

Schedule of disputed sites

Site Name:	Site 01 – Brookleigh (Care Element)											
LPA ref(s):	1125											
Area (Hectares)	Not known – part of wider site with an area of 188.34 ha											
Total Capacity (Dwellings)	60											
Site ownership	Homes England											
Planning status of the site	<p>The wider site has outline planning permission for 3,040 dwellings including 60 units of extra care, which was approved in October 2019 (LPA ref: DM/18/5114) Phase 1B (Bellway) has reserved matters approval for 249 dwellings and is not disputed and included elsewhere in the 5YHLS. No other reserved matters applications for residential development have been made.</p> <p>At the base date: (1st April 2024): This part of the site had outline planning permission only. A reserved matters application has not been made to date.</p> <p>In July 2024 (when the Housing Topic Paper was published): This part of the site had outline planning permission only. A reserved matters application has not been made to date.</p> <p>In November 2024 (when evidence was exchanged): This part of the site had outline planning permission only. A reserved matters application has not been made to date.</p>											
Site owner / promoter’s progress towards development	<p>This part of the site is being brought forward as part of Parcel 1C – parcels 1.7 and 1.8 (please see Appendix A – Phasing Plan included within Appendix 7 of Gareth Giles’ Proof of Evidence).</p> <p>The Council’s evidence states that Hill is the developer.</p>											
	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	Year 5	5YHLS
	2024/25	2025/26	2026/27	2027/28	2028/29		2024/25	2025/26	2026/27	2027/28	2028/29	
	0	0	0	0	60	60	0	0	0	0	0	0
Comments on Deliverability	<p>Please see paragraphs 5.2.50 – 5.2.52 (page 26) and Appendix 5 (pages 1-2) of Gareth Giles’ Proof of Evidence:</p> <p>“5.2.50 This site is closely related to the main Brookleigh Site #493 as the care element of the site (formerly known as) Northern Arc Burgess Hill Parcel 1C. It was approved by the main outline consent DM/18/5114 and is being brought forward by a developer (Hill).</p> <p>5.2.51 There is a current pre-application with the Council (as part of Phase 1D(a) with Bellway - with reference to the Brookleigh Phasing Plan at Appendix 7 to this Proof) and this care element will come forward through the Reserved Matters application for Parcels 1.7 and 1.8 of the main site.</p> <p>5.2.52 Delivery of 60 units is expected in Year 5.”</p>						<p>Please see pages 4-14 of Appendix EP1 of Ben Pycroft’s Proof of Evidence.</p> <p>Current planning status?</p> <ul style="list-style-type: none"> The site has outline planning permission. No reserved matters application has been made. <p>Firm progress being made towards the submission of an application?</p> <ul style="list-style-type: none"> There is no clear evidence to demonstrate that progress is being made towards the submission of a reserved matters application on this part of the site. The Council relies on a current pre-application with Bellway for Phase 1Da but the details of this have not been provided. Written agreement between the LPA and the developer confirming their anticipated start and build-out rates? The Council relies on a Statement of Common Ground (SoCG) with Homes England dated 5th July 2023. It is out of date. A written agreement between the Council and the developer (Hill) has not been provided. <p>Firm progress with site assessment work?</p> <ul style="list-style-type: none"> No clear evidence of firm progress with any site assessment work for this part of the site has been provided. 					

		<p>Clear relevant information about viability, ownership constraints or infrastructure provision?</p> <ul style="list-style-type: none">• No evidence has been provided. <p>Summary</p> <ul style="list-style-type: none">• The site does not have detailed consent.• The evidence the Council has provided is not “clear evidence that housing completions will begin on site within five years.”• The site fails to meet the definition of “deliverable” as set out on page 72 of the Framework and should be removed from the supply. This results in a reduction of 60 dwellings from the Council's supply.
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Site Name:	Site 02 – Brookleigh, Burgess Hill (remainder) - Phases 1C, 1Da and b and 2A-C											
LPA ref(s):	493											
Area (Hectares)	118.34											
Total Capacity (Dwellings)	3,040											
Site ownership	Homes England											
Planning status of the site	<p>The wider site has outline planning permission for 3,040 dwellings including 60 units of extra care, which was approved in October 2019 (LPA ref: DM/18/5114) Phase 1B (Bellway) has reserved matters approval for 249 dwellings and is not disputed and included elsewhere in the 5YHLS. No other reserved matters applications for residential development have been made.</p> <p>At the base date: (1st April 2024): This part of the site had outline planning permission only. A reserved matters application has not been made to date.</p> <p>In July 2024 (when the Housing Topic Paper was published): This part of the site had outline planning permission only. A reserved matters application has not been made to date.</p> <p>In November 2024 (when evidence was exchanged): This part of the site had outline planning permission only. A reserved matters application has not been made to date.</p>											
Site owner / promoter's progress towards development	As above, the site has outline planning permission. Reserved matters have been approved for phase 1B which is included elsewhere in the 5YHLS and is not disputed. No other applications for reserved matters have been made.											
	Summary of 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	Year 5	5YHLS
	2024/25	2025/26	2026/27	2027/28	2028/29		2024/25	2025/26	2026/27	2027/28	2028/29	
	0	45	202	213	175	635	0	0	0	0	0	0
Comments on Deliverability	<p>Please see paragraphs 5.2.53 – 5.2.61 (pages 26-28) and Appendix 5 (pages 1-2) of Gareth Giles' Proof of Evidence.</p> <p>"5.2.56 The Brookleigh Development Manager in November 2024 provided the following updates with reference to the Brookleigh Phasing Plan (see Appendix 7 to this Proof):</p> <ul style="list-style-type: none"> - 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 that the Reserved Matters application will be submitted by late winter 2024/25 						<p>Please see pages 4-14 of Appendix EP1 of Ben Pycroft's Proof of Evidence.</p> <p>Current planning status?</p> <ul style="list-style-type: none"> • The site has outline planning permission. • No reserved matters application has been made. <p>Firm progress being made towards the submission of an application?</p> <ul style="list-style-type: none"> • There is no clear evidence to demonstrate that progress is being made towards the submission of a reserved matters application on this part of the site i.e. phases 1C, 1Da and b and 2A-C. • The Council refers to a current pre-application with Bellway for Phase 1Da but the details of this have not been provided. • Written agreement between the LPA and the developer confirming their anticipated start and build-out rates? • The Council relies on a Statement of Common Ground (SoCG) with Homes England dated 5th July 2023. • It is out of date for the reasons I explain in pages 7-9 of appendix EP1. • Further, a written agreement between the Council and the developer(s) (Hill and / or Bellway and / or other unnamed developers) has not been provided. • The build rates and lead-in times proposed by the Council do not reflect the experience on other parts of the same site as I explain on pages 12 and 13 of appendix EP1. 					

- Centre for Outdoor Sports – planning permission DM/23/3182 (granted 07/03/2024) and work on site almost completed and site scheduled to open in late winter 2024/25.
- Planning application DM/24/0222 (submitted 29/01/2024) will deliver the SuDS and drainage infrastructure.
- Secondary School (Parcel P1.1) – Reserved Matters permission granted and West Sussex County Council (“WSCC”) will be in a position to appoint a delivery partner in late winter 2024/25. Land transfer to WSCC scheduled for December 2024. Works on site scheduled to commence in Spring 2025.
- Primary School (Parcel P1.2) – pre-application discussions ongoing and an application is anticipated in spring 2025.
- Eastern Bridge and Link Road (DM/19/3313) – construction nearly completed.
- Western Link Road (DM/20/0254) construction almost completed and road scheduled to be opened in late winter 2024/25.
- Western Link Road Phases 2 and 3 - REM applications to be submitted December 2024.
- Northern Arc Avenue Central Section – pre-application discussions have been ongoing and the Reserved Matters application is scheduled to be submitted in late winter 2024/25.
- A temporary (10 year) Apprentice and Skills Training Hub is being planned for the west part of the site to add social value to the site and ensure over the lifetime of the project that there will be a good supply of local tradespeople. An application is expected by December 2024

5.2.27 As at 1 April 2024 the projected yield in the 5YHLS reflects delivery from Phases 1C, 1D(a)&(b) and 2A-C.

5.2.58 The updates from the Brookleigh Development Manager above demonstrate that delivery of supporting infrastructure is progressing well and is at an advanced stage.

5.2.59 In accepting the Council’s case that this site was deliverable, the Inspector for the Albourne Appeal in October 2023 noted the following factors specifically:

- A SoCG with Homes England (enclosed at Appendix 7 to this Proof with some example measures noted above).
- A developer partner had been selected for 1C (270 dwellings plus 60 bed extra care facility) with pre application discussions taking place.
- A developer had been chosen for 1D(a) (255 dwellings) with pre-application discussions at an advanced stage.
- Other non-residential development phases were also progressing procuring developer for western neighbourhood and employment centre.

5.2.60 Overall the Inspector was satisfied that the contractual arrangements imposed by Homes England on its developer partners could achieve the higher build out rates. She noted that the development is a flagship site for Homes England with public investment to deliver infrastructure and concluded that 752 dwellings could be delivered within 5-year period (at the time).

Firm progress with site assessment work?

- No clear evidence of firm progress in relation to site assessment work regarding phases 1C, 1Da, 1Db or 2a-c has been provided by the Council.
- Clear relevant information about viability, ownership constraints or infrastructure provision?**

- The Council refers to progress on infrastructure delivery on the strategic site in general but not for these development parcels.

Summary

- The parts of the site relied on by the Council do not have detailed consent. No reserved matters applications have been made on them. There is no clear evidence of firm progress being made on applications for 635 dwellings in the 5YHLS period to 31st March 2029.
- The evidence the Council has provided is not “clear evidence that housing completions will begin on site within five years.”
- The site fails to meet the definition of “deliverable” as set out on page 72 of the Framework and should be removed from the supply. This results in a reduction of **635 dwellings** from the 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 relied upon to be completed in the first five years and the Council is confident of delivery.”	
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Site Name:	Site 03 – Land west of Selsfield Road, Ardingly											
LPA ref(s):	832											
Area (Hectares)	2.3 ha											
Total Capacity (Dwellings)	35											
Site ownership	Charterhouse Strategic Land Ltd and the South of England Agricultural Society											
Planning status of the site	<p>The site has outline planning permission (LPA ref: DM/22/1575) – approved 8th June 2023</p> <p>At the base date: (1st April 2024): The site had outline planning permission only. A reserved matters application had not been made.</p> <p>In July 2024 (when the Housing Topic Paper was published): The site had outline planning permission only. A reserved matters application had not been made.</p> <p>In November 2024 (when evidence was exchanged): The site had outline planning permission only. A reserved matters application had not been made.</p>											
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					
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	2028/29		2024/25	2025/26	2026/27	2027/28	2028/29	
	0	0	10	25	0	35	0	0	0	0	0	0
Comments on Deliverability	<p>Please see paragraphs 5.2.65 – 5.2.67 (page 28) and Appendix 5 (page 2) of Gareth Giles’ Proof of Evidence:</p> <p>“5.2.65 This site was allocated for 35 units in the Site Allocations DPD (Policy SA25). Extant outline planning permission DM/22/1575 was granted in June 2023 and was amended shortly afterwards by permission DM/23/3250 granted in February 2024 showing continued active progress through the planning process by the developer (Savills on behalf of Charterhouse Strategic Land).</p> <p>5.2.66 The Inspector for the Albourne Appeal concluded (at paragraph 86-87) that there was nothing to indicate a reserved matters application would not come forward in line with the Council’s projections and the modest number of 35 dwellings were capable of being delivered in the 5-year period.</p> <p>5.2.67 The Appellant asserts the absence of a Reserved Matters application since this decision means the site fails the test of deliverability. The Council contends that the recent variation of condition consent to amend the outline permission demonstrates the proponent’s ongoing commitment and activity on the site, and considers a trajectory of delivery in Years 3 and 4 is reasonable.”</p>						<p>Please see pages 15-19 of Appendix EP1 of Ben Pycroft’s Proof of Evidence.</p> <p>Current planning status?</p> <ul style="list-style-type: none"> The site has outline planning permission. No reserved matters application has been made. <p>Firm progress being made towards the submission of an application?</p> <ul style="list-style-type: none"> There is no clear evidence to demonstrate that progress is being made towards the submission of a reserved matters application on this part of the site. Written agreement between the LPA and the developer confirming their anticipated start and build-out rates? A written agreement between the Council and the developer has not been provided. It is not known who the developer is. <p>Firm progress with site assessment work?</p> <ul style="list-style-type: none"> No clear evidence of firm progress with any site assessment work for this site has been provided. <p>Clear relevant information about viability, ownership constraints or infrastructure provision?</p> <ul style="list-style-type: none"> No evidence has been provided. <p>Summary</p> <ul style="list-style-type: none"> The site does not have detailed consent. The evidence the Council has provided is not “clear evidence that housing completions will begin on site within five years.” The site fails to meet the definition of “deliverable” as set out on page 72 of the Framework and should be removed from the supply. This results in a reduction of 35 dwellings from the Council’s supply. 					

Site Name:	Site 04 – Linden House, Southdowns Park, Haywards Heath											
LPA ref(s):	1113											
Area (Hectares)	1,350 sq m											
Total Capacity (Dwellings)	14											
Site ownership	Linden House Developments Ltd											
Planning status of the site	<p>The site does not have planning permission – outline planning permission expired. A resolution to grant planning permission was made in March 2024 but the S106 has not been signed.</p> <p>At the base date: (1st April 2024): The site had outline planning permission for 14 dwellings (LPA ref: DM/18/0421) – approved 2nd June 2021. A resolution to grant planning permission for 17 dwellings was made on 14th March 2024 (LPA ref: DM/23/0890) but the S106 agreement had not been signed and a decision notice not issued.</p> <p>In July 2024 (when the Housing Topic Paper was published): The outline planning permission expired in June 2024. A resolution to grant planning permission for 17 dwellings was made on 14th March 2024 (LPA ref: DM/23/0890) but the S106 agreement had not been signed and a decision notice not issued..</p> <p>In November 2024 (when evidence was exchanged): The outline planning permission expired in June 2024. A resolution to grant planning permission for 17 dwellings was made on 14th March 2024 (LPA ref: DM/23/0890) but the S106 agreement had not been signed and a decision notice not issued.</p>											
Site owner / promoter’s progress towards development	As above, a resolution to grant planning permission was made in March 2024.											
	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	Year 5	5YHLS
	2024/25	2025/26	2026/27	2027/28	2028/29		2024/25	2025/26	2026/27	2027/28	2028/29	
	0	7	7	0	0	14	0	0	0	0	0	0
Comments on Deliverability	<p>Please see paragraphs 5.2.62 – 5.2.64 (page 28) and Appendix 5 (page 3) of Gareth Giles’ Proof of Evidence:</p> <p>“5.2.62 Outline permission DM/18/0421 for 14 flats was granted permission in June 2021 and expired on 02/06/2024 yet was extant on 1st April 2024 so is legitimate to count in the 5YHLS in principle.</p> <p>5.2.63 Regarding deliverability, a new detailed planning application for 17 units (DM/23/0890) was submitted before the outline consent expired and was granted subject to Section 106 in March 2024. A demolition notice has also been issued to the Council. This demonstrates ongoing active commitment by the proponent towards delivery of the site within five years.</p> <p>5.2.64 For 5YHLS purposes therefore, as at 1st April 2024 the outline permission for 14 units was extant, and deliverability of the site generally is demonstrated by a subsequent Planning Committee resolution to grant 17 units that will supersede the earlier permission for 14 units when the S106 is completed. 14 units are relied upon in the Council’s trajectory.”</p>						<p>Please see pages 20-24 of Appendix EP1 of Ben Pycroft’s Proof of Evidence.</p> <p>Current planning status?</p> <ul style="list-style-type: none"> The site does not have planning permission. Outline planning permission expired on this site just after the base date but before the Council published its topic paper. The revised application for 17 dwellings has a resolution to grant permission but that was made in March 2024 and the S106 has still not been signed as of January 2025. <p>Firm progress being made towards the submission of an application?</p> <ul style="list-style-type: none"> As above, a full planning application has been made and has a resolution to grant permission. <p>Written agreement between the LPA and the developer confirming their anticipated start and build-out rates?</p> <ul style="list-style-type: none"> A written agreement between the Council and the developer has not been provided. It is not known what the developer’s intentions are. <p>Firm progress with site assessment work?</p> <ul style="list-style-type: none"> No clear evidence of firm progress with any site assessment work for this part of the site has been provided. <p>Clear relevant information about viability, ownership constraints or infrastructure provision?</p> <ul style="list-style-type: none"> The latest documents question the viability of the scheme. <p>Summary</p>					

		<ul style="list-style-type: none"> • The site does not have planning permission. • The evidence the Council has provided is not “clear evidence that housing completions will begin on site within five years.” • The site fails to meet the definition of “deliverable” as set out on page 72 of the Framework and should be removed from the supply. This results in a reduction of 14 dwellings from the Council’s supply.
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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) site in relation to the definition of “deliverable” and the Appellant no longer disputes the inclusion of this site in the 5YHLS.

Site Name:	Site 06 – Land south of 96 Folders Lane, Burgess Hill											
LPA ref(s):	827											
Area (Hectares)	1.87											
Total Capacity (Dwellings)	40											
Site ownership	Jones Homes are the applicant											
Planning status of the site	<p>The site does not have planning permission. A full planning application for 40 dwellings was made in February 2023 and remains undetermined (LPA ref: DM/23/0532).</p> <p>At the base date: (1st April 2024): A full planning application for 40 dwellings was made in February 2023 and was pending determination.</p> <p>In July 2024 (when the Housing Topic Paper was published): A full planning application for 40 dwellings was made in February 2023 and was pending determination.</p> <p>In November 2024 (when evidence was exchanged): A full planning application for 40 dwellings was made in February 2023 and was pending determination.</p> <p>On 5th December 2024 Planning Committee resolved to grant planning permission DM/23/0532 subject to a S106 agreement.</p>											
Site owner / promoter's progress towards development	As above, a full planning application for 40 dwellings was made in February 2023.											
	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	Year 5	5YHLS
	2024/25	2025/26	2026/27	2027/28	2028/29		2024/25	2025/26	2026/27	2027/28	2028/29	
	0	0	10	30	0	40	0	0	0	0	0	0
Comments on Deliverability	<p>Please see paragraphs 5.2.71 – 5.2.73 (page 29) and Appendix 5 (page 4) of Gareth Giles' Proof of Evidence:</p> <p>“5.2.71 This site was allocated in the Site Allocations DPD under Policy SA12. It was actively promoted by a developer RE Planning on behalf of Jones Homes through the DPD process and a Full Application (DM/23/0532) for 40 dwellings was submitted on 24/02/2023.</p> <p>5.2.72 A recent statutory (re)consultation was launched on 10/10/2024 due to an amended Flood Risk Assessment and confirmation about affordable housing discounts being submitted by the developer, showing ongoing active engagement and progress through the planning process. The case officer confirmed in November 2024 that the application is scheduled to be reported to Planning Committee on 5th December 2024, with a recommendation for approval showing good progress towards delivery.</p> <p>5.2.73 Given the modest scale of the development, its allocated status, and the scheduled Planning Committee date in December 2024, this site is considered deliverable within 5 years, in accordance with lead-in and build-out rate evidence.”</p>						<p>Please see pages 29-31 of Appendix EP1 of Ben Pycroft's Proof of Evidence.</p> <p>Current planning status?</p> <ul style="list-style-type: none"> The site does not have planning permission. A full planning application was made in February 2023 and a resolution to grant permission was made in December 2024. <p>Firm progress being made towards the submission of an application?</p> <ul style="list-style-type: none"> As above, a full planning application has been made and a resolution to grant permission was made in December 2024. <p>Written agreement between the LPA and the developer confirming their anticipated start and build-out rates?</p> <ul style="list-style-type: none"> A written agreement between the Council and the developer (Jones Homes) has not been provided. It is not known what the developer's intentions are. <p>Firm progress with site assessment work?</p> <ul style="list-style-type: none"> No clear evidence of firm progress with any site assessment work for this part of the site has been provided. <p>Clear relevant information about viability, ownership constraints or infrastructure provision?</p> <ul style="list-style-type: none"> No documentary evidence has been provided. <p>Summary</p> <ul style="list-style-type: none"> The site does not have planning permission. The evidence the Council has provided is not “clear evidence that housing completions will begin on site within five years.” The site fails to meet the definition of “deliverable” as set out on page 72 of the Framework and should be removed from the supply. This results in a reduction of 40 dwellings from the Council's supply. 					

Site Name:	Site 07 – Woodfield House, Isaacs Lane, Burgess Hill											
LPA ref(s):	840											
Area (Hectares)	1.4											
Total Capacity (Dwellings)	29											
Site ownership	Bellway Homes is the applicant											
Planning status of the site	<p>The site does not have planning permission. Outline planning permission expired in September 2022 (LPA ref: DM/19/3769). A full planning application for 29 (net) dwellings was made in February 2024 and remains undetermined (LPA ref: DM/24/0487).</p> <p>At the base date: (1st April 2024): A full planning application for 29 net dwellings was made in February 2024 and was pending determination.</p> <p>In July 2024 (when the Housing Topic Paper was published): A full planning application for 29 net dwellings was made in February 2024 and was pending determination</p> <p>In November 2024 (when evidence was exchanged): A full planning application for 29 net dwellings was made in February 2024 and was pending determination</p> <p>On 5th December 2024 Planning Committee resolved to grant planning permission DM/24/0487 subject to a S106 agreement.</p>											
Site owner / promoter's progress towards development	As above, a full planning application for 29 dwellings was made in February 2024.											
	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	Year 5	5YHLS
	2024/25	2025/26	2026/27	2027/28	2028/29		2024/25	2025/26	2026/27	2027/28	2028/29	
	0	0	0	10	19	29	0	0	0	0	0	0
Comments on Deliverability	<p>Please see paragraphs 5.2.88 – 5.2.92 (page 29) and Appendix 5 (page 7) of Gareth Giles' Proof of Evidence:</p> <p>“5.2.88 The site was allocated for 30 dwellings by Site Allocations DPD Policy SA17. A previous outline permission expired in September 2022 but was quickly followed by a new pre-application enquiry in November 2022. A full detailed planning application DM/24/0487 was then submitted by Bellway Homes in February 2024 for 29(net) homes.</p> <p>5.2.89 The site has been acquired by Homes England, contracted out to Bellway Homes to deliver the scheme, who are also building the adjacent site at Brookleigh (part of the Northern Arc site #493) under permission DM/21/3870.</p> <p>5.2.90 The Brookleigh Development Manager, also responsible for this site as part of the wider Brookleigh site, confirmed in November 2024 that detailed Reserved Matters application (DM/24/0487) underwent amended designs in August 2024 and has undergone further public consultation through Autumn 2024. Active dialogue with the agent is underway and it is on being reported to Planning Committee on 5th December 2024. Bellway has been contracted as the developer by Homes England to deliver this site as part of the development of Parcels P1.5 and P1.6 at Brookleigh.</p>						<p>Please see pages 32-35 of Appendix EP1 of Ben Pycroft's Proof of Evidence.</p> <p>Current planning status?</p> <ul style="list-style-type: none"> • The site does not have planning permission. • Outline planning permission on this site expired in September 2022. • A full planning application was made in February 2024 and a resolution to grant permission was made in December 2024.. • The application was considered at planning committee on 05 December 2024 where it was recommended for approval subject to the signing of a Section 106 agreement to secure 30% affordable housing, 10% biodiversity net gain, and over £500,000 in financial contributions. • The committee report states that if the applicants have not submitted a satisfactory signed S106 Legal Agreement/or legal undertaking securing the necessary infrastructure payments, affordable housing and biodiversity net gain provision by 5th March 2025, then permission should be refused. <p>Firm progress being made towards the submission of an application?</p> <ul style="list-style-type: none"> • As above, a full planning application has been made and a resolution to grant permission was made in December 2024. <p>Written agreement between the LPA and the developer confirming their anticipated start and build-out rates?</p> <ul style="list-style-type: none"> • A written agreement between the Council and the developer (Bellway Homes) has not been provided. It is not known what the developer's intentions are. 					

	<p>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.</p> <p>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."</p>	<p>Firm progress with site assessment work?</p> <ul style="list-style-type: none"> • No clear evidence of firm progress with any site assessment work for this part of the site has been provided. <p>Clear relevant information about viability, ownership constraints or infrastructure provision?</p> <ul style="list-style-type: none"> • No documentary evidence has been provided. <p>Summary</p> <ul style="list-style-type: none"> • The site does not have planning permission. • The evidence the Council has provided is not "clear evidence that housing completions will begin on site within five years." • The site fails to meet the definition of "deliverable" as set out on page 72 of the Framework and should be removed from the supply. This results in a reduction of 29 dwellings from the Council's supply.
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Site Name:	Site 08 – Land at Hanlye Lane East and Ardingly Road, Cuckfield											
LPA ref(s):	479											
Area (Hectares)	5.75											
Total Capacity (Dwellings)	55											
Site ownership	Sigma Homes is the applicant											
Planning status of the site	<p>The site does not have planning permission. A full planning application for 55 dwellings was made in October 2023 and remains undetermined (LPA ref: DM/23/2610).</p> <p>At the base date: (1st April 2024): A full planning application for 55 dwellings had been made in October 2023 and was pending determination.</p> <p>In July 2024 (when the Housing Topic Paper was published): A full planning application for 55 dwellings had been made in October 2023 and was pending determination.</p> <p>In November 2024 (when evidence was exchanged): A full planning application for 55 dwellings had been made in October 2023 and was pending determination.</p> <p>On 12th December 2024 Planning Committee resolved to grant planning permission DM/23/2610 subject to a S106 agreement.</p>											
Site owner / promoter's progress towards development	As above, a full planning application for 55 dwellings was made in October 2023.											
	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	Year 5	5YHLS
	2024/25	2025/26	2026/27	2027/28	2028/29		2024/25	2025/26	2026/27	2027/28	2028/29	
	0	0	25	30	0	55	0	0	0	0	0	0
Comments on Deliverability	<p>Please see paragraphs 5.2.97 – 5.2.101 (page 32) and Appendix 5 (pages 8-9) of Gareth Giles' Proof of Evidence:</p> <p>“5.2.97 This site was allocated by Site Allocations DPD Policy SA23 for 55 dwellings. Full detailed planning application DM/23/2610 for 55 dwellings was submitted by ECE Planning on behalf of Sigma Homes on 09/10/2023 and was pending at 1st April 2024 with 55 units is recorded in the 5YHLS according to that base date. That application DM/23/2610 was subsequently amended to 50 dwellings on 24/06/24 due to veteran trees on site.</p> <p>5.2.98 The case officer confirmed in November 2024 that final issues were resolved with ecological, drainage and layout information submitted in October 2024. The case officer confirms ongoing active engagement with the agent and intends to report the application to District Planning Committee in December 2024.</p> <p>5.2.99 At the base date of 1st April 2024 the pending application proposed 55 units which is appropriately relied upon for the 5YHLS purposes. It is acknowledged that the application was subsequently amended to propose 50 units in June 2024, but this slight reduction in 5 units will be appropriately updated in next year's housing land supply position.</p>						<p>Please see pages 36-38 of Appendix EP1 of Ben Pycroft's Proof of Evidence.</p> <p>Current planning status?</p> <ul style="list-style-type: none"> The site does not have planning permission. A full planning application was made in October 2023. The application was heard at planning committee on 12 December 2024 where it was recommended for approval subject to the signing of a Section 106 agreement to secure over £775,000 in financial contributions. Paragraph 3.2 of the committee report states that “If a satisfactory planning obligation has not been completed by 14th July 2023 it is recommended that the application be refused.” It is assumed that this date is an error given that the committee meeting took place in December 2024. <p>Firm progress being made towards the submission of an application?</p> <ul style="list-style-type: none"> As above, a full planning application has been made and a resolution to grant permission was made in December 2024.. Written agreement between the LPA and the developer confirming their anticipated start and build-out rates? A written agreement between the Council and the developer (Sigma Homes) has not been provided. It is not known what the developer's intentions are. <p>Firm progress with site assessment work?</p> <ul style="list-style-type: none"> No clear evidence of firm progress with any site assessment work for this part of the site has been provided. <p>Clear relevant information about viability, ownership constraints or infrastructure provision?</p> <ul style="list-style-type: none"> No documentary evidence has been provided. 					

	<p>5.2.100 The appellant notes in the HLS SoCG that the full planning application was pending determination at the base date, but asserts no evidence of deliverability.</p> <p>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 overall scale of the site capable of delivery in a single phase."</p>	<p>Summary</p> <ul style="list-style-type: none"> • The site does not have planning permission. • The evidence the Council has provided is not "clear evidence that housing completions will begin on site within five years." • The site fails to meet the definition of "deliverable" as set out on page 72 of the Framework and should be removed from the supply. This results in a reduction of 55 dwellings from the Council's supply.
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Site Name:	Site 09 – Land south of Crawley Down Road, Felbridge											
LPA ref(s):	196											
Area (Hectares)	9.03											
Total Capacity (Dwellings)	198 (170 included in the Council's 5YHLS)											
Site ownership	Barratt David Wilson Homes is the applicant											
Planning status of the site	<p>The site does not have planning permission. A full planning application for 200 dwellings was made in March 2023 (LPA ref: DM/23/0810). A resolution to grant planning permission was made in September 2024 but the S106 has not been signed and the decision notice has not been issued.</p> <p>At the base date: (1st April 2024): A full planning application for 200 dwellings had been made in March 2023 and was pending determination.</p> <p>In July 2024 (when the Housing Topic Paper was published): A full planning application for 200 dwellings had been made in March 2023 and was pending determination.</p> <p>In November 2024 (when evidence was exchanged): A full planning application for 200 dwellings had been made in March 2023 and a resolution to grant planning permission was made in September 2024 but the S106 had not been signed and the decision notice had not been issued.</p>											
Site owner / promoter's progress towards development	As above, a full planning application for 200 dwellings was made in March 2023 and a resolution to grant permission was made in September 2024.											
	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	Year 5	5YHLS
	2024/25	2025/26	2026/27	2027/28	2028/29		2024/25	2025/26	2026/27	2027/28	2028/29	
	0	20	50	50	50	170	0	0	0	0	0	0
Comments on Deliverability	<p>Please see paragraphs 5.2.74 – 5.2.78 (page 29) and Appendix 5 (pages 8-9) of Gareth Giles' Proof of Evidence:</p> <p>“5.2.74 This site was allocated for 200 dwellings in the Site Allocations DPD under Policy SA19. Detailed planning application DM/23/0810 for 200 dwellings was submitted in March 2023 and granted permission subject to S106 by Planning Committee on 19/09/2024. The applicant is Boyer Planning on behalf of developer Barratt David Wilson Homes.</p> <p>5.2.75 The case officer confirmed in November 2024 that they were working closely with Barratt David Wilson Homes to complete the affordable housing section of the S106 and expected to issue this shortly.</p> <p>5.2.76 The Council relies on 170 (of 198 net total) dwellings as deliverable within its 5YHLS. The appellant disputes all 170 dwellings as not deliverable.</p> <p>5.2.77 Last available evidence from the developer was a delivery trajectory from July 2023 anticipating: - Permission = Aug/Sept 2023 - Commencement = Nov 2023 - First Occupation = July 2024 - Completion of Site (based on 50dpa) = June 2028</p>						<p>Please see pages 36-38 of Appendix EP1 of Ben Pycroft's Proof of Evidence.</p> <p>Current planning status?</p> <ul style="list-style-type: none"> The site does not have planning permission. A full planning application was made in March 2023 and was pending determination at the base date. A resolution to grant permission has since been made (in September 2024) but the S106 agreement has not been signed and the decision notice has not been issued. <p>Firm progress being made towards the submission of an application?</p> <ul style="list-style-type: none"> As above, a full planning application has been made and has a resolution to grant permission. <p>Written agreement between the LPA and the developer confirming their anticipated start and build-out rates?</p> <ul style="list-style-type: none"> The trajectory relied on by the Council is out of date. A written agreement between the Council and the developer (Barratt David Wilson Homes) has not been provided. It is not known what the developer's intentions are. <p>Firm progress with site assessment work?</p> <ul style="list-style-type: none"> No evidence has been provided. There is no clear evidence to demonstrate that firm progress is being made towards discharging any pre-commencement conditions <p>Clear relevant information about viability, ownership constraints or infrastructure provision?</p> <ul style="list-style-type: none"> No documentary evidence has been provided. 					

	<p>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."</p>	<p>Summary</p> <ul style="list-style-type: none">• The site does not have planning permission.• The evidence the Council has provided is not "clear evidence that housing completions will begin on site within five years."• The site fails to meet the definition of "deliverable" as set out on page 72 of the Framework and should be removed from the supply. This results in a reduction of 170 dwellings from the Council's supply.
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Site Name:	Site 10 – Land south and west Imberhorne Upper School, East Grinstead											
LPA ref(s):	770											
Area (Hectares)	44.9											
Total Capacity (Dwellings)	550 (75 now included in the Council's 5YHLS)											
Site ownership	Wellbeck Strategic Land is the applicant											
Planning status of the site	<p>The site does not have planning permission. A hybrid application for 550 dwellings was made in October 2023 and remains undetermined (LPA ref: DM/23/2699).</p> <p>At the base date: (1st April 2024): A hybrid application for 550 dwellings had been made in October 2023 and was pending determination.</p> <p>In July 2024 (when the Housing Topic Paper was published): A hybrid application for 550 dwellings had been made in October 2023 and was pending determination</p> <p>In November 2024 (when evidence was exchanged): A hybrid application for 550 dwellings had been made in October 2023 and was pending determination</p>											
Site owner / promoter's progress towards development	As above, a hybrid application for 550 dwellings had been made in October 2023 and is pending determination.											
	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	Year 5	5YHLS
	2024/25	2025/26	2026/27	2027/28	2028/29		2024/25	2025/26	2026/27	2027/28	2028/29	
	0	0	0	25	50	75	0	0	0	0	0	0
Comments on Deliverability	<p>Please see paragraphs 5.2.102 – 5.2.107 (pages 32-33) and Appendix 5 (pages 9-10) of Gareth Giles' Proof of Evidence:</p> <p>“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.</p> <p>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>”.</p> <p>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.</p> <p>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</p>						<p>Please see pages 42-44 of Appendix EP1 of Ben Pycroft's Proof of Evidence.</p> <p>Current planning status?</p> <ul style="list-style-type: none"> The site does not have planning permission. A hybrid planning application was made in October 2023 and is pending determination. The residential part of the hybrid application is in outline. <p>Firm progress being made towards the submission of an application?</p> <ul style="list-style-type: none"> There is no clear evidence to demonstrate that firm progress is being made towards the submission of any reserved matters applications or any applications to discharge conditions. This is not surprising given that the outline permission has not yet been issued. <p>Written agreement between the LPA and the developer confirming their anticipated start and build-out rates?</p> <ul style="list-style-type: none"> No evidence has been provided. The start and build-out rates have not been confirmed by a developer. It is not known who the developer of this site will be or what their start and build-out rates will be. <p>The evidence the Council relied on at the Albourne Inquiry (my appendix EP9) is out of date.</p> <p>Firm progress with site assessment work?</p> <ul style="list-style-type: none"> No clear evidence has been provided. There is no clear evidence to demonstrate that firm progress is being made towards discharging any pre-commencement conditions <p>Clear relevant information about viability, ownership constraints or infrastructure provision?</p> <ul style="list-style-type: none"> No documentary evidence has been provided. <p>Summary</p> <ul style="list-style-type: none"> The site does not have planning permission. 					

	<p>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.</p> <p>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).</p> <p>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 engagement with the applicant, with an evidence-based lead-in time beyond that until first completions.”</p>	<ul style="list-style-type: none">• The evidence the Council has provided is not “clear evidence that housing completions will begin on site within five years.”• The site fails to meet the definition of “deliverable” as set out on page 72 of the Framework and should be removed from the supply. This results in a reduction of 75 dwellings from the Council’s supply.
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Site Name:	Site 11 – Hurst Farm, Hurstwood Lane, Haywards Heath											
LPA ref(s):	246											
Area (Hectares)	33.3											
Total Capacity (Dwellings)	375 (215 in the Council's 5YHLS)											
Site ownership	Homes England											
Planning status of the site	<p>The site does not have planning permission. An outline planning application for 375 dwellings was made in July 2022 (LPA ref: DM/22/2272). A resolution to grant outline planning permission was made in August 2023 but the S106 has not been signed and the decision notice has not been issued.</p> <p>At the base date: (1st April 2024): A resolution to grant outline planning permission had been made but the S106 had not been signed and the decision notice had not been issued.</p> <p>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 signed and the decision notice had not been issued.</p> <p>In November 2024 (when evidence was exchanged): A resolution to grant outline planning permission had been made but the S106 had not been signed and the decision notice had not been issued.</p>											
Site owner / promoter's progress towards development	As above, outline planning permission has not yet been granted.											
	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	Year 5	5YHLS
	2024/25	2025/26	2026/27	2027/28	2028/29		2024/25	2025/26	2026/27	2027/28	2028/29	
	0	0	40	75	100	215	0	0	0	0	0	0
Comments on Deliverability	<p>Please see paragraphs 5.2.79 – 5.2.83 (page 30) and Appendix 5 (pages 5-6) of Gareth Giles' Proof of Evidence:</p> <p>“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.</p> <p>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.</p> <p>5.2.81 The Inspector for the Albourne appeal (October 2023) noted Homes England's involvement as landowner and the contractual arrangements to achieve higher-than-normal delivery rate (set out in SoCG with Homes England, July 2023). She concluded that the site remains capable of delivering 215 dwellings within the 5-year period.</p> <p>5.2.82 The case officer in November 2024 confirmed that the S106 agreement is with MSDC Legal for sign-off pending a point of detail being worked through between Homes England and WSCC. Homes England are understood to be pressing to sign the S106 so they can progress with their preferred bidders for</p>						<p>Please see pages 45-48 of Appendix EP1 of Ben Pycroft's Proof of Evidence.</p> <p>Current planning status?</p> <ul style="list-style-type: none"> The site does not have planning permission. A resolution to grant outline planning permission was made in August 2023 but the S106 has still not been signed. It is unclear what the reason for the delay is. <p>Firm progress being made towards the submission of an application?</p> <ul style="list-style-type: none"> There is no clear evidence to demonstrate that firm progress is being made towards the submission of any reserved matters applications or any applications to discharge conditions. This is not surprising given that the outline permission has not yet been issued. <p>Written agreement between the LPA and the developer confirming their anticipated start and build-out rates?</p> <ul style="list-style-type: none"> The SoCG with Homes England relied on by the Council is out of date. <p>Firm progress with site assessment work?</p> <ul style="list-style-type: none"> No clear evidence has been provided. There is no clear evidence to demonstrate that firm progress is being made towards discharging any pre-commencement conditions <p>Clear relevant information about viability, ownership constraints or infrastructure provision?</p> <ul style="list-style-type: none"> No documentary evidence has been provided. <p>Summary</p> <ul style="list-style-type: none"> The site does not have planning permission. 					

	<p>the site. The case officer anticipates the S106 will be completed and permission will be issued shortly.</p> <p>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 actively engaged with the Council on delivery."</p>	<ul style="list-style-type: none">• The evidence the Council has provided is not "clear evidence that housing completions will begin on site within five years."• The site fails to meet the definition of "deliverable" as set out on page 72 of the Framework and should be removed from the supply. This results in a reduction of 215 dwellings from the Council's supply.
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Site Name:	Site 12 – Land south of the Old Police House											
LPA ref(s):	807											
Area (Hectares)	2.36											
Total Capacity (Dwellings)	25											
Site ownership	Sunley Estates Limited (developer) is the applicant; Neame Sutton Ltd is the agent.											
Planning status of the site	<p>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.</p> <p>At the base date: (1st 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.</p> <p>In July 2024 (when the Housing Topic Paper was published): A resolution to grant planning permission had been made but the S106 had not been signed and the decision notice had not been issued.</p> <p>In November 2024 (when evidence was exchanged): A resolution to grant planning permission had been made but the S106 had not been signed and the decision notice had not been issued.</p>											
Site owner / promoter's progress towards development	As above, a resolution to grant planning permission has been made in January 2024.											
	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	Year 5	5YHLS
	2024/25	2025/26	2026/27	2027/28	2028/29		2024/25	2025/26	2026/27	2027/28	2028/29	
	0	0	5	10	10	25	0	0	0	0	0	0
Comments on Deliverability	<p>Please see paragraphs 5.2.93 – 5.2.96 (page 31) and Appendix 5 (page 10) of Gareth Giles' Proof of Evidence:</p> <p>“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.</p> <p>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.</p> <p>5.2.95 The appellant in the HLS SoCG notes resolution to grant detailed planning application but asserts no evidence of deliverability.</p> <p>5.2.96 The planning application progressed quickly from submission to committee resolution in under 6 months and the legal process around completing the S106 agreement is no obstacle to full planning permission being</p>						<p>Please see pages 49-51 of Appendix EP1 of Ben Pycroft's Proof of Evidence.</p> <p>Current planning status?</p> <ul style="list-style-type: none"> The site does not have planning permission. A resolution to grant outline planning permission was made in January 2024 but the S106 has still not been signed, 1 year later. It is unclear what the reason for the delay is. <p>Firm progress being made towards the submission of an application?</p> <ul style="list-style-type: none"> As above, an application has been made but the S106 has not been signed and the decision notice has not been issued. <p>Written agreement between the LPA and the developer confirming their anticipated start and build-out rates?</p> <ul style="list-style-type: none"> No evidence has been provided. The start and build-out rates have not been confirmed by a developer <p>Firm progress with site assessment work?</p> <ul style="list-style-type: none"> No clear evidence has been provided. There is no clear evidence to demonstrate that firm progress is being made towards discharging any pre-commencement conditions <p>Clear relevant information about viability, ownership constraints or infrastructure provision?</p> <ul style="list-style-type: none"> No documentary evidence has been provided. <p>Summary</p> <ul style="list-style-type: none"> The site does not have planning permission. 					

	<p>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.”</p>	<ul style="list-style-type: none">• The evidence the Council has provided is not “clear evidence that housing completions will begin on site within five years.”• The site fails to meet the definition of “deliverable” as set out on page 72 of the Framework and should be removed from the supply. This results in a reduction of 25 dwellings from the Council’s supply.
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Site Name:	Site 13 – Land adjacent to Cookhams, South of Top Road											
LPA ref(s):	477											
Area (Hectares)	1.43											
Total Capacity (Dwellings)	13											
Site ownership	Not known											
Planning status of the site	<p>The site does not have planning permission. A full planning application was made in April 2022 for 13 dwellings (LPA ref: DM/22/1384). A resolution to grant planning permission was made in June 2023 but the S106 has not been signed and the decision notice has not been issued.</p> <p>At the base date: (1st 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.</p> <p>In July 2024 (when the Housing Topic Paper was published): A resolution to grant planning permission had been made but the S106 had not been signed and the decision notice had not been issued.</p> <p>In November 2024 (when evidence was exchanged): A resolution to grant planning permission had been made but the S106 had not been signed and the decision notice had not been issued.</p>											
Site owner / promoter's progress towards development	As above, a resolution to grant planning permission has been made in June 2023.											
	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	Year 5	5YHLS
	2024/25	2025/26	2026/27	2027/28	2028/29		2024/25	2025/26	2026/27	2027/28	2028/29	
	0	0	10	3	0	13	0	0	0	0	0	0
Comments on Deliverability	<p>Please see paragraphs 5.2.84 – 5.2.87 (page 30) and Appendix 5 (page 10) of Gareth Giles' Proof of Evidence:</p> <p>“5.2.84 This site was allocated in the West Hoathly Neighbourhood Plan under Policy WHCS06.</p> <p>5.2.85 A detailed planning application DM/22/1384 for 13 dwellings was granted permission subject to S106 by Planning Committee on 15/06/2023.</p> <p>5.2.86 The case officer in November 2024 confirmed that the final draft S106 had been agreed between the parties and the final version is with the developer's solicitor for completion. The permission is therefore expected to be issued imminently.</p> <p>5.2.87 The Council's trajectory of 13 units in Years 3 and 4 reflects that the site is allocated, being promoted by a developer, is very close to securing full planning permission and is a relatively small site capable of delivery in a single phase.”</p>						<p>Please see pages 52-54 of Appendix EP1 of Ben Pycroft's Proof of Evidence.</p> <p>Current planning status?</p> <ul style="list-style-type: none"> The site does not have planning permission. A resolution to grant outline planning permission was made in June 2023 but the S106 has still not been signed, over 1.5 years later. It is unclear what the very significant delay is. <p>Firm progress being made towards the submission of an application?</p> <ul style="list-style-type: none"> As above, an application has been made but the S106 has not been signed and the decision notice has not been issued. <p>Written agreement between the LPA and the developer confirming their anticipated start and build-out rates?</p> <ul style="list-style-type: none"> No evidence has been provided. The start and build-out rates have not been confirmed by a developer <p>Firm progress with site assessment work?</p> <ul style="list-style-type: none"> No clear evidence has been provided. There is no clear evidence to demonstrate that firm progress is being made towards discharging any pre-commencement conditions <p>Clear relevant information about viability, ownership constraints or infrastructure provision?</p> <ul style="list-style-type: none"> No documentary evidence has been provided. <p>Summary</p> <ul style="list-style-type: none"> The site does not have planning permission. 					

		<ul style="list-style-type: none">• The evidence the Council has provided is not “clear evidence that housing completions will begin on site within five years.”• The site fails to meet the definition of “deliverable” as set out on page 72 of the Framework and should be removed from the supply. This results in a reduction of 13 dwellings from the Council’s supply.
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Site Name:	Site 14 – Former East Grinstead Police Station											
LPA ref(s):	847											
Area (Hectares)	3,317 sq m											
Total Capacity (Dwellings)	22											
Site ownership	The application was made by ZMQL Ltd											
Planning status of the site	<p>The site does not have planning permission. A full planning application for 33 dwellings was made on 30th May 2024 (i.e. after the base date). It is pending determination (LPA ref: DM/24/1340).</p> <p>At the base date: (1st April 2024): No planning permission application or planning application.</p> <p>In July 2024 (when the Housing Topic Paper was published): A planning application had been made for 33 dwellings and was pending determination.</p> <p>In November 2024 (when evidence was exchanged): A planning application had been made for 33 dwellings and was pending determination.</p>											
Site owner / promoter's progress towards development	As above, a planning application was made after the base date for 33 dwellings.											
	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	Year 5	5YHLS
	2024/25	2025/26	2026/27	2027/28	2028/29		2024/25	2025/26	2026/27	2027/28	2028/29	
	0	0	10	12	0	22	0	0	0	0	0	0
Comments on Deliverability	<p>Please see paragraphs 5.2.108 – 5.2.112 (page 33) and Appendix 5 (page 10) of Gareth Giles' Proof of Evidence:</p> <p>“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.</p> <p>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.</p> <p>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 towards detailed permission and delivery beyond.</p> <p>5.2.111 This application however has not been determined yet and had not been submitted at the base date, so the Council relies only on the allocated site total of 22 units known at the base date in its housing land supply.</p> <p>5.2.112 It has reasonably projected delivery of the 22 units within the first five years due to the recent development plan allocation, the relatively small scale overall, positive progress through the planning process with a pre-application enquiry and full planning application pending determination (albeit the yield of that application not relied upon for this base date year), and with reference to the evidence of typical build-out rates..”</p>						<p>Please see page 55 of Appendix EP1 of Ben Pycroft's Proof of Evidence.</p> <p>Current planning status?</p> <ul style="list-style-type: none"> The site does not have planning permission. A planning application was made after the base date and is not due to be determined until February 2025. <p>Firm progress being made towards the submission of an application?</p> <ul style="list-style-type: none"> As above. Written agreement between the LPA and the developer confirming their anticipated start and build-out rates? No evidence has been provided. The start and build-out rates have not been confirmed by a developer <p>Firm progress with site assessment work?</p> <ul style="list-style-type: none"> No clear evidence has been provided. There is no clear evidence to demonstrate that firm progress is being made towards discharging any pre-commencement conditions Clear relevant information about viability, ownership constraints or infrastructure provision? No documentary evidence has been provided. <p>Summary</p> <ul style="list-style-type: none"> The site does not have planning permission. The evidence the Council has provided is not “clear evidence that housing completions will begin on site within five years.” The site fails to meet the definition of “deliverable” as set out on page 72 of the Framework and should be removed from the supply. This results in a reduction of 22 dwellings from the Council's supply. 					

