

PROOF OF EVIDENCE
for
GARETH GILES FRTPI

For Appeal APP/D3830/W/24/3350075
At Scamps Hill, Lindfield, West Sussex RH16 2GT

Following the appeal for non-determination of planning application
DM/24/0446 on 14/08/2024 under Section 78 of the Town and Country
Planning Act 1990

Date: 19th November 2024

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I. Introduction

- 1.1 My name is Gareth Giles FRTPI. I am a Chartered Fellow of the Royal Town Planning Institute, educated at the University of Sheffield Planning & Architecture school with a BA (Hons) in Urban Studies and Planning and a Post-Graduate Diploma in Town and Regional Planning also at University of Sheffield.
- 1.2 I have 17 years of post-qualification experience in the public and private sector of the planning industry. I currently practice in the private sector and hold the position of Director at Whaleback Ltd, a town planning consultancy based in Sussex. Through my consultancy work I serve a wide range of clients including local planning authorities, as is the case with this appeal.
- 1.3 My professional career began at Mid Sussex District Council working as a planning officer for 5 years in both the Development Management and Planning Policy teams. I then worked as a planning officer for the South Downs National Park Authority, followed by a planning team leader role at Brighton and Hove City Council. I joined Whaleback in 2018 as a planning consultant. I have also held voluntary roles with the Royal Town Planning Institute since 2010, including Chair, Vice-Chair and Secretary of the Regional Management Board; member of the General Assembly; and judging roles on the national and regional awards panels.
- 1.4 I have broad experience of the development management process, having determined planning applications and defended appeals on behalf of local planning authorities as well as submitted planning applications and appeals on behalf of applicants. I have a working knowledge of the relevant legislation and guidance.
- 1.5 While working as a Senior Policy Officer at Mid Sussex District Council I worked on the Strategic Housing Land Availability Assessment (as it was at the time), undertaking site assessments, projecting housing delivery, and working on the housing land supply evidence base for the emerging District Plan. I also contributed to the housing land supply position papers at the time. In my work for private clients, I regularly analyse the housing land supply position of local planning authorities in Sussex and Hampshire to establish whether or not the tilted balance is engaged for decision-making purposes, and have produced housing land supply evidence for appeal purposes for developer clients.
- 1.6 I know the area around the appeal site from my professional work as a planning officer in Mid Sussex for five years and having lived in nearby Haywards Heath for four of those years.
- 1.7 I was asked by the Council whether I would be willing to provide expert evidence on behalf of the local planning authority in respect of this appeal on 12th September 2024. I first visited the site and its surroundings later the same day on 12th September 2024 and met with planning officers to discuss the case and their views on the putative reasons for refusal. I reviewed the application and appeal material over the following week and visited the site again with the application case officer on 19th September 2024. We walked to the nearby heritage assets and surrounding vantage points. I attended a further meeting with planning officers on 20th September to hear the views of the Conservation Officer and planning policy colleagues. Once I had satisfied myself that I agreed with the position taken by the Council and the putative reasons for refusal I agreed in writing to provide evidence for the Council on 23rd September 2024.

- 1.8 The evidence which I have prepared and provide for this appeal is true and has been prepared and given in accordance with the guidance of the Royal Town Planning Institute and I confirm that the opinions expressed are my true and professional opinions.

2. Scope of Evidence

2.1 As set out in the Council's Statement of Case, due to the timing of the appeal submission, the local planning authority was unable to report the application to a scheduled planning committee to ascertain what decision it would have made had it been in a position to determine the application. Instead, the local planning authority assessed the case through an internal officer process and determined that had the Council had the opportunity to determine the application it would have been refused for the following reasons:

1. *The proposed residential development is outside of the built up area as defined by the Development Plan. The principle of the application therefore conflicts with the Development Plan in terms of what type of development is allowable under Policies DP6, DP12 and DP15 of the Mid Sussex District Plan and Policy 1 of the Lindfield and Lindfield Rural Neighbourhood Plan.*
2. *The proposed development will cause less than substantial harm to the Lindfield Conservation Area, and the nearby listed buildings known as Greyfriars and Tythe Cottage. In addition, the proposal will cause a high level of harm to an asset of a high level of significance within the local context, this being the non-designated heritage asset of Walstead Grange. The application therefore conflicts with Policies DP34 and DP35 of the Mid Sussex District Plan and the NPPF.*
3. *There is insufficient ecological information available on protected species for determination of this application. There is outstanding survey work on hazel dormice, otters, water voles and great crested newts (with no information either regarding the district licence on the great crested newts) meaning there is no certainty on the likely impacts from the development on these protected species. The application therefore conflicts with Policy DP38 of the District Plan and the NPPF.*
4. *In the absence of a signed legal agreement, the proposal fails to secure the required infrastructure contributions, the necessary affordable housing and the delivery and monitoring of the biodiversity net gain. The application therefore conflicts with Policies DP20, DP24, DP31 and DP38 of the Mid Sussex District Plan and the Mid Sussex Supplementary Planning Documents 'Affordable Housing' and 'Development Infrastructure and Contributions' and the NPPF.*

2.2 The issues to which these reasons give rise were summarised by the Inspector in his CMC Note, together with other matters which are not in dispute between the Appellant and the Council but may be raised by third parties.

2.3 With regard to the Council's reasons for refusal, the effect of the proposal on the setting of heritage assets, as referred to in reason 2, will be addressed in the Proof of Evidence by Ms Emily Wade, Conservation Officer for Mid Sussex District Council, in support of the Council's case. Ms Wade's evidence will specifically address the effect of the proposal on the settings of the Lindfield Conservation Area, Grade II listed Greyfriars, Grade II listed Tythe Cottage and non-designated heritage asset, Walstead Grange as set out in the CMC Note. I defer to Ms Wade's evidence in respect of these heritage matters, and rely on it in reaching a view on the overall planning balance within my evidence.

2.4 As regards reasons 3 and 4:

- Ecology – the Council’s Statement of Case identifies a lack of critical evidence needed to support the appeal. To date the parties have been working to resolve this matter and the Appellant has indicated agreement to the Council’s District Licencing Scheme for Great Crested Newts which will address the Council’s concerns on that matter. This will address the concerns raised in the third reason for refusal.
- Infrastructure – the parties are progressing a draft Section 106 legal agreement to secure on-site affordable housing and financial contributions towards the necessary infrastructure to support the proposal. The CMC Note confirms this will be the subject of a round table session. The parties anticipate a legal agreement being signed before the Inquiry. Once completed, this will address the fourth reason for refusal and so this is not addressed in my evidence.
- The other matter identified in the Inspector’s CMC Note is the effect of the proposal on the landscape. However, this did not form any part of the Council’s reasons for refusal, and is not addressed in the Council’s evidence.
- On this basis, my evidence will address the remaining issues, namely the development plan; the housing land supply position; and the overall planning balance, including the planning merits of the proposal and any other material considerations.

2.5 My Proof of Evidence follows this structure:

- The Appeal Site and Surroundings
- Legislation, policy and guidance
- Consideration of main issues
- Planning balance
- Conclusion

2.6 The *Appeal Site and Surroundings* section includes observations relevant to the scope of my evidence, but does not repeat material included elsewhere.

2.7 Pertinent *legislation, policy and guidance* is expanded in section 4 and includes commentary on the policies referred to in the putative reasons for refusal as well as relevant parts of the National Planning Policy Framework. Commentary is also provided on the Submission Draft District Plan which was submitted for Examination on 8th July 2024 and has been subjected to Stage 1 Examination Hearings in October 2024. The Council anticipates adoption in 2025 when it will replace the current District Plan (2014-2031).

2.8 *Consideration of the main issues* then follows where I set out my evidence and reasoning in relation to the Development Plan, the housing land requirement for Mid Sussex including commentary on past housing delivery performance and the council’s evidence of housing land supply with special attention given to the sites disputed by the appellant in this case. I also discuss the planning merits and public benefits of the scheme and identify other material considerations in this section, including the conclusion that the council can demonstrate the requisite 4-year supply of deliverable housing sites.

2.9 *Planning Balance* at section 6 weighs the material considerations of the appeal including the social, environmental and economic benefits, against the Development Plan conflicts before reaching my *Conclusions* at section 7.

2.10 Several Statements of Common Ground are in progress between the parties relating to general matters, the housing land supply, and potentially ecology and heritage to follow. I have endeavoured not to repeat material from the Statement of Common Grounds or Core Documents List to hand at the time of writing except to address issues that remain in disagreement to date.

3. Appeal Site and Surroundings

- 3.1 The Council's Statement of Case and main Statement of Common Ground ("SoCG") describe the appeal site and its immediate surroundings which is not repeated here, save for the following points which are particularly relevant to the scope my evidence.
- 3.2 The site is located in an area of open countryside outside of the defined built-up area boundary of the District Plan's Adopted Policy Maps (**CD7.1**) which identify Policy DP12 '*Protection and Enhancement of Countryside*' as the relevant policy for development in the countryside.
- 3.3 The site is within Lindfield Rural Parish and outside of but adjacent to the eastern boundary of Lindfield Parish; the neighbouring parish Councils of Lindfield and Lindfield Rural share a Neighbourhood Plan (the Lindfield & Lindfield Rural Neighbourhood Plan 2014-2031 made in March 2016) which is a relevant part of the development plan for this appeal.
- 3.4 The site is not allocated for development in the development plan and is not specifically identified on the adopted policy maps of the development plan except to include it broadly as part of the countryside area.
- 3.5 Lindfield is identified as a Category 2 settlement in District Plan (**CD7.1**) Policy DP6: Settlement Hierarchy described therein as one of the larger villages acting as Local Service Centres providing key services in the rural area of Mid Sussex. These settlements serve the wider hinterland and benefit from a good range of services and facilities, including employment opportunities and access to public transport. The site is currently formed of pastoral field parcels with vegetative boundaries.
- 3.6 The Council's putative reasons for refusal identify four heritage assets in the surrounding area as set out below:
- Lindfield Conservation Area located approximately 150m to the northwest of the site along the B2111;
 - Greyfriars (Grade II listed building) a dwellinghouse located opposite the site across the B2111 to the southwest;
 - Tythe Cottage (Grade II listed building) a dwellinghouse located 150m to the east of the site; and
 - Walstead Grange (non-designated heritage asset) a collection of residential buildings adjoining the eastern boundary of the appeal site and within the applicant's control as shown within the blue line on the Illustrative Framework Plan (**CD1.3**).

4. Legislation, policy and guidance

- 4.1 The development plan for this appeal consists of the **Mid Sussex District Plan 2014-2031** (adopted in 2018), the **Mid Sussex Site Allocations DPD** (adopted in 2022), and the **Lindfield and Lindfield Rural Neighbourhood Plan 2014-2031** (made in 2016).
- 4.2 The main Statement of Common Ground identifies the most relevant development plan policies to this appeal, being those that are identified in the Council's putative reasons for refusal which are expanded under the next sub-heading.
- 4.3 At the time of writing it is understood that matters relating to the provision affordable housing and financial contributions towards infrastructure will be resolved before the inquiry and so compliance with policies DP20, DP24 and DP31 will not be in dispute. It is also understood that matters relating to ecology and protected species will be resolved before the inquiry and so compliance with policy DP38 will not be in dispute.

RELEVANT DEVELOPMENT PLAN POLICIES

- 4.4 **District Plan Policy DP6: Settlement Hierarchy** summarises the approach of the District Plan as focusing the majority of new housing and employment development at Burgess Hill as it has the greatest potential to deliver sustainable communities. Beyond other smaller scale allocations, the remainder of necessary development will be delivered at the other towns and villages to support economic, infrastructure and social needs whilst maintaining the settlement pattern and where possible enhancing the quality of the rural and landscape character of the District.
- 4.5 The supporting text (**CD7.1** page 34) confirms a fundamental principle that development is accepted in principle within defined built-up area boundaries, whereas outside these boundaries the primary objective of the District Plan with respect to the countryside (as per Policy DP12: Protection and Enhancement of Countryside) is to secure its protection by minimising the amount of land taken for development and preventing development that does not need to be there. It recognises that in order for the villages to continue to grow and thrive, in many cases it is necessary to expand beyond the existing built-up area boundaries. Importantly, however, it notes that these local needs will be met by allocating housing sites, such as through Neighbourhood Plans.
- 4.6 The policy wording of DP6 (**CD7.1** page 35) states in part that:
- “Development will be permitted within towns and villages with defined built-up area boundaries [...] Outside defined built-up area boundaries, the expansion of settlements will be supported where:*
- 1. The site is allocated in the District Plan, a Neighbourhood Plan or subsequent Development Plan Document or where the proposed development is for fewer than 10 dwellings; and*
 - 2. The site is contiguous with an existing built up area of the settlement; and*
 - 3. The development is demonstrated to be sustainable, including by reference to the settlement hierarchy.”*
- 4.7 As noted under ‘*Appeal Site and Surroundings*’ above, Lindfield is identified as a Category 2 settlement within Policy DP6, being a larger village and local service centre. Under the ‘*Neighbourhood Plan Strategy*’ subheading within the District Plan (**CD7.1** pages 36-37) a table sets out housing requirements for each

settlement, with phases of the plan period separated due to its stepped trajectory. The supporting text below the table explains that the attribution of housing requirements per settlement is derived from the Spatial Distribution of Housing Requirement table within **Policy DP4: Housing**, which attributes a residual requirement of 838 dwellings to Category 2 settlements collectively, to be updated annually through the monitoring report. The DP6 Table attributes a minimum residual requirement of 540 dwellings to Lindfield from 2017 onwards. Following the adoption of Policy DP6 within the 2018 District Plan, the Council brought forward the Site Allocations DPD in 2022 which identified and allocated sufficient sites to fulfil the Council's housing land requirements for the remainder of the plan period, effectively mopping-up and superseding the settlement-specific requirements of Policy DP6.

- 4.8 **District Plan Policy DP12: Protection and Enhancement of Countryside** applies to land outside of the built-up area boundaries as identified on the Adopted Policy Maps of the District Plan. The supporting text to Policy DP12 (CD7.1 from page 56) explains that Mid Sussex is a rural District, and the countryside is an asset that is highly valued by the Council and local residents and is recognised as having social value in enhancing the health and wellbeing of residents and visitors. The second paragraph on page 56 repeats and expands on the fundamental principle referred to under DP6, that:

“The primary objective of the District Plan with respect to the countryside is to secure its protection by minimising the amount of land taken for development and preventing development that does not need to be there. At the same time, it seeks to enhance the countryside, support the rural economy by accommodating well-designed, appropriate new forms of development and changes in land use where a countryside location is required and where it does not adversely affect the rural environment. New development to meet local needs can be proposed through Neighbourhood Plans where this will support local services and is otherwise compatible with District Plan policies.”

- 4.9 The policy wording of DP12 sets two tests which must be satisfied for development in the countryside to be permitted (along with a precursor test that it *“maintains or where possible enhances the quality of the rural and landscape character of the District”* - a matter that is not contested by the Council), namely that:

- *it is necessary for the purposes of agriculture; or*
- *it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.*

- 4.10 **District Plan Policy DP15: New Homes in the Countryside** is relevant to proposals for residential development in the countryside. The policy wording sets a precursor test of compliance with Policy DP12, after which it makes clear that new homes in the countryside will only be permitted where “special justification” exists, where “special justification” requires development to fall within one of four categories, i.e.:

- *Where accommodation is essential to enable agricultural, forestry and certain other full time rural workers to live at, or in the immediate vicinity of, their place of work; or*
- *In the case of new isolated homes in the countryside, where the design of the dwelling is of exceptional quality and it enhances its immediate setting and is sensitive to the character of the area; or*
- *Affordable housing in accordance with Policy DP32: Rural Exception Sites; or*
- *The proposed development meets the requirements of Policy DP6: Settlement Hierarchy [listed earlier in this evidence].*

- 4.11 Further criteria are laid out for specific types of residential development such as agricultural dwellings which are not relevant to his appeal.
- 4.12 **DP20: Securing Infrastructure, DP24: Leisure and Cultural Facilities and Activities and DP31: Affordable Housing** taken together provide the policy framework for the district Council to secure the necessary infrastructure to support new housing development as well as affordable housing provision. These policies are relevant to this appeal and will underpin the Section 106 legal agreement which at the time of writing was in discussion between the main parties. The Statement of Common Ground (sections 4.6 and 6.1) confirms that the appellant intends to sign a legal agreement that secures a policy-compliant level of infrastructure and affordable housing and so these policies are not expected to be in contention.
- 4.13 **DP34: Listed Buildings and Other Heritage Assets and DP35: Conservation Areas** are relevant to development proposals relating to or affecting listed buildings, other heritage assets and conservation areas. Policy DP34 seeks to protect listed buildings and their settings and conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the character and quality of life of the District. Policy DP35 seeks, amongst other things, for development to protect the setting of conservation areas and in particular views into and out of the area. Evidence relating to heritage assets in support of the Council's case is provided by Emily Wade and so the analysis of those policies will be provided in Ms Wade's Proof. I defer to her analysis of heritage impacts, and rely on her Proof in reaching a view on the overall planning balance within my evidence.
- 4.14 **District Plan Policy DP38: Biodiversity** protects and enhanced biodiversity by ensuring development delivers against all five stated criteria.
- 4.15 **Neighbourhood Plan Policy 1: A spatial plan for the parishes (CD7.2 page 21)** deploys a similar approach to development proposals as District Plan policies DP6 and DP12, and establishes the key spatial priority for the Neighbourhood Plan by supporting schemes in the two established settlements of the neighbourhood area (and especially previously developed land) in line with the principles of sustainable development in the NPPF and development plan. The policy wording states:
- "Only development proposals within the built up area boundaries of Lindfield and Scaynes Hill, as shown on the Proposals Map, will be supported and the re-use of previously-developed sites will be encouraged, provided that the development is appropriate in scale, massing, and character, and that the proposals for development have had due regard to the policies contained elsewhere in this Plan and the Local Development Plan."*
- 4.16 The supporting text at paragraph 4.5 explains the effect of the policy is to confine housing development to the established built up area boundaries of Lindfield and Scaynes Hill. It refers to the relatively recent development south of the appeal site across the B2111 (Scamps Hill) and east of Gravelye Lane which required *"an encroachment into the countryside gap between the established settlements of Lindfield, Walstead and Scaynes Hill, the importance of which has now increased in respect of maintaining its distinctive character and identity of these places from further development"*. Paragraph 4.7 notes that Policy 1 encourages modest proposals inside the built up area boundary and, whilst it does not rule out proposals outside of the built up area boundary it does expect the countryside policies of the Mid Sussex development plan [DP6 and DP12] and of the NPPF to apply significant policy constraints to development in the open countryside.

NATIONAL PLANNING POLICY FRAMEWORK AND GUIDANCE

- 4.17 The National Planning Policy Framework (“NPPF”) and accompanying Planning Practice Guidance do not form part of the development plan, but are important material considerations.
- 4.18 The Statement of Common Ground refers to paragraphs 48 and 225 of the NPPF regarding the weight to be attributed to the development plan at different stages of preparation, and that the NPPF is a material consideration for planning applications. It also confirms agreement between the parties that the “presumption in favour of sustainable development” (NPPF paragraph 11) is relevant to this appeal.
- 4.19 NPPF paragraph 12 confirms that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.
- 4.20 NPPF paragraph 47 reiterates the plan-led approach to decision making stating that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 4.21 NPPF paragraph 55 and onwards sets out tests for securing planning obligations to mitigate the impacts of development, which reflect the statutory tests set out in Regulation 122 of the Community Infrastructure Levy (CIL) Regulations 2010 (CIL Regulations).
- 4.22 The Council’s Statement of Case refers to the NPPF prioritising previously developed land and ensuring decisions are genuinely plan-led, where proposals that conflict with the development plan should not usually be granted. NPPF Chapter 11 seeks to make effective use of land and meet objectively assessed needs in a way that makes as much use as possible of brownfield land. NPPF paragraph 15 confirms that the planning system should be “genuinely plan-led”.
- 4.23 NPPF Chapter 15 relates to the conservation and enhancement of the natural environment which is relevant to the third reason for refusal, should this remain in contention at the Inquiry.
- 4.24 NPPF Chapter 16 relates to the conservation and enhancement of the historic environment which is relevant to the second reason for refusal and will be expanded in Emily Wade’s evidence.
- 4.25 NPPF paragraph 226 provides for local planning authorities in certain circumstances to only be required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of four years’ worth of housing. It is common ground between the parties that these circumstances apply in Mid Sussex because the emerging District Plan has been submitted for Examination.
- 4.26 Relevant to paragraph 226 and the requirement to demonstrate a 4.0-year supply, is the Written Ministerial Statement published on 30th July 2024 and associated consultation on NPPF reforms that ran until 24th September 2024. The Council’s appeal statement at paragraph 3.22 notes that the consultation documents proposed the removal of the four-year supply clause and other provisions relating to housing supply

calculations. The Council accepts that this Written Ministerial Statement is a material consideration for planning purposes, but the weight to be attributed to the Consultation Draft NPPF in this appeal is very limited due to the lack of certainty over both the timescale for publication of any new NPPF and the scope of its contents. At the time of writing there has been no publication of a report setting out the scale or nature of representations to the consultation, or the Government's response. As such, the current NPPF is still the operative policy, and the Council remains subject to the four-year requirement.

- 4.27 The National Practice Guidance chapter titled 'Housing supply and delivery', in support of the NPPF requirements, has been consulted for the methodology and definitions relied upon in the calculations underpinning my evidence.

OTHER RELEVANT POLICY DOCUMENTS

- 4.28 The **Mid Sussex Design Guide Supplementary Planning Document ("SPD") (CD7.16)** was adopted in November 2020 and aims to deliver high quality development that responds appropriately to its context and is inclusive and sustainable. The SPD is a material consideration for the determination of planning applications and appeals.
- 4.29 There are two further SPDs referred to in the Council's Statement of Case, the **Development Infrastructure and Contributions SPD (CD7.8)** and the **Affordable Housing SPD (CD7.17)**, both adopted in July 2018.
- 4.30 The **Submission Draft District Plan (2021-2039) (Regulation 19) (CD7.18)** was published for public consultation on 12th January 2024 for six weeks and was submitted for Examination on 8th July 2024. Upon adoption, the emerging District Plan 2021 - 2039 will replace the current District Plan 2014-2031 and its policies will have full weight. In accordance with the NPPF, weight may be given to relevant policies of an emerging plan according to the stage of preparation; the extent to which there are unresolved objections to the relevant policies; and the degree of consistency of the relevant policies in the emerging plan to the NPPF. Examination of the Submission Draft District Plan began in October 2024 with Stage 1 Hearings taking place throughout October with intended adoption in 2025. Due to unresolved objections to the emerging plan, and the ongoing Examination, only limited weight can be given to it currently.

5. Consideration of main issues

I consider the following three main issues for this appeal, as identified by the Inspector within this section:

- 5.1 The development plan;
- 5.2 The housing land supply position; and
- 5.3 The planning merits of the proposal and any material considerations.

5.1 THE DEVELOPMENT PLAN

5.1.1 Section 38(6) requires planning applications to be determined in accordance with the development plan, unless there are material considerations that indicate otherwise. The NPPF (which is an “other material consideration”) confirms the importance of the development plan as the starting point for the determination of applications.

POLICIES MOST RELEVANT TO THE PRINCIPLE OF THE APPEAL SCHEME

5.1.2 The site is located in an area of open countryside outside of the defined built-up area boundary of the District Plan’s Adopted Policy Maps (CD7.1) which identify Policy DP12 ‘Protection and Enhancement of Countryside’ as the relevant policy for development in the countryside.

5.1.3 A fundamental principle of the District Plan (CD7.1 page 34) confirmed within the supporting text to Policy DP6 is to accept in principle development within defined built-up area boundaries, whereas outside these boundaries the primary objective of the District Plan with respect to the countryside (as per Policy DP12: Protection and Enhancement of Countryside) is to secure its protection by minimising the amount of land taken for development and preventing development that does not need to be there.

5.1.4 The appeal scheme is outside of the defined settlement boundary and in the countryside area, essentially representing an expansion of Lindfield village. As set out in Section 4 above, Policy DP6 provides three criteria for the expansion of settlements outside defined built-up area boundaries, all of which must be met to benefit from the support of this policy. The appeal scheme fails to meet the first criteria as it is not allocated in the development plan and is not for fewer than 10 dwellings. The Council does not contest the fact that the appeal scheme meets the second and third criteria in that it is (broadly) contiguous with an existing built-up area and is in a sustainable geographic location adjacent to Lindfield as a Category 2 settlement. Nevertheless, the stated criteria are an inclusive list and a failure to satisfy one is sufficient to result in conflict with the policy overall. This appears to be common ground, see paragraph 3.2.3 of the Appellant’s Statement of Case.

5.1.5 Policy DP12, which is equally relevant to this appeal due to the site’s location within the defined countryside area for planning purposes, also establishes strong protection of the countryside by minimising the amount of land taken for development and preventing development that does not need to be there. Two exceptions are set out within this policy, but the appeal scheme does not fall within either of the two exceptions because the 90 dwellings are not necessary for the purpose of agriculture and are not supported by a specific policy elsewhere in the development plan. The appeal scheme is clearly in conflict with this policy and the Appellant accepts the appeal scheme conflicts with this policy at paragraph 3.2.3 of their Statement of Case.

- 5.1.6 Policy DP15, with explicit reference to Policy DP12, provides four "special justifications" for new homes in the countryside and is therefore relevant to this appeal. The proposal does not qualify for any defined special justification as the 90 dwellings: are not essential to enable agricultural, forestry or other rural workers to live near their place of work; are not an isolated new home; are not a Rural Exception Site (in accordance with DP32); and do not meet the requirements of Policy DP6 as addressed above. The Appellant does not specifically refer to Policy DP15 in their Statement of Case. The appeal scheme however does not meet any of the special justifications and so does not accord with Policy DP15.
- 5.1.7 Neighbourhood Plan Policy 1 sets the spatial plan for the two parishes and deploys a similar approach to development proposals as District Plan policies DP6 and DP12. Policy 1 is clear that only development within the built up area boundary will be supported in principle. As noted in Section 4 above, the supporting text to Policy 1 (paragraph 4.7) does not rule out proposals in the countryside, but it does expect the development plan policies relating to countryside areas and the NPPF to continue to apply significant policy constraints to development in the open countryside. In the round, it is considered that the appeal scheme conflicts with Policy 1 as it is not within the settlement boundary and does not accord with those other similar policies in the District Plan. The Appellant accepts the appeal scheme conflicts with this policy at paragraph 3.2.3 of their Statement of Case.
- 5.1.8 The principle of the appeal scheme has been shown to conflict with the development plan policies most relevant to the provision of housing in the countryside, being District Plan policies DP6, DP12, DP15 and Policy 1 of the Neighbourhood Plan.

OTHER RELEVANT POLICIES

- 5.1.9 Ms Wade has identified conflict with policies DP34 and DP35 due to less than substantial harm to designated and non-designated heritage assets. Ms Wade's evidence concludes that the appeal scheme would reverse the positive contribution that the site currently makes to the settings of the identified assets, including views, to the detriment of the manner in which their special significances are appreciated, contrary to the requirements of Policy DP34 (in respect of the listed buildings and non-designated heritage asset) and Policy DP35 (in respect of the Lindfield Conservation Area).
- 5.1.10 The Council's Statement of Case also identified conflict with Policy DP38 due to insufficient ecological evidence to provide the local planning authority with the necessary certainty about the likely impacts from the proposed development on protected species. However, at the time of writing it is understood that the ecological matters will be resolved between the parties before the Inquiry opens.
- 5.1.11 The Council's Statement of Case (at paragraph 3.63) confirms that other planning matters are not contended because those elements of the appeal scheme are either acceptable and compliant with relevant policies, or could be suitably addressed by condition should the appeal be allowed. These include the location of the site being sustainable in proximity to the Category 2 settlement of Lindfield, acceptable landscape and visual impacts, risks from contaminated land, archaeological remains, minerals and waste safeguarding, impacts on neighbouring amenity, impacts on the Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC), sustainable design and construction requirements, tree protection, additional planting and landscaping management, flood risk and drainage and highway safety.

5.1.12 Consequently, there are a number of development plan policies which the Council has concluded are not breached by the proposed development, and are either not relevant, neutral or supportive of the scheme. These include DP13 (supportive), DP17 (neutral), DP21 (supportive), DP26 (neutral), DP27 (neutral), DP28 (neutral), DP29 (neutral), DP30 (supportive), DP37 (supportive), DP39 (neutral), DP41 (neutral) and DP42 (neutral) of the Mid Sussex District Plan, and Policy SA38 of the Mid Sussex Site Allocations DPD which were taken into account by the Council in reaching its putative reasons for refusal and in the planning balance evidence below. The CMC Note directs that the Inspector nevertheless intends to consider some of these matters through round table sessions due to third party interest and so some of these policies may be relevant to those sessions.

WHETHER THE APPEAL SCHEME COMPLIES WITH THE DEVELOPMENT PLAN OVERALL

5.1.13 Notwithstanding compliance with some policies as noted above, the scheme is in conflict with key policies DP6, DP12, DP15 and Policy 1 of the Neighbourhood Plan that are most relevant to the principle of the appeal scheme. Conflict has also been identified with policies DP34 and DP35 due to the proposal's harmful impact on heritage assets, which are also protected by legislation.

5.1.14 In these circumstances, the appeal scheme does not comply with the most relevant policies in the development plan, and is contrary to the development plan as a whole. Consequently, unless there are other material considerations (which is addressed further below) both section 38(6) and the NPPF indicate that permission should be refused.

5.2 THE HOUSING LAND SUPPLY POSITION

5.2.1 This section addresses the following matters in establishing the Council's housing land supply position:

- The housing land requirement for Mid Sussex
- Housing land supply components
- HLS sites in dispute between the parties

THE HOUSING LAND REQUIREMENT FOR MID SUSSEX

5.2.2 As agreed in the Housing Land Supply Statement of Common Ground ("HLS SoCG"), the five year period for calculating the housing land requirement is 1st April 2024 to 31st March 2029 and because the adopted District Plan is more than 5 five years old the local housing need figure should be used as the basis for the housing requirement as calculated by the standard method in the national planning guidance.

5.2.3 The local housing need calculated using the standard method for April 2024 is 1,039 dwellings per year.

5.2.4 The NPPF requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide either a minimum of five years' worth of housing, or a minimum of four years' worth of housing if the provisions in paragraph 226 apply. It is common ground between the parties that these circumstances apply in Mid Sussex because the emerging District Plan has been submitted for Examination.

Past Performance, "completions" and the Housing Delivery Test

5.2.5 Housing completions in Mid Sussex from the beginning of the District Plan period to date (1st April 2014 to 31st March 2024) have been positive and have exceeded the cumulative requirement of 8,974 dwellings (being 9 years x 876dpa of the District Plan's own trajectory plus 1090 using the Standard Method for 2023/24) by 551 dwellings.

Plan Period Year	Net Completions	Annual requirement	Difference
2014/15	630	876	-246
2015/16	868	876	-8
2016/17	912	876	36
2017/18	848	876	-28
2018/19	661	876	-215
2019/20	1003	876	127
2020/21	1116	876	240
2021/22	1187	876	311
2022/23	1053	876	177
2023/24	1247	1090	157
Cumulative completions:	9525	8974	551

- 5.2.6 Strategic housing sites allocated in the District Plan were supplemented by the Site Allocations DPD, adopted in 2022, which allocated more housing than the District Plan required and has added to the continued positive completion rates.
- 5.2.7 The latest completion result for 2023-24 was 1,247 units, being the highest level in the District since 2014 at the start of the current District Plan Period.
- 5.2.8 The Inspector for an appeal at Henfield Road, Albourne in October 2023 (PINS reference APP/D380/W/23/3319542 appended to Council's Statement of Case) noted "*it is clear that Mid Sussex has a history of housing delivery and it is not an area with a record of persistent under delivery of housing. I am confident that the Council understand and acknowledges its obligations under the HLS and HDT*". She also referred to the use of dedicated planning officer resources for the Northern Arc (now "Brookleigh"), the use of both statements of common ground and Planning Performance Agreements.
- 5.2.9 In 2024, the Council created a new post and appointed a dedicated planning officer to the role of Sustainable Communities Development Delivery Manager to focus on the delivery of the first three significant sites to be allocated in the emerging Submission District Plan under policies DPSC1: Land to the West of Burgess Hill/North of Hurstpierpoint, DPSC2: Land at Crabbet Park, and DPSC3: Land to the south of Reeds Lane, Sayers Common.
- 5.2.10 The Government's Housing Delivery Test results for Mid Sussex are also positive, with the last available score being 148% for 2022 period (published December 2023, ONS code E07000228). This score is above the threshold of 85% set out in NPPF paragraph 77 footnote 43 and so is not required to apply a buffer of 20% to its housing land supply.
- 5.2.11 The Standard Method therefore provides a **five year housing land requirement figure of 5,195 dwellings** being 5 x 1,039, and a **four year requirement of 4,156 dwellings** being 4 x 1,039.
- 5.2.12 There is no requirement for a buffer to be added to the supply of housing land in the December 2023 version of the NPPF.

Local Housing Requirement at April 2024	
Annual Local Housing Need (Standard Method)	1,039
Five Year Requirement Total	5,195
Four Year Requirement Total (NPPF para 226)	4,156

- 5.2.13 The HLS SoCG refers to several proposed changes to the housing requirement calculations consulted on by government, being an increase in the standard method requirement for Mid Sussex to 1,276, the removal of the four-year requirement (by deleting paragraph 226) and the reinstatement of a 5% buffer to supply figures. None of these proposed changes currently apply for the purposes of this appeal.

HOUSING LAND SUPPLY COMPONENTS

- 5.2.14 I have been instructed by the Council to give evidence on the issue of five-year housing land supply in Mid Sussex and have worked with the Council's planning policy officers to confirm the Council's position as at 1st April 2024 for use at this appeal. Under normal circumstances the Council would publish its next

housing land supply position through the AMR in December 2024 or January 2025 and at the time of writing had not yet finalised this work in a published version. The evidence in my proof draws upon information that has been compiled as part of that process.

Principles of the housing land supply position

5.2.15 I have applied the following principles to the housing land supply calculations for this case.

- The base date of 1st April 2024 is used for all parts of the 5YHLS calculations.
- The relevant five year housing land supply (“5YHLS”) period is 1st April 2024 to 31st March 2029.
- Sites are identified as ‘completions’ if completed on or before 31st March 2024 and ‘commitments’ if approved or allocated (but not completed or expired) on or before 31st March 2024.
- The definition of ‘deliverable’ from NPPF Annex 2: Glossary is adopted with a further note on this below.
- Sites in the Council’s housing land supply are grouped into two categories: A-List or B-List according to their status in accordance with the NPPF definition. B-List sites are still assessed as being ‘deliverable’ with “clear evidence” of deliverability within five years.
- Communal Accommodation being residential institutions accommodating older people or students can count towards the housing land supply, providing the yield is based on a clear method and census data. Communal Accommodation is defined as that which cannot be occupied as an independent unit, i.e. does not have kitchen facilities or own front door. Any unit of accommodation that functions as a single dwellinghouse is excluded from this definition and counted normally. For older persons communal accommodation, a ratio of 2.38 is used, based on 2023 Census data so a retirement development of 60 units would be counted as 25 net units (60/2.38). For student communal accommodation a ratio of 2.5 is applied.
- Projected lead-in times and build out rates are based on evidence of a large sample set of constructed sites gathered and analysed by the Council. This evidence is provided at Appendices 1 and 2 of the July 2024 Housing Supply and Trajectory Topic Paper (July 2024, Appendix 6 to this proof).
- When considering the overall planning balance, in the event of a shortfall in supply, the extent of the shortfall is likely to be material, as will how long it is likely to persist, any action the LPA has taken, or is taking to address the shortfall, and the contribution a site can make to a shortfall.
- The Council’s HDT performance and past completion rates are relevant to the Council’s overall performance in meeting housing targets, and thus affect the weight which should be attached to any (disputed) shortfall, in line with the principles of the Hallam Land judgment.

Definition of “Deliverable”

5.2.16 The definition of ‘deliverable’ from NPPF Annex 2: Glossary is adopted as follows:

To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

5.2.17 National Planning Guidance (Paragraph: 007 Reference ID: 68-007-20190722) provides further explanation of the Glossary definition, including for the deliverability of 'B List' sites, which may include current planning status including any planning performance agreements, firm progress being made towards the submission of an application or site assessment work or clear relevant information about site viability, ownership constraints or infrastructure provision.

5.2.18 Deliverability does not mean certainty or probability, rather it is part of the exercise of planning judgement to reach a conclusion as to the realistic prospect of delivery. That said, the use of the words 'robust, up to date' evidence in NPG paragraph 007 demonstrates that the judgement on deliverability would need to be underpinned by an assessment of clearly articulated evidence.

5.2.19 In an appeal concerning Land to the south of Williamsfield Road, Hutton Cranswick (APP/E2001/W/18/3207411, **CD5.18**) at paragraph 27 the Inspector stated:

"The Appellant's position is that the Council did not adopt an approach to deliverability in line with the definition in the Glossary to the Framework. This states that (amongst other matters) for housing sites to be considered deliverable, they should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. The definition includes the need for clear evidence. The 2019 Framework has 'raised the bar' related to deliverability in comparison with earlier Framework iterations and other national advice. However there is no definition of what constitutes 'clear evidence' of future delivery and, as the Appellant accepted, there is no defined minimum criterion. In my view, the Appellant – in using a 'highly likely' test - has raised the bar significantly above that advised in national policy and guidance. This would make it difficult for any recently adopted plan to survive an appeal against a s78 refusal based on five year housing land supply. In contrast, I find that the Council's approach is soundly based on national policy and guidance."

5.2.20 This appeal decision clarifies that although there is no technical definition of 'clear evidence' (and the NPG paragraph 007 guidance is an open list) the test of deliverability should not be taken as "highly likely", and goes on to consider the type of evidence that could be used, finding no fundamental difference between a formal SoCG and less formal methods of information gathering. The Inspector also noted that where no formal position from a site promoter was available, it is acceptable to rely on the judgement and expertise of officers to assess the likelihood of delivery using a careful methodology.

5.2.21 The Secretary of State ("SoS") decision for Woburn Sands (**CD5.20**) covers the definition of deliverability and the base date and timescale of evidence. The SoS at paragraph 12-16 of his letter agreed with the Inspector that it is acceptable that the evidence can post-date the base date provided that it is used to support sites identified as deliverable as at the base date. The Inspector's report that the SoS was agreeing with found that there was nothing in the NPPF or Guidance that stipulates all of the documentary evidence supporting the HLS has to be available at the base date itself, but rather advocates the use of latest available evidence (which is still the case in the latest versions of these resources). There is however a distinction between (inappropriately) adding in new sites after the base date and the use of information to support or confirm the deliverability of a site already identified within the supply.

Overview of Council's housing land supply position

5.2.22 The Council's housing land supply position is summarised in the following table, expanded in the sections further below and supported by additional evidence in the appendices to this Proof.

5.2.23 The Council can demonstrate a deliverable supply of 4,815 dwellings in the five years from 1st April 2024 to 31st March 2029, equating to 4.63 years' worth of supply against a five year requirement of 5,195 dwellings.

5.2.24 This supply exceeds the minimum 4.0 year requirement of the NPPF paragraph 226 by +659 dwellings and so the tilted balance of NPPF paragraph 11(d) is not engaged for the purposes of this appeal.

Supply – 'A-List' sites	
Small Sites (1-4 units) with Permission	158
Small Sites (5-9 units) with Permission	127
Major Sites (10+ units) with Full or Reserved Matters Permission (under construction)	2228
Major Sites (10+ units) with Full or Reserved Matters Permission	706
Supply – 'B-List' sites	
Major Sites (10+ units) with Outline Permission	744
Major Sites (10+ units) with Adopted Allocation and pending Application	672
Major Sites (10+ units) with Adopted Allocation and no Application	22
Windfall Allowance	156
Supply Total	4815
Requirement	
Annual Local Housing Need (Standard Method) at 2024	1039
Five Year Requirement Total	5195
Four Year Requirement Total (NPPF'226)	4156
Performance against Four Year Requirement (NPPF'226)	
Surplus/Shortfall	+659
Year's worth of supply	4.63

5.2.25 Each component of supply summarised in the table above is described in turn under the following sub-headings.

Small Sites (1-4 units) with Permission

5.2.26 The Council's annual monitoring of the delivery of small sites with permission for 1 to 4 (net) units shows that typically around 60% are implemented. In response to this evidence the total combined yield from small sites with extant permission is discounted by 40% to account for under-delivery. For small sites under construction (i.e. those with extant and implemented permissions) no discount is applied as completion of these sites is highly likely.

5.2.27 Small Sites with Permission for 1 to 4 net dwellings are listed in Appendix 2 to this Proof. The "Site Net" column incorporates the 40% non-delivery discount to unimplemented permissions. For example, a site with permission for 1 dwelling will have a site net figure of 0.6 dwelling. The total yield, including discounted delivery, is **158 dwellings**.

Small Sites (5-9 units) with Permission

5.2.28 Small Sites with Permission for 5 to 9 net dwellings are listed in Appendix 3 to this Proof. No under-delivery discount is applied to this category as Council monitoring indicates a far higher degree of implementation than sites of 1-4 dwellings.

5.2.29 The total yield from this source of supply is **127 dwellings** and delivery is attributed to specific years within the first five years based on a case-by-case assessment of its circumstances.

Major Sites (10+ units) with Full or Reserved Matters Permission (under construction)

5.2.30 Major development that is under construction, having implemented a planning permission, meets the NPPF definition of “deliverable” unless there is clear evidence that homes will not be delivered within five years.

5.2.31 The sites listed in this sub-set of the A-List (see Appendix 1 to this Proof) benefit from full or reserved matters permission and have been commenced. The relevant table shows the total site yield, along with the completions to date (where relevant) and the expected total delivery within Years 1-5. In some cases, the overall scale of the development and/or longer term phasing plans indicate that development will continue beyond the first five years; only dwellings considered to be deliverable within the first five years are counted in the supply. Sites in this sub-set have a total yield of 4,117 units with 1,787 units completed, and **2,228 units projected to be delivered within five years**.

Major Sites (10+ units) with Full or Reserved Matters Permission (extant but not implemented)

5.2.32 Major development with extant detailed planning permission meets the NPPF definition of “deliverable” unless there is clear evidence that homes will not be delivered within five years.

5.2.33 The sites listed in this sub-set of the A-List (see Appendix 1 to this Proof) benefit from full or reserved matters permission but have not been commenced. The relevant table shows the total site yield and the expected total delivery within Years 1-5. Sites in this sub-set have a total yield of 819 units but a projected delivery of **706 units to be delivered within five years** because 1042, 970, 829 and 269 and 1101, are communal (care) accommodation developments and a statistic ratio of 2.38 is applied to the deliverable net units in accordance with guidance.

Major Sites (10+ units) with Outline Permission

5.2.34 Major development with extant outline planning permission meets the NPPF definition of “deliverable” (under part B) if there is clear evidence that housing completions will begin on site within five years.

5.2.35 The sites listed in this sub-set of the B-List (see Appendix 1 to this Proof) have outline planning permission and clear evidence to demonstrate deliverability as set out in the **HLS Matters in Dispute** section below.

5.2.36 The relevant table shows the total site yield and the expected total delivery within Years 1-5. In some cases, the overall scale of the development and/or longer term phasing plans indicate that development will

continue beyond the first five years; only dwellings considered to be deliverable within the first five years are counted in the supply. Sites in this sub-set have a total yield of 2,840 units and **744 units projected to be delivered within five years.**

Major Sites (10+ units) allocated in the adopted Development Plan with pending Planning Application

5.2.37 Major development that has been allocated in the adopted Development Plan and with a live planning application pending a decision meets the NPPF definition of “deliverable” (under part B) if there is clear evidence that housing completions will begin on site within five years.

5.2.38 The sites listed in this sub-set of the B-List (see Appendix 1 to this Proof) have pending planning applications and clear evidence to demonstrate deliverability is based on their ongoing active progress through the planning process, with projected build-out lead-in times and build-out rates in accordance with the Council’s methodology at Appendices 1 and 2 of the July 2024 Housing Supply and Trajectory Topic Paper (July 2024, Appendix 6 to this Proof).

5.2.39 The relevant table shows the total site yield and the expected total delivery within Years 1-5. In some cases, the overall scale of the development and/or longer term phasing plans indicate that development will continue beyond the first five years; only dwellings considered to be deliverable within the first five years are counted in the supply. Sites in this sub-set have a total yield of 1,310 units **and 672 units projected to be delivered within five years.**

Major Sites (10+ units) allocated in the adopted Development Plan (no pending Planning Application)

5.2.40 Major development that has been allocated in the adopted Development Plan meets the NPPF definition of “deliverable” (under part B) if there is clear evidence that housing completions will begin on site within five years.

5.2.41 There is only one site identified in this sub-set of the B-List (see Appendix 1 to this Proof) being Site #847 Former East Grinstead policy Station, allocated in the Site Allocations DPD (Policy SA18) for 22 dwellings. There are eight remaining allocated sites with a total yield of 198 dwellings over the plan period, but only Site #847 and its **22 units is projected to be delivered within five years.**

Windfall Allowance

5.2.42 The Mid Sussex Urban Capacity Study (September 2022) undertook an assessment of the potential for small sites (1-4 units) to contribute to the housing supply as “windfalls” that were not otherwise identified by the HELAA or allocated in the development plan. The report concludes that small sites are a consistently important source of supply in Mid Sussex, and a windfall allowance of 79 homes per year was reliable (incorporating a 20% discount over past trend to avoid over-reliance). The Council has relied upon a windfall allowance of 79 homes per year only in Years 4 and 5 of its 5YHLS being **158 units in total**, excluding any allowance in Years 1 – 3 to avoid double-counting extant small sites permissions that already represent windfalls for delivery within 3 years.

Previous 5YHLS Position Statements

- 5.2.43 As explained above, the Council's Statement of Case (paragraphs 3.18 to 3.21) confirmed its latest published housing land supply position at that time (3rd October 2024) was a 5.04 year supply with a base date of 1st April 2023. That was confirmed through the appeal decision at Henfield Road, Albourne (PINS reference APP/D380/W/23/3319542) in October 2023, appended to the Council's Statement of Case and was the best available evidence at that time. Some of the conclusions of the inspector in relation to specific sites are relied upon for those same sites in the latest housing land supply.
- 5.2.44 The Council published a Housing Land Supply and Trajectory Topic Paper in July 2024 (**CD6.2** and Appendix 6 to this Proof) in support of its Submission District Plan. That Topic Paper provided a Housing Trajectory from 2021 to 2040 as the plan period for the Submission District Plan and included emerging housing land supply data with a base date of 1st April 2024 albeit including pending site allocations appropriate for plan-making purposes but not robust or appropriate for decision-making purposes. This Topic Paper was shared with the appellant and has been adapted by the Council to produce the new housing land supply evidence for this appeal.
- 5.2.45 Under normal circumstances the Council would publish its next housing land supply position through the AMR in December 2024 or January 2025 and at the time of writing had not yet finalised this work in a published format. The evidence in my proof draws upon information that has been compiled as part of that process and represents the latest housing land supply position for the council.

HOUSING LAND SUPPLY SITES IN DISPUTE

- 5.2.46 The appellant disputes the Council's housing land supply position. The parties have progressed a Housing Land Supply Statement of Common Ground ("HLS SoCG") which confirms the matters of specific disagreement for the Inquiry. In summary, the appellant contests the deliverability of 14 sites, with either partial or total non-delivery against the Council's position, with a difference of 1,438 dwellings. The appellant asserts that the Council has a resultant housing land supply of 3.25 years with a shortfall of 779 dwellings. The HLS SoCG identifies the specific sites and the relative housing land supply figure for each party. At the time of writing, the HLS SoCG was at a relatively early stage of drafting, having been produced initially by the Appellant in response to the Council's 2023 position statement and is undergoing revision to the base date of April 2024.
- 5.2.47 At the time of writing, the table below summarises the current schedule of disputed sites, and the Council's evidence to support its projection for each site is then provided beneath.
- 5.2.48 I reserve the right to respond to any additional sites or commentary within the Appellant's evidence via the HLS SoCG or rebuttal evidence if required.

Disputed Sites Schedule

Ref	Address	Council 2024 5YHLS	Appellant 2024 5YHLS	Difference	Dispute summary (drawn from HLS SoCG)
Major Sites (10+ units) with Outline Permission					
1125	Brookleigh, Care Element 1C, Northern Arc, Burgess Hill	60	0	-60	Outline PP – no reserved matters submitted
493	Brookleigh (Northern Arc), Burgess Hill	635	0	-635	Outline PP – no reserved matters submitted
1113	Linden House, Southdowns Park	14	0	-14	Full application resolution to grant
832	Land west of Selsfield Road, Ardingly	35	0	-35	Outline PP – no reserved matters submitted
Major Sites (10+ units) with Adopted Allocation and pending Application					
470	Wealden House, Lewes Road, Ashurst Wood	50	0	-50	Full application resolution to grant June 2023
827	Land south of 96 Folders Lane, Burgess Hill	40	0	-40	Full application pending determination
196	Land south of Crawley Down Road, Felbridge	170	0	-170	Full application resolution to grant permission
246	Hurst Farm, Hurstwood Lane, Haywards Heath	215	0	-215	Resolution to grant outline permission
477	Land adjacent to Cookhams, South of Top Road, Sharpthorne	13	0	-13	Full application resolution to grant permission
840	Woodfield House, Isaacs Lane, Burgess Hill	29	0	-29	Full application pending determination
807	Land South of The Old Police House, Birchgrove Road, Horsted Keynes (SA28)	25	0	-25	Full application resolution to grant permission
479	Land at Hanlye Lane east of Ardingly Road Cuckfield (SA23)	55	0	-55	Full application pending determination
770	Land south and west Imberhorne Upper School East Grinstead (SA20)	75	0	-75	Hybrid application pending determination
Major Sites (10+ units) with Adopted Allocation and no Application					
847	Former East Grinstead Police Station	22	0	-22	No planning permission or application

5.2.49 The following headings provide clear evidence of deliverability to support the Council's case in relation to the disputed sites schedule, with reference to detailed material including 'Site Evidence for Disputed Sites' (Appendix 5 to this Proof) and the HLS SoCG.

Site #1125 Brookleigh (care element)

- 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).
- 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.
- 5.2.52 Delivery of 60 units is expected in Year 5.

#493 Brookleigh (Northern Arc), Burgess Hill

- 5.2.53 Brookleigh (formerly Northern Arc), Burgess Hill was approved by the main outline consent DM/18/5114 following allocation in the adopted District Plan under Strategic Site Policy DP9 for 3,500 dwellings. The outline permission is for a mixed-use development comprising approximately 3,040 dwellings including 60 units of extra care accommodation (Use Class C3). The site was promoted by AECOM on behalf of Homes England.
- 5.2.54 The Council takes delivery of its Sustainable Community Sites (defined as those sites over 1,000 homes) very seriously and has appointed a dedicated officer to oversee this site in particular – the Brookleigh Development Manager. The Council works closely with the developers of the Sustainable Community Sites through an intensive pre-application approach, this can include over 6 pre-app meetings plus time at the Design Review Panel in advance of the submission of an application. This helps to expedite decision-making once an application has been submitted by ensuring as many issues as possible are resolved beforehand.
- 5.2.55 In addition, Homes England is already in contract or Agreement to Lease with the developers and therefore, once permission is granted, there is no delay in commencing works on site. Appendix 7 to this Proof provides the Statement of Common Ground signed between Homes England and the Council. It shows, for example, Bellway's contract (Phases 1.5 and 1.6 for 249 dwellings) included a requirement to submit a Reserved Matters application within 100 days from start of contract, and householders have minimum acceleration clauses in their Building Lease (e.g. Freeks Farm for Countryside/ Vistry is minimum 8 homes per month and Phases 1.5 and 1.6 for Bellway is minimum 6 homes per month). Homes England also maximise the use of Modern Methods of Construction and their developer procurement process includes a scoring for ability of developer to deliver through MMC.
- 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):
- 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
- 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.

5.2.57 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).

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.

#1113 Linden House, Southdowns Park

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.

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.

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.

#832 Land west of Selsfield Road, Ardingly

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).

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.

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.

#470 Wealden House, Lewes Road, Ashurst Wood

5.2.68 This site is an Ashurst Wood Neighbourhood Plan Allocation (Policy AS9).

5.2.69 As at 1st April 2024 a Reserved Matters Application DM/22/2832 for 50 dwellings was resolved to be granted by Planning Committee (01/06/2023) subject to S106. The case officer on 18th November 2024 confirmed that the two remaining issues (post Committee) being ecology and signing the S106 legal agreement had both now been resolved and the completed detailed planning permission would be issued as soon as the 19th November 2024; this evidence 'post dates' the base date of 1st April 2024 but is appropriate to consider as evidence of the deliverability of the site which was identified as a deliverable site at the base date.

5.2.70 This imminent detailed planning permission, and ongoing engagement between the case officer and agent demonstrates good progress towards delivery. There will be 12 pre-commencement conditions, and the trajectory of delivery in Years 3,4,5 reflects that existing buildings need to be demolished. This is a flatted development and is therefore likely to come forward in a single phase.

#827 Land south of 96 Folders Lane, Burgess Hill

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.

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.

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.

#196 Land south of Crawley Down Road, Felbridge

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.

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.

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.

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

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.

#246 Hurst Farm, Hurstwood Lane, Haywards Heath

- 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.
- 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'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.
- 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 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 actively engaged with the Council on delivery.

#477 Land adjacent to Cookhams, South of Top Road, Sharpthorne

- 5.2.84 This site was allocated in the West Hoathly Neighbourhood Plan under Policy WHCS06.
- 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.
- 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.
- 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.

#840 Woodfield House, Isaacs Lane, Burgess Hill

- 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.

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.

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.

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.

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.

#807 Land South of The Old Police House, Birchgrove Road, Horsted Keynes (SA28)

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 completing the S106 agreement is no obstacle to full planning permission being 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.

#479 Land at Hanlye Lane east of Ardingly Road Cuckfield (SA23)

- 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.
- 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.
- 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.
- 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.
- 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.

#770 Land south and west Imberhorne Upper School East Grinstead (SA20)

- 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 *"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"*.
- 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 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 engagement with the applicant, with an evidence-based lead-in time beyond that until first completions.

#847 Former East Grinstead Police Station

- 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 towards detailed permission and delivery beyond.
- 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.
- 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.

Summary of disputed housing land supply evidence

- 5.2.113 The Council's evidence in support of each disputed site as set out above shows that the Council's housing land supply position is based on allocated sites already making good progress through the planning application process towards delivery and with active, ongoing engagement between the respective case officers and applicants. Evidence of deliverability is clear and up to date – in some cases having very up to date information from the planning case officers to demonstrate advanced progress towards delivery since the base date of 1st April 2024 but this is appropriate with reference to the Woburn Sands case (**CD5.20**). The Council has a very good track record of past delivery, and is clearly being proactive in bringing these future sites forward, committing dedicated officer resource beyond ordinary planning case officers in the form of the Brookleigh Development Manager and the Sustainable Communities Development Delivery Manager, ensuring ongoing positive working relationships with the strategic development in some cases supported by Homes England. Overall, the housing land supply position is robust and shows very good prospects of delivery.

5.3 OTHER MATERIAL CONSIDERATIONS AND THE PLANNING MERITS OF THE SCHEME

- 5.3.1 As explained in the Development Plan section above and the Council's Statement of Case (at paragraph 3.63), there are several planning matters which are not in dispute because those elements of the appeal scheme are either acceptable and compliant with relevant policies, or could be suitably addressed by condition should the appeal be allowed.
- 5.3.2 Notwithstanding compliance with some policies, the scheme is in conflict with key policies DP6, DP12, DP15 and Policy 1 of the Neighbourhood Plan that are most relevant to the principle of the appeal scheme. Conflict has also been identified with policies DP34 and DP35 due to the proposal's harmful impact on heritage assets, which are also protected by legislation. The appeal scheme has therefore been determined to be contrary to the development plan as a whole and consequently, unless there are other material considerations which indicate otherwise, both section 38(6) and the NPPF indicate that permission should be refused.

Review of the Appellant's case regarding the development plan

- 5.3.3 The Appellant's case, as set out in its Statement of Case, is that the Council cannot demonstrate the requisite four year supply of housing land and so the most important policies for determining the appeal are out of date and the appeal falls to be determined in accordance with the tilted balance of NPPF paragraph 11(d). The Appellant then concludes that, under the tilted balance, conflict with the development plan in principle is outweighed by certain material considerations (which I address in more detail below).
- 5.3.4 The Appellant Statement of Case did not provide any housing land supply evidence to support its assertion, but the schedule of disputed sites addressed above was subsequently supplied as part of the Housing Land Supply SoCG. At the time of writing work was still underway on the HLS SoCG but subject to those ongoing constructive discussions between the parties, the Council's position is that it can demonstrate the 4 year housing supply required by the NPPF, and accordingly that the tilted balance in para 11(d) of the NPPF is not engaged.

Whether the Council can demonstrate a 4 year housing land supply as a material consideration

- 5.3.5 A housing land supply demonstrably above the requirement of 4.0 years set by NPPF paragraph 226, and the policies most relevant to this appeal within the adopted District Plan and Neighbourhood Plan being consistent with the NPPF, would mean the development plan is up to date and continues to have full weight. As a result, the "tilted balance" of paragraph 11(d) would not be in force in Mid Sussex and would not be a factor in this appeal.
- 5.3.6 The housing land supply evidence above demonstrates that the Council can demonstrate a 4.63 year supply of deliverable housing land and as a result, the "tilted balance" of paragraph 11(d) is not relevant to this appeal. Given that the development plan is consistent with the policies of the NPPF and continues to have full weight, the 'normal' balance of paragraph 11 and the presumption in favour of sustainable development

applies and that supports the importance of the plan-led system and the application of section 38(6) in identifying the development plan as the starting point for decision-making.

The scenario of housing land supply falling below 4.0 years

5.3.7 Whilst I do not accept the Appellant's case that the housing land supply position in Mid Sussex is below the requisite 4 years, the Inspector will need to consider these points if the overall conclusion reached is that the housing land supply is below that threshold.

5.3.8 The case of *Hallam Land Management Ltd. v SOSCLG [2018] EWCA Civ 1808 (CD5.19)* is broadly relevant in that it considered the extent to which the decision-maker needs to determine the degree of any shortfall in housing land supply, and the weight to be given to housing to remedy the shortfall.

5.3.9 Of particular relevance is paragraph 51 of the judgment that states:

But the weight given to the benefits of new housing development in an area where a shortfall in housing land supply has arisen is likely to depend on factors such as the broad magnitude of the shortfall, how long it is likely to persist, what the local planning authority is doing to reduce it, and how much of it the development will meet.

5.3.10 The judgment went on to find that the scale of the shortfall ("be in relatively large or relatively small") would bear directly on the weight to be given to the benefits or disbenefits of the proposed development.

5.3.11 It follows therefore that for cases relating to housing, the Inspector will normally consider the broad magnitude of any shortfall (attributing weight accordingly), how long it is likely to persist, what the Council is doing to address the shortfall, and how much of that shortfall will the development deliver.

- **Broad magnitude** – it is disputed between the parties whether or not the Council can demonstrate a housing land supply, but if the Inspector considers there is not a sufficient supply the extent of the shortfall needs to be considered in actual units to best understand the magnitude, and the contribution of the appeal scheme.
- **Persistence** – As set out in detail above under Section 5.2, housing delivery in Mid Sussex has been very strong, with a cumulative excess over the District Plan period from 2014 to 2024 of 551 dwellings, with the highest recorded completion rate in 2023-24 of 1,247 units. The Inspector for the Albourne Appeal (paragraph 95) supported this view, concluding the Council "*has a history of housing delivery and it is not an area with a record of persistent under delivery of housing.*" She also referred to the use of dedicated planning officer resources (for which the Council has recently created a new post and appointed a dedicated planning officer to the role of Sustainable Communities Development Delivery Manager to focus on the delivery of the first three significant sites to be allocated in the emerging Submission District Plan), and other measures to secure delivery. A HDT score of 148% also demonstrates a strong track record. As such, any identified shortfall in delivery would be unlikely to persist for long.
- **Council action to address any shortfall** – the Council previously brought forward a Site Allocations DPD which allocated above-requirement levels of housing sites, and is currently at Examination stage with its emerging Submission Draft District Plan which includes a number of significant site allocations, not only proposing to meet the Council's own needs over the new plan period, but also allocating some 1,000 additional homes. The Housing Land Supply Topic Paper (Appendix 6 to this

Proof) includes a housing trajectory for plan-making purposes that identifies significant additional commitments beyond the 5YHLS that will be brought forward under the new District Plan, anticipated for adoption in 2025, to further boost to the housing land supply in the short term.

- Contribution of the appeal scheme towards this shortfall – the appeal scheme is for 90 dwellings, in outline form meaning reserved matters and the discharge of conditions would be required beyond any approval arising from this appeal and so the delivery of these homes would not take place for several years. It is however feasible that some or all of the 90 homes could be delivered towards the end of the five year housing land supply period. The contribution from this appeal scheme, not currently identified in the housing land supply, must be considered in context of the other sources of supply in the plan-making trajectory noted above, that will also contribute in due course.

5.3.12 In summary, should the Inspector conclude that the Council's housing land supply is currently in shortfall, the magnitude of this shortfall would be an important consideration, and in the context that the Council has a very good track record of delivery against its requirements over the current District Plan period and is very close to adopting a new District Plan with a tranche of new strategic site allocations so any shortfall is unlikely to persist for long.

Planning Merits of the case

5.3.13 The Appellant's statement at section 2.4 and 5.1 provides a list of benefits that assert a range of social, economic and environmental benefits of the proposed development that outweigh the conflict with the development plan, as well as a stated intention to establish public benefits that outweigh harm to the significance of heritage assets. The Council accepts that the following material benefits noted by the Appellant would arise from the scheme, and I will attribute appropriate weight to these benefits in the Planning Balance section below.:

- The supply of 27 affordable houses;
- The supply of 63 open market houses;
- Economic benefits through the construction phase and ongoing expenditure from residents;
- Biodiversity Net Gain above 10% legal requirement.

5.3.14 The Appellant's statement at section 2.4 and 5.1 also sets out "benefits" that the Council disputes as material benefits in this appeal. The Council contends that the listed elements are in fact either duplicates of other benefits noted above, necessary to render the proposed development accessible and compliant with the development plan, or measures to mitigate otherwise harmful impacts of the development itself. As such, the Council's case is that these elements are not material benefits at all and should not be given any weight in the planning balance.

- The sustainable and accessible location is not in and of itself a benefit of the appeal scheme: residential development is required to be in a sustainable location by the development plan and the NPPF;
- Double-counting of 27 homes identified both within the site total of 90 homes and the 27 affordable homes. The appellant at paragraphs 2.4.4 and 5.1.4 of its statement disaggregates and duplicates the benefits of 90 homes and also 27 affordable homes. Accurately the benefits (as accepted above) should be 27 affordable homes and 63 open market homes;

- Vehicular access from Scamps Hill is identified as a benefit by the appellant. Given the undeveloped greenfield nature of the site, with no vehicular access at present, providing a safe and suitable access point is simply a necessity of any development here, not a material benefit;
- Similarly, the provision of pedestrian access from Scamps Hill, submitted by the Appellant as a benefit, is a basic necessity to ensure the development is accessible for pedestrians and is not a material benefit. The detailed access drawing shows a pedestrian footway and tactile paving each side of Scamps Hill at the main entrance, and the Illustrative Framework Plan shows a potential pedestrian access point to the western end of the site with minimal detail.
- An on-site “3m wide shared cycleway/footpath” is submitted by the Appellant as a benefit. This item is listed as “indicative” on the Access Plan and its broad location is shown on the Illustrative Framework Plan linking the two potential access points within the inner boundary of the site. This route is indicative, appears only to support movements between the two entrances and is unlikely to provide any material benefit beyond improving in-site movements by non-car modes, as would be expected at Reserved Matters stage. It offers no material benefit to this appeal.
- A sustainable drainage system (SuDS) is listed by the Appellant as a benefit, but is required to mitigate the drainage burden of the scheme. The appeal scheme proposes to develop a greenfield site, and a site-specific SuDS scheme is necessary to prevent the otherwise very harmful effect of introducing additional run-off from hard surfaces. SuDS is therefore an essential mitigation measure, not a material benefit;
- “No unacceptable adverse effects on environmental designations” is noted in the Appellant’s statement at paragraph 2.4.8. It is not explicitly stated as a benefit although for the avoidance of doubt is not considered to be a benefit by the Council but a neutral impact;
- On-site open space is stated as a benefit by the Appellant but is a policy requirement for a scheme of this type. Its location on the east side of the site, furthest from the existing settlement of Lindfield, and accessible only through the site indicates it is most likely to be used by residents of the site rather than the wider public. Existing residents in this part of Lindfield already enjoy good proximity to Lindfield Common and in my opinion the open space proposed by the appeal scheme would offer little if any additional amenity value;
- 10% Biodiversity Net Gain (“BNG”) is a legal requirement and only the level above mandatory minimum can be considered an additional benefit. The submitted BNG report details a net gain of 13.55% for habitats and 19.70% for hedgerows, as such this 3.55% and 9.70% uplift is a material benefit of the scheme above legal requirements;
- “Section 106 contributions or matters secured by condition” is identified by the Appellant as a material benefit at 5.1.4 of its statement. Policies DP20, DP24 and DP31 require the provision of community infrastructure by financial contributions and legal agreements to support the future residents and mitigate the impact they would otherwise have on existing community infrastructure. As such, agreeing to these contributions is not a material benefit but a requirement to mitigate the impacts of development and render the appeal scheme acceptable in planning terms.

- The New Homes Bonus payment is noted, but is not considered to be a material benefit, as noted in the National Practice Guidance, and because the purpose to which that funding will be put is not known.

5.3.15 The Council accepts that Written Ministerial Statements are material considerations for planning purposes. The Appellant has referred to the Consultation Draft NPPF and associated Written Ministerial Statement of 30th July 2024. There is a lack of certainty over the timescale for publication of any new NPPF or the scope of its contents; at the time of writing there has been no publication of a consultation report setting out the scale or nature of representations to the consultation either. Weight will be attributed below.

6. Planning Balance

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires decision makers to determine proposals in accordance with the development plan, unless specific material considerations indicate otherwise.
- 6.2 Additionally, where a proposal would cause less than substantial harm to the significance of a designated heritage asset, paragraph 208 of the NPPF requires this harm to be weighed against the public benefits of the proposal. Similarly, the effect of a proposal on the significance of a non-designated heritage asset a balanced judgement will be required having regard to the scale of any harm and the significance of the heritage asset.
- 6.3 The appeal scheme proposes residential development outside of the built-up area boundary as defined by the development plan, and is not a type of development that is supported by the development plan in the defined countryside area for planning purposes. As such, the principle of residential development in this location conflicts with Policies DP6, DP12 and DP15 of the Mid Sussex District Plan and Policy 1 of the Lindfield and Lindfield Rural Neighbourhood Plan. It also conflicts with the principles of the NPPF in ensuring decisions are genuinely plan-led, where proposals that conflict with the development plan should not usually be granted, as well as generally prioritising previously developed land over greenfield land. I conclude that the appeal scheme does not comply with the most relevant policies in the development plan, and is contrary to the development plan as a whole. Consequently, unless there are other material considerations which indicate otherwise, both section 38(6) and the NPPF indicate that permission should be refused.

HERITAGE IMPACTS

- 6.4 Ms Wade's evidence concludes that the existing rural character of the application site makes a positive contribution to the manner in which the identified heritage assets and their significance are appreciated, including views from and towards the assets and in some cases the approaches to them along adjacent roads. Ms Wade considers the appeal proposal to have a fundamental impact on the currently rural and verdant nature of the site, such that it would become suburbanised, or to the south-eastern field would have the character of managed parkland rather than agricultural land. This would reverse the positive contribution that the site currently makes to the settings of these assets, including views, to the detriment of the manner in which their special significances are appreciated, contrary to the requirements of District Plan Policies DP34 (in respect of the identified listed buildings and the non-designated heritage asset) and DP35 (in respect of the Lindfield Conservation Area).
- 6.5 She also finds in terms of the NPPF the harm caused to the significance of the designated assets is considered to be less than substantial, such that the criteria set out in paragraph 208 would apply, and ascribes the impacts on each as follows:
- Lindfield Conservation Area - less than substantial harm, at minor-moderate range of the scale;
 - Greyfriars - less than substantial harm, at moderate-high range of the scale;
 - Tythe Cottage - less than substantial harm, at minor-moderate range of the scale;
 - Walstead Grange - high level of harm to an asset of a high level of interest in the local context.

- 6.6 Having identified less than substantial harm to the significance of a designated heritage asset (and a high level of harm to a non-designated asset of a high level of interest in the local context), this harm should be weighed against the public benefits of the proposal. In this case, the public benefits include the provision of 90 homes including affordable homes, and some economic and environmental benefits discussed in Section 5.
- 6.7 Ms Wade has identified less than substantial harm in the range from minor-moderate to moderate-high (plus high level of harm to a NDHA) and I attach substantial weight to the harm identified. As such, having identified a number of public benefits, in my opinion they do not individually or cumulatively outweigh the less than substantial harm to heritage assets. In simple terms, while the provision of additional housing and some limited to moderate environmental and economic elements are a benefit, in circumstances where the Council is meeting its local housing need and has an adequate housing land supply, there is no good reason why it should be necessary to accept harm to heritage assets.
- 6.8 The Appellant has submitted numerous material considerations which it says are “substantial benefits” that outweigh what it assesses as “limited conflict” with the development plan, and which are said to outweigh the harm to heritage assets. In both cases, the Appellant’s planning balance appears to be predicated on the assertion that the ‘tilted balance’ of NPPF paragraph 11(d) is engaged because the Council has “significantly over-estimated” its supply of deliverable housing sites. In particular, the Appellant alleges that the Council’s housing land supply position is 3.25 years falling below the requisite 4.0 years.
- 6.9 For the reasons set out above, I do not agree that the tilted balance is engaged. Rather, the Council can demonstrate a deliverable housing supply of 4.63 years and the tilted balance does not apply. Contrary to the Appellant’s argument, the paragraph 11 presumption in favour of sustainable development supports the importance of the plan-led system and the application of section 38(6) in identifying the development plan as the starting point for decision-making. Similar conclusions apply to the Appellant’s analysis of heritage harms.
- 6.10 Having identified the material considerations of this case in Section 5.3 above, and assessed which of those elements represent a material benefit, I consider each in turn below under the categories of social, environmental and economic benefits attributing weight accordingly.

SOCIAL BENEFITS OF THE SCHEME

- 6.11 The social benefits of this scheme are the provision of 27 affordable houses and 63 open market houses.
- 6.12 Notwithstanding the position that the Council can demonstrate a deliverable supply of homes above the required threshold, the provision of any new houses is a material benefit because the standard method for calculating local housing need, and the resultant local housing requirement, is a ‘minimum’ figure and so exceeding the requirement has social benefit through greater access to homes. The NPPF also directs planning authorities to significantly boost the supply of homes in general terms.

- 6.13 This emphasis on the need to boost the supply of housing nationally, and the minimum requirement of 1,039 dwellings per year locally, has weight in the planning balance but does not automatically outweigh conflict with the development plan at any cost. The spatial strategy of the adopted development plan in Policy DP6 identified and allocated sufficient housing sites in appropriate locations to meet its need and defined settlement boundaries (and conversely defined and protected countryside areas in Policy DP12) to clearly demarcate in policy terms where it considered to be suitable locations for new housing. The completions data provided above shows that the Council's housing delivery against local housing need has been positive and is currently in surplus over the 10 plan-period to date from 2014 to 2024 by +551 dwellings. Examination of the emerging Submission District Plan has also commenced, and that new Plan will allocate further strategic sites to continue to boost its supply against requirements into the next plan period.
- 6.14 In light of this, any weight to be attributed to the provision of affordable and open market houses should not in itself automatically outweigh the up-to-date development plan where there is conflict in principle.
- 6.15 The Council does not dispute the mix and size of homes are compliant with relevant policies and although the outline application provides minimal detail about design and layout, it is considered that a suitable scheme could be secured through Reserved Matters application(s) if the appeal were to be allowed.
- The supply of 27 affordable houses should be afforded substantial weight.
 - The supply of 63 open market houses should be afforded substantial weight.

ENVIRONMENTAL BENEFITS OF THE SCHEME

- 6.16 The environment benefits of this scheme are the provision of Biodiversity Net Gain above the 10% legal requirement. The submitted BNG report details a net gain of 13.55% for habitats and 19.70% for hedgerows, as such this 3.55% and 9.70% uplift is a material benefit of the scheme above legal minimum requirements.
- 6.17 As set out in Section 5.4 above, the sustainable location of the site in itself is not an environmental benefit of the scheme, nor is the provision of SuDS or non-motorised accessibility measures, all of which are necessary to make the development acceptable in planning terms.
- 6.18 At the time of writing there were unresolved objections to the ecological evidence provided, with insufficient certainty about protected species, and no signed legal agreement to secure BNG. However, with the understanding that these matters will be resolved before the Inquiry, and mitigation of any other ecological or environmental harms arising from the scheme can be secured, the uplift in BNG can be attributed weight, relative to its very limited scale.
- Uplift in BNG (above legal requirements) should be afforded limited weight.

ECONOMIC BENEFITS OF THE SCHEME

- 6.19 The economic benefits of this scheme are the employment opportunities arising from the construction phase of the project, albeit be for a temporary period, and the ongoing expenditure of new residents in local

services and facilities. The appeal scheme proposes only housing and no employment floorspace or direct job-creation is proposed.

6.20 These types of economic benefit are generated by any residential development and are not unique to the appeal scheme. Identical benefits would be achieved by housing developments in compliance with the spatial strategy of the development plan, and indeed many of these developments are underway in the District. Nevertheless, I have attributed weight as follows.

- Economic benefit from temporary construction jobs and ongoing local expenditure should be afforded moderate weight.

WEIGHING THE PLANNING BALANCE

6.21 The Council can demonstrate a 4-year supply of deliverable housing sites as demonstrated by evidence submitted to this Inquiry. A housing land supply above the requisite 4.0 years set by NPPF paragraph 226, and the development plan policies most relevant to this appeal being consistent with the NPPF, means the development plan is up to date and has full weight. As a result, the “tilted balance” of paragraph 11(d) is not relevant to this appeal. The development plan is therefore the starting point for decision-making and proposals that conflict with it should not be granted unless and only if material considerations indicate it should not be followed.

6.22 It is noted that a Consultation Draft NPPF was published in July 2024 along with a Written Ministerial Statement setting out changes to the housing land supply framework. However, for the reasons set out above including lack of certainty over timescales and content of (any) adopted changes, only limited weight can be given to the WMS for the purpose of this appeal and it does not change the facts of the housing land supply framework within which this decision should be made. The Appellant refers to the “direction of travel” of the WMS focussing on boosting housing delivery etc. The Council is already performing well against its local housing requirement and at an advanced stage of preparing its new District Plan and so is already compliant with the general direction of the WMS. As such, the impact of the WMS on the status of the development plan and its housing supply performance is neutral.

6.23 Drawing together my assessments of the appeal scheme’s compliance with the development plan and other material considerations above, I attribute relative weight to the development plan, public benefits and other material considerations as follows:

The development plan (and conflicts with it, weighing against the appeal scheme)

- The adopted Development Plan and the policies relevant to the determination of this appeal (as noted in the putative reasons for refusal) being consistent with the NPPF and considered to be up to date should be afforded **full weight**.
- Less than substantial harm to designated heritage assets (in the range from minor-moderate to moderate-high) and high level of harm to a NDHA should be afforded **substantial weight**.

Material considerations weighing in favour of the appeal scheme

- The Written Ministerial Statement of 30th July 2024, as explained above, has **limited weight** and its impact on the status of the development plan is **neutral**.
 - The supply of 27 affordable houses attracts **substantial weight**.
 - The supply of 63 open market houses attracts **substantial weight**;
 - The slight uplift in BNG (above legal requirements) should be afforded **limited weight**.
 - Economic benefit from temporary construction jobs and ongoing local expenditure should be afforded **moderate weight**.
- 6.24 The Council is clear on where sustainable development should be located and the policies most relevant to the location of housing development are up to date and continue to have full weight. The substantial weight to be attached to the provision of new market and affordable houses and other material considerations with limited or moderate weight in support of the appeal scheme are insufficient to outweigh the clear conflict with the spatial strategy of the development plan as a whole as the starting point for determining this appeal.
- 6.25 With regards to impacts on heritage assets and the need to weigh identified harms against public benefits (and the similar exercise of taking account of impacts on non-designated heritage assets having regard to their scale and significance) I have attached substantial weight to the harm identified that conflicts with Policies DP34 and DP45 and the NPPF. The public benefits do not individually or cumulatively outweigh the less than substantial harm.
- 6.26 Weighing the above matters in the round, I am satisfied that the conflict with the development plan as a whole, and the lack of sufficient material considerations to outweigh that conflict in principle to justify a departure from the development plan, leads me to the conclusion that the appeal scheme should be dismissed.

7. Conclusion

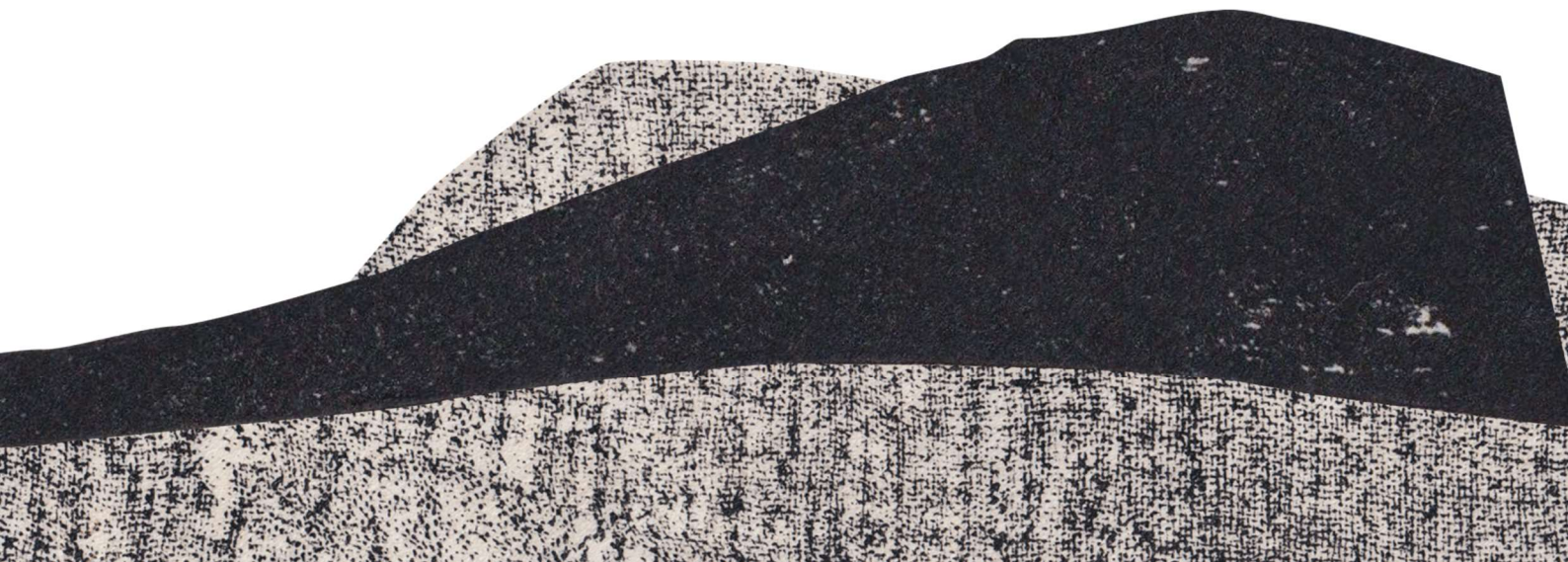
- 7.1 The Council's evidence has demonstrated that the proposed development fails to comply with the development plan in principle, and that the benefits of the scheme put forward by the appellant and any other material considerations weighing in favour of the appeal do not indicate that the plan should not be followed and so the appeal should be dismissed.
- 7.2 The appeal scheme has been shown to conflict with development policies most relevant to the principle of residential development in this location, namely Policies DP6, DP12 and DP15 of the Mid Sussex District Plan and Policy 1 of the Lindfield and Lindfield Rural Neighbourhood Plan. Evidence from Ms Wade has demonstrated less than substantial harm would also be caused to three heritage assets, and harm to one non-designated heritage asset, in conflict with Policies DP34 and DP35. As such the appeal scheme conflicts with the development plan as a whole.
- 7.3 The Council's evidence in support of the schedule of disputed sites shows that the Council's housing land supply position is based on allocated sites making good progress through the planning application process towards delivery and with active, ongoing engagement between the respective case officers and applicants. Evidence of deliverability is clear and up to date in some cases including recent information from the planning case officers demonstrating advanced progress towards planning permission and/or delivery. The Council has a very good track record of past delivery, and is proactive in bringing future sites forward, committing dedicated officer resource beyond ordinary planning case officers in the form of the Brookleigh Development Manager and the Sustainable Communities Development Delivery Manager, ensuring ongoing positive working relationships with the strategic development in some cases supported by Homes England. Overall, the housing land supply position is robust and shows very good prospects of delivery.
- 7.4 On this basis, the council can demonstrate a four-year supply of deliverable housing sites as required by NPPF paragraph 226, with a surplus of 659 dwellings equating to 4.63 years supply. As a result, the "tilted balance" of paragraph 11(d) is not relevant to this appeal. The development plan is also consistent with the policies of the NPPF and continues to have full weight. The 'normal' balance of paragraph 11 and the presumption in favour of sustainable development therefore applies which supports the importance of the plan-led system and the application of section 38(6) in identifying the development plan as the starting point for decision-making.
- 7.5 I have considered a range of identified material considerations and public benefits of the scheme including the provision of housing including affordable housing, and some economic and environmental benefits. The substantial weight to be attached to the provision of new market and affordable houses and other material considerations in support of the appeal scheme are insufficient to outweigh the clear conflict with the spatial strategy of the development plan as a whole, that has full weight, as the starting point for determining this appeal.
- 7.6 With regards to impacts on heritage assets and the need to weigh identified harms against public benefits (and the similar exercise of taking account of impacts on non-designated heritage assets having regard to their scale and significance) I have attached substantial weight to the harm identified that conflicts with Policies DP34 and DP45 and the NPPF. The available public benefits do not individually or cumulatively outweigh the less than substantial harm to heritage assets in these circumstances where the Council has a sufficient supply of housing land.

7.7 Weighing the above matters in the round, I am satisfied that the conflict with the development plan as a whole, and the lack of sufficient material considerations to outweigh that conflict in principle to justify a departure from the development plan, leads me to the conclusion that the appeal scheme should be dismissed.

Gareth Giles FRTPI 19/11/2024

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APPENDIX 1

A List

Sites that do not involve major development with planning permission (9-5 units)

SHELAA REF	Address	Parish	Outline permission Ref	Detailed Permission Ref	Decision Date	Expiry	Site Totals (Net)	Completions to Date	Year 1 -5 Total	Delivery by Year				
										2024/25	2025/26	2026/27	2027/28	2028/29
208	Mount Pleasant Nursery, Cansiron Lane, Ashurst Wood	Ashurst Wood	DM/18/3242		22.07.19	application for REM within 3 years	5	0	5				5	
1144	Little Abbotsford Isaacs Lane Burgess Hill	Burgess Hill	DM/19/3234	DM/23/0151	12.02.24	application for REM within 2 years	9	0	9		9			
4	Land At Wintons And Wintons Fishery Folders Lane Burgess Hill	Burgess Hill		DM/21/3311	14.11.22	Begin within 3 years	8	0	8	8				
1089	Americas House 273 London Road Burgess Hill	Burgess Hill		DM/21/0688	20.04.21	Complete within 3 years of approval	6	0	6	6				
1145	5 - 8a Whitehall Parade East Grinstead	East Grinstead		DM/21/4105	17.10.22	Begin within 3 years	7	0	7		7			
1110	Pikfield Engineering Factory Durkins Road East Grinstead	East Grinstead		DM/20/1516	19.05.21	Begin within 3 years	8	0	8				8	
759	Tower Car Sales, Tower Close, East Grinstead	East Grinstead		DM/21/3534	07.03.22	Begin within 3 years	9	0	9	9				
409	Sussex House London Road East Grinstead	East Grinstead		13/04040/FUL	27.01.14	Begin within 3 years	8	0	8		8			
1155	Rear of 34 to 56 America Lane Haywards Heath	Haywards Heath		DM/21/2129	21.04.23	Begin within 3 years	8	0	8		4	4		
1118	14 -16 Sussex Road Haywards Heath	Haywards Heath		DM/20/1881	17.12.21	Begin within 3 years	8	0	8		8			
1112	Workshop and Garages North Road Haywards Heath	Haywards Heath		DM/20/1470	12.01.22	Begin within 3 years	6	0	6		6			
597	Land rear of Devon Villas, Western Road, Haywards Heath	Haywards Heath		DM/20/0840	15.12.20	Begin within 3 years	9	0	9		9			
618	MSDC Car Park, north of Oaklands Road	Haywards Heath		DM/18/4841	19.06.20	Begin within 3 years	8	0	8	8				
1102	25 Boltro Road Haywards Heath	Haywards Heath		DM/20/2998	21.06.23	Begin within 3 years	6	0	6	6				
1132	Education Boarding - Hurstpierpoint College **	Hurstpierpoint		DM/22/3789			12	0	5			5		
924	Twineham Grange Farm, Bob Lane, Twineham	Twineham	DM/17/1375	DM/20/3788	13.12.17 14.05.21	Begin 2 year REM	6	0	6	6				
211	Palmers Autocentre Steton Works Crawley Down	Worth		DM/22/0867			5	0	5		5			
1157	Crawley Down Village Hall Turners Hill Road	Worth		DM/23/2544	27.11.2023		6	0	6		6			
TOTAL							134		127	43	62	9	13	0

Major Site - 10+ Units with full planning permission under construction

SHELAA RI Address	Parish	Outline permission Ref	Detailed Permission Ref	Decision Date	Expiry	Site Totals (Net)	Completions to Date	Year 1 -5 Total	Delivery by Year					
									2024/25	2025/26	2026/27	2027/28	2028/29	
150	Land to the west of the Rectory, Haywards Heath Road, Balcombe	Balcombe	DM/21/4235	04.08.22	Extant/Implemented	17	0	17			10	7		
45	Abbeville Park Fairbridge Way Burgess Hill	Burgess Hill	DM/19/1895	DM/21/2627		307	37	250	50	50	50	50	50	
91	Keymer Tile Works, Phase 2 and Phase 2E	Burgess Hill	DM/16/2718	DM/23/0941		185	165	20	5	15				
233	Land east of Kings Way Phase 1 and 4, Burgess Hill	Burgess Hill	DM/20/0886		Extant/Implemented	315	137	178	60	60	58			
969	Land west of Freeks Lane Burgess Hill	Burgess Hill	DM/19/3845		Extant/Implemented	460	141	319	45	108	106	60		
976	Hill.	Burgess Hill	DM/22/3049	26.07.2023	Extant/Implemented	260	0	260	10	50	90	90	20	
1143	62 - 64 Folders Lane Burgess Hill	Burgess Hill	DM/22/0732	16.11.22	Extant/Implemented	17	0	17	5	12				
480	Courtmeadow School, Hanlye Lane, Cuckfield	Cuckfield	DM/21/3755		Extant/Implemented	13	1	12	5	7				
21	Land rear of 11A Crawley Down Road, Felbridge	East Grinstead	DM/18/3022		Extant/Implemented	31	18	13	13					
562	Land at Hill Place Farm to the south west of East Grinstead, west an	East Grinstead	DM/19/1067		Extant/Implemented	200	187	13	13					
980	Oakhurst Maypole Road East Grinstead	East Grinstead	DM/20/0015		Extant/Implemented	10	0	10	10					
923	Queensmere House, 49 Queens Road, East Grinstead	East Grinstead	DM/17/2725		Extant/Implemented	14	0	14		14				
513	Blackwell Farm Road East Grinstead	East Grinstead	DM/20/1333		Extant/Implemented	10	0	10		10				
221	Land to the north of Shepherds Walk (Friars Oak), Hassocks	Hassocks	DM/21/2628		Extant/Implemented	130	2	128	40	40	48			
753	Land to the north of Clayton Mills, Mackie Avenue, Hassocks	Hassocks	DM/21/2841		Extant/Implemented	500	84	400	80	80	80	80	80	
744	NCP Car Park, Harlands Road, Haywards Heath	Haywards Heath	DM/17/2384		Extant/Implemented	64	0	64		20	20	24		
783	Rogers Farm, Fox Hill, Haywards Heath	Haywards Heath	DM/22/0733	21.10.22	Extant/Implemented	20	5	15	15					
1127	Oakwood Amberly Close Haywards Heath*	Haywards Heath	DM/20/1503	13.03.2021	Extant/Implemented	31	0	13		13				
1090	Maxwelton House 41 - 43 Boltro Road Haywards Heath	Haywards Heath	DM/20/3516	20.12.21							50			
151	Land east of Portsmouth Wood Close, Lindfield	Lindfield Rural	DM/22/2218	25.07.23	Extant/Implemented	50	0	50						
483	Land South of Scamps Hill, Lindfield	Lindfield Rural	DM/19/2845		Extant/Implemented	46	43	3	1				2	
1126	Land to west of Goldcrest Drive Sayers Common*	Sayers Common	DM/20/2763		Extant/Implemented	200	13	187	50	50	50	37		
666	Hardriding Farm, Brighton Road, Pease Pottage	Slaugham	DM/22/2012	24.01.23	Extant/Implemented	66	0	28	28					
765	Slaugham Manor, Slaugham Place, Slaugham.	Slaugham	DM/17/2534		Extant/Implemented	619	531	88	88					
1131	Rowan Turners Hill Road Crawley Down*	Worth	DM/16/2531		Extant/Implemented	25	18	7		7				
1103	Former Regency Hotel Old Hollow, Copthorne	Worth	DM/21/0028		Extant/Implemented	17	0	7		7				
38	Land north of the A264 at Junction 10 of M23	Worth	DM/19/4549	28.01.21	Extant/Implemented	10	0	10		10				
			DM/21/0644											
			DM/18/4321		Extant/Implemented	500	405	95	95					
TOTAL							4117		2228	613	603	512	348	152

Major sites (10+units) with full planning or Reserved Matter Permission not yet commenced

SHELAA RI Address	Parish	Outline permission Ref	Detailed/ REM Permission Ref	Decision Date	Expiry	Site Totals (Net)	Completions to Date	Year 1 -5 Total	2024/25	2025/26	2026/27	2027/28	2028/29
58 Former Hazeldens Nursery, London Road, Albourne (independent living)	Albourne	DM/19/1001	DM/22/2485	01.03.22	1 yr from last REM	84	0	84		34	50		
1109 60 - 64 Church Walk Burgess Hill	Burgess Hill		DM/19/4077	20.09.21	3 yrs from decision	15	0	15			15		
493 Brookleigh, Ph1.5 and P1.6, Bellway	Burgess Hill		DM/21/3870	24.05.22		249	0	249	104	96	49		
1042 Land south of Kings Way Burgess Hill *	Burgess Hill		DM/21/3385	05.09.22	3 yrs from decision	68	0	29			29		
1108 66 Church Walk Burgess Hill	Burgess Hill		DM/21/3503	10.05.22		14	0	14	14				
96 Land at Queen Victoria Hospital (Stonequarry Woods) East Grinstead	East Grinstead		DM/21/1842	15.02.2024		30	0	30		10	15	5	
1101 Byanda, Brighton Road, Hassocks *	Hassocks		DM/23/0002	12/09.23	3 yrs from decision	60	0	25			25		
970 23 - 25 Bolnore Road Haywards Heath *	Haywards Heath		DM/20/3310	14.12.21	3 yrs from decision	67	0	28		28			
750 Downlands Park, Isaacs Lane, Haywards Heath (independent living)	Haywards Heath		DM/20/4159	05.05.22	3 yrs from decision	85	0	85		85			
1156 Rear of Central House Perrymount Road Haywards Heath	Haywards Heath		DM/22/2880	03.08.2023		28	0	28		28			
531 North of 99 Reed Pond Walk Franklands Village Haywards Heath	Haywards Heath		DM/22/1371	22.12.22	3 yrs from decision	24	0	24			24		
184 Land south of St. Stephens Church, Hamsland, Horsted Keynes	Horsted Keynes		DM/20/4692	01.08.2023		30	0	30			15	15	
829 Land to the north Lyndon, Reeds Lane, Sayers Common	Sayers Common		DM/22/0640	15.12.22	3 yrs from decision	38	0	38	5	33			
269 Land adjacent to Rowan, Turners Hill Road, Crawley Down *	Worth		DM/20/3081	12.04.22	3 yrs from decision	64	0	27		27			
TOTAL						856		706	123	380	198	5	0

B list sites

Major sites (10+units) with outline permission

SHELAA RI Address	Parish	Outline permission Ref	Detailed Permission Ref	Decision Date	Expiry	Site Totals (Net)	Completions to Date	Year 1 -5 Total	2024/25	2025/26	2026/27	2027/28	2028/29
1125 Brookleigh, care element , Hill, 1C	Burgess Hill	DM/18/5114		04.10.2019		60	0	60					60
493 Brookleigh, Burgess Hill (remainder)	Burgess Hill	DM/18/5114		04.10.2019		2731	0	635		45	202	213	175
832 Land west of Selsfield Road, Ardingly	Ardingly	DM/22/1575		08.06.2023		35	0	35			10	25	
1113 Linden House Southdowns Park Haywards Heath	Haywards Heath	DM/18/0421		02.06.21	3 yrs from decision	14	0	14		7	7		
TOTAL						2840		744	0	52	219	238	235

Major allocated sites with planning application submitted

SHELAA RI Address	Parish	Outline permission Ref	Detailed Permission Ref	Decision Date	Expiry	Site Totals (Net)	Completions to Date	Year 1 -5 Total	2024/25	2025/26	2026/27	2027/28	2028/29
470 Wealden House, Lewes Road, Ashurst Wood	Ashurst Wood		DM/22/2832	pending		50	0	50			10	30	10
827 Land South of 96 Folders Lane, Burgess Hill (SA12)	Burgess Hill		DM/23/0532	pending		40	0	40			10	30	
840 Woodfield House Isaacs Lane Burgess Hill (SA17)	Burgess Hill		DM/24/0487	pending		29	0	29				10	19
479 Land at Hanlye Lane east of Ardingly Road Cuckfield (SA23)	Cuckfield		DM/23/2610	pending		55	0	55			25	30	
196 Land south of Crawley Down Road, Felbridge	East Grinstead		DM/23/0810	pending		198	0	170		20	50	50	50
770 Land south and west Imberhorne Upper School East Grinstead (SA20)	East Grinstead		DM/23/2699	pending		550	0	75				25	50
246 Hurst Farm, Hurstwood Lane, Haywards Heath	Haywards Heath		DM/22/2272	pending		350	0	215			40	75	100
807 Land South of The Old Police House, Birchgrove Road, Horsted Keynes (SA28)	Horsted Keynes		DM/23/2172	pending		25	0	25			5	10	10
477 Land adjacent to Cookhams, South of Top Road, Sharpthorne	West Hoathly		DM/22/1384	pending		13	0	13			10	3	
TOTAL						1310		672	0	20	150	263	239

Major site (10+ units) Allocated sites with no Planning Application submitted

SHELAA RI Address	Parish	Allocation Details	Site Totals (Net)	Completions to Date	Year 1 -5 Total	2024/25	2025/26	2026/27	2027/28	2028/29
847 Former East Grinstead Police Station East Grinstead (SA18)	East Grinstead	Site Allocations DPD	22	0	22			10	12	
TOTAL			22		22	0	0	10	12	0

Small sites with permission 1-4 units

158

Windfall Allowance

158

GRAND Total 4815

* Ratio of 2.38 is applied to reflect development is for care accommodation

** Ratio of 2.5 is applied to reflect development is for communal accommodation (boarding)

Small Site Commitments 1 April 2024 (<5 units)

Parish	settlement	SiteAddress	Total Gross Commitment	Losses (from Demolition)	Site Net	PA number	Commenced	Expiry Date
Albourne	Albourne	L/A village allotments (Hay Lane), Albourne	2	0	2.0	NP allocation		NP allocation
Ansty and Staplefield	Ansty	Birch Trees Farm Cuckfield Road Ansty	1	0	0.6	DM/21/1375		12/05/2024
Ansty and Staplefield	Ansty	Streams Farm Cuckfield Road Ansty	1	1	0.0	DM/21/3401		01/12/2024
Ansty and Staplefield	Warninglid	Highfield, Brighton Road, Warninglid. RH17 5SY	2	2	0.0	DM/21/3446		08/12/2024
Ansty and Staplefield	Ansty	Bridge Farmhouse Cuckfield Road Burgess Hill West Sussex RH15 8R	1	0	1.0	DM/19/1443	Commenced	Extant/Implemented
Ansty and Staplefield	Staplefield	Land at Tyes Place (Conv of farm building/Granary) Brantridge Lane St	1	0	1.0	DM/18/0839	Commenced	Extant/Implemented
Ansty and Staplefield	Ansty	Oaktree Farm, Burgess Hill Road, Ansty	2	0	2.0	DM/20/1760	Commenced	Extant/Implemented
Ansty and Staplefield	Warninglid	The Old Barn Great Thordean Barn Slough Green Lane Warninglid	1	0	1.0	DM/17/1837	Commenced	Extant/Implemented
Ansty and Staplefield	Ansty	Land At Wellingtonia Lodge Cuckfield Road Ansty	1	0	0.6	DM/23/2484		08/11/2026
Ansty and Staplefield	Ansty	Little Lower Ease Cuckfield Road Ansty	1	0	0.6	DM/23/2506		13/02/2027
Ansty and Staplefield	Ansty	Silverdale Bolney Road Ansty	1	1	0.0	DM/22/1705		28/07/2026
Ardingly	Ardingly	Land at Lodgelands Ardingly	1	0	0.6	DM/22/1334		07/07/2025
Ardingly	Ardingly	19 - 21 Munnion Road, Ardingly	1	0	1.0	12/03854/EOT	Commenced	Extant/Implemented
Ardingly	Ardingly	Garage Block Street Lane Ardingly	1	0	1.0	DM/17/2661	Commenced	Extant/Implemented
Ardingly	Ardingly	Land rear of Erthingleigh, College Road, Ardingly	2	0	2.0	DM/17/2458	Commenced	Extant/Implemented
Ardingly	Ardingly	Earthingleigh College Road Ardingly	3	0	1.8	DM/22/0752		17/01/2027
Ashurst Wood	Ashurst Wood	The Forge Wall Hill Road Ashurst Wood	2	0	1.2	DM/20/3297		21/04/2025
Ashurst Wood	Ashurst Wood	42 Hammerwood Road, Ashurst Wood	1	0	1.0	DM/17/2857	Commenced	Extant/Implemented
Ashurst Wood	Ashurst Wood	69 Hammerwood Road Ashurst Wood	2	3	-1.0	DM/21/3901	Commenced	Extant/Implemented
Ashurst Wood	Ashurst Wood	Land At The The Paddocks Lewes Road Ashurst Wood East Grinstead	1	0	1.0	DM/17/3060	Commenced	Extant/Implemented
Balcombe	Balcombe	Forest Farm Paddockhurst Lane Balcombe	1	0	1.0	DM/20/2464	Commenced	18/06/2024
Balcombe	Balcombe	1 Granary Cottage Haywards Heath Road Balcombe	1	2	-0.6	DM/21/3570		15/12/2024
Balcombe	Balcombe	Wayside Hayward Heath Road Balcombe	1	0	1.0	DM/17/2223	Commenced	Extant/Implemented
Balcombe	Balcombe	New Barns Brantridge Lane Balcombe	1	0	0.6	DM/23/1978		20/09/2026
Bolney	Bolney	Aurora Ranch Caravan Park London Road Bolney	1	0	1.0	07/01270/FUL	Commenced	Extant/Implemented
Bolney	Bolney	Dantree Farm London Road Bolney	1	0	1.0	DM/20/2788	Commenced	Extant/Implemented
Bolney	Bolney	Ormonde Hall Cowfold Road Bolney	1	1	0.0	DM/21/2193	Commenced	Extant/Implemented
Bolney	Bolney	Oakhaven Broxmead Lane Bolney	1	0	0.6	DM/22/2147		18/03/2027
Burgess Hill	Burgess Hill	30 Folders Lane Burgess Hill	1	0	0.6	DM/21/0454		08/04/2024
Burgess Hill	Burgess Hill	125 Junction Road Burgess Hill	1	0	0.6	DM/21/0759		29/04/2024
Burgess Hill	Burgess Hill	Land off Greenlands Drive Burgess Hill	3	0	1.8	DM/21/4225		10/05/2024
Burgess Hill	Burgess Hill	47 Oak Hall Park Burgess Hill	1	0	0.6	DM/20/1871		17/06/2024
Burgess Hill	Burgess Hill	169 -171 London Road Bugress Hill	1	0	0.6	DM/21/1870		13/07/2024
Burgess Hill	Burgess Hill	77 Church Walk BH	2	0	1.2	DM/21/2239		16/08/2024
Burgess Hill	Burgess Hill	Walstead House Birchwood Grove BH	1	0	0.6	DM/21/0555	Commenced	07/10/2024
Burgess Hill	Burgess Hill	16 Slimbridge Road Burgess Hill	1	0	0.6	DM/21/1994		22/04/2025
Burgess Hill	Burgess Hill	Pollards Farm Ditchling Road Burgess Hill	1	0	0.6	DM/22/0797		06/07/2025
Burgess Hill	Burgess Hill	9 Church Road Burgess Hill	1	0	1.0	13/03128/FUL	Commenced	Extant/Implemented
Burgess Hill	Burgess Hill	9 Church Road Burgess Hill	3	0	3.0	DM/18/0638	Commenced	Extant/Implemented
Burgess Hill	Burgess Hill	Chiropractic House 96 Junction Road Burgess Hill	3	0	3.0	DM/17/2923	Commenced	Extant/Implemented
Burgess Hill	Burgess Hill	Development Site Adjacent 203 Junction Road Burgess Hill	3	0	3.0	DM/16/5329	Commenced	Extant/Implemented
Burgess Hill	Burgess Hill	Land Adjacent Either Side Of Batchelors Farm, Keymer Road, Burgess	2	0	2.0	DM/19/0195	Commenced	Extant/Implemented
Burgess Hill	Burgess Hill	Little Winton Keymer Road Burgess Hill	5	0	5.0	DM/23/0926	Commenced	Extant/Implemented
Burgess Hill	Burgess Hill	St Peters Nursery, 78 Park Road Burgess Hill	1	0	1.0	10/01380/FUL	Commenced	Extant/Implemented
Burgess Hill	Burgess Hill	Woodside 118A Junction Road Burgess Hill West Sussex RH15 0NU	1	0	0.6	DM/20/1680	Commenced	Extant/Implemented
Burgess Hill	Burgess Hill	24 Oak Hall Park Burgess Hill	1	0	0.6	DM/23/1926		11/10/2026
Burgess Hill	Burgess Hill	Holly Tree House Cuckfield Road Burgess Hill	2	1	0.6	DM/23/2023		27/11/2026
Burgess Hill	Burgess Hill	Oaklands Keymer Road Burgess Hill	1	0	0.6	DM/23/0876		07/02/2027

Cuckfield	Cuckfield	11 Manor Drive, Cuckfield	3	0	3.0	NP allocation		NP allocation
Cuckfield	Cuckfield	Chownesmead Cottage Chownes Mead Lane Cuckfield Haywards Hea	1	1	0.0	DM/19/4164	Commenced	Extant/Implemented
Cuckfield	Cuckfield	Former Scout Hall Whitemans Green Cuckfield	1	0	1.0	DM/18/4936	Commenced	Extant/Implemented
Cuckfield	Cuckfield	Land Parcel adjacent Newbury, Courtmead Road, Cuckfield	1	0	1.0	DM/15/2248	Commenced	Extant/Implemented
Cuckfield	Cuckfield	Westup Farm Deaks Lane Cuckfield Haywards Heath	2	1	1.0	DM/23/1403	Commenced	Extant/Implemented
Cuckfield	Cuckfield	Brook Farm Brook Street Cuckfield	1	0	0.6	DM/22/2141		16/05/2026
Cuckfield	Cuckfield	Broxmead Farm Broxmead Lane Cuckfield	1	0	0.6	DM/22/3524		17/04/2026
Cuckfield	Cuckfield	Land East Of Copyhold Rise Copyhold Lane Cuckfield	1	1	0.0	DM/23/1534		18/10/2026
Cuckfield	Cuckfield	Penland Farmhouse Hanlye Lane Cuckfield Haywards Heath	4	1	1.8	DM/23/0972		23/10/2026
East Grinstead	East Grinstead	5-6 Cantelupe Mews Cantelupe Road EG	4	0	4.0	DM/21/1463	Commenced	10/06/2024
East Grinstead	East Grinstead	The Grange Furze Lane EG	2	0	2.0	DM/21/0069	Commenced	17/06/2024
East Grinstead	East Grinstead	Little Alders Hackenden Lane EG	1	1	0.0	DM/21/1163		18/10/2024
East Grinstead	East Grinstead	Orchard Farm Holtye Road East Grinstead	1	0	0.6	DM/22/0637		20/06/2025
East Grinstead	East Grinstead	Dutton Homestall Farm Shovelstrode Lane East Grinstead	1	0	1.0	DM/22/0564	Commenced	15/08/2025
East Grinstead	East Grinstead	1-3 King Street East Grinstead	1	0	0.6	DM/22/3715		23/05/2026
East Grinstead	East Grinstead	96 Railway Approach East Grinstead	1	0	0.6	DM/23/2192		11/30/2026
East Grinstead	East Grinstead	29 High Street, East Grinstead	2	0	2.0	10/00396/FUL	Commenced	Extant/Implemented
East Grinstead	East Grinstead	Evergreen Farm, West Hoathly Road, East Grinstead	1	1	1.0	11/01105/EOT	Commenced	Extant/Implemented
East Grinstead	East Grinstead	Land Adjacent To Oasted House Lewes Road East Grinstead	1	0	1.0	DM/17/4545	Commenced	Extant/Implemented
East Grinstead	East Grinstead	Woodlands and Tresco Furze Field Road East Grinstead	2	2	0.0	DM/20/2280	Commenced	Extant/Implemented
East Grinstead	East Grinstead	5 High Street East Grinstead	1	0	0.6	DM/23/0174		05/07/2026
East Grinstead	East Grinstead	9 Maple Drive East Grinstead	1	0	0.6	DM/23/1000		05/07/2026
East Grinstead	East Grinstead	9 Morton Road East Grinstead West Sussex	4	1	1.8	DM/23/0925		10/12/2026
East Grinstead	East Grinstead	Ashplats Lodge Holtye Road East Grinstead	4	0	2.4	DM/23/1998		29/11/2026
East Grinstead	East Grinstead	Dingley House Lingfield Road East Grinstead	1	2	-0.6	DM/23/1869		05/09/2026
East Grinstead	East Grinstead	Land At St James Road East Grinstead	3	0	1.8	DM/23/0026		29/06/2026
East Grinstead	East Grinstead	Mobile Home 2 Orchard Farm Holtye Road East Grinstead	2	1	0.6	DM/23/1164		07/11/2026
Hassocks	Hassocks	Mill Nursery London Road Hassocks	4	0	2.4	DM/21/0165		14/04/2024
Hassocks	Hassocks	Montrose 32 Woodland Road Hassocks	1	0	0.6	DM/20/2760		19/05/2024
Hassocks	Hassocks	The Paddock London Road Hassocks	2	1	0.6	DM/21/2148		23/12/2024
Hassocks	Hassocks	Byanda, Brighton Road, Hassocks	4	0	4.0	DM/16/4514	Commenced - demo 2019/20	17/02/2026
Hassocks	Hassocks	South Bank Lodge Brighton Road Hassocks	2	1	0.6	DM/23/1905		03/11/2026
Hassocks	Hassocks	9 Newlands Close Hassocks West Sussex (Garden Cottage, 2A Damia	1	0	1.0	DM/22/3394	Commenced	Extant/Implemented
Hassocks	Hassocks	Mama Ghanoushe 31 Keymer Road Hassocks	1	0	1.0	DM/17/2611	Commenced	Extant/Implemented
Hassocks	Hassocks	29A Keymer Road Hassocks	2	1	0.6	DM/23/1799		18/08/2026
Hassocks	Hassocks	36 Hurst Road Hassocks	1	0	0.6	DM/23/2126		08/12/2026
Hassocks	Hassocks	Land To The Rear Of 2 Keymer Road Hassocks	1	0	0.6	DM/23/3181		06/03/2027
Haywards Heath	Haywards Heath	Rookwood Tylers Green Road Cuckfield	2	2	0.0	DM/20/2661		29/09/2024
Haywards Heath	Haywards Heath	Shangri La Queens Road Haywards Heath	2	0	2.0	DM/21/3202	Commenced	29/04/2025
Haywards Heath	Haywards Heath	Braydells Hurstwood Lane Haywards Heath	1	0	1.0	DM/20/0965	Commenced	13/06/2025
Haywards Heath	Haywards Heath	58 Wivelsfield Road Haywards Heath	2	0	1.2	DM/22/0742		11/07/2025
Haywards Heath	Haywards Heath	Land adjacent to 45B Wood Ride Haywards Heath	1	0	0.6	DM/22/0695		18/08/2025
Haywards Heath	Haywards Heath	2 The Spinney Eastern Road Haywards Heath	1	0	0.6	DM/22/3087		15/11/2025
Haywards Heath	Haywards Heath	Land To The West Of 7 Muster Green South Haywards Heath	4	0	2.4	DM/23/0369		08/02/2026
Haywards Heath	Haywards Heath	23 Bolnore Road Haywards Heath	2	0	1.2	DM/23/1674		29/06/2026
Haywards Heath	Haywards Heath	Direct To You Blinds Rear Of 77 New England Road Haywards Heath	1	0	0.6	DM/22/3205		05/07/2026
Haywards Heath	Haywards Heath	6 Petlands Road Haywards Heath	1	0	0.6	DM/23/0809		11/01/2027
Haywards Heath	Haywards Heath	11 Boltro Road, Haywards Heath	4	0	4.0	DM/17/1697	Commenced - demo 2019/20	Extant/Implemented
Haywards Heath	Haywards Heath	132 Lewes Road Haywards Heath	1	0	1.0	DM/20/1070	Commenced	Extant/Implemented
Haywards Heath	Haywards Heath	Braydells Hurstwood Lane Haywards Heath	4	0	4.0	DM/19/3121	Commenced	Extant/Implemented
Haywards Heath	Haywards Heath	Former Sunte Farmyard Birchen Lane	2	0	2.0	05/02450/FUL	Commenced	Extant/Implemented

Haywards Heath	Haywards Heath	Rear Of 83 Bentswood Road, Haywards Heath, West Sussex, RH16 3F	1	0	1.0	13/00143/FUL	Commenced	Extant/Implemented
Hurstpierpoint and Sayer	Hurstpierpoint	Mishon Macay 106 High Street Hurstpierpoint	3	0	1.8	DM/21/0968		20/04/2024
Hurstpierpoint and Sayer	Burgess Hill	Little Sheperds Gatehouse Lane Goddards Green Hassocks	1	1	0.0	DM/21/3433	Commenced	02/12/2024
Hurstpierpoint and Sayer	Hurstpierpoint	Oaklands Farm High Hatch Lane Hurstpierpoint	1	0	0.6	DM/21/4151		24/06/2025
Hurstpierpoint and Sayer	Hurstpierpoint	Clerkenwell House (Land to south of Church Green Cottages), Brighton	1	0	1.0	13/03475/FUL	Commenced	Extant/Implemented
Hurstpierpoint and Sayer	Hurstpierpoint	Hurst Wickham Barn, College Lane, Hurstpierpoint, Hassocks, West S	1	0	1.0	DM/22/1616	Commenced	Extant/Implemented
Hurstpierpoint and Sayer	Hurstpierpoint	L/A Erskine Cottage, Brighton Road, Hurstpierpoint	1	0	1.0	DM/16/4809	Commenced	Extant/Implemented
Hurstpierpoint and Sayer	Hurstpierpoint	24 Kempes Hurstpierpoint Hassocks	1	0	0.6	DM/22/3505		05/05/2026
Hurstpierpoint and Sayer	Hurstpierpoint	Furlong House Pitt Lane Hurstpierpoint Hassocks	1	0	0.6	DM/23/0969		01/06/2026
Hurstpierpoint and Sayer	Hurstpierpoint	Land Adjacent To Oak Tree St Georges Lane Hurstpierpoint Hassocks	1	0	0.6	DM/23/0519		03/05/2026
Lindfield Rural	Lindfield	Roosters Goddenwick Farm Ardingly Road Lindfield	1	1	0.0	DM/21/2617		07/12/2024
Lindfield Rural	Scaynes hill	The Neale, Lewes Road, Scaynes Hill, Haywards Heath	1	0	1.0	DM/16/4922	Commenced	Extant/Implemented
Lindfield Rural	Lindfield	Land Rear Of 67 Sunte Avenue Lindfield	1	0	0.6	DM/23/3109		15/03/2027
Slaugham	slaugham	Oaklands Stables Oaklands Farm	2	2	0.0	DM/21/0711		21/04/2024
Slaugham	warninglid	Southgate Stud Cuckfield Lane Warninglid	1	0	0.6	DM/20/4322		26/07/2024
Slaugham	warninglid	Routwood The Street Warninglid Haywards Heath	1	0	0.6	DM/23/0648		13/03/2026
Slaugham	warninglid	The Armoury Warninglid Lane Warninglid	1	0	0.6	DM/22/3873		25/10/2026
Slaugham	Handcross	High Beeches Nurseries, High Beeches Lane, Handcross	1	0	1.0	13/04069/FUL	Commenced	Extant/Implemented
Slaugham	handcross	Land South of Southend Cottage Brighton Road Handcross	3	0	3.0	DM/20/3955	Commenced	Extant/Implemented
Slaugham	warninglid	Providence Farm Colwood Lane Warninglid Haywards Heath West Sus	2	0	2.0	DM/17/0493	Commenced	Extant/Implemented
Slaugham	Handcross	Scotland Farm Hampshire Hill Plummers Plain Haywards Heath West S	1	0	1.0	DM/22/0439	Commenced	Extant/Implemented
Slaugham	slaugham	The Coach House Slaugham Place Slaugham Haywards Heath West S	2	1	1.0	DM/20/0771	Commenced	Extant/Implemented
Slaugham	warninglid	Roseoak House Colwood Lane Warninglid	1	1	0.0	DM/23/2931		09/02/2027
Turners Hill	Turners Hill	Stable Cottage Crabbet Park Turners Hill Road Turners Hill	1	1	0.0	DM/23/3221		22/02/2027
Turners Hill	Turners Hill	Worth Hall Farmhouse Turners Hill Road Turners Hill	1	1	0.0	DM/23/0611		18/10/2026
Twineham	Twineham	Loxley Bolney Chapel Road Twineham Haywards Heath	1	1	1.0	DM/22/1264	Commenced	29/06/2025
Twineham	Twineham	Twineham Court Farm Bob Lane Twineham	1	0	0.6	DM/23/2386		13/09/2026
Twineham	Twineham	The Granary Great Wapses Farm Hurstpierpoint Road	1	0	0.6	DM/23/2315		23/02/2027
Twineham	Wineham	Barns at Wyndham Farm, Wineham Lane, Wineham	1	0	1.0	DM/20/1740	Commenced	Extant/Implemented
Twineham	Hickstead	Little Reeds Farm, London Rd, Hickstead, Haywards Heath	1	0	1.0	DM/21/3622	Commenced - demo 2022/23	Extant/Implemented
Twineham	Twineham	Michaelmas Cottage Bolney Chapel Road Twineham Haywards Heath	1	0	1.0	DM/18/0213	Commenced	Extant/Implemented
Twineham	Twineham	Land Adjacent To Loxley Bolney Chapel Road Twineham Haywards He	1	1	0.0	DM/22/2381		28/04/2026
West Hoathly	West Hoathly	1 Hoathly Hill, West Hoathly, East Grinstead, West Sussex, RH19 4SJ	1	0	1.0	DM/21/2237	Commenced	Extant/Implemented
West Hoathly	Sharpthorne	Deanlands Farm, Horsted Lane, Sharpthorne	1	0	1.0	DM/16/3564	Commenced	Extant/Implemented
West Hoathly	West Hoathly	Selsfield Place, Selsfield Common, West Hoathly, East Grinstead, Wes	4	0	4.0	DM/15/1365	Commenced	Extant/Implemented
Worth	Crawley Down	Lake house Cuttinglye Road Crawley Down	1	1	0.0	DM/21/0250		21/04/2024
Worth	Copthorne	Tamarind Copthorne Common Road copthorne	1	0	0.6	DM/22/0129		10/06/2024
Worth	Crawley Down	Greenhedges Felcot Road Furnace wood EG	1	1	0.0	DM/23/1927	Commenced	20/07/2024
Worth	Crawley Down	Land Adjacent To 4 Grange Crescent Crawley Down Crawley	1	0	0.6	DM/21/4110		06/07/2025
Worth	Crawley Down	Twoways Station Road Crawley Down	3	1	2.0	DM/20/4654	Commenced	15/08/2025
Worth	Crawley Down	Herondale House Cuttinglye Road Crawley Down Crawley	1	1	0.0	DM/22/0953		23/02/2026
Worth	Crawley Down	Outbuilding At Little Smugglers Snow Hill Crawley Down	1	1	0.0	DM/23/2561		15/01/2027
Worth	Copthorne	Brook, Copthorne Road, Copthorne	1	0	1.0	DM/17/3392	Commenced - demo 2021/22	Extant/Implemented
Worth	Copthorne	Evergreen Cottage Place Copthorne Common Road	1	0	1.0	DM/17/0615	Commenced	Extant/Implemented

Worth	Copthorne	Glencree, Copthorne Bank, Copthorne	2	0	2.0	DM/16/4792	Commenced - demo 2018/19	Extant/Implemented
Worth	Crawley Down	Heatherwood West, Sandy Lane, Crawley Down	1	0	1.0	DM/16/0779	Commenced	Extant/Implemented
Worth	Crawley Down	Ivy Cottage, Snowhill, Crawley Down	1	1	0.0	07/00343/FUL	Commenced	Extant/Implemented
Worth	Crawley Down	Kenwards Farm, Snow Hill, Crawley Down	1	0	1.0	14/04107/FUL	Commenced	Extant/Implemented
Worth	Crawley Down	Land to R/O West Lodge East Tiltwood Hophurst Lane Crawley Down	2	0	2.0	DM/18/4013	Commenced	Extant/Implemented
Worth	Crawley Down	Little Frenches Farm, Snow Hill, Copthorne	1	0	1.0	DM/21/1960	Commenced	Extant/Implemented
Worth	Crawley Down	Shrublands Farm commercial replacement), Turners Hill Road, Turners	1	0	1.0	DM/18/3010	Commenced	Extant/Implemented
Worth	Crawley Down	Tiltwood Coach House and Karen's cottage Hophurst Lane Crawley Do	1	0	1.0	14/04424/FUL	Commenced	Extant/Implemented
Worth	Crawley Down	Woodpeckers, Snowhill, Copthorne	1	0	1.0	DM/15/4816	Commenced	Extant/Implemented
Worth	Copthorne	10 Gorse Close Copthorne	1	0	0.6	DM/23/0705		16/06/2026
Worth	Crawley Down	Down Park Place Turners Hill Road Crawley Down	1	1	0.0	DM/23/2486		13/11/2026
Worth	Crawley Down	Pinewood 2 The Bungalows Station Road Crawley Down	1	1	0.0	DM/22/2262		02/01/2027

158.4

Notes: Smaller sites with permission (1-4 units) are not individually assessed, although a **discount of 40%** is applied to the overall figure to allow for non-delivery. This discount is an established method used in WSCC monitoring that assumes only 60% of dwellings with planning permission on small sites will achieve net completions.

APPENDIX 3

Mid Sussex District Council: Commitment Schedule as at 1st April 2024 [large sites (5+ units) over Plan Period]

Town / Parish (NP Area)	Ward	Site Address (sites of 6+ units)	Overall Total (Gross)	Overall Losses (Gross)	Overall Cmpltns (Net)	Total Remaining (Net)	PP Ref #	Expiry Date	SHLAA ID#
Albourne		Former Hazelden Nursery London Road Albourne (Care/not communal)	84	0	0	84	DM/22/2485	REM submitted	58
Ansty & Staplefield		Woodfield House, Isaacs Lane Burgess Hill	30	1	0	29	SA allocation		840
Ansty & Staplefield		Ansty Cross Garage Ansty	12	0	0	12	SA allocation		644
Ardingly		Land west of Selsfield Road Ardingly	35	0	0	35	DM/22/1575	08/06/2026	832
Ashurst Wood		Wealden House, Lewes Road, Ashurst Wood	50	0	0	50	NP allocation		470
Ashurst Wood		LIC, Wealden House, Lewes Road, Ashurst Wood	25	0	0	25	NP allocation		757
Ashurst Wood		Mount Pleasant Nursery Cansiron Lane Ashurst Wood	6	1	0	5	DM/18/3242	REM submitted	208
Ashurst Wood		Land south of Hammerwood Road Ashurst Wood	12	0	0	12	SA allocation		138
Balcombe		Land adjacent Balcombe House Haywards Heath Road Balcombe	17	0	0	17	DM/21/4235	04/08/2025	150
Balcombe		Land opposite Newlands, London Road, Balcombe	14	0	0	14	NP allocation		188
Bolney	Bolney	G&W Motors London Road Bolney	10	0	0	10	NP allocation		82
Bolney		Bolney House, Cowfold Road, Bolney	5	0	0	5	NP allocation		711
Burgess Hill		Northern Arc, Burgess Hill	2731	0	0	2731	DM/18/5114	04/10/2022	493
Burgess Hill		Northern Arc, Burgess Hill (Bellway, P1.5 and P1.6)	249	0	0	249	DM/21/3870	24/05/2025	493
Burgess Hill		Northern Arc, Burgess Hill (Care/not communal)	60	0	0	60	DM/18/5114	04/10/2022	1125
Burgess Hill		Land west of Freeks Lane Burgess Hill (countryside/Vistry)	460	0	141	319	DM/19/3845	commenced	969
Burgess Hill	Chanctonbury Ward	Station yard/car park Burgess Hill	150	0	0	0	NP allocation*		83
Burgess Hill	Franklands Ward	The Oaks Centre Junction Road Burgess Hill	12	0	0	12	LP Allocated		84
Burgess Hill	Leylands Ward	North of Faulkners Way Burgess Hill	20	0	0	20	NP allocation		88
Burgess Hill	Leylands Ward	Abbeville Park Fairbridge Way Burgess Hill	307	0	37	270	DM/21/2627	Commenced	45
Burgess Hill		Keymer Tile Works Nye Road Burgess Hill phase 2	170	0	165	5	DM/16/2718	Commenced	91
Burgess Hill		Phase 2E ,Keymer Tile Works Kilnwood Avenue Burgess Hill	15	0	0	15	DM/23/0941	06/03/2027	91
Burgess Hill	St Andrews Ward	Land East of Kingsway Burgess Hill, Phase 1	78	0	76	2	14/03208/REM	Commenced	233
Burgess Hill	St Andrews Ward	Land East of Kingsway Burgess Hill, Phase 4	237	0	61	176	DM/20/0886	commenced	233
Burgess Hill	Town Ward	Open air market Burgess Hill	25	0	0	25	LP Allocated		92
Burgess Hill		Land at Victoria Road (north), Burgess Hill	51	0	0	51	NP allocation		544
Burgess Hill		Burgess Hill Town Centre, Civic Way, Burgess Hill	172	0	0	172	DM/19/3331	02/07/2025	528
Burgess Hill		The Brow, Burgess Hill	100	0	0	100	NP allocation		756
Burgess Hill		Americas House 273 London Road Burgess Hill	6	0	0	6	DM/21/0688	commenced	1089
Burgess Hill		66 Church Walk Burgess Hill (upwards extension)	8	0	0	8	DM/21/3503	commenced	1108
Burgess Hill		66 Church Walk Burgess Hill (1st and 2nd floor conversion)	6	0	0	6	DM/21/1011	commenced	1108
Burgess Hill		60 - 64 Church Walk Burgess Hill	15	0	0	15	DM/19/4077	20/09/2024	1109
Burgess Hill		Rear Of 62 - 64 Folders Lane Burgess Hill	18	1	0	17	DM/22/0732	commenced	1143
Burgess Hill		Land At Wintons And Wintons Fishery Folders Lane Burgess Hill	8	0	0	8	DM/21/3311	commenced	4
Burgess Hill		96 Folders Lane, Burgess Hill	40	0	0	40	SA allocation		827
Burgess Hill		Land south of Folders lane and East Keymer Road Burgess Hill	260	0	0	260	DM/22/3049	commenced	976
Burgess Hill		Land south of Selby Close Burgess Hill	12	0	0	12	SA allocation		904
Burgess Hill		St Wilfrids School Burgess Hill	200	0	0	200	SA allocation		345
Burgess Hill		Little Abbotsford Isaacs Lane Burgess Hill	9	0	0	9	DM/23/0153	12/02/2027	1144
Burgess Hill		Land south of Southway Burgess Hill	30	0	0	30	SA allocation		594
Cuckfield		Land at Hanlye Lane east of Ardingly Road Cuckfield	55	0	0	55	SA allocation		479
Cuckfield	Cuckfield	The Manor House, 14 Manor Drive, Cuckfield	15	0	0	5	NP allocation		177
Cuckfield	Cuckfield	Courtmeadow School, Hanlye Lane, Cuckfield	13	0	1	12	DM/21/3755	commenced	480
Cuckfield		Horsgate House, Hanlye Lane, Cuckfield	5	0	0	0	NP allocation		649
East Grinstead	North Ward	Land at Queen Victoria Hospital/ Stonequarry Woods East Grinstead	30	0	0	30	DM/21/1842	15/02/2027	96
East Grinstead		5 - 8A Whitehall Parade London Road East Grinstead	7	0	0	7	DM/21/4105	17/10/2025	1145
East Grinstead	West Ward	Junction of Windmill Lane/London Road East Grinstead	40	5	0	0	Allocated		102
East Grinstead		Imberhome School, Windmill Lane, East Grinstead	200	0	0	200	NP allocation		81
East Grinstead		67 - 69 Railway Approach, East Grinstead	7	0	0	0	NP allocation		441
East Grinstead		Imberhome Lane Car Park, Imberhome Lane, East Grinstead	18	0	0	18	NP allocation		510
East Grinstead		Delivery Office, 76 London Road, East Grinstead	12	0	0	12	NP allocation		559
East Grinstead		Queensmere House, 49 Queens Road, East Grinstead	14	0	0	14	DM/17/2725	Commenced	923
East Grinstead		Hill Place Farm, Turners Hill Road, East Grinstead	200	0	187	13	DM/19/1067	commenced	562
East Grinstead		Sussex House London Road East Grinstead	8	0	0	8	13/04040/FUL	Commenced	409
East Grinstead		Tower Car Sales Tower Close East Grinstead	9	0	0	9	DM/21/3534	commenced	759
East Grinstead		11a Crawley Down Road Felbridge	32	1	18	13	DM/18/3022	Commenced	21
East Grinstead		Oakhurst Maypole Road East Grinstead	10	0	0	10	DM/20/0015	Commenced	980
East Grinstead		Pikfield Engineering factory Durkins road EG	8	0	0	8	DM/20/1516	19/05/2024	1110
East Grinstead		Former East Grinstead Police Station East Grinstead	22	0	0	22	SA Allocation		847
East Grinstead		Land south Crawley Down Road Felbridge	200	2	0	198	SA Allocation		196
East Grinstead		Land south and west of Imberhome Upper School East Grinstead	550	0	0	550	SA Allocation		770
East Grinstead		Blackwell Farm Road East Grinstead	10	0	0	10	DM/20/1333	04/03/2025	513
Hassocks	Hassocks Stonepound	Station Goods Yard Hassocks	54	0	0	54	SCHAD Allocated		106
Hassocks		Land adjacent to Station Goods Yard Hassocks	16	0	0	16	SCHAD Allocated		36
Hassocks		Land north of Clayton Mills, Hassocks	500	0	84	416	DM/21/2841	Commenced	753
Hassocks		land to rear of Friars Oak London Road Hassocks	130	0	2	128	DM/21/2628	Commenced	221
Haywards Heath	Franklands Ward	North of 99 Reed Pond Walk Franklands Village Haywards Heath	24	0	0	24	DM/22/1371	22/12/2025	531
Haywards Heath		Hurst Farm, Hurstwood Lane, Haywards Heath	350	0	0	350	NP allocation		246
Haywards Heath		Caru Hall, Bolnore Road, Haywards Heath	12	0	0	0	NP allocation		507
Haywards Heath		Land rear of Devone Villas (The Courtyard), Western Road, Haywards Heath	9	0	0	9	DM/20/0840	commenced	597
Haywards Heath		NCP Car Park, Harlands Road, Haywards Heath	64	0	0	64	DM/22/0596	08/09/2026	744
Haywards Heath		Red Cross Hall 29 Paddockhall Road Haywards Heath West Sussex RH16 1HH	8	0	0	8	DM/18/4841	Commenced	618
Haywards Heath		25 Boltro Road Haywards Heath	7	1	0	6	DM/20/2998	Commenced	1102
Haywards Heath		Workshop and Garages North Road Haywards Heath	6	0	0	6	DM/20/1470	commenced	1112
Haywards Heath		Linden House Southdowns Park Haywards Heath	14	0	0	14	DM/18/0421	02/06/2024	1113
Haywards Heath		Maxwilton House 41 - 43 Boltro Road Haywards Heath West Sussex	50	0	0	50	DM/22/2218	25/07/2026	1090
Haywards Heath		14 - 16 Sussex Road Haywards Heath	8	0	0	8	DM/20/1881	17/12/2024	1118
Haywards Heath		Land at Rogers Farm Haywards Heath	20	0	5	15	DM/22/0733	Commenced	783
Haywards Heath		Downlands Park, Isaacs Lane, Haywards Heath (Care/not communal)	85	0	0	85	DM/20/4159	05/05/2025	750
Haywards Heath		Garage Block Rear Of 34 To 56 America Lane Haywards Heath	8	0	0	8	DM/21/2129	21/04/2026	1155
Haywards Heath		Land Rear Of Central House 25 - 27 Perrymount Road Haywards Heath	28	0	0	28	DM/22/2880	03/08/2026	1156
Horsted Keynes		Land south of The Old Police House Horsted Keynes	25	0	0	25	SA Allocation		807
Horsted Keynes		Land south of St Stephens Church Horsted Keynes	30	0	0	30	DM/20/4692	01/08/2026	184
Hurstpierpoint and Sayers Common		Land to north of Lyndon Reeds Lane Sayers Common	36	0	0	36	DM/22/0640	15/12/2025	829
Hurstpierpoint and Sayers Common		Land to north of Lyndon Reeds Lane Sayers Common (custom plots)	2	0	0	2	DM/22/0640	15/12/2025	829
Lindfield Rural		Land east of High Beech Lane Lindfield (custom plots)	2	0	0	2	DM/17/2271		151
Lindfield Rural		Land east of High Beech Lane Lindfield (custom plot A) (37 Town Wood Close)	1	0	0	1	DM/22/3504	11/01/2026	151
Lindfield Rural		Land south of Scamps Hill Lindfield	200	0	13	187	DM/20/2763	Commenced	483
Lindfield Rural		Land to the rear of Firlands, Church Road Scaynes Hill	20	0	0	20	SA Allocation		897
Slaugham		Slaugham Manor, Slaugham Place, Slaugham	25	0	18	7	DM/16/2531	Commenced	765
Slaugham		Land east of Brighton Road, Pease Pottage phase 4	136	0	115	21	DM/19/4636	commenced	666
Slaugham		Land east of Brighton Road, Pease Pottage phase 5	141	0	74	67	DM/19/4637	commenced	666
Slaugham		Land at St Martins Close (East) Handcross	30	0	0	30	NP allocation		1010
Slaugham		Land at St Martins Close (West) Handcross	35	0	0	35	SA Allocation		127
Turners Hill		Old Vicarage Field, Church Road, Turners Hill	44	0	0	44	NP allocation		492+533
Turners Hill		Withypitts Farm Selsfield Road Turners Hill	16	0	0	16	SA Allocation		854
Twineham		Twineham Grange Farm, Bob Lane, Twineham	6	0	0	6	DM/20/3788	commenced	924
West Hoathly	Sharpthorne	Land north of Top Road, Sharpthorne	24	0	0	24	NP allocation		148
West Hoathly	Sharpthorne	Land adjacent to Cookhams, south of Top Road, Sharpthorne	13	0	0	13	NP allocation		477
West Hoathly	Sharpthorne	Station Goods Yard, Station Yard, Sharpthorne	5	0	0	5	11/04102/FUL	Commenced	147
Worth		Land north of Burleigh Lane Crawley Down	50	0	0	50	SA Allocation		519
Worth		Regency Hotel Old Hollow, Cophorne	10	0	0	10	DM/19/4549	Commenced	1103
Worth		Land west of Cophorne, Phase 3 and 4 Cophorne Way (TW)	197	0	146	51	DM/21/0644	Commenced	38
Worth		Land west of Cophorne, Phase 1, Cophorne Way (St Mod)	303	0	259	44	DM/18/4321	Commenced	38
Worth	Crawley Down & Turner	Crawley Down Village Hall Turners Hill Road Crawley Down	6	0	0	6	DM/23/2544	27/11/2026	1157
Worth	Crawley Down & Turner	Palmers Autocentre Steton Works, Turners Hill Road, Crawley Down	5	0	0	5	DM/22/0867		211

Communal Accommodation

Type	Site Address (sites of 6+ units)	Overall Total (Gross)	Overall Losses (Gross)	Overall Cmpltns (Net)	Total Remaining (Net)	Ratio applied	Site Total completions with ratio applied	Permission Ref
Burgess Hill	Care Accommodation Land To The South Of Kings Way Burgess Hill	68	0	0	68	2.38	29	DM/21/3385

Hassocks	Care Accommodation	Byanda, Brighton Road	60	0	0	60	2.38	25	DM/23/0002
Haywards Heath	Care Accommodation	Oakwood Amberley Close Haywards Heath	31	4	0	27	2.38	13	DM/20/1503
Haywards Heath	Care Accommodation	23 - 25 Bolnore Road Haywards Heath	67	0	0	67	2.38	28	DM/20/3310
Hurstpierpoint	Care Accommodation	Land To West Of Goldcrest Drive Sayers Meadow Sayers Common	66	0	0	66	2.38	28	DM/22/2012
Worth	Care Accommodation	Rowan Turners Hill Road Crawley Down	17	0	0	17	2.38	7	DM/21/0028
Worth	Care Accommodation	Land Adjacent To Rowan East Of Turners Hill Road Crawley Down	64	0	0	64	2.38	27	DM/20/3081
Care Accommodation Total			373					157	
Hurstpierpoint	Education	Hurstpierpoint College, College Lane 8 boarding rooms and 2 flats	10	0	0	10	2.5	4	DM/22/3789
Hurstpierpoint	Education	St Johns House Hurstpierpoint College	2	0	0	2	2.5	1	DM/21/4020
Education Accommodation Total			12				2.5	5	

	Overall Total (Gross)	Overall Losses (Gross)		Total Commitments (Net)
Total (from large sites)	9969	12		8336
Total (from small sites)				158
Total from Communal Accommodation (ratio applied)				162
Total Commitments (all sites)				8656

APPENDIX 4

Completions Schedule: small sites (5< units) from 1st April 2023 to 31st March 2024

Parish	Settlement	Site Address	Site Total (gross overall)	Past completions (Gross)	Gross Units Completed THIS YEAR	Losses THIS YEAR	Net Units Completed THIS YEAR	Permission Ref
Albourne	Albourne	Kings Head Stud (South site), Albourne Road, Albourne	4	0	4	0	4	DM/20/3967
Albourne	Albourne	Moorcroft Farm Henfield Road Albourne	1	0	1	0	1	DM/20/1219
Ansty and Staplefield	Ansty	Oaktree Farm, Burgess Hill Road, Ansty	3	0	1	1	0	DM/20/1760
Ansty and Staplefield	Staplefield	Nora Home Farm Slaugham Road Staplefield	1	0	1	0	1	DM/21/1054
Ansty and Staplefield	Warringlid	Dairy Barn at Great Thordean Barn Slough Green Lane Warringlid	1	0	1	0	1	DM/17/1837
Ardingly	Ardingly	Land at Street Lane, Ardingly (land east of Haycorn street Lane)	2	0	2	0	2	DM/20/3382
Ashurst Wood	Ashurst Wood	30 Hammerwood Road Ashurst Wood	1	0	1	0	1	DM/20/4264
Burgess Hill	Burgess Hill	49B Fairfield Road Burgess Hill (Graham Whitehouse Practice, Fairfield H	2	0	2	0	2	DM/19/1971
Burgess Hill	Burgess Hill	33a Station Road Burgess Hill	2	0	2	1	1	DM/21/3397
Burgess Hill	Burgess Hill	Land at 177 Junction Road, Burgess Hill	1	0	1	0	1	DM/20/2050
Burgess Hill	Burgess Hill	10 Station Road Burgess Hill	2	0	2	0	2	DM/20/3922
Cuckfield	Cuckfield	Wealden House Whitmans Green Cuckfield	4	0	4	1	3	DM/19/4614
Cuckfield	Cuckfield	Oakfield House Deaks Lane Cuckfield Haywards Heath West Sussex RH11	1	0	1	1	0	DM/20/3978
Cuckfield	Cuckfield	Riseholme Tylers Green Cuckfield Haywards Heath	3	0	3	0	3	DM/19/4961
Cuckfield	Cuckfield	Monkton Cottage Ardingly Road Cuckfield Haywards Heath	1	0	1	0	1	DM/20/4597
East Grinstead	East Grinstead	13 London Road East Grinstead	1	0	1	0	1	DM/20/1130
East Grinstead	East Grinstead	Rear Of 188 London Road East Grinstead	1	0	1	0	1	DM/17/4442
East Grinstead	East Grinstead	The Grange Furze Lane RG	2	0	1	0	1	DM/21/0069
East Grinstead	East Grinstead	Summerhill Turners Hill Road East Grinstead West Sussex RH19 4LA	1	0	1	0	1	DM/21/0322
East Grinstead	East Grinstead	Fircroft Yew Lane EG	1	0	1	0	1	DM/21/0855
East Grinstead	East Grinstead	Land Rear Of 5 High Street East Grinstead West Sussex RH19 3AG	2	0	2	0	2	DM/18/2702
East Grinstead	East Grinstead	UA Herontye Cottages, Stuart Way, East Grinstead	1	0	1	0	1	DM/20/2343
East Grinstead	East Grinstead	24 Wellington Town Road EG	2	0	2	0	2	DM/21/0115
Hassocks	Hassocks	105 Keymer Road Hassocks	1	0	1	0	1	DM/20/2322
Hassocks	Hassocks	6 Holmwood Court Keymer Road Hassocks West Sussex BN6 8AS	1	0	1	0	1	DM/20/3413
Haywards Heath	Haywards Heath	Coch House at Colwell House 108 Lewes Road HH	2	0	2	1	1	DM/21/1977
Haywards Heath	Haywards Heath	Riseholme Tylers Green Cuckfield Haywards Heath	3	0	3	0	3	DM/19/4961
Haywards Heath	Haywards Heath	Land Adj. To 47 Wivelsfield Road Haywards Heath West Sussex RH16 4E	1	0	1	0	1	DM/22/0841
Haywards Heath	Haywards Heath	3 Bruce Close Hayward Heath	1	0	1	0	1	DM/21/0613
Haywards Heath	Haywards Heath	24 Augustines Way Haywards Heath	2	0	2	0	2	DM/18/3132
Haywards Heath	Haywards Heath	71 Western Road HH	3	0	3	1	2	DM/21/0777
Haywards Heath	Haywards Heath	Scout Hut Bentswood Crescent HH	2	0	2	0	2	DM/21/4207
Hurstpierpoint and Sayers Com	Hurstpierpoint	LA 48 Kemps, Hurstpierpoint	1	0	1	0	1	DM/21/2027
Hurstpierpoint and Sayers Com	Sayers Common	Hornsdene Farm (Cow Shed), Pookbourne Lane, Sayers Common	1	0	1	0	1	DM/19/2129
Hurstpierpoint and Sayers Com	Sayers Common	Oaklands (replacement) London Road Sayers Common	1	0	1	1	0	DM/18/3739
Hurstpierpoint and Sayers Com	Hurstpierpoint	Knowles Tooth, Langton Lane, Hurstpierpoint	3	1	2	0	2	DM/16/2681
Lindfield	Lindfield	Land Adj To Black Hill House Black Hill Lindfield Haywards Heath West Su	1	0	1	0	1	DM/19/4839
Lindfield Rural	Lindfield	Stonecross Cottage Ardingly Road Lindfield	1	0	1	1	0	DM/21/1404
Lindfield Rural	Lindfield	Garage block adjacent to 1 Pelham Road Lindfield	1	0	1	0	1	DM/20/0785
Lindfield Rural	Lindfield	Hampstead Gravelly Lane Lindfield	1	0	1	0	1	DM/20/1234
Slaugham	Handcross	New Cottage High Street Handcross	1	0	1	0	1	DM/21/1066
Slaugham	Pease Pottage	Land Parcel adj 47 Black Swan Close, Pease Pottage	1	0	1	0	1	DM/16/0733
Twineham	Twineham	Barns at Wyndham Farm, Wineham Lane, Wineham	2	0	1	0	1	DM/20/1740
West Hoathly	West Hoathly	The Conservatory Duckyls Selsfield Road West Hoathly East Grinstead W	1	0	1	1	0	DM/20/1833
West Hoathly	Sharpthorne	Land Adjacent To Marjac Top Road Sharpthorne East Grinstead	3	2	1	0	1	DM/20/2987
West Hoathly	West Hoathly	Deanlands Place Horsted Lane	1	0	1	0	1	DM/19/3578
West Hoathly	West Hoathly	Moatlands Vowels Lane West Hoathly	1	0	1	0	1	DM/22/0536
Worth	Crawley Down	Land south east of Tiltwood East Hophurst Lane CD	3	0	3	0	3	DM/20/4659
Worth	Copthorne	Greenacre Copthorne Common Road Copthorne	1	0	1	0	1	DM/20/1673
Worth	Copthorne	Land Adjacent To 1 Heather Close Copthorne Crawley West Sussex RH10	1	0	1	0	1	DM/18/4342
Demolitions (not recorded above)								
Bolney	Bolney	Ormonde Hall Cowfold Road	1	0	0	1	-1	DM/21/2193
Burgess Hill	Burgess Hill	Little Winton Keymer Road Burgess Hill	5	0	0	1	-1	DM/23/0926

(Gross) Completions on small sites	74
(Net) completions on small sites (w/o demolitions)	65
Total demolitions	-2
(Net) Completions on small sites	63

Completions Schedule: Large sites (5+ units) from 1st April 2023 to 31st March 2024

Parish	Settlement	Site Address (sites of 6+ units)	Site Total (gross overall)	Gross Units Completed THIS YEAR	Losses THIS YEAR	Net Units Completed THIS YEAR	SHLAA ID#	Permission Ref
Bolney	Bolney	Land opposite Queens Head (near cricket club), Bolney	30	22	0	22	953	DM/17/4392
Burgess Hill	Burgess Hill	Abbeville Park Fairbridge Way Burgess Hill	307	30	0	30	45	DM/21/2627
Burgess Hill	Burgess Hill	Land west of Freeks Lane Burgess Hill	460	91	0	91	969	DM/19/3845
Burgess Hill	Burgess Hill	Prospect House 1 -11 Junction Road Burgess Hill (Part GF - part overlap)	2	2	0	2	117	DM/19/4670
Burgess Hill	Burgess Hill	Prospect House 1 -11 Junction Road Burgess Hill (GF)	3	3	0	3	117	DM/20/2157
Burgess Hill	Burgess Hill	Prospect House 1 -11 Junction Road Burgess Hill (2nd floor extension)	3	3	0	3	117	DM/21/0338
Burgess Hill	Burgess Hill	Flat 5 and Flat 12 subdivision Prospect House 1 -11 Junction Road Burge	4	4	2	2	117	DM/21/3487
Burgess Hill	Burgess Hill	Keymer Tile Works Nye Road Burgess Hill Phase 2	170	4	0	4	91	DM/16/2718
Burgess Hill	Burgess Hill	Land at Kingsway Burgess Hill Phase 4	237	61	0	61	233	DM/20/0886
Burgess Hill	Burgess Hill	Victoria House 66 Victoria Road Burgess Hill	7	7	0	7	544	DM/21/1991
Burgess Hill	Burgess Hill	1 Cyprus Road Burgess Hill	12	12	0	12	447	DM/20/2740 + DM/23/0617
Burgess Hill	Burgess Hill	Bridge Hall, Cuckfield Road, Burgess Hill	35	35	0	35	570	DM/21/1524
East Grinstead	East Grinstead	11A Crawley Down Road, Felbridge	31	18	1	17	21	DM/18/3022
East Grinstead	East Grinstead	Hill Place Farm East Grinstead	200	90	0	90	562	DM/19/1067
East Grinstead	East Grinstead	Phoenix House, 53 -59 Lingfield Road, East Grinstead	9	9	0	9	369	DM/20/3640
East Grinstead	East Grinstead	Brookhurst Furze Lane East Grinstead	7	4	0	4	595	DM/19/5211
Hassocks	Hassocks	Land north of Clayton Mills Hassocks	500	80	0	80	753	DM/21/2841
Hassocks	Hassocks	Former Golf Club London Road Hassocks	165	10	0	10	690	DM/18/2616
Hassocks	Hassocks	Land to the rear of Friars Oak, London Road	130	2	0	2	554	DM/21/2628
Hassocks	Hurstpierpoint	4 Hassocks Road Hassocks	9	9	0	9	1111	DM/22/2188
Haywards Heath	Haywards Heath	The Priory, Syresham Gardens, Haywards Heath	11	11	0	11	732	DM/18/2237 + DM/18/2251
Haywards Heath	Haywards Heath	Chester House Harlands Road Haywards Heath	76	76	0	76	1092	DM/21/0187
Ansty and Staplefield	Haywards Heath	Rookery Farm Rocky Lane Haywards Heath (Phase 1)	234	19	0	19	94+496	DM/17/4190
Ansty and Staplefield	Haywards Heath	Rookery Farm Rocky Lane Haywards Heath (Phase 2)	109	109	0	109	94+496	DM/19/5207
Haywards Heath	Haywards Heath	2 - 6 The Broadway Haywards Heath	19	19	3	16	1114	DM/20/1388
Haywards Heath	Haywards Heath	Lloyds Bank 31-33 Perrymount Road Haywards Heath (PDOFF - roof exte	30	30	0	30		DM/22/0245
Haywards Heath	Haywards Heath	Lloyds Bank 31-33 Perrymount Road Haywards Heath (PDOFF)	38	38	0	38	1115	DM/21/2679
Haywards Heath	Haywards Heath	1 and 2 Heath Square Bolto Road Haywards Heath	15	15	0	15	1116	DM/21/3676
Haywards Heath	Haywards Heath	Land at Rogers Farm Haywards Heath	20	5	0	5	783	DM/22/0733
Hurstpierpoint and Sayers Com	Sayers Common	Kingsland Laines Reeds Lane Hurstpierpoint Phase 1	93	8	0	8	220	DM/19/1148

Hurstpierpoint and Sayers Com	Sayers Common	Kingsland Laines Reeds Lane Hurstpierpoint Phase 2	40	9	0	9	220	DM/20/2937
Lindfield Rural	Lindfield	Land East of High Beech Lane Lindfield	43	3	0	3	151	DM/19/2845
Lindfield Rural	Lindfield	Buxshalls Ardingly Road Lindfield	35	35	0	35	586	DM/20/0979
Lindfield Rural	Haywards Heath	Land to south of Scamps Hill, Scaynes Hill	200	13	0	13	483	DM/20/2763
Slaugham	Pease Pottage	Land east of Brighton Road, Phase 1	156	7	0	7	666	DM/17/2534
Slaugham	Pease Pottage	Land east of Brighton Road Pease Pottage Phase 3	186	9	0	9	666	DM/19/3549
Slaugham	Pease Pottage	Land east of Brighton Road Pease Pottage Phase 4 and 5	277	102	0	102	666	DM/19/4636
Worth	Crawley Down	Palmer's Autocentre, Turners Hill Road	8	8	0	8	488	DM/17/1660
Worth	Crawley Down	Land parcel west of Turners Hill Road, Crawley Down	44	15	0	15	271	DM19/2242
Worth	Copthorne	Land west of Copthorne Way Phase 1 St Mod	303	40	0	40	38	DM/18/4321
Worth	Copthorne	Land west of Copthorne Way Phase 3 and 4 TW	197	108	0	108	38	DM/21/0644
Demolitions								
Albourne	Albourne	Former Hazeldens Nursery London Road Albourne	84	0	1	-1	58	DM/22/2485
Burgess Hill	Burgess Hill	Little Abbotsford Isaacs Lane Burgess Hill	9	0	1	-1	1144	DM/23/0153

(Gross) Completions on large sites	1175
(Net) completions on large sites (with demolitions)	1169
Total demolitions	2
(Net) Completions on large sites	1167

Completions Schedule: Communal accomodation from 1st April 2023 to 31st March 2024

		Site Total (gross overall)	Gross Units Completed THIS YEAR	Losses THIS YEAR	Net Units Completed THIS YEAR	Ratio applied	Site Total completions with ratio applied	Permission Ref
Slaugham	Land East Of Brighton Ro	24	24	0	24	1.8	13	DM/17/2534
East Grinstead	Acorn Lodge Turners Hill	7	0	0	7	1.8	4	DM/21/4377

Total Communal accomodation	31
Total Communal accomodation completions with ratio applied	17

(Net) Completions Communal Accommodation	17
(Net) Completions on large sites:	1167
(Net) Completions on Small Sites	63
(Net) All completions 2023/2024	1247

Completions* are residential units which finished construction between 1st April 2023 and 31st March 2024 on all sites across the District. Some larger sites deliver completions across several years. Mid Sussex District Council completion figures may differ from West Sussex County Council completions figures to be published in due course. This is caused by monitoring over a different period of time and does not affect the accuracy of either dataset.

1 April 2024 - Housing land supply

Site Evidence for Disputed sites – Updated 18 November to reflect revised disputed sites list

Contents

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Table 4. Major Allocated sites with Outline Planning Permission 1

Table 5. Major Allocated sites with Planning Application Submitted 4

B-List sites

Table 4. Major Allocated sites with Outline Planning Permission									
SHLAAID	DPD/ NP ref.	Site Address	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Comments
			493	DM/18/5114	Brookleigh, Burgess Hill (remainder; 2,731)	0	45		
			0	0	0	0	60	60	1 April 2024 Part of allocation under construction (Abbeville Park for 460 dwellings, DM/19/3845. Countryside Properties) Quantum of dwellings in April 2024 5YS reflects contributions from Phases 1c, 1d(a)&(b) and 2a-c coming online and contributing completions.

									<p>Delivery of Infrastructure progressing; DM/24/0222 – SuDS and drainage infrastructure (rec'd 29/01/2024) and DM/23/3182 – Centre for Community Sports rec'd 13/12/2023 – Permission 07/03/2024).</p> <p><u>Albourne Appeal</u></p> <ul style="list-style-type: none"> - SoCG with Homes England. Developer partner for 1c (270 dwellings plus 60 bed extra care facility) selected with pre-application discussions taking place. Developer chosen for 1d(a) (255 dwellings), pre-application discussions advanced stage. Other non-residential phases also progressing – procuring developer for western neighbourhood and employment centre. - Inspector was satisfied that the contractual arrangements imposed by Homes England on its developer partners could achieve the higher build out rates. Noted that the development is a flagship site for Homes England with public investment to deliver infrastructure. Concluded that 752 dwellings could be delivered within 5-year period .
832	DM/22/1575	Land west of Selsfield Road, Ardingly	0	0	10	25	0	35	<p>Site Allocations DPD allocation SA25. Outline application for 35 dwellings (indicative - all houses). Savills OBO Charterhouse Strategic Land. Decision Date: 08.06.2023 Not started</p> <p>26 Conditions attached, of which 12 are pre-commencement conditions (1, 3, 4, 7, 9, 12, 14, 15, 19, 20, 21 & 24).</p> <p>1 April 2024 Approved at Committee (16/3/2023: went with recommendation for approval; Granted planning permission subject to Section 106).</p> <p>Variation of conditions: DM/23/3250 – 2 and 11 of DM/22/1575 (replace access and location plan) (approved 29.02.24)</p>

									<p>Site was actively promoted by Savills (OBO Charterhouse) through DPD process. Inspector considered deliverable within years 6-10 (2026/27 to 2030/31).</p> <p>Trajectory reflects that the site has planning permission, and that the application is outline but site has progressed since its allocation.</p> <p><u>Albourne Appeal decision</u>, paras. 86 & 87 – Inspector concluded that there was nothing to indicate that RM wouldn't come forward in Council's timeframe, also a modest number capable of being delivered in the 5-year period (Report issued 5 October 2023).</p>
1113	DM/18/0421	Linden House Southdowns Park Haywards Heath	0	7	7	0	0	14	<p>Outline Application for 14-unit apartment block. Lewis & Co. Planning OBO Linden House Developments Ltd Decision Date: 02.06.21</p> <p>13 conditions including 5 pre-commencement conditions (2, 3, 5, 7, 13)</p> <p>1 April 2024 <u>DM/23/0890 – Full application submitted</u> for a new scheme for 17 units (Pending consideration. Rec'd: 30.03.2023).</p> <ul style="list-style-type: none"> Went to Planning Committee (14.03.2024) with recommendation to approve. Resolution to grant planning permission subject to S106 and amendment of condition 21 Revisions to landscaping and travel plan statement (25/01/2024). <p>Demolition notice issued.</p>

Table 5. Major Allocated sites with Planning Application Submitted

SHLAAID	Application ref.	Site Address	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Comments
470	DM/22/2832	Wealden House, Lewes Road, Ashurst Wood	0	0	10	30	10	50	<p>Full Application for 50 dwellings (15 apartments and 35 x houses). Pending decision DHA Planning and Development OBO GCP Developments and Weald Investments Received Date: 12.09.22</p> <p>36 conditions including 12 Pre-commencement conditions (2, 3, 4, 5, 6, 7, 8, 9, 10, 11,12, 13)</p> <p>1 April 2024 Ashurst Wood Neighbourhood Plan allocations: AS9 (Wealden House (EDF site)) and ASW10 (Wealden House (LIC)). Went to District wide Planning Cmt (01.06.23) with recommendation to approve. Resolution to grant planning permission subject to S106. Trajectory reflects that existing buildings need to be demolished and is a flatted development.</p>
827	DM/23/0532	Land South of 96 Folders Lane, Burgess Hill	0	0	10	30	0	40	<p>Site Allocations DPD allocation: SA12 Full application for 40 dwellings (6xflats, 34x houses) (pending consideration). Andrew Black Consulting OBO Jones Homes Southern Ltd. Received Date: 24/2/2023</p> <p>1st April 2024 <u>Site Allocation DPD</u> - Site was actively promoted by RE Planning (OBO Jones Homes) through DPD process. Inspector reported extensively on the representations and detailed discussions at the examination hearings, on SA12 and SA13. Considered majority of</p>

									joint site deliverable with years 1-5 (2021/22 to 2025/26), with part of SA13 within years 6-10 (2026/27 to 2030/31).
									<p>Other information</p> <p>Trajectory reflects that promoter (developer) showed continued progress from allocation to submitting a planning application. Permission sought under a detailed application. DPD examining Inspector concluded potential for early delivery.</p>
196	DM/23/0810	Land south of Crawley Down Road, Felbridge (200 dwellings)	0	20	50	50	50	170	<p>Site Allocations DPD allocation: SA19</p> <p>Full application for 200 dwellings (198 net) (40 x flats and 160 x houses): pending consideration. (Amended plans and additional information July 2023 – Jan 2024).</p> <p>Boyer Planning OBO Barratt David Wilson.</p> <p>Received Date: 23/3/2023</p> <p>37 conditions including 9 pre-commencement conditions (2,3,4, 8, 9,10, 15, 16, 20)</p> <p>1 April 2024</p> <p>DM/21/2406 – Pre-application. Rec'd 24/6/2021.</p> <p>DM/21/4140 – Screening opinion (for 200 dwellings); EIA not required. Rec'd 26/11/2021.</p> <p>Other information</p> <p>Site Allocations DPD - Inspector satisfied that no 'severe' impacts would arise. He also concluded Council's forecast for delivery (2024/25 to 2027/28) to be realistic.</p> <p>March 2023 – Case Officer update: Full application on whole site expected late March. Looking to secure a second access point (deliverable without), layout plans show second access.</p>
246	DM/22/2272	Hurst Farm, Hurstwood Lane, Haywards Heath	0	0	40	75	100	215	<p>Haywards Heath Neighbourhood Plan allocation Policy H1</p> <p>Outline application (environmental statement) for 375 dwellings (311x houses, 64x flats): pending consideration.</p> <p>WSP OBO Homes England.</p> <p>Received Date: 19/7/2022</p>

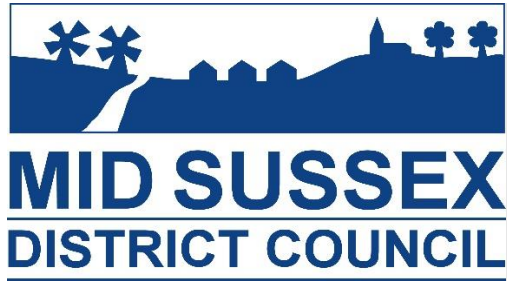
									<p>33 Conditions of which 19 are pre-commencement under DM/22/2272 (3, 4,5, 6,7,8,9,10,11,12,13,14,15,16,17,18,19,20, 21)</p> <p>1 April 2024 DM/21/2902 – Pre-application. Rec'd 6/8/2021. Applicant was required to undertake some initial surveys on soil quality and ground conditions in response to NE and EA comments (objections later withdrawn, March 2023). Additional Highways, Drainage and Ecological information received on 31/05/2023 and 20/06/2023</p> <p>Went to District Cmt. (10.08.23) with recommendation to approve. Resolution to approve subject to S106. S106 with WSCC for finalising no issues raised.</p> <p><u>Albourne Appeal</u> – 215 should remain within 5YHLS. SoCG with HE provides written evidence - delivery from 2025/26. Contractual arrangements ensure delivery at higher-than-normal rates (MMC). No reason to doubt delivery within 5 years. June 2023 – Statement of Common Ground between MSDC and Homes England signed confirming trajectory and justification for accelerated build out rates. The accelerated build out rates are to be underpinned by their Building Lease with the developer and requirement to use Modern Methods of Construction.</p> <p>Other information Trajectory reflects that detailed permission required following outline application but that Homes England has been actively engaged with the Council.</p>
477	DM/22/1384	Land adjacent to Cookhams, South of Top Road, Sharpthorne	0	0	10	3	0	13	<p>West Hoathly Neighbourhood Plan allocation WHCS_06 Full application for 13 dwellings (all houses): pending decision. SLR Consulting OBO Concept Developments. Received Date: 29/4/2022 21 conditions, including 7 pre-commencement conditions (3, 4,5,6,7,8,9,).</p>

										<p>1 April 2024 DM/07/02619 – Pre-application for 10 dwellings (Persimmon). Rec'd 2/5/2019. November 2022 – Amended plans for layout and design. Went to Planning Committee (15.06.2023) with recommendation to approve. Resolution to approve subject to S106. Awaiting completion of S106 – is with applicant. No issues raised.</p> <p>Trajectory reflects that site is being promoted by a developer, it is a relatively small site and a decision is expected shortly.</p>
840	DM/24/0487	Woodfield House Isaacs Lane Burgess Hill (SA17)	0	0	0	10	19	29	<p>Site Allocations DPD allocation: SA17 Full application DM/24/0487 for 30 dwellings (29 net) (6xflats, 24x houses) (pending consideration). McConnell Planning OBO Bellway Homes. Received Date: 23/2/2024 – Pending Consideration</p> <p>1 April 2024 Previously had outline permission, expired September 2022. Pre-application November 2022. Site bought by Homes England contracted out to Bellway Homes to develop. Bellway to build out adjacent permitted site (DM/21/3870-phases 1.5 and 1.6 of Brookleigh strategic site)</p> <p><u>Site Allocations DPD</u> – Inspector acknowledged no significant infrastructure or access issues. Considered deliverable with years 1-5 (2021/22 – 2025/26) of the plan period.</p> <p><u>Albourne Appeal</u></p> <ul style="list-style-type: none"> • SoCG between MSDC and Homes England. Sets out expected delivery of completions and mechanisms underpinning the accelerated build rates. Whilst the SoCG primarily concerns the Brookleigh development, Woodfield House site is in control of HE and being developed as part of wider scheme (see phasing plan in SoCG). 	

									Inspector's Decision (para. 92) – progress is underway, satisfied that delivery within the 5-year period is reasonable
807	DM/23/2172	Land South of The Old Police House, Birchgrove Road, Horsted Keynes	0	0	5	10	10	25	<p>Site Allocation DPD allocation SA28 Full application for 25 dwellings (14x houses, 11x flats): pending decision. Neame Sutton OBO Sunley Estates. Received Date: 18.08.2023 40 conditions of which 11 are pre-commencement (2,4,7,12,13,14,16,19,20,21,25)</p> <p>1 April 2024 Amended plans and additional information November 2023. Went to Planning Cmt. (11.01.24) with recommendation to approve. Resolution to approve subject to S106</p> <p><u>Site Allocations DPD</u> - Inspector concluded that policy addresses concerns raised and does not dispute delivery within years 1-5 (2021/22 – 2025/26).</p> <p><u>Albourne Appeal</u> – Inspector concluded there had been sufficient progress since allocation (pre-application advice had been sought) and satisfied that delivery within 5-years is reasonable.</p>
479	DM/23/2610	Land at Hanlye Lane east of Ardingly Road Cuckfield	0	0	25	30	0	55	<p>Site Allocations DPD allocation: SA23 Full application for 50 dwellings (maisonettes & houses) (pending consideration). (Amended description 24.06.24; reduced dwellings by 5) ECE Planning OBO Sigma Homes. Received Date: 09.10.2023</p> <p>1 April 2024 Planning application submitted October 2023 as Full. Moves from 'major allocation with no planning application' to Major allocation</p>

									<p>with 'Planning Application submitted'. Pending decision as at 1st April 2024.</p> <p><u>Site Allocations DPD</u> – Inspector concluded that policy addresses potential impacts on AONB. Site could be delivered within years 1-5 (2021/22 – 2025/26).</p> <p><u>Albourne Appeal</u></p> <ul style="list-style-type: none"> • 5/23 –Email from promoter: exchanged contracts with regional housebuilder; includes obligation to submit a detailed planning application within 4 months (by 19th Sept '23). Well advanced with proposals and background reports. • Trajectory reflects that still on track to have first completions in 2024/25. Promoter actively engaged with the DPD process. Inspector was happy that issues raised at examination were mitigated by policy requirements. • Appeal decision – para 73: common ground that site should be in 5YHLS.
770	DM/23/2699	Land south and west Imberhorne Upper School East Grinstead	0	0	0	25	50	75	<p>Site Allocation DPD allocation: SA20 Hybrid – Outline for 550 dwellings (445 houses, 105 x flats) and Full for playing fields and SANG (pending consideration). (Additional information 22.05.24) Stantec OBO Welbeck Strategic Land (II). Received Date: 06.10.2023</p> <p>1 April 2024 DM/21/3099 – EIA Scoping Opinion on 550 dwellings, care village, playing fields, Secondary School and 2FE Primary School. Rec'd 24/8/21, dec' 8/10/21. DM/22/1461 – Pre-application on allocation site. Rec'd 9/5/22, closed 1/2/2023. Planning Performance Agreement in place.</p> <p><u>Site Allocations DPD</u> - Inspector concluded that the site is highly sustainable and concerns raised during hearings had been demonstrated to be resolved. Site could be started in years 1-5</p>

										(2021/22 – 2025/26) and there is a good prospect that the site will be mostly delivered within years 6-10 (2026/27 – 2030/31). <u>Albourne Appeal</u> <ul style="list-style-type: none"> • Council had confirmation email re delivery timescale. • Inspector Report: Only relying on 75 dwellings towards end of 5-year period, examined through DPD. Inspector saw no reason to doubt 75 dwellings would be delivered.
847	SA18	Former East Grinstead Police Station East Grinstead	0	0	10	12	0	22		Site Allocations DPD allocation SA18 for 22 dwellings Full planning application for 33 dwellings (all flats). DM/24/1340 Received Date: 30/05/2024. 1 April 2024 Promoted through the DPD by Sussex Police (as landowner) and Raven Housing. Pre-application in February 2024. <u>Site Allocations DPD</u> - Inspector noted that it is a small urban site, no significant infrastructure requirement, existing safe and secure access and that the Police Authority are keen to redevelop the site. He concluded it as sound allocation and could be delivered in years 6-10 (2026/27 – 2030/31).
			TOTAL					1,438		



Mid Sussex District Council

Housing Supply and Trajectory Topic Paper

July 2024

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1. Introduction

- 1.1 The purpose of this paper is to outline how the housing requirement identified in the Submission draft Mid Sussex District Plan is proposed to be delivered over the Plan period.
- 1.2 The paper provides an overview of the latest housing land supply position (1st April 2024) and the detailed housing trajectory included within Appendix 4 of the District Plan housing trajectory, replicated at Appendix 1 of this paper. The paper also outlines the approach and assumptions made in producing the housing trajectory.
- 1.3 The housing trajectory ensures a continuous supply of housing to meet the local housing need identified within the District Plan. The trajectory will be updated on an annual basis which, together with the Authority Monitoring Report (AMR), will assist the Council in monitoring housing delivery and the wider achievement of the District Plan vision and objectives.
- 1.4 This paper is based on a Plan end date of 2040, taking into account the revised end date proposed by Proposed Modification M1. This change has been made to ensure the plan has minimum of 15 years from date of adoption. The Plan requirement figure has also been updated to reflect the change to the Standard Method, published in March 2024.
- 1.5 A revised NPPF was published on December 19th 2023. Paragraph 230 sets out the transitional arrangements for plan making. It explains that, for plan making, policies within the December 2023 framework will only apply to plans reaching Regulation 19 stage after 19th March 2024. As the draft District Plan has reached Regulation 19 stage before this date, it will be examined against the September 2023 NPPF. References to the NPPF in this Topic Paper are therefore to the September 2023 version. However, the December 2023 NPPF introduced changes to the way in which the 5 year supply is calculated, where appropriate this revised methodology has also been used.

2. Context

National Planning Policy and Guidance

2.1 National Planning Policy Framework (NPPF, Sept 2023) and National Planning Practice Guidance (PPG) state that Local Planning Authorities should assess the level of housing need within their area and clearly set out how this need will be addressed through the local plan.

2.2 Paragraph 23 of the NPPF requires that, through the plan-making process:

“... Strategic policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period, in line with the presumption in favour of sustainable development. This should include planning for and allocating sufficient sites to deliver the strategic priorities of the area (except insofar as these needs can be demonstrated to be met more appropriately through other mechanisms, such as brownfield registers or non-strategic policies).”

2.3 In identifying land for homes, paragraph 68 of the NPPF states that:

“Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:

- a) specific, deliverable sites for five years following the intended date of adoption and*
- b) specific, developable sites or broad locations for growth, for the subsequent years 6-10 and, where possible, for years 11-15 of the remaining plan period.”*

2.4 The definition of *deliverable* and *developable* sites is contained within Annex 2 of the NPPF:

Deliverable: *“to be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”*

Developable: “To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.”

- 2.5 The Council’s consideration of deliverable or developable sites is outlined in Section 4 below.

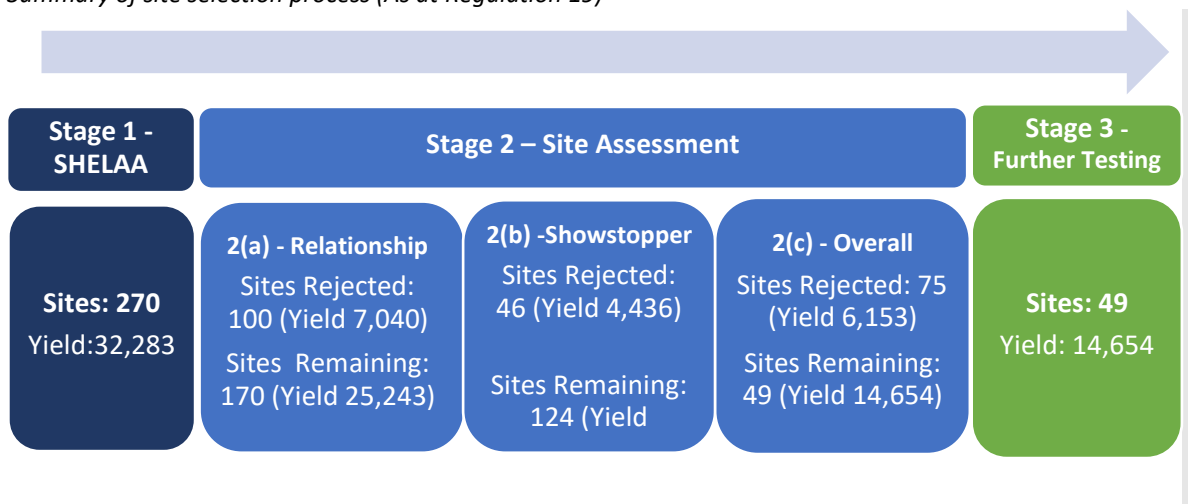
Local Context

- 2.6 In line with paragraph 68 of the NPPF, set out above, the Council commissioned consultants, Icen Projects, to undertake a [Strategic Housing Market Assessment \(SHMA\) \(2021\)](#). The SHMA considers the extent of the Mid Sussex housing market area, explores whether any circumstances exist which warrant increasing the local housing need identified through Government’s standard method and assesses the housing needs of different groups.
- 2.7 Mid Sussex District (MSDC), together with Crawley Borough (CBC) and Horsham District (HDC), form the Northern West Sussex Housing Market Area (HMA). The SHMA notes that the joint CBC and HDC SHMA (2019) includes a review of the Northern West Sussex and surrounding housing market areas. The review concludes that the Northern West Sussex HMA continues to be the most appropriate for the three local authorities. Smaller overlaps with surrounding housing market areas in the most southern and northern parts of the Northern West Sussex HMA were noted but these are considered as secondary to the Northern West Sussex HMA.
- 2.8 In terms of the local housing need, the Council’s SHMA concludes that there are no local circumstances which indicate that the local housing need figure should be increased above that calculated by the standard method. At the time that the SHMA was prepared, the standard method put the local housing need figure at 1,093 dwellings per annum (dpa).
- 2.9 The standard method has since been recalculated to reflect updated affordability ratios which form part of standard method calculation. Based on the most recent figures, the local housing need figure for Mid Sussex is now 1,039 dpa; 19,741 dwellings for the Plan period. Sections 3 and 4 below set out how the District Plan proposes to meet the identified need. Full details of the calculation are included in the Housing Need and Requirement Topic Paper within the [evidence base library](#).
- 2.10 Having established the level of local housing need the Council undertook a call for sites to understand the availability of potential land to meet the need. Landowners, developers and members of the public were able to submit land to the Council to be assessed. Other potential sites identified through the recent Site Allocations Development Plan Document (DPD) process were also included in the Strategic Housing and Economic Land Availability Assessment (SHELAA) update. The SHELAA is the first of the Council’s three-stage site selection process.
- 2.11 The 2023 SHELAA contains the full palette of sites and is available on the Council’s [Strategic Housing and Economic Land Availability Assessment webpage](#). Sites that

passed the initial filtering stage were further considered through the remaining assessment stages; Site Assessment and Scenario/ In-combination Testing.

- 2.12 The initial Site Selection assessment for the District Plan review was published in 2022. Following the Regulation 18 consultation in November/ December 2022, the Site Selection process was rerun to include any new sites submitted to the Council and consider comments referencing the assessment. The updated 2023 assessment considered 270 sites. The full Site Selection Methodology, Site Selection Conclusions Paper and accompanying maps can be found on the Council's [District Plan Review Evidence Base webpage](#).
- 2.13 Figure 1 below is a summary of the three-stage site selection process and the number of sites (including total potential yield) considered.

Figure 1: Summary of site selection process (As at Regulation 19)



- 2.14 Following the Regulation 19 consultation, three new sites were submitted that had not previously been considered through the site selection process. These sites have now been added to the SHELAA and assessed through the site selection process. The outcome of this assessment is that all three new sites (totalling 135 dwellings) are rejected at Stage 2(a) as they are considered disconnected from settlements. As such, the number of sites that progress to Stage 3 (further testing) remains the same.

3. Meeting the housing need

- 3.1 The adopted Development Plan (Saved policies from 2004 Local Plan, 2018 District Plan, Site Allocations DPD and Neighbourhood Plans) contains a number of existing allocations which are either under construction or yet to be implemented. These allocations are retained (“saved”) as part of the District Plan review and considered existing *commitments*.

Plan Strategy

- 3.2 The strategy for growth within the 2018 District Plan focused development at the three towns (Burgess Hill, East Grinstead and Haywards Heath) with proportionate growth at other settlements. This strategy was supported by evidence produced at the time of the Plan’s preparation and informed the allocations in the 2018 District Plan and 2022 Site Allocations DPD.
- 3.3 Through the District Plan review process, it became clear that the previous spatial strategy would not be feasible given: 1) the lack of available and suitable sites in the SHELAA; 2) the increased housing requirement calculated by Government’s standard method, and; 3) the extended plan period to 2039. A revised spatial strategy, to guide locations for growth to meet local housing needs, is therefore required.
- 3.4 Supported by the District Plan review evidence base, the revised strategy is based on four themes:
- **Protection of the High Weald Area of Outstanding Natural Beauty;**
 - **Making Effective Use of Land;**
 - **Growth at existing sustainable settlements where it continues to be sustainable to do so;**
 - **Opportunities for extensions to improve the sustainability of existing settlements.**
- 3.5 Further detail on establishing the District Plan Strategy can be found in the Housing Need and Requirement Topic Paper (July 2024) available in the [evidence base library](#).
- 3.6 Reflecting the revised spatial strategy, limited housing growth is identified within the High Weald AONB, smaller allocations across the main towns and larger villages are proposed and the largest contribution to the supply is at the three significant sites; DPSC1: Land west of Burgess Hill/ North of Hurstpierpoint, DPSC2: Land at Crabbet Park and DPSC3: Land to the south of Reeds Lane, Sayers Common.

Unmet Housing Need

- 3.7 Paragraph 61 of the NPPF requires local planning authorities to consider whether they can assist in meeting any unmet needs of neighbouring areas. As outlined in paragraph 2.7 above, Mid Sussex primarily sits within the Northern West Sussex HMA with Crawley Borough and Horsham District. Under the Duty to Cooperate, the

three local authorities have agreed¹ that, in the event that any one authority is able to assist in meeting unmet needs this should be done on a priority area basis:

- **Priority 1:** Northern West Sussex HMA
- **Priority 2:** Coastal West Sussex HMA
- **Priority 3:** Other adjacent and nearby HMAs where it is justified by each individual authority.

- 3.8 Both CBC and HDC are in the process of reviewing their Local Plans. CBC submitted their Crawley Local Plan 2024-2040 for examination in July 2023 and consulted on Main Modifications in March 2024. The Inspector's Report on the Plan's soundness is expected in Summer 2024. The submitted plan shows an unmet housing need of approximately 7,505 dwellings. HDC are at a similar stage to Mid Sussex having published their Regulation 19 Local Plan for consultation on the 19th January 2024. HDC's Plan shows an unmet need of 2,377 dwellings. Consequently, within the Northern West Sussex HMA there is currently a combined unmet need of 8,811 dwellings. Note that this position is as of June 2024 and may change as each of the plans proceed through examination towards adoption.
- 3.9 The total supply for the Plan period is 20,783 resulting in an oversupply of 1,042 dwellings. This oversupply will provide some resilience for the District Plan and, subject to meeting Mid Sussex housing need as the first priority, any excess will serve as a contribution to the Northern West Sussex HMA unmet need in accordance with the Northern West Sussex Housing Statement of Common Ground.

¹ Statement of Common Ground, July 2024

4. Housing Delivery

- 4.1 This section sets out how the Mid Sussex District Plan proposes to meet its identified local housing need of 19,741 net dwellings. It also outlines some of the assumptions that later feed into developing the housing trajectory and housing land supply position.
- 4.2 The housing supply includes four components: completions, existing commitments, proposed District Plan allocations and windfall allowance. These are summarised in Table 1 below.

Table 1: District Plan Housing Delivery

Source of Supply	No. of dwellings
Completions (2021/22, 2022/23 and 2023/24)	3,487
Commitments (Existing allocations and Permissions)	8,696
Proposed District Plan Allocations	6,832
Windfall allowance	1,768
<i>Of which larger identifiable sites</i>	466
<i>Of which smaller and other non-identifiable sites</i>	1,302
Total Housing supply from 2021 - 2040	20,783
<i>Oversupply</i>	+1,042

Completions and Sources of Supply

Completions to Date

- 4.3 At the time of preparing this Paper, the Council is in year 4 (2024/25) of the overall Plan period (2021 – 2040). As such, three years' worth of net housing completions² have contributed towards the overall housing need of 19,741 dwellings.
- 4.4 Completions to 1st April 2024 total 3,487 net dwellings. Compared to the cumulative need of 2,180 dwellings (1,039 x 3), there is currently an over delivery of 370 dwellings.

Commitments

- 4.5 Current commitments are made up of large and small sites with existing planning permission and allocations within the adopted development plan (saved policies from the 2004 Local Plan, 2018 District Plan, Site Allocations DPD and 'made' Neighbourhood Plans). These commitments may either be under construction or not yet commenced but considered deliverable or developable. Current commitments account for almost half of the total housing supply for the Plan period.
- 4.6 Each large site commitment is considered on a site-by-site basis. The Council engages with the site promoter wherever possible and will undertake a site visit to verify a site's progress. This enables a more holistic and accurate judgement to be

² 2021/22 saw 1,187 net completions, 2022/23 saw 1,053 net completions

made with regards to the site's delivery, rather than applying a blanket percentage discount for non-implementation as used for small sites.

- 4.7 As at 1st April 2024, there are currently 8,696 dwellings committed (large and small sites); 7,545 of which have planning permission.
- 4.8 Table 2 below summarises the status of existing development plan allocations:

Table 2: Planning status of existing allocations

	Status (as at 1 April 2024)		
	Total dwellings	Permitted	Completed
2018 District Plan	5,080 (5,111 ³)	4,038	1,073
2022 Site Allocations DPD	1,704	415	5
Neighbourhood Plans	1,298 ⁴	77	455
Total	8,082 (8,113)	4,530	1,533

Small Sites Commitments

- 4.9 Small sites are developments delivering one to four net dwellings. Delivery from small sites is only shown within years one to three of the trajectory to reflect that, once permitted, developments have three years to come forward.
- 4.10 The monitoring of small sites indicates that 60% of such permissions are implemented. As such, the number of dwellings delivered from small sites is discounted by 40% to allow for non-implementation of permissions.

Meeting residual Housing Requirement District Plan Allocations

- 4.11 Once the completions and commitments are accounted for against the 19,741 housing need, the residual housing need is 7,558 dwellings. This is proposed to be met by the allocations within the Submission Draft District Plan and windfall allowance.
- 4.12 The Submission Draft District Plan proposes to allocate three significant sites⁵ and 21 non-significant sites. In total, these proposed allocations will deliver approximately 6,832 dwellings over the Plan period.

³ An additional 31 dwellings were permitted at DP8: Land east of Burgess Hill at Kings Way

⁴ Figure excludes sites which had planning permission when 'made'.

⁵ A significant site is taken to be a site delivering 1,000+ dwellings

Table 3: Delivery from Proposed District Plan allocations over Plan period

	Yield to 2040
Significant Sites	4,850
<i>DPSC1: Land to West of Burgess Hill/ North of Hurstpierpoint</i>	1,350
<i>DPSC2: Land at Crabbet Park</i>	1,500
<i>DPSC3: Land to the South of Reeds, Sayers Common</i>	2,000
Other Housing Sites (DPSC4 – DPSC7, DPA1 – DPA17)	1,982
Total supply from Proposed District Plan Allocations	6,832

- 4.13 DPSC2: Land at Crabbet Park, Copthorne is anticipated to deliver approximately 500 dwellings beyond the Plan period.
- 4.14 The significant sites will help maintain a steady housing delivery across the plan period. In contrast, the smaller allocations are likely to be built out over short timescales and capable of coming forward quicker. A range of site sizes is therefore advantageous. Table 4 below shows how the local housing need is being met across the different sized allocations.

Table 4: size of allocations

Size of site allocations ⁶				
	Small (5-49 dwellings)	Medium (50-299 dwellings)	Large (300-999 dwellings)	Significant (1,000+ dwellings)
Number of allocations	12	7	2	3
Combined number of dwellings	372	960	650	4,850

Windfall sites

- 4.15 Paragraph 72 of the NPPF allows for local planning authorities to include a windfall allowance as part of its anticipated housing supply, where there is compelling evidence that it will continue to form a reliable source of supply.
- 4.16 In 2022 the Council appointed consultants Troy Planning to undertake an Urban Capacity Study (UCS); an assessment of the potential for new homes to be delivered on sites within the existing urban areas. The UCS focusses on Category 1 and 2 settlements⁷ as the larger, more sustainable towns and villages and therefore having the greatest potential for change.
- 4.17 The UCS looks at the potential of:
- small sites (fewer than five units);
 - other non-identifiable sites (e.g. conversions); and
 - larger sites (five or more dwellings) not already identified.

⁶ As defined within the SHELAA methodology

⁷ Burgess Hill, East Grinstead, Haywards Heath, Copthorne, Crawley Down, Cuckfield, Hassocks, Hurstpierpoint and Lindfield.

- 4.18 The UCS identified an initial long list of approximately 260 sites across the study area to consider as a potential additional source of supply (above small site windfall and already identified sites). A first stage review of suitability reduced the list to approximately 50 sites. The type of site varies from garage courts, car parks and release of private and public land⁸. The UCS concludes that a potential 466 dwellings could be delivered from the above sources over the Plan period.
- 4.19 In terms of small sites (fewer than five units), the report reviews housing completions data over a seven-year period to 2021 and takes into account the findings of previous windfall studies that looked as far back as 2007. The analysis showed that between 2007-2021 small site completions equate to approximately 100 dwellings per annum (dpa), around 17.6% of all annual completions.
- 4.20 To ensure that any future allowance from small sites is robust, a mean value of completions was applied; this ensured that the allowance was not skewed by years that saw exceptionally high or low levels of completions. Furthermore, the UCS applied a discount of 20% to account for any future uncertainties, specifically the economic situation post-Covid 19 and the potential impacts on the housebuilding industry.
- 4.21 The UCS report concludes that a small sites allowance (fewer than five units) of 79 dpa, is a locally evidenced informed figure that could be used to indicate future supply in Mid Sussex.
- 4.22 Within the trajectory, an allowance of 79 dpa is applied from year 4. Excluding years 1-3 avoids the risk of double counting completions with sites with extant permissions that will be delivered within 3 years of the grant of permission. Over the Plan period the windfall allowance from this source equates to 1,027 dwellings.
- 4.23 In addition to the above, the UCS considers other specific sources of supply such as upwards extensions, conversions from office to residential, empty properties and back land development. Except for conversions from office to residential, the other sources of supply explored were either concluded to deliver such few numbers that it should not, at this time, be a specific allowance or the numbers were already accounted for in the small site windfall allowance.
- 4.24 The analysis of Prior Approvals (96% of which were office to residential conversions) showed that approximately 50 dpa were delivered between 2014-2022, indicating a steady source of supply. Noting the national declining trend for such types of development coming forward and other local evidence regarding office supply, the UCS applies a 50% discount to the historic level of delivery, thereby concluding a “conservative” allowance of 25dpa (a total of 275 dwellings over the Plan period).
- 4.25 Overall, the UCS concludes a windfall allowance of 1,768 dwellings over the Plan period (466 dwellings from larger identifiable sites and 1,302 dwellings from small and other non-identifiable sites).

⁸ Petrol stations and BT exchanges. Number of petrol stations between 2000 and 2021 fell by 36%. Potential of traditional petrol station to be repurposed as electric cars continue to increase. BT Openreach consulted on the closure of approximately 80% of exchanges by 2040.

Deliverability or developability of sites

- 4.26 Consistent with the NPPF definition of deliverable, completions from sites with detailed planning permission (full or reserved matters) and small sites with planning permission are included within the first five years (2024/25 – 2028/29), unless there is clear evidence that a site will not deliver dwellings within this timeframe.
- 4.27 Sites with outline planning permission or allocations in the adopted development plan are also considered deliverable where the Council is confident that completions will start to be delivered within five years.
- 4.28 The Council seeks regular engagement with the landowners, promoters and/ or developers of sites at different stages of the plan-making process, as well as when updating the five-year housing land supply position, to ensure the most up-to-date evidence is obtained. Officers will also discuss the progress of relevant planning applications and proposals with the Council’s Development Management Team; these discussions also help ascertain if any adjustments to the trajectory are required.
- 4.29 Any information gathered is sense-checked with the Council’s supporting housing monitoring work, particularly around build out rates and lead in times, see paragraphs 4.30 – 4.34 below. If contact with the relevant site promoter cannot be achieved, then a judgement will be made by Officers, informed by the best evidence available.

Build out rates

- 4.30 Understanding the local build out rates of developments within the district has helped inform the Council’s five-year housing land supply positions, as well as feeding into the District Plan’s housing trajectory.
- 4.31 A local analysis of the build out rates for housing sites has been undertaken to get a better understanding of delivery timescales in Mid Sussex (see Appendix 1). This analysis is used as a benchmark to check and challenge feedback provided by site promoters on their estimated trajectories. It is also used when contact cannot be made with site promoters.
- 4.32 Table 5 below summarises the average local build out rates by site size and shows that the larger sites deliver the greatest number of completions per year.

Table 5: Average annual completions by site size

Site Size (dwellings)	Average number of completions per year
30 – 49	30
50 - 99	36
100 – 399	48
400 or more	50

- 4.33 Higher build out rates can be achieved on larger sites through various methods including multiple delivery outlets contract arrangements and employing modern methods of construction. The case for higher build out rates should be justified to the Council.

Lead in times

- 4.34 A local analysis of the lead in times for onsite delivery has been undertaken to get a better understanding of delivery timescales for Mid Sussex (see Appendix 2). Sites of 30 units or more have been assessed by comparing time taken from submission of a planning application to the first completions on site. Whilst the analysis showed that the average for all size of sites is just over two years, adjustments may be made on a site-by-site basis depending on the circumstances of the site and type of development.

5. Five Year Housing Land Supply

Background Position

- 5.1 The Council's most recent five-year housing land supply position is set out in the Council's [Housing Land Supply Position as at 1st April 2023, including Five Year Housing Land Supply Statement](#), published July 2023 (updated October). The base date of this five-year housing land supply calculation is the 1st April 2023.
- 5.2 The Statement concludes that the Council is able to demonstrate a housing supply of 5.04 years; a supply of 5,770 dwellings against a requirement of 5,723 dwellings (including a 5% buffer) (see Table 6 below).

Table 6: 1st April 2023 five-year housing land supply position

Total Housing Supply in years 1 - 5	5,770
Total five-year supply requirement (<i>Including a 5% buffer</i>)	5,723
Supply surplus	47
Five-year housing land supply	5.04

- 5.3 The above five-year housing land supply position of 5.04 years was confirmed at a planning appeal at Albourne⁹ which proposed 120 dwellings outside the built-up area boundary.

Implications of NPPF changes

- 5.4 On the 19th December 2023 Government published a revised NPPF which brought into effect a number of changes to the issue of housing land supply.
- 5.5 Paragraph 76 now states that:
- “Local planning authorities are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing for decision making purposes if the following criteria are met:*
- a) their adopted plan is less than five years old; and*
- b) that adopted plan identified at least a five year supply of specific, deliverable sites at the time that its examination concluded.”*
- 5.6 Paragraph 77 goes on to state that:
- “In all other circumstances, local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide either a minimum of five years’ worth of housing, or a minimum of four years’ worth of housing if the provisions in paragraph 226 apply. The supply should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old. Where there has been significant under delivery of housing over the previous three years, the supply of specific deliverable sites should in addition include a buffer of 20% (moved forward from later in the plan period).”*

⁹ Land south of Henfield Road, Albourne. PINS reference APP/D380/W/23/3319542

- 5.7 Local planning authorities will therefore no longer be required to produce an annual five-year housing land supply where a five-year housing land supply has been demonstrated through the local plan examination process. This position is then protected for a five-year period.
- 5.8 In addition, the new NPPF no longer requires the housing land supply calculation to include a buffer, unless there has been “*significant under delivery*” of housing. “Significant” is defined as having a Housing Delivery Test (HDT) result of below 85% (see footnote 43). The latest HDT result for Mid Sussex is 148%¹⁰, therefore no buffer is required.

District Plan 5-year supply Calculation

- 5.9 As at 1st April 2024, the council is able to demonstrate a 5 year supply of housing. For completeness, the calculation has been made using both the NPPF September 2023 and December, using the Submission (with Main Modification) District Plan requirement figure of 1,039 pa and the Draft Submission District Plan figure 1,090 pa.

NPPF: September 2023 – 5% buffer

Table 7: 1st April 2024 five-year housing land supply position (submission with Main Modification)

Total Housing Supply in years 1 - 5	6,063
Total five-year supply requirement (1,039 x 5) including 5% buffer	5,455
Supply surplus	608
Five-year housing land supply	5.56

Table 8: 1st April 2024 five-year housing land supply position (draft submission)

Total Housing Supply in years 1 - 5	6,063
Total five-year supply requirement (1,090 x 5) including 5% buffer	5,723
Supply surplus	340
Five-year housing land supply	5.3

NPPF: December 2023 – no buffer

Table 9: 1st April 2024 five-year housing land supply position (submission with Main Modification)

Total Housing Supply in years 1 - 5	6,063
Total five-year supply requirement (1,039 x 5)	5,195
Supply surplus	868
Five-year housing land supply	5.84

Table 10 1st April 2024 five-year housing land supply position (draft submission)

Total Housing Supply in years 1 - 5	6,063
Total five-year supply requirement (1,090 x 5)	5,450
Supply surplus	613
Five-year housing land supply	5.56

¹⁰ [HDT 2022 results](#) published 19 December 2023

5.10 Table 11 below summarises the housing supply totals broken down by the different categories of deliverable and developable sites.

Table 11: Summary of Deliverable / Developable housing supply

	Number of dwellings
Deliverable - 'A' List Sites	
Small Sites with Planning Permission 5 - 9 units	127
Small Sites with Planning Permission 1 - 4 units	158
Major Sites (10 + units) with detailed Planning Permission (Full and REM applications)	2,934
Developable - 'B' List Sites	
Outline permission for Major development	744
Allocated in Development Plan	1,942
Windfall Allowance	158
Total Housing Supply in years 1 – 5	6,063

5.11 A full list of the large site commitments that are included within the 5 year supply can be found in Appendix 3.

6. District Plan Housing Trajectory

- 6.1 In accordance with the requirement of paragraph 75 of the NPPF to include a trajectory illustrating the expected rate of housing delivery over the plan period, Appendix 4 of the District Plan includes the housing trajectory. The purpose of the trajectory is to ensure that there is a sufficient and consistent supply of housing to both meet the identified local housing need and help demonstrate a five-year housing land supply. A summarised version of the housing trajectory is included in Appendix 5 of this Paper. A separate trajectory detailing the delivery of the proposed District Plan allocations is included in Appendix 6 of this Paper.
- 6.2 The District Plan trajectory is based on evidence gathered through the annual monitoring of housing commitments and completions, the five-year land supply reviews and engagement with site promoters and case officers within the Council's Development Management Team.
- 6.3 The trajectory takes into account completions and extant planning permissions as at 1st April 2024, existing and 'saved' Development Plan allocations and a windfall allowance for small (less than five dwellings) and non-identifiable larger sites¹¹.
- 6.4 The trajectory demonstrates that there is sufficient overall capacity through existing commitments, proposed allocations and windfall allowance to meet the identified local housing need of 19,741 net dwellings. The trajectory shows that housing delivery is anticipated to be around, if not above, the annual housing need figure for much of the Plan period. The anticipated lower level of completions in 2024/25 is partly due to the high number of completions in 2023/24.
- 6.5 Allocations from the 2018 District Plan and Site Allocations DPD help maintain the housing delivery in the early to middle part of the Plan period. The delivery of completions from the Submission Draft District Plan allocations is anticipated to start in 2026/27. This lag in completions reflects that the District Plan needs to complete the final stages of the plan-making process and allows for the sites to come forward through the planning applications process, the discharge of pre-commencement conditions and the start of construction (including the laying of initial services and infrastructure).
- 6.6 As the Submission draft District Plan progresses through the next stages, an increasing degree of certainty can be given to the proposed sites. This in turn gives site promoters confidence to prepare the necessary evidence to support the submission of a planning application. As such, it may be that some sites, particularly smaller sites, may come forward quicker than currently shown in the trajectory.
- 6.7 In addition to the above, the Council is seeking to enter into Planning Performance Agreements (PPAs) with the three significant sites and some of the larger housing site allocations which will assist a collaborative approach in bringing the sites forward in a timely manner.
- 6.8 The District Plan trajectory shows that there will be a sufficient five-year housing land supply from the point of adoption under both the September and December versions of the NPPF.

¹¹ See paragraph 4.23.

7. Monitoring

- 7.1 Chapter 18 of the District Plan includes a Monitoring Framework. The Framework contains indicators which will help monitor the effectiveness of the policies within the District Plan and assess the overall impact of the strategy, as well as whether the vision and strategic objectives are being delivered.
- 7.2 A number of the indicators focus on housing delivery, crucially the number of net housing completions, including affordable housing, on the housing allocations. This data will feed into updating the housing trajectory.
- 7.3 Monitoring will be undertaken on at least an annual basis and the outcomes published through the Council's Authority Monitoring Report (AMR).

8. Conclusions

- 8.1 The total identified housing supply for the Mid Sussex District Plan (2021-2040) period is 20,783 net dwellings. This is against an identified local housing need of 19,741 net dwellings. The oversupply of 1,042 dwellings provides some resilience for the District Plan and a contribution to the Northern West Sussex HMA unmet need.
- 8.2 The 20,783 is comprised of completions delivered in 2021/22, 2022/23 and 2023/24 and the projected housing supply from commitments (existing planning permissions and allocations), proposed allocations and windfall allowance.
- 8.3 Regular monitoring, local analysis of built out rates and lead in times, engagement with site promoters and discussions with Development Management Officers have all ensured the robust inclusion of deliverable and developable sites within the housing trajectory.
- 8.4 As at the 1st April 2024, the Council is able to demonstrate a housing land supply of 5.84 years, based on a housing requirement of 1,039 dpa (without a 5% buffer).
- 8.5 The trajectory demonstrates that the identified local housing need will be met over the plan period and that there is projected to be a sufficient five-year housing land supply from the point of adoption.
- 8.6 The housing trajectory will be monitored through the Council's Authority Monitoring Report.

Appendix 1 – Build Out Rates

Planning Application Reference	Site address	Site Total number of units	Phase total number of units	Average build out rate	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Site of 400 units or more													
09/03697/OUT 14/02830/REM	Phase 1 Keymer Tile Works Burgess Hill	475	125	42			23	89	13				
DM/16/2718	Phase 2 Keymer Tile Works Burgess Hill		170	40				42	80		0	39	
DM/16/5617	Phase 3 Keymer Tile Works Burgess Hill		180	42						37	34	88	7
12/01532/OUT 14/03208/REM	Phase 1 Land east of Kingsway Burgess Hill	480	78	76			76						
12/01532/OUT DM/16/2204	Phase 2 Land east of Kingsway Burgess Hill		95	48			33	62					
12/01532/OUT 14/03208/REM	Phase 3a Land east of Kingsway Burgess Hill		64	32						37	27		
12/01532/OUT DM/19/3144	Phase 3b Land east of Kingsway Burgess Hill		29	20								19	20
DM/17/2534	Land east of Brighton Road Pease Pottage Phase 1	600		100						41	158		
DM/19/3549	Land east of Brighton Road Pease Pottage Phase 3		186	70								108	32
DM/19/4636	Land east of Brighton Road Pease Pottage Phase 4 and 5		277	44									73
DM/18/4321	Phase 1 Land north of Copthorne Way Copthorne	500	303	53						3	61	74	74

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DM/21/0644	Phase 3 and 4 Land north of Copthorne Way Copthorne		197	38									38
DM/19/3845	Land west of Freeks Lane Burgess Hill	460		50									50
	Average build out rate on sites of 400 units or more			50									

Site of 300 to 100 units													
DM/16/1312													
DM/16/2180	South of Rocky Lane, Phase 2	134		26				2	20	54	18	34	
DM/16/1803	Penland Farm Haywards Heath	210		42					32	64	32	56	26
DM/17/0331	Gamblemead Haywards Heath	170		34				4	42	66	7	53	
DM/15/4736	Little Park Farm Hurstpierpoint	140		28				16	40	49	20	16	
08/02692/REM	Land east of Hospital Playing Field (Parcel Y) Haywards Heath	132		44	44	71	17						
12/4032/OUT DM/17/1329	Land south and west of Handcross Primary School	102		34					32	65	5		
DM/15/5067	Martells Normans Road East Grinstead	129		43						22	106	1	
DM/17/4307	Land west of London Road Hassocks	129		65						63	66		
DM/18/2616	Former Golf Club London Road Hassocks	165		49							23	63	62
DM/18/4837	37 - 39 Perrymount Road Haywards Heath	145		48							41	44	60
DM/17/3311 DM/16/5648	Land east of Gravlve Lane and Scamps Hill Lindfield	130		42						33	57	37	
DM/16/4496 DM/17/4190	Rookery Farm Rocky Lane Haywards Heath	343		59						77	76	81	1
DM/20/2937 DM/19/1148 12/01540/OUT	Kingsland Laines Reeds Lane Sayers Common	133		58								50	66
DM/19/1067 DM/15/0429	Hill Place Farm East Grinstead	200		98									98

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Average build out rate on sites of 100 to 399 units				48									
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Sites of 99 -50 units													
12/00535/OUT 14/03124/REM	South of Rocky Lane, Phase 1	96		32		32	41	23					
13/02994/OUT DM/15/1208	Golf Club Driving Range Horsham Road Pease Pottage	95		48			57	38					
14/00294/FUL	The Old Convent, Moatfield Road East Grinstead	74		37		18	56						
DM/15/4379 DM/17/2729	Land adjacent to Kingsway Burgess Hill	64		32					37	27			
DM/15/3658	Land north of Fairfield Recreation Ground Chalkers Lane Hurstpierpoint	61		31			49	12					
DM/17/0205	Land at Hammonds Ridge Burgess Hill	51		26					8	43			
13/03312/OUT DM/15/1298	Phase 2 Land off Woodlands Close Crawley Down	51		26			32	19					
14/04492/FUL	R/O 88 folders Lane Burgess Hill	73		17						11	26	20	9
DM/15/3508	Former convent building, The Priory, Haywards Heath	53		53						53			
14/00294/FUL	South of the Old Convent East Grinstead	74		37		18	56						
DM/184039	Barns Cottage Lewes Road Scaynes Hill	51		26							48	3	
DM/17/2570	15 and 39 Crawley Down Road Felbridge	69		32								19	44
DM/19/2974	Hazel Close Crawley Down	60		46								31	60
DM/21/0401	Block E East Grinstead House East Grinstead	69		69									69
DM/21/0405	Block D East Grinstead House East Grinstead	40		40									40
12/02128/FUL	Land north of Black Swan Close Pease Pottage	51		26	26	25							

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Average build out rate on sites of 99 - 50 units				36									
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Sites of 49 - 30 units													
DM/15/1025	Garland Court Garland Road East Grinstead	49		49					49				
11/01332/OUT DM/15/2182	Clock Field Turners Hill	47		16					6	27	14		
12/00672/OUT 14/00035/REM	Phase 1 Land off Woodlands Close Crawley Down	46		15	2	41		3					
13/03814/FUL	1 and 3 Church Road Haywards Heath	43		43			43						
09/03857/OUT 12/01497/REM	Land at Bylanes Close Cuckfield	42		40	40								
14//01369/FUL 14/01370/FUL 14/00636/PDOFF	St James House 150 London Road East Grinstead	41		41			41						
11/01254/OUT 12/02822/REM	Land to north of Butlers Green Road Haywards Heath	40		28		28							
DM/16/2037	Kings House 13 -21 Cantelupe Road East Grinstead	39		39					39				
14/01395/PDOFF	Norris House Burrell Road Haywards Heath	38		38				38					
DM/15/1511	Lodgeland and Stangrove College Lane Ardingly	36		18			24	12					
13/04256/FUL	Former Magistrates Court Bolnore Road Haywards Heath	36		36			36						
DM/16/1913	23 - 27 London Road East Grinstead	30		30				30					
DM/15/5107 DM/16/5547	Land north of Rocky Lane Haywards Heath	30		30					30				
DM/17/0839	Birchen Lane Haywards Heath	40		20					25	15			
DM/16/0650	Holly Farm Cophorne	45		23						12	33		

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DM/19/2845	Land east of High Beech Lane Lindfield	43		20								23	17
DM/15/3614 DM/19/2242	Land west of Turners Hill Road Crawley Down	44		15								6	23
DM/19/1613	Ashplatts House Holtye Road East Grinstead	30		30									30
DM/21/1819	Central House Perrymount Road Haywards Heath	48		48									48
	Average build out rate on sites of 49 - 30 units			30									

Note: sites first year of completions not included.
Only site wholly complete since 2014 are included.

Appendix 2 – Lead In Times

Planning Application Reference	Site	Total number of units on site	Total number of units in phase	Outline application date received	Outline Decision date	Approved at Appeal	Reserved Matters or Full application Received date	Reserved Matters or Full approval	Date of First completion	Time between application received and permission		Time between outline decision and detailed permission		Total time application received to estimated first completion	
										Years	Months	Years	Months	Years	Months
Site of 400 units or more															
09/03697/OUT 14/02830/REM	Phase 1 Keymer Tile Works Burgess Hill	475	125	02/12/2009	30/04/2010		08/08/2014	15/01/2016	01/11/2016	0.4	5	5.7	67	6.9	81
09/03697/OUT DM/16/2718	Phase 2 Keymer Tile Works Burgess Hill		170	02/12/2009	30/04/2010		08/07/2016	27/01/2017	01/04/2018	0.6	7	0.0	0	1.7	20
09/03697/OUT DM/18/2747	Phase 3a Keymer Tile Works Burgess Hill		64	02/12/2009	30/04/2010		05/07/2018	20/12/2018	01/04/2019	0.5	5	0.0	0	0.7	9
12/01532/OUT 14/03208/REM	Phase 1 Land east of Kingsway Burgess Hill	480	78	30/04/2012	10/05/2013		04/09/2014	26/02/2015	01/04/2016	1.0	12	1.8	21	3.9	46
12/01532/OUT DM/16/2204	Phase 2 Land east of Kingsway Burgess Hill		95	30/04/2012	10/05/2013		01/06/2016	09/02/2017	01/08/2017	0.7	8	0.0	0	1.2	14
DM/16/4496 DM/17/4190	Rookery Farm Rocky Lane Haywards Heath	320		25/10/2016	10/04/2017		12/10/2017	25/05/2018	01/07/2018	0.5	5	1.1	13	1.7	20
DM/15/4711 DM/17/2534	Land east of Brighton Road Pease Pottage Phase 1	619	156	23/11/2015	28/11/2016		15/06/2017	13/10/2017	01/02/2019	1.0	12	0.9	10	3.2	38
DM/15/4711 DM/19/3549	Land east of Brighton Road Pease Pottage Phase 3		186	23/11/2015	28/11/2016		30/08/2019	14/07/2020	19/02/2021	1.0	12	3.6	43	5.2	62
DM/15/4711 DM/19/4636	Land east of Brighton Road Pease Pottage Phase 4 and 5		277	23/11/2015	28/11/2016		08/11/2019	26/05/2021	26/01/2022	1.0	12	4.5	53	6.2	73
13/04127/OUTES DM/18/4321	Phase 1 and 2 Land north of Copthorne Way Copthorne	500	303	04/12/2013	25/05/2016		24/10/2018	03/06/2019	01/06/2020	2.5	29	3.0	36	6.5	76

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13/04127/OUTES DM/21/0644	Phase 3 and 4 Land north of Cophthorne Way Cophthorne		197	04/12/2013	25/05/2016			17/02/2021	13/09/2021	01/12/2022	2.5	29	5.3	62	9.0	106
DM/18/0509 DM/19/3845	Land west of Freaks Lane Burgess Hill	459		07/02/2018	24/07/2019			15/10/2019	19/12/2019	06/07/2022	1.5	17	0.4	5	4.4	52
DM/18/4979 DM/21/2841	Land north of Clayton Mills Hassocks	500		11/12/2018	16/03/2020			02/08/2021	20/12/2021	08/06/2023	0.4	5	0.0	0	1.8	22
											1.0	12.2	2.0	23.9	4.0	47.6

Site of 300 to 100 units

12/04316/FUL	Phase 1 Land east of Gravelye Lane /Scamps Hill	230	82					04/01/2013	31/10/2013	01/12/2014	0.8	10	0.0	0	1.9	22
DM/15/0139	Phase 2 Land east of Gravelye Lane / Scamps Hill		148					15/01/2015	04/04/2016	01/04/2016	1.2	14	0.0	0	1.2	14
DM/16/1312 DM/16/2180	Phase 2 South of Rocky Lane Haywards Heath	134	134	23/03/2016	29/12/2016			05/09/2016	17/02/2017	01/02/2018	0.8	9	0.1	2	1.9	22
04/02681/OUT 10/03704/REM	Bolnore Village Phase 4a Haywards Heath	396	192	10/11/2004	09/01/2006	23/10/2007	23/11/2010	13/04/2011	01/04/2014	0.4	5	0.0	0	3.4	40	
04/02681/OUT 14/00264/REM	Bolnore Village Phase 4b and 5 Haywards Heath		135	10/11/2004	09/01/2006	23/10/2007	23/01/2014	06/08/2014	01/04/2015	0.5	6	0.0	0	1.2	14	
04/02681/OUT DM/16/3427	Bolnore Village Phase 5B Haywards Heath		69	10/11/2004	09/01/2006	23/10/2007	22/08/2016	10/05/2017	01/04/2017	0.7	8	0.0	0	0.6	7	
DM/16/1803	Penland Farm Haywards Heath	210						28/04/2016	09/06/2017	01/04/2018	1.1	13	0.0	0	1.9	23
DM/17/0331	Gamblemead Haywards Heath	151						23/01/2017	08/09/2017	01/02/2018	0.6	7	0.0	0	1.0	12
12/04141/OUT DM/15/4736	Little Park Farm Hurstpierpoint	140		04/12/2012	22/07/2013	04/09/2014	09/12/2015	18/07/2016	01/12/2017	0.6	7	0.0	0	2.0	23	
HH/130/98 08/02692/REM	Land east of Hospital Playing Field (Parcel Y) Haywards Heath	132		22/07/1998	17/03/2003	17/03/2003	11/08/2008	03/11/2008	01/05/2014	0.2	3	0.0	0	5.7	67	

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10/01898/FUL	Land opposite Manor Close Burgess Hill	122					20/10/2010	14/06/2011	01/02/2012	0.6	8	0.0	0	1.3	15
10/01317/OUT 12/00716/REM	Land rear of Ashplatts, Holtye Road, East Grinstead	117		05/05/2010	14/04/2011		08/02/2013	04/06/2013	01/04/2014	0.9	11	2.1	25	3.9	46
12/04032/OUT DM/17/1329	Land south and west of Handcross Primary School	102		21/11/2012	30/04/2013	01/05/2014	28/03/2017	01/12/2017	01/04/2018	0.7	8	0.0	0	1.0	12
10/02071/OUT 12/03843/REM	West of Imberhorne Lane, East Grinstead	100		05/07/2010	28/09/2010	22/06/2011	08/11/2012	08/04/2013	01/04/2014	0.4	5	0.0	0	1.4	16
DM/16/5648 DM/17/3311	Land east Graveley Lane Lindfield	130		22/12/2016	07/03/2017		16/08/2017	08/12/2017	01/10/2018	0.2	2	0.8	9	1.8	21
DM/17/4307	Lane west of London Road Hassocks	165					26/10/2017	12/07/2018	01/06/2019	0.7	8	0.0	0	1.6	19
DM/18/2616	Hassocks Golf Club London Road Hassocks	165					04/07/2018	28/03/2019	01/05/2019	0.7	9	0.0	0	0.8	10
DM/18/4837	37 -39 Perrymount Road Haywards Heath	145					30/11/2018	10/05/2019	18/03/2021	0.4	5	0.0	0	2.3	27
12/01540/OUT DM/19/1148	Kingsland Laines Reeds Lane Sayers Common	120		30/04/2012	09/10/2012	07/12/2017	21/03/2019	18/12/2019	11/06/2021	0.7	9	0.0	0	2.2	26
DM/15/5067	Martells Store East Grinstead	129					10/03/2017	22/05/2017	01/08/2019	0.2	2	0.0	0	2.4	28
DM/19/1895 DM/21/2627	Abberville Park Fairbridge Way Burgess Hill	325	307	17/05/2019	29/06/2021		14/07/2021	31/03/2022	31/03/2023	0.7	8	0.0	0	1.7	20
DM/15/0429 DM/19/1067	Hill Place Farm East Grinstead	200		02/02/2015	17/08/2015	01/03/2018	18/03/2019	01/11/2019	17/05/2022	0.6	7	0.0	0	3.2	37
DM/18/4979 DM/21/2841	Land north of Clayton Mills Hassocks	500		11/12/2018	16/03/2020		02/08/2021	20/12/2021	08/06/2023	0.4	5	0.0	0	1.8	22
										0.6	7.4	0.1	1.6	2.0	23.7

Sites of 99 - 50 units															
12/00535/OUT 14/03124/REM	Phase 1 South of Rocky Lane Haywards Heath	96		01/06/2012	30/08/2012		28/08/2014	12/02/2015	01/06/2015	0.2	3	2.5	29	3.0	35

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13/02994/OUT DM/15/1208	Golf Club Driving Range Horsham Road Pease Pottage	95		02/09/2013	05/12/2013	04/11/2014	23/03/2015	10/08/2015	01/04/2016	0.4	5	0.0	0	1.0	12
09/00602/FUL	Land north of Maltings Park Burgess Hill	94				18/09/2009	27/02/2009	27/05/2009	01/05/2013	0.0	0	0.0	0	3.6	43
11/00649/FUL	Land off Grange Road Crawley Down	80					01/07/2011	29/09/2011	01/11/2012	0.2	3	0.0	0	1.3	16
14/00294/FUL	South of the Old Convent East Grinstead	74					28/01/2014	25/06/2014	01/10/2015	0.4	5	0.0	0	1.7	20
08/02532/OUT 10/02911/REM	Gravelye Lane Lindfield	65		30/03/2009	12/04/2010		14/09/2010	10/10/2010	01/05/2012	1.0	12	0.5	6	3.1	36
DM/15/4379 DM/17/2729	Land adjacent to Kingsway Burgess Hill	64		02/11/2015	12/10/2016		29/06/2017	16/10/2017	01/04/2018	0.9	11	1.0	12	2.4	28
DM/15/3658	Land north of Fairfield Recreation Ground Chalkers Lane Hurstpierpoint	61					17/09/2015	07/10/2016	01/04/2016	1.1	12	0.0	0	0.5	6
DM/17/0205	Land at Hammonds Ridge Burgess Hill	51					18/01/2017	10/01/2018	01/01/2019	1.0	12	0.0	0	2.0	23
14/04492/FUL	R/O 88 Folders Lane Burgess Hill	73				15/06/2017	08/12/2014	15/01/2016	01/01/2020	0.0	0	0.0	0	2.5	30
13/03312/OUT DM/15/1298	Phase 2 Land off Woodlands Close Crawley Down	51		27/09/2013	12/02/2014	18/08/2014	30/03/2015	26/06/2015	01/04/2017	0.2	3	0.0	0	2.0	24
12/02128/FUL	Land north of Black Swan Close Pease Pottage	51				26/03/2013	18/06/2012	17/09/2012	01/09/2014	0.2	3	0.0	0	1.4	17
DM/16/3119 DM/18/4039	Barns Cottage Lewes Road Scaynes Hill	51		21/07/2016	07/02/2017		01/10/2018	03/12/2018	18/03/2020	0.2	2	0.0	0	1.5	17
DM/17/2570 DM/20/1078	15 and 39 Crawley Down Road Felbridge	63		19/06/2017	04/01/2018		16/03/2020	26/10/2020	19/04/2022	0.6	7	0.0	0	2.1	25
DM/21/0401	Block E Floor G- 4 East Grinstead House	69					01/02/2021	24/03/2021	17/03/2022	0.1	2	0.0	0	1.1	13
DM/15/4094 DM/19/2974	Hazel Close Crawley Down	60		12/10/2015	27/04/2016	01/03/2018	23/07/2019	22/11/2019	10/03/2022	0.3	4	0.0	0	4.0	47
Average site lead in time, 50 -99 units										0.4	5.2	0.2	2.9	2.1	24.5

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Sites of 49 - 30 units															
DM/15/1025	Garland Court Garland Road East Grinstead	49					06/03/2015	12/02/2016	01/04/2017	0.9	11	0.0	0	2.1	24
11/01332/OUT DM/15/2182	Clock Field Turners Hill	47		16/02/2012	12/06/2012		11/06/2015	21/09/2015	01/01/2019	0.3	4	3.3	39	6.9	81
12/00672/OUT 14/00035/REM	Phase 1 Land off Woodlands Close Crawley Down	46		24/02/2012	12/11/2012	03/06/2013	17/01/2014	31/03/2014	01/01/2015	0.2	2	0.0	0	1.0	11
14/04662/OUT DM/16/0650	Holly Farm Copthorne Way	45		22/12/2014	21/07/2015		15/05/2016	20/12/2016	01/12/2019	0.6	7	1.4	17	4.9	58
13/03814/FUL	1 and 3 Church Road Haywards Heath	43					06/11/2013	05/02/2014	01/04/2016	0.2	3	0.0	0	2.4	28
09/03857/OUT 12/01497/REM	Land at Bylanes Close Cuckfield	42		21/12/2009	15/06/2010	24/02/2011	25/04/2012	23/07/2012	01/04/2014	0.2	3	0.0	0	3.1	37
14//01369/FUL 14/01370/FUL 14/00636/PDOFF	St James House 150 London Road East Grinstead	41					19/02/2014	01/04/2014	01/04/2016	0.1	1	0.0	0	2.1	25
11/01254/OUT 12/02822/REM	Land to north of Butlers Green Road Haywards Heath	40		21/04/2011	16/09/2011	16/03/2012	10/08/2012	11/12/2012	01/04/2016	0.3	4	0.0	0	4.0	48
DM/15/3415 DM/17/0839	Birchen Lane Haywards Heath	40		19/08/2015	29/10/2015	08/08/2016	29/06/2017	13/09/2017	01/04/2018	0.2	2	0.0	0	1.6	19
DM/16/2037	Kings House 13 -21 Cantelupe Road East Grinstead	38					11/05/2016	23/06/2016	01/04/2018	0.1	1	0.0	0	1.9	22
14/01395/PDOFF	Norris House Burrell Road Haywards Heath	38	30				15/04/2014	27/05/2014	01/04/2017	0.1	1	0.0	0	3.0	35
12/02838/FUL	Land at Chalkers Lane Hurstpierpoint	38					16/08/2012	19/12/2012	01/04/2014	0.3	4	0.0	0	1.6	19
DM/15/1511	Lodgeland and Stangrove College Lane Ardingly	36					07/04/2015	12/10/2015	01/04/2016	0.5	6	0.0	0	1.0	12

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13/04256/FUL	Former Magistrates Court Bolnore Road Haywards Heath	36					06/02/2014	21/10/2014	01/04/2016	0.7	8	0.0	0	2.2	25
DM/16/1913	23 - 27 London Road East Grinstead	30					04/05/2016	22/06/2016	01/04/2017	0.1	2	0.0	0	0.9	11
DM/15/5107 DM/16/5547	Land north of Rocky Lane Haywards Heath	30		06/01/2016	14/10/2016		15/12/2016	10/03/2017	01/04/2018	0.8	9	0.4	5	2.2	26
DM/17/2271 DM/19/2845	Land East High Beech Lane Lindfield	43		31/05/2017	26/04/2018		12/07/2019	25/11/2019	15/12/2021	0.9	11	1.6	19	4.5	54
DM/15/3614 DM/19/2242	Land west of Turners Hill Road Crawley Down	44		07/09/2015	08/02/2016	01/03/2018	14/06/2019	23/01/2020	23/06/2022	0.4	5	4.0	47	6.8	80
DM/19/1613 DM/20/3932	Ashplats House Holtye Road East Grinstead	30		29/04/2019	10/12/2019		21/10/2020	08/03/2021	31/03/2023	0.4	4	1.2	15	3.9	46
DM/17/4392	Land Opposite Queens Head Bolney	30					26/10/2017	15/02/2019	21/12/2022	1.3	15	0.0	0	5.2	61
DM/21/0405	Block D East Grinstead House	40					01/02/2021	24/03/2021	17/03/2022	0.0	0	0.0	0	1.1	13
Average site lead in time, 49 -30 units										0.4	4.3	0.3	3.8	2.6	30.1
Average lead in time on all sites										0.5	6.0	0.3	3.7	2.4	27.8

Notes:

An Assessment has been made of the delivery rates of sites of 30 units or more.

Sites that have completions between 1st April 2014 to 31st March 2023 have been included in the assessment.

Decision made at appeal have not been included in the average calculation (REM have been included).

Where there are a number of phases and REM applications the outline application has only been included once.

Appendix 3 – Years 1 to 5 Housing Commitments

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A List														
Sites that do not involve major development with planning permission (9-5 units)														
										Delivery by Year				
SHELAA REF	Address	Parish	Outline permission Ref	Detailed Permission Ref	Decision Date	Expiry	Site Totals (Net)	Completions to Date	Year 1 - 5 Total	2024/25	2025/26	2026/27	2027/28	2028/29
208	Mount Pleasant Nursery, Carsion Lane, Ashurst Wood	Ashurst Wood	DM/18/3242		22.07.19	application for REM within 3 years	5		5				5	
1144	Little Abbotsford Isaacs Lane Burgess Hill	Burgess Hill	DM/19/3234	DM/23/0151	12.02.24	application for REM within 2 years	9		9		9			
4	Land At Wintons And Wintons Fishery Folders Lane Burgess Hill	Burgess Hill		DM/21/3311	14.11.22	Begin within 3 years	8		8	8				
1089	Americas House 273 London Road Burgess Hill	Burgess Hill		DM/21/0688	20.04.21	Complete within 3 years of approval	6		6	6				
1145	5 - 8a Whitehall Parade East Grinstead	East Grinstead		DM/21/4105	17.10.22	Begin within 3 years	7		7		7			
1110	Pikfield Engineering Factory Durkins Road East Grinstead	East Grinstead		DM/20/1516	19.05.21	Begin within 3 years	8		8				8	
759	Tower Car Sales, Tower Close, East Grinstead	East Grinstead		DM/21/3534	07.03.22	Begin within 3 years	9		9	9				
409	Sussex House London Road East Grinstead	East Grinstead		13/0404/FUL	27.01.14	Begin within 3 years	8		8		8			
1155	Rear of 34 to 56 America Lane Haywards Heath	Haywards Heath		DM/21/2129	21.04.26	Begin within 3 years	8		8		4	4		
1118	14 - 16 Sussex Road Haywards Heath	Haywards Heath		DM/20/1881	17.12.21	Begin within 3 years	8		8		8			
1112	Workshop and Garages North Road Haywards Heath	Haywards Heath		DM/20/1470	12.01.22	Begin within 3 years	6		6		6			
597	Land rear of Devon Villas, Western Road, Haywards Heath	Haywards Heath		DM/20/0840	15.12.20	Begin within 3 years	9		9		9			
618	MSDC Car Park, north of Oaklands Road	Haywards Heath		DM/18/4841	19.06.20	Begin within 3 years	8		8	8				
1102	25 Boltro Road Haywards Heath	Haywards Heath		DM/17/0865 DM/22/3789	07.07.17	Begin within 3 years	6		6	6				
1132	Education Boarding - Hurstpierpoint College	Hurstpierpoint		DM/21/4020			5		5			5		
924	Twineham Grange Farm, Bob Lane, Twineham	Twineham	DM/17/1375	DM/20/3788	13.12.17 14.05.21	Begin 2 year REM	6		6	6				
211	Palmers Autocentre Steton Works Crawley Down	Worth		DM/22/0867			5		5		5			
1157	Crawley Down Village Hall Turners Hill Road	Worth		DM/23/2544	27.11.2023		6		6		6			
Total							127		127	43	62	9	13	0
Major Site - 10+ Units with full planning permission under construction														
SHELAA REF	Address	Parish	Outline permission Ref	Detailed Permission Ref	Decision Date	Expiry	Site Totals (Net)	Completions to Date	Year 1 - 5 Total	2024/25	2025/26	2026/27	2027/28	2028/29
150	Land to the west of the Rectory, Haywards Heath Road, Balcombe	Balcombe		DM/21/4235	04.08.22	Begin within 3 years	17		17			10	7	
45	Aberville Park Fairbridge Way Burgess Hill	Burgess Hill		DM/19/1895			307	37	250	50	50	50	50	50
91	Keymer Tile Works, Phase 2, Nye Road, Burgess Hill	Burgess Hill		DM/16/2718			170	161	20	5	15			
233	Land east of Kings Way Phase 1 and 4, Burgess Hill	Burgess Hill		DM/20/0886			315	76	178	60	60	58		
969	Land west of Freeks Lane Burgess Hill	Burgess Hill		DM/19/3845			460	50	319	45	108	106	60	
976	Thakeham_Land East of Keymer Road and South of Folders Lane, Burgess Hill.	Burgess Hill		DM/22/3049	26.07.2023		120	0	260	10	50	90	90	20
976	Persimmon_Land East of Keymer Road and South of Folders Lane, Burgess Hill.	Burgess Hill		DM/22/3049	26.07.2023		140	0						
1143	62 - 64 Folders Lane Burgess Hill	Burgess Hill		DM/22/0732	16.11.22	3 yrs from decision	17		17	5	12			
480	Courtmeadow School, Hanlye Lane, Cuckfield	Cuckfield		DM/21/3755			13	1	12	5	7			
21	Land rear of 11A Crawley Down Road, Felbridge	East Grinstead		DM/18/3022			31	0	13	13				
562	Land at Hill Place Farm to the south west of East Grinstead, west of	East Grinstead		DM/19/1067			200	98	13	13				
980	Oakhurst Maypole Road East Grinstead	East Grinstead		DM/20/0015			10	0	10	10				
923	Queensmere House, 49 Queens Road, East Grinstead	East Grinstead		DM/17/2725			14	0	14		14			
513	Blackwell Farm Road East Grinstead	East Grinstead		DM/20/1333			10	0	10		10			
221	Land to the north of Shepherds Walk (Friars Oak), Hassocks	Hassocks		DM/21/2628			130	2	128	40	40	48		
753	Land to the north of Clayton Mills, Mackie Avenue, Hassocks	Hassocks		DM/21/2841			500	84	400	80	80	80	80	80
744		Haywards Heath		DM/17/2384			64	0	64		20	20	24	
783	Rogers Farm, Fox Hill, Haywards Heath	Haywards Heath		DM/22/0733	21.10.22	3 yrs from decision	20	5	15	15				
1127	Oakwood Amberly Close Haywards Heath	Haywards Heath		DM/20/1503	13.03.2021	3 yrs from decision	31		13		13			
1090	Maxwellton House 41 - 43 Boltro Road Haywards Heath	Haywards Heath		DM/20/3516	20.12.21	3 yrs from decision	50		50		50			
151	Land east of Portsmouth Wood Close, Lindfield	Lindfield Rural		DM/19/2845			46	40	3	1				2
483	Land South of Scamps Hill, Lindfield	Lindfield Rural		DM/20/2763			200	0	187	50	50	50	37	
1126	Land to west of Goldcrest Drive Sayers Common	Sayers Common		DM/22/2021	24.01.23	3 yrs from decision	66		28	28				
666	Hardriding Farm, Brighton Road, Pease Pottage	Slaugham		DM/17/2534			619	413	88	88				
765	Slaugham Manor, Slaugham Place, Slaugham.	Slaugham		DM/16/2531			25	18	7		7			
1131	Rowan Turners Hill Road Crawley Down	Worth		DM/21/0028			17		7		7			
1103	Former Regency Hotel Old Hollow, Copthorne	Worth		DM/19/4549	28.01.21	3 yrs from decision	10		10		10			
38	Land north of the A264 at Junction 10 of M23	Worth		DM/21/0644	DM/18/4321		500	257	95	95				
TOTAL							4102		2228	613	603	512	348	152

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Major sites (10+units) with full planning or Reserved Matter Permission not yet commenced

SHELAA REF	Address	Parish	Outline permission Ref	Detailed/ REM Permission Ref	Decision Date	Expiry	Site Totals (Net)	Completions to Date	Year 1 - 5 Total	2024/25	2025/26	2026/27	2027/28	2028/29
58	Former Hazeldens Nursery, London Road, Albourne (independent living)	Albourne	DM/19/1001	DM/22/2485	01.03.22	1 yr from last REM	84		84		34	50		
1109	60 - 64 Church Walk Burgess Hill	Burgess Hill		DM/19/4077	20.09.21	3 yrs from decision	15		15			15		
493	Brookleigh, Ph1.5 and P1.6, Bellway	Burgess Hill		DM/21/3870	24.05.22		249		249	104	96	49		
1042	Land south of Kings Way Burgess Hill	Burgess Hill		DM/21/3385	05.09.22	3 yrs from decision	68		29			29		
1108	66 Church Walk Burgess Hill	Burgess Hill		DM/21/3503	10.05.22		14		14	14				
96	Land at Queen Victoria Hospital (Stonequarry Woods) East Grinstead	East Grinstead		DM/21/1842	15.02.2024		30	0	30		10	15	5	
1101	Byanda, Brighton Road, Hassocks	Hassocks		DM/23/0002	12/09.23	3 yrs from decision	25		25			25		
970	23 - 25 Bolnore Road Haywards Heath	Haywards Heath		DM/20/3310	14.12.21	3 yrs from decision	67		28		28			
750	Downlands Park, Isaacs Lane, Haywards Heath (independent living)	Haywards Heath		DM/20/4159	05.05.22	3 yrs from decision	85		85			85		
1156	Rear of Central House Perrymount Road Haywards Heath	Haywards Heath		DM/22/2880	03.08.2023		28		28			28		
531	North of 99 Reed Pond Walk Franklands Village Haywards Heath	Haywards Heath		DM/22/1371	22.12.22	3 yrs from decision	24		24		24			
184	Land south of St. Stephens Church, Hamsland, Horsted Keynes	Horsted Keynes		DM/20/4692	01.08.2023		30	0	30		15	15		
829	Land to the north Lyndon, Reeds Lane, Sayers Common	Sayers Common		DM/22/0640	15.12.22	3 yrs from decision	36		38	5	33			
269	Land adjacent to Rowan, Turners Hill Road, Crawley Down	Worth		DM/20/3081	12.04.22	3 yrs from decision	64		27		27			
TOTAL							819		706	123	380	198	5	0

B list sites

Major sites (10+units) with outline permission

SHELAA REF	Address	Parish	Outline permission Ref	Detailed Permission Ref	Decision Date	Expiry	Site Totals (Net)	Completions to Date	Year 1 - 5 Total	2024/25	2025/26	2026/27	2027/28	2028/29
1125	Brookleigh, care element , Hill, 1C	Burgess Hill	DM/18/5114		04.10.2019			0	60	0	0	0	0	60
493	Northern Arc, Burgess Hill	Burgess Hill	DM/18/5114		04.10.2019			0	635	0	45	202	213	175
832	Land west of Selsfield Road, Ardingly	Ardingly	DM/22/1575		08.06.2023			0	35			10	25	
1113	Linden House Southdowns Park Haywards Heath	Haywards Heath	DM/18/0421		02.06.21	3 yrs from decision	14	0	14		7	7		
TOTAL									744	0	52	219	238	235

Major allocated sites with planning application submitted

SHELAA REF	Address	Parish	Outline permission Ref	Detailed Permission Ref	Decision Date	Expiry	Site Totals (Net)	Completions to Date	Year 1 - 5 Total	2024/25	2025/26	2026/27	2027/28	2028/29
470	Wealden House, Lewes Road, Ashurst Wood	Ashurst Wood		DM/22/2832	pending		50	0	50			10	30	10
827	Land South of 96 Folders Lane, Burgess Hill	Burgess Hill		DM/23/0532	pending		40	0	40			10	30	
840	Woodfield House Isaacs Lane Burgess Hill (SA17)	Burgess Hill		DM/24/0487	pending		29	0	29				10	19
479	Land at Hanlye Lane east of Ardingly Road Cuckfield (SA23)	Cuckfield		DM/23/2610	pending		55	0	55			25	30	
196	Land south of Crawley Down Road, Felbridge	East Grinstead		DM/23/0810	pending		198	0	170		20	50	50	50
770	Land south and west Imberhome Upper School East Grinstead (SA20)	East Grinstead		DM/23/2699	pending		550	0	150			25	50	75
246	Hurst Farm, Hurstwood Lane, Haywards Heath	Haywards Heath		DM/22/2272	pending		37	0	215			40	75	100
807	Land South of The Old Police House, Birchgrove Road, Horsted Keynes (SA28)	Horsted Keynes		DM/23/2171	pending		25	0	25			5	10	10
477	Land adjacent to Cookhams, South of Top Road, Sharpthorne	West Hoathly		DM/22/1384	pending		13	0	13			10	3	
TOTAL									747	0	20	175	288	264

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Major site (10+ units) Allocated sites with no Planning Application submitted

SHELAA REF	Address	Parish	Allocation Details	Site Totals (Net)	Completions to Date	Year 1 -5 Total	2024/25	2025/26	2026/27	2027/28	2028/29
138	Hammerwood Road Ashurst Wood (SA26)	Ashurst Wood	Site Allocations DPD	12	0	12			6	6	
594	Land South of Southway, Burgess Hill (SA15)	Burgess Hill	Site Allocations DPD	30	0	30				15	15
510	Imberhome Lane Car Park, Imberhome Lane, East Grinstead (EG6B)	East Grinstead	East Grinstead Neighbourhood Plan	18	0	18			8	10	
847	Former East Grinstead Police Station East Grinstead (SA18)	East Grinstead	Site Allocations DPD	22	0	22			10	12	
897	Land to the rear of Firlands, Church Road Scaynes Hill (SA31)	Lindfield Rural	Site Allocations DPD	20	0	20				10	10
1010	St Martins Close (East)	Slaugham	Slaugham Neighbourhood Plan	30	0	30			15	15	
854	Withy Pitts Farm, Selsfield Road Turners Hill (SA32)	Turners Hill	Site Allocations DPD	16	0	16				8	8
519	Land north of Burleigh Lane Crawley Down (SA22)	Worth	Site Allocations DPD	50	0	50			10	20	20
TOTAL						198	0	0	49	96	53

Sites to be allocated in District Plan 2021 - 2030

SHELAA REF	Address	Parish	Allocation Details	Site Totals (Net)	Completions to Date	Year 1 -5 Total	2024/25	2025/26	2026/27	2027/28	2028/29
799	Land south of Reeds Lane, Albourne	Albourne	Submission Draft District Plan	2000	0	60					60
1148	Land west of North Cottages and Challoners, Ansty	Ansty and Staplefield	Submission Draft District Plan	30	0	15					15
784	Land to west of Marwick Close, Bolney Road, Ansty	Ansty and Staplefield	Submission Draft District Plan	40	0	40				20	20
984	The Paddocks Lewes Road Ashurst Wood	Ashurst Wood	Submission Draft District Plan	8	0	8				8	
1120	Land east of Foxhole Lane	Bolney	Submission Draft District Plan	25	0	100				50	50
	Broad location to the West of Burgess Hill	Burgess Hill	Submission Draft District Plan	1350	0	56					56
	Batchelors Farm, Keymer Road, Burgess Hill	Burgess Hill	Submission Draft District Plan	33	0	33			15	18	
198	Land off West Hoathly Road, East Grinstead	East Grinstead	Submission Draft District Plan	45	0	45				20	25
	Land rear of 2 Hurst Road	Hassocks	Submission Draft District Plan	25	0	25				10	15
	Land at Hurstwood Lane, Haywards Heath	Haywards Heath	Submission Draft District Plan	36	0	20					20
	Land at Junction of Hurstwood Lane and Colwell Lane, Haywards Hill	Haywards Heath	Submission Draft District Plan	30	0	30				15	15
601	Land at Coombe Farm, London Road, Sayers Common	Hurstpierpoint and S	Submission Draft District Plan	210	0	150			30	60	60
1003	Land to South of LVS Hassocks, London Road, Sayers Common	Hurstpierpoint and S	Submission Draft District Plan	200	0	110				50	60
830	Land to the west of Kings Business Centre, Reeds Lane, Sayers Common	Hurstpierpoint and S	Submission Draft District Plan	100	0	100			50	50	
1026	Land at Chesapeake and Meadow View, Reeds Lane, Sayers Common	Hurstpierpoint and S	Submission Draft District Plan	33	0	33		13	20		
1020	Ham Lane Farm House, Ham Lane Scaynes Hill	Lindfield Rural	Submission Draft District Plan	30	0	30			8	22	
688	Land to west of Turners Hill Road, Crawley Down	Worth	Submission Draft District Plan	350	0	105			5	50	50
743	Hurst Farm, Turners Hill Road, Crawley Down	Worth	Submission Draft District Plan	37	0	37			12	25	
TOTAL						4582	0	13	140	398	446

Small sites with permission 1-4 units

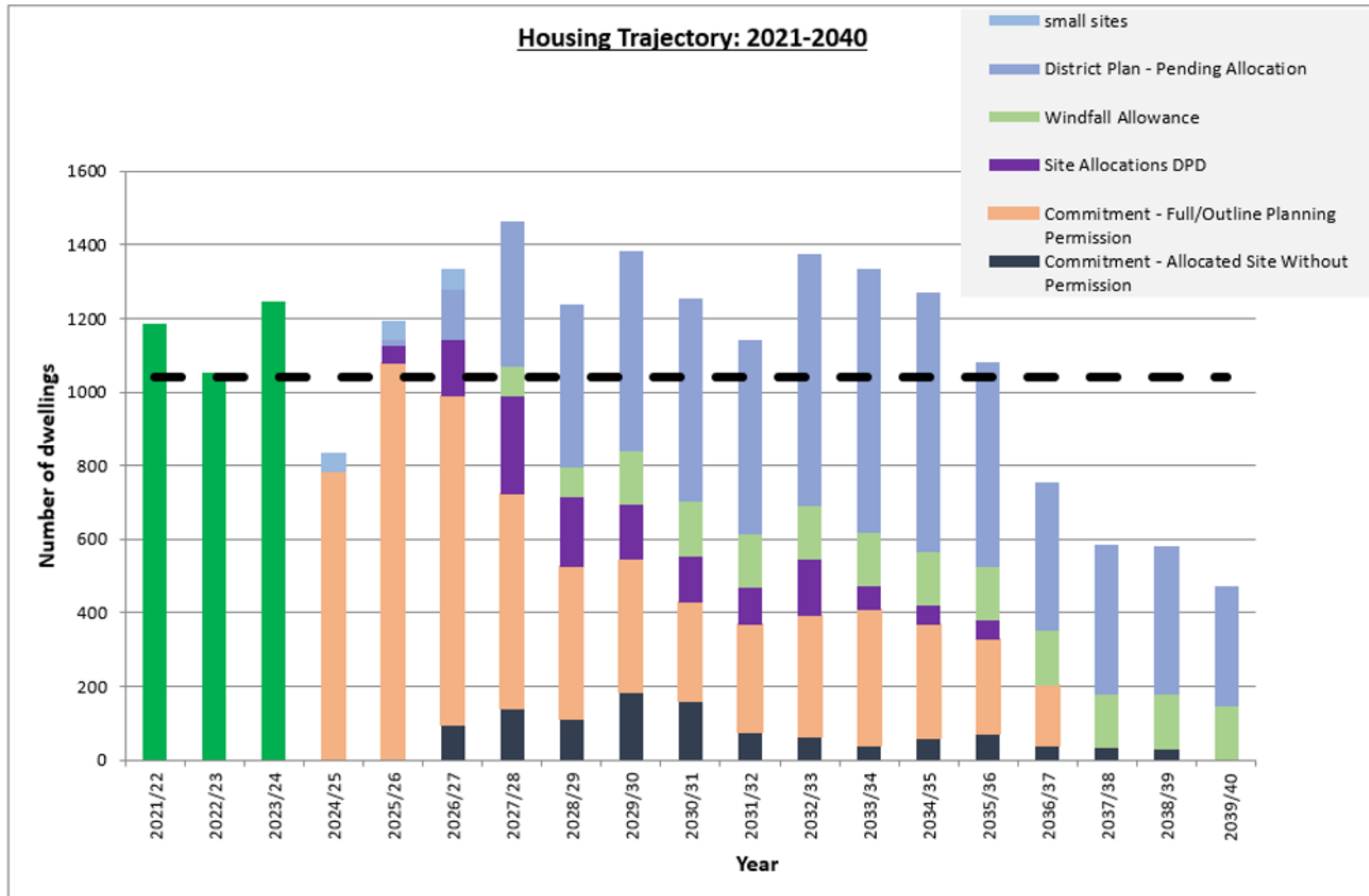
158

Windfall Allowance

158

GRAND Total 6063

Appendix 4 – Summary Housing Trajectory Chart



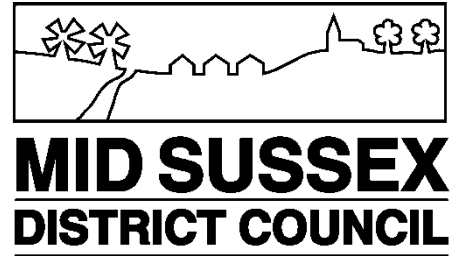
Appendix 5 - Summary Housing Trajectory Table

	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40	
Supply Year	0	0	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Plan Years Remaining	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	TOTAL
Completions	1187	1053	1247	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3487
Commitments with planning permission	0	0	0	781	1077	896	582	416	359	268	291	331	372	310	256	162	0	0	0	6101
Commitments without planning permission	0	0	0	0	0	93	140	110	185	161	76	62	37	58	72	40	32	29	0	1095
small sites	0	0	0	52	53	53	0	0	0	0	0	0	0	0	0	0	0	0	0	158
Commitments	0	0	0	833	1130	1042	722	526	544	429	367	393	409	368	328	202	32	29	0	7354
Site Allocations DPD	0	0	0	0	50	151	266	188	150	125	100	150	62	50	50	0	0	0	0	1342
NEW District Plan Without Permission	0	0	0	0	13	140	398	466	542	542	528	551	625	685	646	530	530	530	300	6832
TOTAL COMMITMENTS	0	0	0	833	1193	1333	1386	1160	1237	1110	995	1228	1189	1126	935	607	437	434	325	15528
Windfall Allowance	0	0	0	0	0	0	79	79	146	146	146	146	146	146	146	147	147	147	147	1768
(Commitments + Future) TOTAL PLANNED SUPPLY	0	0	0	833	1193	1333	1465	1239	1383	1256	1141	1374	1335	1272	1081	754	584	581	472	17296
(Planned Supply + Completions) ANNUAL SUPPLY	1187	1053	1247	833	1193	1333	1465	1239	1383	1256	1141	1374	1335	1272	1081	754	584	581	472	20783
CUMULATIVE SUPPLY	1187	2240	3487	4320	5513	6846	8311	9550	10933	12189	13330	14704	16039	17311	18392	19146	19730	20311	20311	+1042

Appendix 6 – Trajectory of Proposed District Plan Allocations

Allocation Reference	Site Address	Year 1 - 5 Total	Year 6 - 10 Total	Year 11 - 15 Total	Year 16 - 20 Total	Potential Units Total																	
							2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	
DPSC1	Broad location to the West of Burgess Hill	56	949	345	0	1350	0	0	0	0	56	102	166	168	265	248	243	102	0	0	0	0	
DPSC2	Crabbet Park, Old Hollow, Near Crawley	0	450	875	175	1500	0	0	0	0	0	50	100	150	150	175	175	175	175	175	175	175	
DPSC3	Land south of Reeds Lane, Albourne	60	890	900	150	2000	0	0	0	60	170	180	180	180	180	180	180	180	180	180	180	150	
DPSC4	Land at Chesapeake and Meadow View, Reeds Lane, Sayers Common	33	0	0	0	33	0	13	20	0	0	0	0	0	0	0	0	0	0	0	0	0	
DPSC5	Land at Coombe Farm, London Road, Sayers Common	150	60	0	0	210	0	0	30	60	60	0	0	0	0	0	0	0	0	0	0	0	
DPSC6	Land to the west of Kings Business Centre, Reeds Lane, Sayers Common	100	0	0	0	100	0	0	50	50	0	0	0	0	0	0	0	0	0	0	0	0	
DPSC7	Land to South of LVS Hassocks, London Road, Sayers Common	110	90	0	0	200	0	0	0	50	60	60	30	0	0	0	0	0	0	0	0	0	
DPA1	Batchelors Farm, Keymer Road, Burgess Hill	33	0	0	0	33	0	0	15	18	0	0	0	0	0	0	0	0	0	0	0	0	
DPA2	Land South of Appletree Close, Janes Lane, Burgess Hill	0	25	0	0	25	0	0	0	0	0	0	0	10	15	0	0	0	0	0	0	0	
DPA3	Burgess Hill Station	0	50	250	0	300	0	0	0	0	0	0	0	0	50	50	50	50	50	50	50	0	
DPA4	Land off West Hoathly Road, East Grinstead	45	0	0	0	45	0	0	0	20	25	0	0	0	0	0	0	0	0	0	0	0	
DPA5	Land at Hurstwood Lane, Haywards Heath	20	16	0	0	36	0	0	0	0	20	16	0	0	0	0	0	0	0	0	0	0	
DPA6	Land at Junction of Hurstwood Lane and Colwell Lane, Haywards Heath	30	0	0	0	30	0	0	0	15	15	0	0	0	0	0	0	0	0	0	0	0	
DPA7	Land east of Borde Hill Lane, Haywards Heath	0	50	10	0	60	0	0	0	0	0	0	0	20	30	10	0	0	0	0	0	0	
DPA8	Orchards Shopping Centre	0	0	100	0	100	0	0	0	0	0	0	0	0	0	50	50	0	0	0	0	0	
DPA9	Land to west of Turners Hill Road, Crawley Down	105	245	0	0	350	0	0	5	50	50	50	50	50	45	0	0	0	0	0	0	0	
DPA10	Hurst Farm, Turners Hill Road, Crawley Down	37	0	0	0	37	0	0	12	25	0	0	0	0	0	0	0	0	0	0	0	0	
DPA11	Land rear of 2 Hurst Road (Land opposite Stanford Avenue) Hassocks	25	0	0	0	25	0	0	0	10	15	0	0	0	0	0	0	0	0	0	0	0	
DPA12	Land west of Kemps, Hurstpierpoint	0	90	0	0	90	0	0	0	0	0	20	30	30	10	0	0	0	0	0	0	0	
DPA13	The Paddocks Lewes Road Ashurst Wood	8	0	0	0	8	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	
DPA14	Land east of Foxhole Lane	100	100	0	0	200	0	0	0	50	50	50	50	0	0	0	0	0	0	0	0	0	
DPA15	Ham Lane Farm House, Ham Lane Scaynes Hill	30	0	0	0	30	0	0	8	22	0	0	0	0	0	0	0	0	0	0	0	0	
DPA16	Land west of North Cottages and Challoners, Ansty	15	15	0	0	30	0	0	0	0	15	15	0	0	0	0	0	0	0	0	0	0	
DPA17	Land to west of Marwick Close, Bolney Road, Ansty	40	0	0	0	40	0	0	0	20	20	0	0	0	0	0	0	0	0	0	0	0	
TOTAL		997	3030	2480	325	6832	0	13	140	398	446	543	556	528	685	718	708	557	405	405	405	325	

Mid Sussex District Council



Mid Sussex District Council

Homes England

Statement of Common Ground

Delivery at Brookleigh, Burgess Hill

July 5th 2023

Purpose

The Statement sets out anticipated delivery rates at Brookleigh, Burgess Hill. The site was allocated in the Mid Sussex District Plan (2018) and will deliver 3,500 homes and associated infrastructure over a 15 year period.

This Statement provides an update to the one signed in June 2021, which was prepared to support the examination of the Site Allocations Development Plan Document.

In 2022 the marketing name for the Northern Arc was changed to 'Brookleigh'. This document therefore refers to the site as 'Brookleigh' rather than the Northern Arc, although it should be noted that some historic documents still contain reference to the Northern Arc.

Master Planning and Housing

The Northern Arc Masterplan (2018), which sets out the vision and strategic development principles for the site, Infrastructure Delivery Plan (IDP) and Phasing Strategy (2018) were approved at the Mid Sussex District Council on 24th September 2018 as a material consideration for all the planning applications in relation to Brookleigh.

Outline Planning consent for the 3,040 homes (30% affordable) was granted in October 2019 (DM/18/5114). Since then, work has progressed with the approval of Reserved Matters applications for homes, discharge of pre-commencement conditions and planning obligations, as well as applications for significant infrastructure including the Western Link Road (WLR) and Eastern Bridge and Link Road (EBLR) to support site delivery.

A plan showing the residential phases and sub-phases detailed below is attached in Appendix A.

Phase 1A, Oakhurst (formally known as Freeks Farm) was disposed by Homes England via a Building Lease to Countryside. Countryside has since been taken over by Vistry. Vistry will be delivering the remaining Phase 1A homes, associated infrastructure and open space. Vistry will operate under the original Building Lease. As part of the disposal contract, Countryside was tasked with meeting an ambitious programme to obtaining planning permission. The site, for 460 homes in addition to the 3040 homes referred to above, was subject to a separate Outline Planning Permission (DM/18/0509), which was approved in July 2019 and Reserved Matters were approved in December 2019 (DM/19/3945). Work commenced on the site preparation during 2020. Access to the site from Maple Drive (which required the relocation of a playground and the installation of a replacement playground and Multi Use Games Area), has been completed and the first housing completions took place during 2022 with first occupations in November 2022. To date, there have been 50 completions with 50 occupations.

Phase 1B, also at the eastern end of the site has been purchased by Bellway under a Building Lease which was entered into in March 2023. Reserved Matters permission for this site was granted in May 2022 (DM/21/3870) for 249 new homes. Work commenced on this parcel in March 2023.

Homes England have acquired Woodfield House, a parcel of land outside, but adjacent to the Brookleigh District Plan Site Allocation/outline planning application boundary. Bellway will be delivering 30 homes on this site as part of Phase 1B. Outline Planning Permission was granted for 30 homes on this site in 2020 and has since expired. Pre-application discussions have taken place on an amended scheme and a full planning application is anticipated July 2023.

Procurement has taken place on phase 1C, which includes the Eastern Neighbourhood Centre and approximately 270 homes, including 60 extra care homes. A Developer Partner has been selected and Homes England is currently in the process of contracting. The Developer Partner is currently in pre-application discussions with MSDC. A planning application is anticipated in late Summer/early Autumn 2023.

Homes England is in the process of procuring developer partners for the western end of the site which will include the Western Neighbourhood Centre (Phase 1Da) and employment centre (Phase 1E). A Developer Partner has been chosen to develop the first western parcel (Phase 1Da), which includes the neighbourhood centre and approximately 255 homes. Pre-application discussions are at an advanced stage and a Reserved Matters application is anticipated in Autumn 2023.

Phase 1Db, also on the western side, has been out to market for a further 34 homes. However, there was limited interest due to the Homes England procurement process which is complex for SMEs. Homes England is currently reviewing its procurement process to make it more effective for

SMEs. Phase 1Db will be re-marketed once the new process has been put in place which is likely in Autumn 2023.

Infrastructure

The key pieces of infrastructure required to unlock the development of this allocation are the new roads that will link the site to the existing highway network. Homes England has entered into construction contracts to deliver two key pieces of infrastructure – EBLR and the WLR. The EBLR is anticipated to complete December 2023 and the WLR Phase 1 is anticipated to complete September 2023. This infrastructure opens up opportunities to enable further serviced parcels to be disposed of via Building Leases at both the Western and Eastern ends.

Pre-application discussions are at an advanced stage for the next pieces of road infrastructure including:

- Between the A2300 and the western Bridge over the river Adur
- From the western bridge over the river Adur to Isaacs Lane (Northern Arc avenue Central Section)
- A2300 and Jane Murray Way improvements

Reserved Matters applications are anticipated for all these pieces of infrastructure in Autumn 2023 and these phases will unlock access to serviced parcels later in the programme.

The upgrade of the A2300 (link road to the A23) is also a critical piece of infrastructure required to support the development. Work was completed in 2022. The cost of this was c £27.6 million and has been funded by the Local Growth Fund and S106 contributions including from Homes England as a requirement of the Section 106 Agreement on the Outline Planning Permission. The Homes England contribution was £2,882,000. The Business Case for funding of this major project was conditional on the Brookleigh development proceeding and the homes coming forward in line with the District Plan trajectory.

In terms of infrastructure requirement to support the delivery of the first residential phase of the site, there is a planning condition on the Freeks Farm (Oakhurst) Outline Planning Permission that prevents no more than 199 homes from being occupied until the bridge over the River Adur and the road link between the bridge and Isaacs Lane is completed.¹ This infrastructure is due to complete in November 2023, in advance of 199 dwellings being completed and will therefore not prejudice delivery rates.

The development also required investment in the Goddard's Green Wastewater Treatment works to reduce the odour contours arising from the site, to enable the development potential of the allocation to be maximised. A £15.24m funding package has been secured for this work, which consists of £4m Local Growth Funding, £6.54m from the Housing Infrastructure Fund and £4.70m from Southern Water. These works are due for completion by the end of 2023.

The first primary school to be delivered at Brookleigh in the eastern end is due to open in September 2026. Homes England is funding and directly delivering this school and have completed a full site feasibility study. Homes England is currently in the process of procuring a lead consultant to design, and procure a contractor to deliver the school, this process is anticipated to be complete in Autumn 2023.

Homes England is working closely with MSDC and West Sussex County Council (WSCC) to deliver the secondary school in the eastern end. Reserved Matters permission for the secondary

¹ This condition was amended from 130 dwellings to 199 dwellings in the Section 73 Application to the Freeks Farm Outline Planning Permission (DM/22/1655)

school was secured in December 2022 (DM/22/2553). WSCC have appointed a contractor to deliver the secondary school with construction on the secondary school to start in Summer 2023 and be completed by February 2025 for a September 2025 opening.

Pre-application discussions are underway for the Centre for Outdoor Sports which includes sports pitch infrastructure and a Local Equipment Area for Play, along with the first element of Green Circle in the western part of the site. The Green Circle is a key piece of off road pedestrian, cycling and equestrian infrastructure. A Reserved Matters Application is anticipated in Autumn 2023 with construction anticipated to commence in January 2024.

The Phase 1E employment area in the western end has been out to market and Homes England are in the process of evaluating the submissions. Pre-application discussions are anticipated to commence on this parcel this Summer.

Delivery Rates

The District Plan trajectory indicated that the full 3,500 homes would be delivered by March 2036.

A Development Phasing and Specification Plan was approved via an application to discharge an obligation in the legal agreement (DM/21/0787) which provided an accelerated delivery trajectory from that identified in the District Plan.

An updated Delivery Trajectory has been provided dated December 2022, updating those set out in the Development Phasing and Specification Plan. The current housing trajectory confirms that the 3,500 homes would be delivered in the District Plan period. This indicates that delivery rates have slipped in relation to those agreed as part of the Development Phasing and Specification Plan. The reason for the slippage is as follows:

- On site delays for Phase 1A including Covid-19, labour, supply chain issues and the delays in completion of the EBLR and underground of UKPN cables which run through the EBLR, Phase 1A, Phase 1B and secondary school site.
- Trajectory for later phases is based on general assumptions arising from earlier parcels that:
 - there is typically a 12 month period between the Agreement for Lease and Start on Site, and another 12 month period between Start on Site and first housing completions;
 - each phase is assumed to complete 6 homes a month, which is more realistic than the 10 or 11 previously assumed in the earlier version;
 - Wherever possible the overall delivery rate per financial year across the whole scheme shouldn't exceed much more than 300 homes, to avoid risk of 'flooding the market.

There is a peak in 2027/2028, at which point there will be 5-6 outlets/developer partners on site including Phase 1A, Phase 1B, Phase 1C and Phase 1D as well as early Phase 2 parcels. The use of multiple delivery outlets and simultaneous development from the western and eastern sides of the site is one of the ways Homes England will be ensuring accelerated delivery.

To ensure timely consideration of the planning applications and supporting documentation a Planning Performance Agreement (PPA) for the masterplan and preparation of the outline planning applications was entered into. A second PPA has been agreed for the next stage of the work, including comprehensive pre-application discussion processes for each sub-phase. The agreement sets out clear timelines for the achievement of key milestones. In addition, MSDC has appointed a member of staff whose sole responsibility is dealing with Brookleigh planning matters.

Notwithstanding this slippage, Homes England has been able to accelerate progress on the site overall by reducing lead in times to start on site and through a range of mechanisms to ensure once on site development is delivered at pace.

In February 2020, Lichfields Insight – Start to Finish (second edition)² identified that the average lead in time for the delivery of large sites of 500+ homes following the grant of consent was 36 months (3 years). This document states that this figure rises to 96 months (8.4 years) from validation of the first planning application to completion of the first homes for sites of 2,000+ homes.

At Brookleigh, Homes England has reduced overall lead in times from acquisition (March 2018) to Freeks Farm housing starts (March 2020) to only 24 months (2 years) – significantly less than seen elsewhere – and this demonstrates the ability of Homes England to reduce the lead in time for major sites.

Homes England has entered into a Building Lease with Bellway to deliver 249 homes at Phase 1B (parcels east of Isaacs Lane). As part of Bellway's contract, a Reserved Matters application was required to be submitted within 100 days from the start of the contract. This clause will be replicated in the contracts relating to future phases. A comprehensive pre-application meeting programme has been set via a PPA to ensure Reserved Matters applications are submitted within the timeframes.

Homes England has recently published a new Strategic Plan 2023-28³. As set out in the new Strategic Plan, Homes England's mission is to drive regeneration and housing delivery to create high-quality homes and thriving places. This will support greater social justice, the levelling up of communities across England and the creation of places people are proud to call home. A key focus for Homes England is the quality of what is being delivered, including championing environmental sustainability, design and beauty in homes and places that we support to create distinctive places and spaces that are designed for people to use and thrive. Homes England also recognise that mixed-use regeneration to deliver housing alongside employment, retail and leisure space helps to create vibrant and successful places.

There is a range of mechanisms available to Homes England to accelerate housing quality, sustainability and delivery. Specifically, in relation to strategic sites such as Brookleigh and in its capacity as master developer. Homes England is able to use its expertise and test innovative delivery models and financing options that will support the accelerated delivery of large settlements.

Homes England believe that these measures create the conditions necessary to accelerate housing delivery on large sites such as Brookleigh. This aligns broadly to a number of the findings of the Letwin Review⁴ which recommended more diversity of the type and tenure of new homes, to accelerate market absorption and the build out rate of large sites. By adopting the following mechanisms to accelerate delivery on large sites, Homes England can ensure that housing delivery is greater than can be delivered by the market alone and therefore meet local housing needs.

- **Diversification** – Homes England is providing support for smaller builders and new entrants to create a more diverse, resilient and competitive market. Diversification is also being encouraged by providing access to land and short-term development finance through

² <https://lichfields.uk/content/insights/start-to-finish>

³ <https://www.gov.uk/government/publications/homes-england-strategic-plan-2023-to-2028>

⁴ Letwin 2018. Independent Review of Build Out, Final Report. Rt Hon Sir Oliver Letwin MP, October 2018 -

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/752124/Letwin_review_web_version.pdf

the Home Building Fund. This can be seen at Brookleigh with Bellway contracted to delivery at one of the sub-phases via a SME.

- Modern Methods of Construction (MMC)** – Homes England is accelerating the delivery of homes without eroding value by incorporating MMC to drive innovation, quality and productivity in the industry. Covering a range of offsite and modular building techniques, MMC have the potential to be significantly more productive than traditional building methods; allowing homes to be built more quickly, addressing labour and skills shortages and improving the quality, consistency and energy efficiency of newly built homes. As part of Homes England’s new Strategic Plan, we are seeking to improve construction productivity and encourage the uptake of MMC in housing delivery, a series of Homes England’s own sites will deliver ambitious levels of MMC which are higher than the market norm. As part of the procurement process, developers are scored on their ability to deliver homes through MMC and phases 1A, 1B, 1C and 1Da all include MMC. Each procurement for a developer partner includes a minimum score for MMC and is a pass/fail criteria.
- Simplifying Procurement** – Homes England delivery framework (Delivery Partner Panel 3 (DPP3)) was replaced in 2022 with the Delivery Partner DPS which is more efficient and enables developers to join it at any time, throughout its ten-year life span. The application process is quicker than the previous DPP3 Framework which creates efficiencies for Homes England and for all developers. Homes England is confident that this flexible approach will help diversify the housing market and work with a wider range of housebuilders large and small. The DPS provides Homes England with a procurement compliant approach to land disposals so that Homes England can control the speed and quality of housebuilding through Building Leases and deliver government objectives of higher quality urban and building design, increased delivery speed through use of MMC and higher sustainability standards.
- Increasing the Pace of Delivery** – through DPS Framework, Homes England is able to use their Building Lease arrangements to ensure their developer partners deliver at predetermined contractual pace levels over and above what would be expected through the market alone. Current contract data from Homes England sites shows that sites procured through the former DPPS3 and DPS are contracted to deliver between 115% - 150% of the market rate and this is expected to be continued through the DPS Framework. A direct example of how Homes England are increasing the pace of delivery at Brookleigh, is that the two contracted housebuilders have minimum acceleration clauses in their Building Leases to ensure they build at a required rate. The construction pace for Countryside / Vistry at Freeks Farm is a minimum 8 homes per month and for Bellway at Phase 1B it is 6 homes per month. Homes England undertakes monthly monitoring through compliance inspectors to ensure the housebuilders meet these targets. This will be the case for all phases which are being delivered by developer partners with each phase minimum number of homes being determined by site specific circumstances and the method of delivery i.e. MMC is expected to deliver at an increased pace.

In the five years since Homes England acquired the site and by end of 2023, two pieces of key highways infrastructure (EBLR and WLR) will be completed. 35% (1,234 homes) of the whole allocation (including Freeks Farm) will be under contract with delivery partners.

Statement of Common Ground

Site address	Land North and North-west of Burgess Hill (Brookleigh)
District Plan allocation	DP9 – up to 3,500 homes

Planning Status

For the purposes of this statement the site is split into the Brookleigh (Northern Arc) (3,040 homes) and Freeks Farm (460 homes) giving 3,500 homes in total.

Freeks Farm

Planning application Reference		Date of Permission
DM/18/0509	Outline planning permission for 460 homes	24.07.2019
DM/19/3845	Reserved matters for 460 homes	19.12.2019


Brookleigh


Planning application Reference		Date of Permission
DM/18/5115	Outline Permission for 3,040 homes	04.10.2019
DM/19/3313	Full planning permission Bridge and Eastern Link Road	17.01.2020
DM/20/0254	Reserved matters for Western Link Road	10.07.2020
DM/21/3870	Reserved matters for Phase 1B (249 homes and associated development)	24.05.2022
DM/22/2553	Reserved matters for Secondary School	19.12.2022

I, Graham Hyslop, Project Director, Homes England can confirm that the information set out in the table below are an accurate reflection of the anticipate delivery rates on this site.

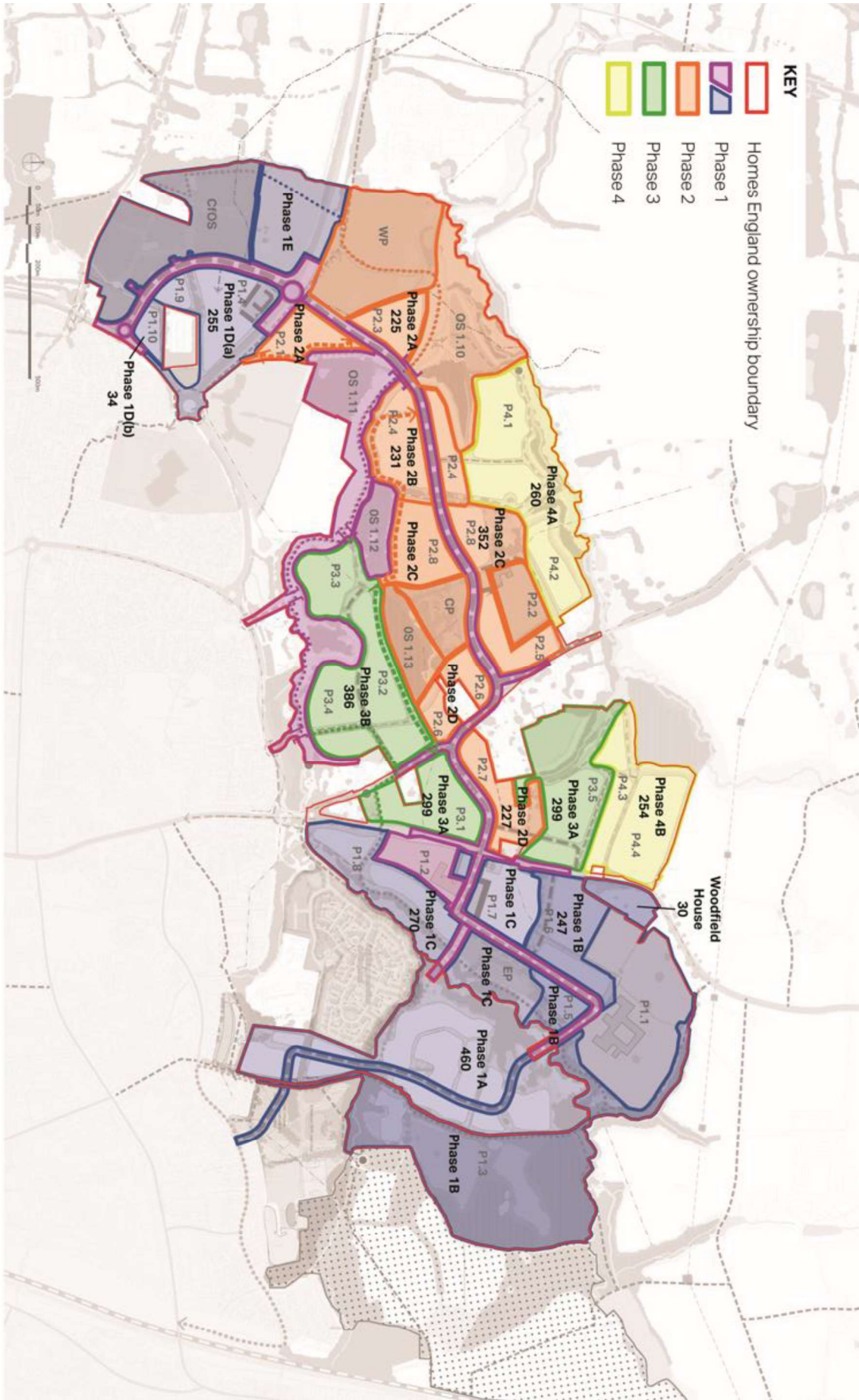
Freeks Farm, Burgess Hill - 460 homes		
Financial Year (1st April – 31st March)	Actual Completions	Projected number of Completions
2022/23	50	0
2023/24		92
2024/25		96
2025/26		96
2026/27		96
2027/28		30
Total	50	410

Brookleigh – 3,040 homes (2,310 homes within plan period)	
Financial Year (1st April – 31st March)	Projected Number of completions
2023/24	50
2024/25	168
2025/26	245
2026/27	238
2027/28	300
2028/29	278
2029/30	268
2030/31	291
2031/32	281
2032/33	322
2033/34	263
2034/35	234
2035/36	102
Total	3040

Signed: Graham Hyslop Project Director Homes England	
Date:	5 July 2023

Signed: Sally Blomfield AD for Planning and Sustainable Economy Mid Sussex District Council	
Date:	5 July 2023

Appendix A – Phasing Plan

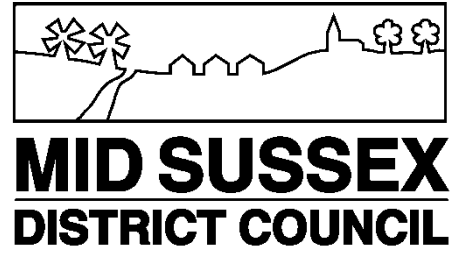


APPENDIX 7

APPENDIX 2

**Mid Sussex District Council and Homes England, Statement of Common
Ground for Delivery at Hurst Farm, Haywards, July 3rd, 2023**

Mid Sussex District Council



Mid Sussex District Council
Homes England

Statement of Common Ground Delivery at Hurst Farm, Haywards Heath

July 3rd 2023

Purpose

This Statement of Common Ground relates to the Hurst Farm, Haywards Heath. The site was allocated in the Haywards Heath Neighbourhood Plan and an outline planning application is currently pending consideration by the District Council. This statement confirms the anticipated delivery trajectory for the site.

APPENDIX 7

History

The site was allocated for a mixed used development in the Haywards Heath Neighbourhood Plan made in 2016. The site is allocated for 350 dwellings, together with the retentions of the existing employment site, the provision of new school, informal open space to include a burial ground and allotments.

The site was acquired from the District Council by Homes England in 2021. An application for outline permission for up to 375 dwellings was submitted to Mid Sussex District Council in July 2022, and is pending consideration (DM/22/2272). Part of the sites lies within Lewes District Council administrative boundary and therefore a duplicate applications as been submitted to both authorities (LW/22/0517).

Infrastructure

Early infrastructure delivery includes off site highway improvements and enabling work to secure the transfer of the school site (access, burial of overhead power lines and services) and access to the burial ground and Country Park. This will not prevent commencement on site but will require careful phasing to avoid delay. Homes England is mitigating this, where reliant on third parties such as UKPN, through advancing engagement.

Delivery rates

The anticipated key milestones and delivery rates for the site are set out below:

Resolution to Grant Outline Planning Permission	August 2023	
Appointment of development partner	March 2024	
Engagement on pre-application advice on REM application/s	April 2024	
Submission of REM application/s	July 2024	
Decision on REM	Dec 2024	
Commence on site	May 2025	

Delivery Trajectory is set out as follows:

2023/24	0
2024/25	0
2025/26	40
2026/27	75
2027/28	100
2028/29	100
2029/30	60
2030/31	0

It is anticipated that works will commence on site during 2025 with the first completions during 25/26. Homes England is confident in the delivery rates and seeks to achieving higher than normal delivery by specifying delivery rates in our Building Lease with the developer and requiring the use of Modern methods of Construction (MMC) on the site.


APPENDIX 7


Statement of Common Ground

Site address	Hurst Farm, Hurstwood Lane, Haywards Heath
Neighbourhood Plan allocation	Policy H1

I, Charlotte O'Mahony, Head of Planning & Enabling at Homes England, can confirm that the information set out in the table below is an accurate reflection of the anticipated delivery rates on this site

Financial Year (1 st April – 31 st March)	Number of completions
2025/26	40
2026/27	75
2027/28	100
2028/29	100
2029/30	60
2030/31	0

Signed: Charlotte O'Mahony Head of Planning & Enabling Homes England	
Date:	3 rd July 2023

Signed: Sally Blomfield AD for for Planning and Sustainable Economy Mid Sussex District Council	
Date:	3 rd July 2023

APPENDIX 7

APPENDIX 3

**Email Correspondence for SA26: Land South of Hammerwood Road,
Ashurst Wood (Redacted)**