector for the Albourne Appeal concluded about this site "<i>It was assessed through the Examination process including in relation to delivery rates in the recently adopted Site Allocations DPD and found sound. As dwellings from this site would be built out towards the end of the 5-year period, I see no reason to doubt at this very early stage that the anticipated 75 dwellings would be delivered within the 5-year period and so should be retained within the HLS calculation".</i> 							ybrid planning ermination. T m progress k ere is no clear vards the subr plications to d line permission itten agreem cicipated star evidence has of what their e evidence the 9) is out of da	t have planning application whe residential being made to evidence to of mission of any ischarge concount on has not yet ent between t and build-o been provide eveloper. It is start and build e Council relie	was made in part of the owards the demonstrate reserved n ditions. This been issue the LPA ar out rates? ed. The star not known d-out rates v ed on at the		
	 5.2.104 The case officer in November 2024 anticipated that the pending application would be reported to District Planning Committee in either December 2024 or January 2025 and work has commenced on a draft S106 legal agreement. 5.2.105 Following Hybrid planning permission, a detailed Reserved Matters permission would then be needed prior to commencement of the residential elements. The council's evidence of average lead-in times for 						 No clear evidence has been provided. The demonstrate that firm progress is being m commencement conditions Clear relevant information about viabili infrastructure provision? No documentary evidence has been provi Summary The site does not have planning permission 					

ermine	ed (LPA ref: D	M/23/2699).
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23 and	d was pending	determination
was pe	ending determ	ination
4	Year 5	5YHLS
28	2028/29	•
en Py	0 croft's Proof o	0 f Evidence.
ne hybr : he su l rate tha d matte		is in outline. an application? as is being made as or any
	ne developer	confirming their
tart an vn who s will b	o the develope be.	es have not been er of this site will
he Alb	ourne Inquiry	(my appendix
	is no clear evi	dence to harging any pre-
bility,	ownership c	onstraints or
ovided	Ι.	
ssion.		

 sites of 400 units or more shows the total time from an application being to first completion on site is 4.0 years; the outline application was submitted in October 2023 and so anticipated first completions are anticipated to occur in 2027. 5.2.106 As at April 2024 the Council is projecting a 75 units within the first five years (similarly to the Albourne Appeal Inspector) being 25 in Year 4 and 50 in Year 5). 5.2.107 It is reasonable to project 75 units from this site in the 5YHLS given the good progress towards securing hybrid planning permission and active 	 The evidence the Council has provided is completions will begin on site within five y The site fails to meet the definition of "del the Framework and should be removed fr reduction of 75 dwellings from the Council
engagement with the applicant, with an evidence-based lead-in time beyond that until first completions."	

I is not "clear evidence that housing e years." deliverable" as set out on page 72 of d from the supply. This results in a uncil's supply.

		urstwood La										
246												
33.3												
375 (215 in	the Council's	5YHLS)										
Homes Eng	land											
outline plan	ning permissi	on was made	in August 20	23 but the S1	06 has not been	signed and t	he decision n	otice has not	t been issue			
	· ·	il 2024): A res	solution to gra	nt outline pla	nning permissior	n had been m	ade but the S	5106 had not	been signe			
•	In July 2024 (when the Housing Topic Paper was published): A resolution to grant outline planning permission had been made but the decision notice had not been issued.											
	•		s exchanged	: A resolution	to grant outline	planning per	mission had b	been made bi	ut the S106			
As above, outline planning permission has not yet been granted.												
Council's E	Evidence					Summary	of Appellant	s Comments	S			
Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	5YHLS	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28			
0	0	40	75	100	215	0	0	0	0			
Gareth Giles "5.2.79 This under Policy for up to 375 5.2.80 A Sta England in a accelerated developer a application v 5.2.81 The I England's in achieve high July 2023). dwellings wi 5.2.82 The o	s' Proof of Ev site was allow y H1. Outline 5 dwellings. atement of Co July 2023 con build out rate nd requireme was granted of Inspector for t hor than-norm She conclude ithin the 5-yea	idence: cated in the H planning appl ommon Groun firming the de es, underpinne nt to use Moc outline permis the Albourne a s landowner a nal delivery ra ed that the site ar period.	laywards Hea lication DM/22 ad was signed elivery trajecto ed by their Bu dern Methods sion subject t appeal (Octob and the contra te (set out in e remains cap 024 confirmed	th Neighbour 2/2272 PCO s between MS ory and justific ilding Lease v of Constructio o S106 in Aug ber 2023) note ctual arrange SoCG with He able of delive	hood Plan ought consent DC and Homes cation for with the on. The gust 2023. ed Homes ments to omes England, rring 215	0 0 0 0 Please see pages 45-48 of Appendix EP1 of Ben Current planning status? • The site does not have planning permission • A resolution to grant outline planning permission • There is no clear evidence to demonstrate • Written agreement between the LPA an • Mritten agreement between the LPA an • The SoCG with Homes England relied on Firm progress with site assessment wor • No clear evidence has been provided. The • Mo clear evidence has been provided. The </th						
	33.3375 (215 inHomes EngThe site doeOutline planAt the basebeen issuedIn July 2024the decisionIn Novembeddecision notAs above, orCouncil's EYear 12024/250Please seeGareth Gile"5.2.79 Thisunder Policyfor up to 375.2.80 A StaEngland in aaccelerateddeveloper aapplication5.2.81 TheEngland's irachieve higJuly 2023)dwellings w5.2.82 The	33.3 375 (215 in the Council's Homes England The site does not have ploutline planning permission At the base date: (1st Aprebeen issued. In July 2024 (when the H the decision notice had not be decision not be decision not complete higher-than-norm duly 2023). She conclude dwellings within the 5-year source docision has a chieve higher-than-norm duly 2023). She conclude dwellings within the 5-year source docisi	33.3 375 (215 in the Council's 5YHLS) Homes England The site does not have planning permisoin was made At the base date: (1st April 2024): A resibeen issued. In July 2024 (when the Housing Topic the decision notice had not been issued In November 2024 (when evidence wad decision notice had not been issued. As above, outline planning permission Council's Evidence Year 1 Year 2 Year 1 Year 2 Year 1 Year 2 Year 3 2024/25 2024/25 2026/27 0 0 40 Please see paragraphs 5.2.79 – 5.2.83 Gareth Giles' Proof of Evidence: "5.2.79 This site was allocated in the Hunder Policy H1. Outline planning application was granted outline permis 5.2.80 A Statement of Common Groun England in July 2023 confirming the de accelerated build out rates, underpinned developer and requirement to use Mod application was granted outline permis 5.2.81 The Inspector for the A	33.3 375 (215 in the Council's 5YHLS) Homes England The site does not have planning permission. An outl outline planning permission was made in August 202 At the base date: (1st April 2024): A resolution to grabeen issued. In July 2024 (when the Housing Topic Paper was puthe decision notice had not been issued. In November 2024 (when evidence was exchanged) decision notice had not been issued. As above, outline planning permission has not yet be Council's Evidence Year 1 Year 2 Year 4 2024/25 2025/26 2026/27 2027/28 0 0 40 75 Please see paragraphs 5.2.79 – 5.2.83 (page 30) ar Gareth Giles' Proof of Evidence: "5.2.79 This site was allocated in the Haywards Heat under Policy H1. Outline planning application DM/22 for up to 375 dwellings. 5.2.80 A Statement of Common Ground was signed England in July 2023 confirming the delivery trajector accelerated build out rates, underpinned by their Bu developer and requirement to use Modern Methods application was granted outline permission subject to 5.2.81 The Inspector for the Albourne appeal (Octob England's involvement as landowner and the contra achieve higher-than-normal delivery rate (set out in July 2023). She concluded that the site remains cap dwellings within the 5-year period. 5.2.82 The case officer in November 2024 confirmed 5.2.82 Confirmed	33.3 375 (215 in the Council's 5YHLS) Homes England The site does not have planning permission. An outline planning outline planning permission was made in August 2023 but the S1 at the base date: (1st April 2024): A resolution to grant outline plabeen issued. In July 2024 (when the Housing Topic Paper was published): A resolution to decision notice had not been issued. In November 2024 (when evidence was exchanged): A resolution decision notice had not been issued. As above, outline planning permission has not yet been granted. Council's Evidence Year 1 Year 2 Year 3 Year 4 Year 5 2024/25 2025/26 2026/27 2027/28 2028/29 0 0 40 75 100 Please see paragraphs 5.2.79 – 5.2.83 (page 30) and Appendix 5 Gareth Giles' Proof of Evidence: "52.79 This site was allocated in the Haywards Heath Neighbour under Policy H1. Outline planning application DM/22/2272 PCO s for up to 375 dwellings. 5.2.80 A Statement of Common Ground was signed between MS England in July 2023 confirming the delivery trajectory and justific accelerated build out rates, underpinned by their Building Lease v. 5.2.81 The Inspector for the Albourne appeal (October 2023) note England's involvement as landowner and the contractual arrange achieve higher-than-normal delivery rate (set out in SoCG with HJuly 2023). She concluded that the site remains capable of deliver dwellings within th	33.3 375 (215 in the Council's 5YHLS) Homes England The site does not have planning permission. An outline planning application for 35 outline planning permission was made in August 2023 but the S106 has not been At the base date: (1st April 2024): A resolution to grant outline planning permission been issued. In July 2024 (when the Housing Topic Paper was published): A resolution to grant the decision notice had not been issued. In November 2024 (when evidence was exchanged): A resolution to grant outline decision notice had not been issued. As above, outline planning permission has not yet been granted. Council's Evidence Year 1 Year 2 Year 3 Year 4 Year 5 5YHLS 2024/25 2025/26 2026/27 2028/29 0 215 Please see paragraphs 5.2.79 – 5.2.83 (page 30) and Appendix 5 (pages 5-6) of Gareth Giles' Proof of Evidence: *5.2.79 This site was allocated in the Haywards Heath Neighbourhood Plan under Policy H1. Outline planning application DW/22/2272 PCO sought consent for up to 375 dwellings. 5.2.80 A Statement of Common Ground was signed between MSDC and Homes England in July 2023 confirming the delivery trajectory and justification for accelerated build out rates, underpinned by their Building Lease with the developer and requirement to use Modern Methods of Construction. The application was granted outline permission subject to S106 in August 2023. 5.2.81 The Inspector for the Albourne appeal (October 2023) noted Homes England'	33.3 375 (215 in the Council's 5YHLS) Homes England The site does not have planning permission. An outline planning application for 375 dwellings outline planning permission was made in August 2023 but the S106 has not been signed and t At the base date: (1st April 2024): A resolution to grant outline planning permission had been m been issued. In July 2024 (when the Housing Topic Paper was published): A resolution to grant outline planning permission notice had not been issued. In November 2024 (when evidence was exchanged): A resolution to grant outline planning per decision notice had not been issued. As above, outline planning permission has not yet been granted. Council's Evidence Summary of 2024/25 Vear 1 Year 2 Year 3 Year 4 Year 5 SYHLS Year 1 2024/25 2025/26 2026/27 2027/28 2028/29 2024/25 0 0 Please see paragraphs 5.2.79 – 5.2.83 (page 30) and Appendix 5 (pages 5.6) of Gareth Giles' Proof of Evidence: "Summary of the set of the application DM/22/2272 PCO sought consent for up to 375 dwellings. Firm 5.2.80 A Statement of Common Ground was signed between MSDC and Homes England in July 2023 confirming the delivery trajectory and justification for accelerated build out rates, underpinned by their Building Lease with the developer and requirement to use Modern Methods of Construction. The application was granted outline permission subject to S106 in August 2023.	33.3 375 (215 in the Council's 5YHLS) Homes England The site does not have planning permission. An outline planning application for 375 dwellings was made in outline planning permission was made in August 2023 but the \$106 has not been signed and the decision not the been issued. In July 2024 (when the Housing Topic Paper was published): A resolution to grant outline planning permission had been made but the \$ been issued. In November 2024 (when evidence was exchanged): A resolution to grant outline planning permission had the decision notice had not been issued. As above, outline planning permission has not yet been granted. Council's Evidence Summary of Appellant Year 1 Year 2 Year 3 Year 4 Year 5 5YHLS Year 1 Year 2 2024/25 2026/26 2026/27 2027/28 2024/25 2024/25 2025/26 0 0 Please see pargraphs 5.2:70 = 5.2:83 (page 30) and Appendix 5 (pages 5-6) of Graeth Giles' Proof of Evidence: Please see pargraphs 5.2:70 = 5.2:83 (page 30) and Appendix 5 (pages 5-6) of Graeth Giles' Proof of Evidence: Summary of Appellant 5.2:80 A Statement of Common Ground was signed between MSDC and Homes England in July 2023 confirming the delivery trajectory and justification for accelerated build out rates, underpinned by their Building Lease with the developer and requirement to use Modern Methods of Construction. The solo clear towards the subno achiete higher-than-n	33.3 375 (215 in the Council's 5YHLS) Homes England The site does not have planning permission. An outline planning application for 375 dwellings was made in July 2022 (Ll outline planning permission was made in August 2023 but the 5106 has not been signed and the decision notice has not been issued. In July 2024 (when the Housing Topic Paper was published): A resolution to grant outline planning permission had been made but the S106 had not been issued. In November 2024 (when evidence was exchanged): A resolution to grant outline planning permission had been made b decision notice had not been issued. As above, outline planning permission has not yet been granted. Council's Evidence Summary of Appellant's Comment Year 1 Year 2 Year 3 2024/25 2025/26 2026/27 2027/28 0 0 40 75 Please see paragraphs 52.79 – 52.83 (page 30) and Appendix 5 (pages 5-6) of Gareth Giles' Proof of Evidence: * "5.2.79 This site was allocated in the Haywards Heath Neighbourhood Plan under Policy H1. Outline planning application DM/22/2272 PCO sought consent for up to 375 dwellings. Euront planning status? * The site does not have planning application DM/22/2272 PCO sought consent for up to 375 dwellings. Firm progress being made 1 • A statement of Common Ground was signed between MSDC and Homes England, July 2023, She concluded that the site remains capable of del			

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M/22/2 ued.	272). A resolu	ition to grant						
ned ar	nd the decision	n notice had not						
t the S	106 had not b	been signed and						
06 had	l not been sig	ned and the						
4	Year 5	5YHLS						
28	2028/29							
	0	0						
en Py	croft's Proof o	•						
ssion.								
ermiss		e in August 2023 e reason for the						
the submission of an application? The submission of an application? The that firm progress is being made d matters applications or any his is not surprising given that the ued.								
	he developer	confirming their						
work								
	is no clear evi towards disc	idence to harging any pre-						
bility,	ownership co	onstraints or						
ovided	Ι.							
sion.								

 the site. The case officer anticipates the S106 will be completed and permission will be issued shortly. 5.2.83 The Council's trajectory of delivery from Year 3 reflects the need for detailed planning permission to be approved but also that Homes England are 	 The evidence the Council has provided is completions will begin on site within five The site fails to meet the definition of "de the Framework and should be removed f reduction of 215 dwellings from the Courties of the Courtie
actively engaged with the Council on delivery."	

d is not "clear evidence that housing re years." deliverable" as set out on page 72 of d from the supply. This results in a ouncil's supply.

Site Name:	Site 12 – La	and south o	f the Old Poli	ce House										
LPA ref(s):	807	807												
Area (Hectares)	2.36													
Total Capacity (Dwellings)	25	25												
Site ownership	Sunley Esta	Sunley Estates Limited (developer) is the applicant; Neame Sutton Ltd is the agent.												
Planning status of the site	The site does not have planning permission. A full planning application was made in August 2023 for 25 dwellings (LPA ref: DM/23/2172). A resolution to grant planning permission was made in January 2024 but the S106 has not been signed and the decision notice has not been issued. At the base date: (1 st April 2024): A resolution to grant planning permission had been made but the S106 had not been signed and the decision notice had not been issued.													
	decision no In Novembe notice had r	tice had not er 2024 (whe not been issu	been issued. n evidence wa ied.	as exchanged): A resolutior		ing permissior					signed and the nd the decision		
Site owner / promoter's progress towards development			o grant plannii	ng permission	has been ma	de in January 2								
	Council's E	Evidence					Summary of Appellant's Comments							
Trajectory	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	5YHLS	Year 1 2024/25 0	Year 2 2025/26	Year 3 2026/27	Year 4 2027/28	Year 5 2028/29	5YHLS		
Comments on Deliverability	Gareth Gile "5.2.93 This SA28. A full submitted b and addition permission 5.2.94 The has been ag determination completed. solicitor beford queries beford December 2 5.2.95 The planning ap 5.2.96 The	2024/252025/262026/272027/282028/29005101025Please see paragraphs 5.2.93 – 5.2.96 (page 31) and Appendix 5 (page 10) of Gareth Giles' Proof of Evidence:"5.2.93 This site was allocated for 25 dwellings by Site Allocations DPD Policy SA28. A full detailed planning application DM/23/2172 for 25 dwellings was submitted by developer Sunley Estates Ltd in August 2023, with amendments and additional information submitted in November 2023, and was granted full permission subject to S106 by Planning Committee on 11/01/24.5.2.94 The case officer confirmed in November 2024 that an Extension of Time has been agreed between the council and the applicant to extend the determination period until 20th December 2024, allowing time for the S106 to be completed. The S106 is currently being reviewed by the Registered Provider's solicitor before being returned to the Council with any final comments and queries before engrossing which is anticipated to take place before 20th December 2024.5.2.95 The appellant in the HLS SoCG notes resolution to grant detailed planning application but asserts no evidence of deliverability.5.2.96 The planning application progressed quickly from submission to committee resolution in under 6 months and the legal process around						rrent plannin e site does no esolution to g the S106 has son for the de m progress k above, an ap I the decision itten agreem icipated star evidence has firmed by a d m progress v clear evidence nonstrate that mencement ar relevant in fastructure p documentary mmary	ig status? It have plannin rant outline plas is still not been elay is. Deing made to plication has b notice has no ent between t and build-o been provide eveloper with site asse to has been pl t firm progress conditions nformation a rovision?	owards the solution signed, 1 years owards the solution of been made but of been issued the LPA and out rates? ed. The start a construction of the solution rovided. There is being made	b sion was main ar later. It is u ubmission o t the S106 ha the develope nd build-out r tr is no clear e le towards dis , ownership ed.	de in January 2024 nclear what the f an application? as not been signed er confirming their rates have not been		

	secured imminently. Given the modest scale of the site, the resolution to grant full planning permission as at 1st April 2024, and the applicant being a developer, it is reasonable to project delivery of 25 units in Years 3 to 5."	•	The evidence the Council has provided is completions will begin on site within five y The site fails to meet the definition of "del the Framework and should be removed for reduction of 25 dwellings from the Counc
1		1	

d is not "clear evidence that housing re years." deliverable" as set out on page 72 of d from the supply. This results in a uncil's supply.

Site Name:	Site 13 – L	and adjacen	t to Cookham	is, South of ⊺	op Road					
LPA ref(s):	477									
Area (Hectares)	1.43									
Total Capacity (Dwellings)	13									
Site ownership	Not known									
Planning status of the site	s not been s	cation was made igned and the de permission had b	cision notice	has not been	issued.					
Site owner / promoter's progress towards development	decision no In Novemb notice had	otice had not t er 2024 (whe not been issu	been issued. n evidence wa ed.	is exchanged	: A resolution	esolution to gran n to grant plannir ade in June 2023	ng permissior			
	Council's	Evidence					Summary	of Appellant	s Comments	;
Trajectory	Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS	Year 1	Year 2	Year 3	Year 4
	2024/25	2025/26	2026/27	2027/28	2028/29		2024/25	2025/26	2026/27	2027/28
Comments on Deliverability	Gareth Gile "5.2.84 This Policy WHC 5.2.85 A de permission 5.2.86 The had been a developer's issued imm 5.2.87 The is allocated	es' Proof of Ex s site was allo CS06. etailed plannir subject to S1 case officer i greed betwee s solicitor for o inently. Council's traj l, being promo	vidence: ocated in the V ng application 06 by Plannin n November 2 on the parties completion. Th ectory of 13 u oted by a deve	Vest Hoathly I DM/22/1384 f g Committee 024 confirme and the final v ie permission nits in Years 3	Veighbourho or 13 dwellin on 15/06/202 d that the fina rersion is with is therefore of and 4 reflect close to sect	al draft S106 h the expected to be cts that the site	Year 1Year 2Year 3Year 42024/252025/262026/272027/280000Please see pages 52-54 of Appendix EP1 of BenCurrent planning status?• The site does not have planning permission• A resolution to grant outline planning permission• As above, an application has been made• As above, an application has been made• As above, an application has been issue• Written agreement between the LPA and anticipated start and build-out rates?• No evidence has been provided. The start confirmed by a developerFirm progress with site assessment wor• No clear evidence has been provided. The demonstrate that firm progress is being m commencement conditions• Clear relevant information about viabilit infrastructure provision?• No documentary evidence has been provi Summary• The site does not have planning permission			

384).	384). A resolution to grant planning									
l the d	ecision notice	had not been								
06 ha	d not been sig	ned and the								
not be	en signed and	the decision								
Ļ	Year 5	5YHLS								
28	2028/29									
	0	0								
-	croft's Proof o	f Evidence.								
		e in June 2023 but s unclear what the								
he submission of an application? le but the S106 has not been signed sued.										
and the developer confirming their										
art and build-out rates have not been										
work? There is no clear evidence to made towards discharging any pre-										
oility,	ownership co	onstraints or								
ovided	l.									

	•	The evidence the Council has provided is completions will begin on site within five y The site fails to meet the definition of "del the Framework and should be removed fr reduction of 13 dwellings from the Counc

d is not "clear evidence that housing ve years." deliverable" as set out on page 72 of d from the supply. This results in a uncil's supply.

Site 14 – Fo	ormer East G	irinstead Poli	ice Station							
847										
3,317 sq m										
22										
The applica	The application was made by ZMQL Ltd									
	•	• •	ssion. A full p	anning applic	ation for 33 dwe	llings was ma	ade on 30 th N	lay 2024 (i.e.	after the ba	
At the base	date: (1 st Apr	il 2024): No p	lanning permi	ssion applicat	tion or planning	application.				
In July 2024	l (when the H	ousing Topic	Paper was pu	blished): A pl	anning application	on had been	made for 33	dwellings and	was pendi	
In Novembe	er 2024 (wher	i evidence wa	s exchanged)	: A planning a	application had b	een made fo	r 33 dwelling	s and was per	nding deter	
As above, a	ı planning app	blication was r	nade after the	base date fo	r 33 dwellings.					
Council's E	Council's Evidence						Summary of Appellant's Comments			
Year 1	Year 2	Year 3	Year 4	Year 5	5YHLS	Year 1	Year 2	Year 3	Year 4	
2024/25	2025/26	2026/27	2027/28	2028/29		2024/25	2025/26	2026/27	2027/28	
0	0	10	12	0	22	0	0	0	0	
of Gareth G "5.2.108 Th dwellings. A a pre-applic towards a fu 5.2.109 A fu submitted o 5.2.110 The reported to towards det 5.2.111 This	iles' Proof of is site was all at 1st April 202 ation process all planning ap all detailed pla n 30th May 20 e case officer Planning Con ailed permiss s application h	Evidence: ocated in the 24 there was n had taken pla oplication. anning applica 024 demonstr in November 2 nmittee in Feb ion and delive nowever has r te, so the Cou	Site Allocation no pending pl ace in Februa tion (DM/24/1 ating active p 2024 confirme ruary 2025 sl ery beyond.	ns DPD (Polic anning applica ry 2024 show 340) for 33 fla rogress by the ed that the app nowing good p rmined yet an y on the alloca	ey SA18) for 22 ation although ing progress ats was e developer. plication will be progress d had not been	Cur The A pl dete Firm As a Write anti No e cont Firm No e cont Cont Clea	rent plannin site does no anning applic mined until n progress b above. tten agreeme cipated star evidence has firmed by a d n progress v clear evidence ionstrate that mencement	g status? t have plannin ation was ma February 202 eing made to ent between to t and build-o been provide eveloper vith site asse e has been pr firm progress conditions formation al	ng permission de after the 5. owards the the LPA ar ut rates? ed. The star essment w o rovided. Th s is being m	
	8473,317 sq m22The applicaThe site doeThe site doedeterminationAt the baseIn July 2024In NovemberAs above, aCouncil's EYear 12024/250Please seeof Gareth G"5.2.108 Th dwellings. A a pre-applic towards a fu5.2.109 A fu submitted o5.2.110 The reported to towards det5.2.111 This	847 3,317 sq m 22 The application was mad The site does not have pl determination (LPA ref: D At the base date: (1st Apr In July 2024 (when the H In November 2024 (when As above, a planning app Council's Evidence Year 1 Year 2 2024/25 2025/26 0 0 Please see paragraphs 5 of Gareth Giles' Proof of "5.2.108 This site was all dwellings. At 1st April 202 a pre-application process towards a full planning app 5.2.110 The case officer reported to Planning Con towards detailed permiss 5.2.111 This application h	847 3,317 sq m 22 The application was made by ZMQL Lt The site does not have planning permisdetermination (LPA ref: DM/24/1340). At the base date: (1st April 2024): No p In July 2024 (when the Housing Topic In November 2024 (when evidence was As above, a planning application was r Council's Evidence Year 1 Year 2 Year 1 Year 3 2024/25 2025/26 2024/25 2025/26 2024/25 2025/26 2024/25 2025/26 2024/25 2025/26 2024/25 2025/26 2024/25 2025/26 2024/25 2026/27 0 10 Please see paragraphs 5.2.108 – 5.2.1 of Gareth Giles' Proof of Evidence: "5.2.108 This site was allocated in the dwellings. At 1st April 2024 there was not a pre-application process had taken platowards a full planning application. 5.2.109 A full detailed planning application. 5.2.107 The case officer in November 3 submitted on 30th May 2024 demonstr 5.2.110 The case officer in November 3 reported to Planning Committee in Feb towar	3,317 sq m 22 The application was made by ZMQL Ltd The site does not have planning permission. A full pl determination (LPA ref: DM/24/1340). At the base date: (1st April 2024): No planning permission. A full pl determination (LPA ref: DM/24/1340). At the base date: (1st April 2024): No planning permission. A full pl determination (LPA ref: DM/24/1340). At the base date: (1st April 2024): No planning permission. A full pl determination (LPA ref: DM/24/1340). At the base date: (1st April 2024): No planning permission. A full pl determination (LPA ref: DM/24/1 Subscience) Council's Evidence Year 1 Year 2 Year 3 Year 4 2024/25 2025/26 2026/27 2027/28 0 0 10 12 Please see paragraphs 5.2.108 – 5.2.112 (page 33) of Gareth Giles' Proof of Evidence: "5.2.108 This site was allocated in the Site Allocation dwellings. At 1st April 2024 there was no pending pla a pre-application process had taken place in Februar towards a full planning application. 5.2.109 A full detailed planning application (DM/24/1 submitted on 30th May 2024 demonstrating active p 5.2.110 The case officer in November 2024 confirmer reported to Planning Committee in February 2025 sh towards detailed permission and delivery beyond. 5.2.111 This application however has not been determination application however has not been determinating application however has not been determi	847 3,317 sq m 22 The application was made by ZMQL Ltd The site does not have planning permission. A full planning applic determination (LPA ref: DM/24/1340). At the base date: (1st April 2024): No planning permission application in July 2024 (when the Housing Topic Paper was published): A pl In November 2024 (when evidence was exchanged): A planning a As above, a planning application was made after the base date for Council's Evidence Year 1 Year 2 Year 3 Year 4 Year 5 2024/25 2025/26 2026/27 2027/28 2028/29 0 0 10 12 0 Please see paragraphs 5.2.108 – 5.2.112 (page 33) and Appendit of Gareth Giles' Proof of Evidence: "5.2.108 This site was allocated in the Site Allocations DPD (Polic dwellings. At 1st April 2024 there was no pending planning application gaplication process had taken place in February 2024 show towards a full planning application. 5.2.109 A full detailed planning application. 5.2.110 The case officer in November 2024 confirmed that the ap reported to Planning Committee in February 2025 showing good proved to vards detailed permission and delivery beyond. 5.2.111 This application however has not been determined yet an static submitteed on Static permission and delivery beyond.	847 3,317 sq m 22 The application was made by ZMQL Ltd The site does not have planning permission. A full planning application for 33 dwe determination (LPA ref: DM/24/1340). At the base date: (1st April 2024): No planning permission application or planning application in July 2024 (when the Housing Topic Paper was published): A planning application had to In November 2024 (when evidence was exchanged): A planning application had to As above, a planning application was made after the base date for 33 dwellings. Council's Evidence Year 1 Year 2 Year 3 Year 4 Year 5 5YHLS 2024/25 2025/26 2026/27 2027/28 2028/29 22 Please see paragraphs 5.2.108 – 5.2.112 (page 33) and Appendix 5 (page 10) of Gareth Giles' Proof of Evidence: "5.2.108 This site was allocated in the Site Allocations DPD (Policy SA18) for 22 dwellings. At 1st April 2024 there was no pending planning application although a pre-application process had taken place in February 2024 showing progress towards a full planning application. 5.2.109 A full detailed planning application (DM/24/1340) for 33 flats was submitted on 30th May 2024 demonstrating active progress by the developer. 5.2.110 The case officer in November 2024 confirmed that the application will be reported to Planning Committee in February 2025 showing good progress	847 3,317 sq m 22 The application was made by ZMQL Ltd The site does not have planning permission. A full planning application for 33 dwellings was madetermination (LPA ref: DM/24/1340). At the base date: (1 st April 2024): No planning permission application or planning application. In July 2024 (when the Housing Topic Paper was published): A planning application had been made fo As above, a planning application was made after the base date for 33 dwellings. Council's Evidence Summary of the second secon	847 3,317 sq m 22 The application was made by ZMQL Ltd The site does not have planning permission. A full planning application for 33 dwellings was made on 30 th M determination (LPA ref: DM/24/1340). At the base date: (1 st April 2024): No planning permission application or planning application. In July 2024 (when the Housing Topic Paper was published): A planning application had been made for 33 dwelling: As above, a planning application was made after the base date for 33 dwellings. Council's Evidence Summary of Appellant Year 1 Year 2 Year 3 Year 4 Year 5 SYHLS Year 1 Year 2 2024/25 2025/26 2026/27 2027/28 2028/29 2024/25 2025/26 0 0 Please see paragraphs 5.2.108 - 5.2.112 (page 33) and Appendix 5 (page 10) of Gareth Giles' Proof of Evidence: Summary of Appellant * The site does no the site Allocations DPD (Policy SA18) for 22 dower progress towards a full planning application (DM/24/1340) for 33 flats was submitted on 30th May 2024 demonstrating active progress by the developer. S.2.110 The case officer in November 2024 confirmed that the application will be reported to Planning committee in February 2025 showing good progress towards detailed permission and delivery beyond. No cidear evidence evidence or former dut that the application will be reported to Planning Committee in February 2025 showing good progress	847 3.317 sq m 22 The application was made by ZMQL Ltd The site does not have planning permission. A full planning application for 33 dwellings was made on 30 th May 2024 (i.e. determination (LPA ref: DM/24/1340). At the base date: (1 st April 2024): No planning permission application or planning application. In July 2024 (when the Housing Topic Paper was published): A planning application had been made for 33 dwellings and was permission application was made after the base date for 33 dwellings. As above, a planning application was made after the base date for 33 dwellings. Summary of Appellant's Comments Year 1 Year 2 Year 3 2024/25 2026/27 2	

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Year 5 28 2028/2	9	5YHLS						
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ne submission of an application?								
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art and build-out rates have not been								
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sion. is not "clear evidence that housing years." eliverable" as set out on page 72 of from the supply. This results in a ncil's supply.								