

Appendices EP2 - EP22 to Proof of Evidence of Ben Pycroft
re: Housing Land Supply

For Gladman Developments Limited | 24-465

The erection of up to 90 dwellings at land off Scamps Hill, Scaynes Hill Road,
Lindfield PINS ref: APP/D3830/W/24/3350075

Appendices

- EP2.** Letter to LPA requesting 5YHLS information – 17th September 2024
- EP3.** Completions 2023-34 (provided by the Council on 4th November 2024)
- EP4.** Commitments at 1st April 2024 (provided by the Council on 4th November 2024)
- EP5.** Council’s comments on the list of disputed sites at 1st April 2023 (provided by the Council on 6th November 2024)
- EP6.** Council’s 5YHLS position at 1st April 2024 (provided by the Council on 7th November 2024)
- EP7.** “Site Evidence for Disputed Sites” (provided by the Council on 11th November 2024)
- EP8.** List of small sites (1-5 dwellings) with planning permission at 1st April 2024 (provided by the Council on 8th November 2024)
- EP9.** Council’s 5YHLS proof of evidence and appendices for the Albourne appeal
- EP10.** South Kesteven – evidence of deliverability for the 2022 APS
- EP11.** South Kesteven 2023 APS Inspector Report
- EP12.** South Kesteven – evidence of deliverability for the 2023 APS
- EP13.** Braintree proformas
- EP14.** South Oxfordshire evidence
- EP15.** West Oxfordshire evidence
- EP16.** Central Bedfordshire evidence
- EP17.** Information in relation to Brookleigh / Northern Arc
- EP18.** Information in relation to land west of Selsfield Road, Ardingly
- EP19.** Information in relation to Linden House
- EP20.** Information in relation to Wealden House
- EP21.** Information in relation to Woodfield House
- EP22.** Information in relation to Hanlye Lane East

EP2

Stuart Malcolm
Mid Sussex District Council

17 September 2024
EP ref: 24-465

By e-mail only to: stuart.malcolm@midsussex.gov.uk

Dear Stuart Malcolm

Re: PINS ref: 3350075 – Scamps Hill, Lindfield

I am the five year housing land supply (5YHLS) witness for the Appellant (Gladman Developments Ltd). In advance of the Council's Statement of Case (due on 3rd October 2024), I write requesting the following confirmation.

Base date for calculating 5YHLS

I note that the Council's latest 5YHLS position statement has a base date of 1st April 2023 (published July 2023 and updated October 2023). Please confirm without delay that this will remain the base date for calculating the 5YHLS for the purposes of this appeal.

Alternatively, please confirm when a revised position (e.g. with a base date of 1st April 2024) will be provided to the Appellant.

5YHLS requirement and the buffer

The Council's latest 5YHLS position statement states that the 5YHLS should be measured against the local housing need calculated using the standard method set out in the PPG. It states that the local housing need at 1st April 2023 is 1,090 dwellings. I agree. Please confirm that this remains the Council's case (unless and until the revised Framework and revised standard method for calculating local housing need are adopted).

As the Council's latest Housing Delivery Test result was more than 85%, the 20% buffer does not apply. The Council's 5YHLS position statement applies a 5% buffer. The current (December 2023) version of the Framework removed the 5% buffer. Whilst the new Government proposes to re-instate the 5% buffer, please confirm that a buffer does not currently apply to the 5YHLS calculation.

Deliverable supply

On the basis that the base date remains as 1st April 2023, please confirm that the Council's case is that the deliverable supply at 1st April 2023 is 5,770 dwellings.

Please also provide the "clear evidence" the Council relies on for the inclusion of sites which fall within category b) of the definition of "deliverable"

Next steps

Once we have received confirmation of the above and reviewed the evidence, we will provide the Council with a draft SoCG, which will list the disputed sites.

We look forward to receiving the requested information. In the meantime, should you wish to discuss further, please do not hesitate to contact me.

Yours sincerely
Emery Planning

Ben Pycroft

Ben Pycroft BA (Hons), DIP TP, MRTPI
Director

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Cc John MacKenzie (Gladman)

EP3

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	Couch 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 accommodation 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 Road	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 accommodation	31
Total Communal accommodation 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.

EP4

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 Devore 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		Maxwellton 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, Copthorne	10	0	0	10	DM/19/4549	Commenced	1103
Worth		Land west of Copthorne, Phase 3 and 4 Copthorne Way (TW)	197	0	146	51	DM/21/0644	Commenced	38
Worth		Land west of Copthorne, Phase 1, Copthorne 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	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	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

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Disputed Sites with MSDC response as-at 1st April 2024

Table 2 – Disputed Sites recorded as being under construction at 1st April 2023 (updated to 1st April 2024)

Ref	Address	Council 5YHLS 1 April 2023	Appellant 5YHLS 1 April 2023	Appellant reason for dispute	Difference	Council response	Council 1 April 2023	Council1 April 2024
45	Abbeville Park, Fairbridge Way, Burgess Hill	250	30	30 dwellings delivered 2023/24 before developer went into administration and then liquidation.	-220	Disagree DM/21/2627 (RM) – New developer took site on in 2023: Places for People. Website – selling properties and marketing for moving in Spring 2024 demonstrating deliverability. 1 April 2024 - MSDC monitoring: 37 completions, 45 plots commenced. 250 dwelling commitments in 2024 5YS.	250	250
233	Land east of Kings Way phases <u>1 and</u> 4	239	237	Phases 1-3 complete. Permission for phase 4 is 237 dwellings	-2	Disagree Phase 4 (DM/20/0886) is permitted for 237 dwellings however there are 2 dwellings remaining in Phase 1 (14/03208/REM); 1 plot is currently a showhouse with the	239	178

						adjacent plot used a as temporary car park for the showhouse. Total = 239 at April 2023. 1 April 2024 - 61 Completions 2023/4 therefore 178 Commitment in 5YS for 2024		
447	Emperor Restaurant, Cyprus Road, Burgess Hill	10	0	Development completed before 1 st April 2023	-10	Disagree 1 Demolition in 2020/21 (retail space and staff accommodation). Completion data corrected for 2023/24 (10 not 12 Completions) – table not published MSDC Officer visit in March 2024 confirmed completion. Total = 10 1 April 2024 - Recorded as Completion (not in 5YS for 2024).	10	0
496	Land south of Rocky Lane and west of Weald Rise and Fox Hill, Haywards Heath	128	112	Completion data shows 231 dwellings of 343 complete before 1 st April 2023, not 215	-16	Disagree Completion data corrected for 2021/22 (65 not 81 completions) – table not republished. Total = 128 at April 2023. 1 April 2024 - SHLAA ID 94+496 – 19 Completions in 2023/24 as part	128	0

						of Phase 1 (DM/17/4190) and 109 as part of Phase 2 (DM/19/5207) Recorded as Completion (not in 5YS for 2024)		
1092	Chester House, Harlands Road, Haywards Heath	76	0	Development completed before 1 st April 2023	-76	Disagree 76 Completions in 2023/24 as per Completions Schedule – DM/21/0187. BC records - Completion November 2023. 1 April 2024 - Recorded as Completion (not in 5YS for 2024)	76	0
666	Hardriding Farm, Brighton Road, Pease Pottage	206	193	Completion data shows 426 dwellings of 619 complete before 1 st April 2023, not 413	-13	Disagree Completion data corrected for 2020/21 (106 not 121 completions) – table not republished. 206 dwellings in supply for April 2023. 1 April 2024 - Last 7 units of Phase 1 (156 dwellings - DM/17/2534) completed in 2023/24; Last 9 units of Phase 3 (186 dwellings - DM/19/3549) completed in 2023/24; 102 units of Phase 4 & 5 (136 and 141 respectively - DM/19/4636) completed in 2023/24.	206	88

						88 remaining as Commitment in 5YS for 2024.		
					-337			

Table 3 – Disputed sites recorded as having full planning permission or reserved matters permission but not yet commenced at 1st April 2023 (updated to 1st April 2024)

Ref	Address	Council 5YHLS 1 April 2023	Appellant 5YHLS 1 April 2023	Appellant reason for dispute	Difference	Council response	Council 1 April 2023	Council1 April 2024
470	Wealden House, Lewes Road, Ashurst Wood	50	0	Planning permission has expired	-50	<p>Disagree</p> <p>Expired 11/11/2023.</p> <p>New Reserved Matters Planning Application DM/22/2832 (pending Decision) approved subject to S106 at District Planning Cmt. (01/06/2023) - Communication between CO and Agent ongoing.</p> <p>1 April 2024 - Neighbourhood allocation and pending application; <u>moved to B-List Commitment in April 2024 5YHLS.</u></p>	50	50
1109	60-64 Church Walk, Burgess Hill	15	0	Planning permission has expired	-15	<p>Disagree</p> <p>DM/19/4077 - Decision date of 20/09/2021 - no discharge of conditions. Expired 20/09/2024 – valid for April 2023 and 2024 HLS.</p>	15	15

						Trajectory reflects small scale of site and change of use nature of development.		
1113	Linden House, Southdowns Park	14	0	Planning permission has expired	-14	<p>Disagree</p> <p>Expired 02/06/2024 – still ok for April 2023 and 2024 HLS.</p> <p>New Scheme for 17 units (DM/23/0890) Rec'd 30.03.23 - went to committee in March 2024 with recommendation to approve.</p> <p>At 1st April 2024 permission for 14 units was an extant Commitment – evidence of deliverability as at April 2024 5YS demonstrated by a subsequent Planning Committee resolution to grant a new application for 17 units that will supersede that earlier permission for 14 units.</p>	14	14
					-79			

Table 4 – Disputed site recorded as having outline planning permission at 1st April 2023 (updated to 1st April 2024)

Ref	Address	Council 5YHLS 1 April 2023	Appellant 5YHLS 1 April 2023	Appellant reason for dispute	Difference	Council response	Council 1 April 2023	Council 1 April 2024
493	Brookleigh, Burgess Hill	752	0	No further RM applications made other than those included in the 5YHLS elsewhere. Absence of clear evidence of deliverability	-752	<p>Disagree</p> <p>Phase 1a is under construction; 141 completions as at 1/4/24. Progress on delivering remaining phases: REM DM/21/3870 - Phase 1.3, 1.5 & 1.6 for 249 dwellings – DCOND applications ongoing. Ongoing applications for community facilities and services confirming deliverability (ie. DM/24/2010 – Foul pumping station PCO; DM/24/0222 – SuDS and drainage infrastructure PCO; DM/23/3182 – Centre for Community Sports PER).</p> <p>SoCG with Homes England for Albourne appeal accepted by Inspector.</p> <p>1 April 2024 – 695 commitments for 2024 5YS</p>	752	695
					-752			

Table 5 – Disputed sites recorded as having planning applications submitted at 1st April 2023 (updated to 1st April 2024)

Ref	Address	Council 5YHLS 1 April 2023	Appellant 5YHLS 1 April 2023	Appellant reason for dispute	Difference	Council response	Council 1 April 2023	Council1 April 2024
832	Land west of Selsfield Road, Ardingly	35	0	The site has outline planning permission. No RM applications made. Absence of clear evidence of deliverability	-35	<p>Disagree</p> <p>Site Allocations DPD SA25</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>Outline Application DM/22/1575 submitted May 2022 – Recommended for approval at committee 16/03/23 and Approved 08/06/2023.</p> <p>Variation of Condition application to amend Access Plan (approved 29/02/24) demonstrates active progress by developer through the planning process.</p> <p>The Inspector for the Albourne appeal noted site is within timeframe for receiving RM and</p>	35	35

Ref	Address	Council 5YHLS 1 April 2023	Appellant 5YHLS 1 April 2023	Appellant reason for dispute	Difference	Council response	Council 1 April 2023	Council1 April 2024
						<p>first completions based on local analysis and being a modest sized site. Concluded that site remains capable of being delivered within the 5-year period.</p> <p>1 April 2024 - Recorded as 35 units Commitment as at April 2024 and in B-List Major Sites with Outline Permission in 5YS.</p>		
827	Land south of 96 Folders Lane, Burgess Hill	40	0	The site does not have planning permission. A full application has been pending determination for over 1.5 years. Absence of clear evidence of deliverability	-40	<p>Disagree</p> <p>Site Allocations DPD SA12</p> <p>Site was actively promoted by RE Planning (OBO Jones Homes) through DPD process.</p> <p>Full Application for 40 dwellings was received on 24/02/2023 – Pending decision.</p> <p>Recent statutory (re)consultation launched 10/10/24 on amended FRA demonstrating active progress by developer through</p>	40	40

Ref	Address	Council 5YHLS 1 April 2023	Appellant 5YHLS 1 April 2023	Appellant reason for dispute	Difference	Council response	Council 1 April 2023	Council1 April 2024
						<p>planning process. No objection from WSCC.</p> <p>Modest number of dwellings. Local analysis indicates average 2.4 years from receipt of application to first completion.</p>		
976	Land east of Keymer Road and south of Folders Lane, Burgess Hill	260	240	The site is deliverable but the lead-in time / build rate is disputed	-20	<p>Disagree</p> <p>Site Allocations DPD SA12 and SA13.</p> <p>Full Planning Application DM/22/3049 Permitted on 26/07/2023.</p> <p>Trajectory reflects that promoter showed continued progress from allocation to submitting a planning application, following pre-application. Following approval of full application, discharge of pre-commencement conditions has been ongoing, supporting trajectory.</p>	260	260

Ref	Address	Council 5YHLS 1 April 2023	Appellant 5YHLS 1 April 2023	Appellant reason for dispute	Difference	Council response	Council 1 April 2023	Council1 April 2024
						<p>As at 1/4/24 – Commenced; should move to A-List.</p> <p>Local analysis indicates average build out is 48dpa but site has 2 developers; Thakeham Homes and Persimmon Homes. Trajectory reflects uplift as latter phases come online simultaneously.</p> <p>Phase 1; properties for sale and being advertised as move in for winter.</p>		
196	Land south of Crawley Down Road, Felbridge	170	100	The site is deliverable but the lead-in time / build rate is disputed	-70	<p>Disagree</p> <p>Site Allocations DPD SA19</p> <p>Full Application DM/23/0810 recently went to Planning Committee (19.09.2024); resolution to grant pending S106.</p> <p>Communication between CO and Agent ongoing.</p> <p>Lead in time and build-out rates are in accordance with Council's</p>	170	170

Ref	Address	Council 5YHLS 1 April 2023	Appellant 5YHLS 1 April 2023	Appellant reason for dispute	Difference	Council response	Council 1 April 2023	Council1 April 2024
						evidence base for a site of this scale (2 years from application received to first completion at average 48 dpa).		
246	Hurst Farm, Hurstwood Lane, Haywards Heath	215	0	The site does not have planning permission. Absence of clear evidence of deliverability	-215	<p>Disagree</p> <p>Haywards Heath Neighbourhood Plan allocation, made 15 December 2016.</p> <p>Outline Application for <375 dwellings under DM/22/2272 PCO (Received 19/07/22) – Committee resolution to grant pending S106 (August 2023).</p> <p>The Inspector for the Albourne appeal noted Homes England’s involvement as landowner and the contractual arrangements to achieve higher delivery rate (set out in SoCG with Homes England, July 2023).</p> <p>Inspector concluded that the site remains capable of delivering 215</p>	215	215

Ref	Address	Council 5YHLS 1 April 2023	Appellant 5YHLS 1 April 2023	Appellant reason for dispute	Difference	Council response	Council 1 April 2023	Council1 April 2024
						<p>dwellings within the 5-year period.</p> <p>Oct'24 - Case Officer confirms S106 with MSDC Legal for sign-off with no known issues outstanding.</p>		
477	Land adjacent to Cookhams, South of Top Road, Sharpthorne	13	0	The site does not have planning permission. Absence of clear evidence of deliverability	-13	<p>Disagree</p> <p>DM/22/1384 – Pending Decision – Approval subject to completion of S106.</p> <p>Oct'24 - Case Officer confirms S106 with Developer's Solicitor for completion with no known issues outstanding.</p> <p>Trajectory reflects that site is being promoted by a developer, it is a relatively small site, and S106 sign off expected shortly. Modest sized site.</p>	13	13
					-393			

Table 6 – Disputed allocated sites recorded as having no planning application submitted at 1st April 2023 (updated to 1st April 2024)

Ref	Address	Council 5YHLS 1 April 2023	Appellant 5YHLS 1 April 2023	Appellant reason for dispute	Difference	Council response	Council 1 April 2023	Council1 April 2024
594	Land south of Southway, Burgess Hill	30	0	The site does not have planning permission or an application pending determination. Absence of clear evidence of deliverability.	-30	Site Allocation DPD – SA15. Actively promoted at examination by Sunley Estates with Croudace. Inspector for the Albourne Appeal noted the site’s modest size, the fact it had only recently been allocated and sufficient time for site to come forward within 5 years. 1 April 2024 – removed from 2024 5YS.	30	0
840	Woodfield House, Isaacs Lane, Burgess Hill	29	0	Outline planning permission expired. A full planning application has been pending determination for 8 months. Absence of clear evidence of deliverability.	-29	Disagree Site Allocation DPD – SA17 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) 1 April 2024 - Full Application for 30 dwellings (DM/24/0487),	29	29

Ref	Address	Council 5YHLS 1 April 2023	Appellant 5YHLS 1 April 2023	Appellant reason for dispute	Difference	Council response	Council 1 April 2023	Council1 April 2024
						received 23/02/2024; pending consideration - Communication between CO and Agent ongoing. Moves to B-List 'Major Allocated Sites with Application Submitted'.		
138	Hammerwood Road, Ashurst Wood	12	0	The site does not have planning permission or an application pending determination. Absence of clear evidence of deliverability.	-12	Site Allocation DPD - SA26. Examining Inspector concluded no significant infrastructure issues. Pre-application DM/23/3254 submitted 21/12/2023. Considered deliverable in years 6-10 (2026/27 – 2030/31) so removed from 5YS at April 2024.	12	0
807	Land South of The Old Police House, Birchgrove Road, Horsted Keynes (SA28)	20	0	The site does not have planning permission. A full planning application has been pending for determination for 14 months. Absence of clear evidence of deliverability.	-20	Disagree Site Allocation DPD - SA28 Application for 25 dwellings DM/23/2172 – Planning Committee resolution to grant pending S106 (11/01/24). 1 April 2024 – Moves to B-List 'Major Allocated Sites with	20	25

Ref	Address	Council 5YHLS 1 April 2023	Appellant 5YHLS 1 April 2023	Appellant reason for dispute	Difference	Council response	Council 1 April 2023	Council1 April 2024
						Application Submitted' for 25 units in 2024 5YS		
897	Land to the rear of Firlands, Church Road Scaynes Hill (SA31)	20	0	The site does not have planning permission or an application pending determination. Absence of clear evidence of deliverability.	-20	Site Allocation DPD – SA31. No significant constraints to delivery. Examining Inspector concluded that deliverable at the time. Pre-applications took place in April and December 2022. Removed from 5YS at April 2024.	20	0
479	Land at Hanlye Lane east of Ardingly Road Cuckfield (SA23)	55	0	The site does not have planning permission or an application pending determination. Absence of clear evidence of deliverability.	-55	Site Allocation DPD – SA23 Examining Inspector satisfied that Policy addresses potential impacts on AONB and deliverable at the time (2021/22 – 2025/26). Full application for 55 dwellings DM/23/2610 submitted 09/10/2023 so “pending” at 1 st April 2024 with amended scheme (to 50 dwellings) received on	55	55

Ref	Address	Council 5YHLS 1 April 2023	Appellant 5YHLS 1 April 2023	Appellant reason for dispute	Difference	Council response	Council 1 April 2023	Council1 April 2024
						<p>24/06/24 (so not affecting Apr'24 HLS).</p> <p>1 April 2024 – progress demonstrated with submission of planning application and recent amendments showing continued progress through planning process.</p> <p>Moves to B-List 'Major Allocated Sites with Application Submitted'.</p> <p>Communication between CO and Agent ongoing.</p>		
770	Land south and west Imberhorne Upper School East Grinstead (SA20)	75	0	The site does not have planning permission. A hybrid planning application has been pending determination for over 1 year. Absence of clear evidence of deliverability.	-75	<p>Site Allocation DPD – SA20</p> <p>Hybrid – Outline for 550 dwellings received on 06/10/2023 for 445 houses, 105 x flats and Full for playing fields and SANG. Currently pending decision.</p> <p>Additional ecology evidence submitted 22.05.24.</p>	75	150

Ref	Address	Council 5YHLS 1 April 2023	Appellant 5YHLS 1 April 2023	Appellant reason for dispute	Difference	Council response	Council 1 April 2023	Council1 April 2024
						Albourne Appeal Inspector (as at April 2023 base date) concluded 75 dwellings deliverable “towards end of 5-year period” being to 2027/28 at the time. As at April 2024 updated to include additional 75 units in 2028/29 year.		
					-241			

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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		13/0404/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			5	0	5			5		
				DM/21/4020										
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							127		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	Begin within 3 years	17	0	17			10	7		
45	Abbeville Park Fairbridge Way Burgess Hill	Burgess Hill	DM/19/1895			307	37	250	50	50	50	50	50	
91	Keymer Tile Works, Phase 2 and Phase 2E	Burgess Hill	DM/16/2718			185	165	20	5	15				
233	Land east of Kings Way Phase 1 and 4, Burgess Hill	Burgess Hill	DM/23/0941			315	137	178	60	60	58			
969	Land west of Freeks Lane Burgess Hill	Burgess Hill	DM/20/0886			460	141	319	45	108	106	60		
	Land East of Keymer Road and South of Folders Lane, Burgess Hill.	Burgess Hill	DM/19/3845									60		
976	62 - 64 Folders Lane Burgess Hill	Burgess Hill	DM/22/3049	26.07.2023		260	0	260	10	50	90	90	20	
1143	62 - 64 Folders Lane Burgess Hill	Burgess Hill	DM/22/0732	16.11.22	3 yrs from decision	17	0	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	18	13	13					
562	Land at Hill Place Farm to the south west of East Grinstead, west an	East Grinstead	DM/19/1067			200	187	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	NCP Car Park, Harlands Road, Haywards Heath	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	0	13		13				
			DM/20/3516	20.12.21										
1090	Maxwelton House 41 - 43 Boltro Road Haywards Heath	Haywards Heath	DM/22/2218	25.07.23	3 yrs from decision	50	0	50		50				
151	Land east of Portsmouth Wood Close, Lindfield	Lindfield Rural	DM/19/2845			46	43	3	1				2	
483	Land South of Scamps Hill, Lindfield	Lindfield Rural	DM/20/2763			200	13	187	50	50	50	37		
1126	Land to west of Goldcrest Drive Sayers Common*	Sayers Common	DM/22/2012	24.01.23	3 yrs from decision	66	0	28	28					
666	Hardriding Farm, Brighton Road, Pease Pottage	Slaugham	DM/17/2534			619	531	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	0	7		7				
1103	Former Regency Hotel Old Hollow, Copthorne	Worth	DM/19/4549	28.01.21	3 yrs from decision	10	0	10		10				
			DM/21/0644											
38	Land north of the A264 at Junction 10 of M23	Worth	DM/18/4321			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	36	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						854		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	150			25	50	75
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		747	0	20	175	288	264

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 4890

EP7

1 April 2024 - Housing land supply

Site Evidence for Disputed sites

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A-List sites

SHLAA ID	Planning App. ref.	Site Address	2024/25	2025/26	2026/27	2027/28	2028/29	Total – 5 yr supply	Comments
45	DM/21/2627	Abbeville Park, Fairbridge Way Burgess Hill	50	50	50	50	50	250	<p>Reserved Matters Application following outline approval DM/19/1895 for 307 dwellings (225x houses & 82x flats) Barton Willmore OBO Ilke Homes Land and Places for People Received date: 14/07/2021 Decision date: 31/03/2022</p> <p>29 conditions, including 10 pre-commencement conditions of DM/19/1895 (3, 5, 11, 12, 14, 15 & 21) and DM/21/2627 (1 [4 M4(3) units], 2 & 7 [plots 108-113, 130 -138 and 161-170])</p> <p>1 April 2024</p>

								<p>All pre-commencement conditions of DM/19/1895 (7) and all non-plot specific conditions of DM/21/2627 (1) have been discharged.</p> <p>Discharge of Conditions: DM/21/2739 – <u>3</u>, <u>4</u>, <u>5</u>, <u>9</u>, <u>10</u>, <u>12</u>, <u>16</u> & <u>21</u> (of DM/19/1895) (dd: 06/06/22); DM/21/4056 – <u>15</u> (of DM/19/1895) (dd: 05/07/22); DM/22/1353 – <u>15</u> (part 2) (of DM/19/1895) (dd: 12/05/22); DM/22/1468 – <u>11</u> (of DM/19/1895) (dd: 17/06/22); DM/22/1466 – <u>14</u> (of DM/19/1895) (dd: 28/06/22); DM/22/1730 – <u>2</u> (of DM/21/2627); DM/22/2876 – <u>14</u> (of DM/19/1895) (dd: 27/10/22); DM/23/0061 – <u>5</u>, <u>9</u>, <u>12</u> (of DM/19/1895) (dd: 16/03/23); DM/23/0464 – <u>6</u> & <u>7</u> (of DM/19/1895) (dd: 08/06/23); DM/23/1311 – <u>13</u> (of DM/19/1895) (dd: 23/05/23)</p> <p>Non-Mat: DM/22/0098 – amend condition 13 of DM/19/1895 (dd: 05/04/22); DM/22/2975 – amend condition <u>1</u> of DM/21/2627 (dd: 21/10/22); DM/22/3003 – amend condition 6 of DM/21/2627 (dd: 27/10/22); DM/23/0044 – amend plots 207, 210 and 235 and update conditions <u>2</u>, <u>3</u> & <u>6</u> of DM/21/2627 (dd: 23/01/2023)</p> <p>Variation of Conditions: DM/23/1060 – <u>2</u>, <u>3</u> & <u>6</u> of DM/21/2627 – (received: 18/04/23) Pending Consideration – New Applicant; Places for People</p> <p>37 completions as of 1st of April 2024 (7 in 22/23 and 30 in 23/24) – 45 plots commenced as at 1/4/24. Completion rate increasing.</p> <p>250 dwellings out of the 307 dwellings outstanding included in 2024 5YHLS.</p>
233	DM/20/0886	Land east of Kings Way Phase 1 and 4, Burgess Hill	60	60	58		178	<p>Full Planning Application (Phase 4 – 237 dwellings) and Reserve Matters (Phase 1a, b & c: 14/03208/REM – 78 dwellings). Persimmon Homes.</p>

								<p>26 pre-commencement conditions DM/20/0886 (2, 5, 6, 7, 8, 9, 11, 12, 13, 14, 16, 17, 22) and 12/01532/OUT (4, 5, 6, 7, 8, 9, 10, 11, 13, 15, 16, 18 & 20)</p> <p>1 April 2024</p> <p>Discharge of conditions: DM/15/0671 – <u>4, 5, 6, 8, 10, 11, 13, 14, 15, 16, 17 & 18</u> (of 12/01532/OUT) – Partially approved and Pending determination</p> <p>DM/15/1021 – <u>20</u> (of 12/01532/OUT) (dd: 29/04/15);</p> <p>DM/15/3263 – <u>18</u> (of 12/01532/OUT) (dd:11/09/15);</p> <p>DM/15/4497 – 3, 12, <u>15</u>, 23 & 24 (of 12/01532/OUT) (dd:28/01/16);</p> <p>DM/16/5423 – 8 (of 12/01532/OUT) (dd: 01/06/17);</p> <p>DM/17/1407 – <u>5, 6, 9, 10, 11, 15 & 18</u> (of 12/01532/OUT) (dd: 11/04/23); DM/17/4821 – <u>6, 10 & 11</u> (of 12/01532/OUT) – Partially approved & Pending determination.</p> <p>DM/18/0258 – 23 (of 12/01532/OUT) (dd: 04/04/18);</p> <p>DM/19/1467 – 6, 8, 9 & 18 (of 12/01532/OUT) (dd: 24/07/19);</p> <p>DM/22/1146 – <u>7</u> (of DM/20/0886) (dd: 25/04/22);</p> <p>DM/22/1284 – 1 (of DM/20/0886) (dd: 12/10/22);</p> <p>DM/22/2892 – <u>2, 5, 8, 13, 14 & 22</u> (of DM/20/0886) (dd: 18/01/23);</p> <p>DM/22/3277 – <u>12, 16 & 17</u> (of DM/20/0886) (dd: 24/04/23);</p> <p>DM/23/0167 – <u>6</u> (of DM/20/0886) (dd: 11/04/23);</p> <p>DM/23/0465 – <u>9</u> (of DM/20/0886) (dd: 26/04/23);</p> <p>DM/23/0517 – 10 (of DM/20/0886) (dd: 26/04/23);</p> <p>DM/23/0581 – <u>8</u> (of DM/20/0886) (dd: 15/03/23);</p> <p>DM/23/1729 – 1 & 21 (of DM/20/0886) (dd: 30/08/23)</p> <p>Non-mat: DM/22/1916 – revision to approved plans (dd: 01/08/22)</p> <p>Initial Notice: 14/00789/INNOT - Phase 1, 2 and 3A</p> <p>BC/22/0350 – Phase 4 – 237 units</p> <p>Discharge of conditions: DM/24/0317 – 11 (of DM/20/0886) (rec'd: 07/02/24) - pending</p> <p>137 completions as of 1st of April 2024 (61 under Phase 4 and 76 in Phase 1)</p>
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								<p>178 dwellings out of the 315 dwellings outstanding included in 2024 5YHLS.</p> <p>Other information Previous phases achieved 62 and 76dpa. Outline Approval (12/01532/OUT: 480 dwellings total – 68x Flats & 412x Houses) for 315 dwellings.</p>
666	DM/17/2534	Hardriding Farm, Brighton Road, Pease Pottage – Phase 4 & 5	88				88	<p>Reserved Matters Application for Phase 4 and 5 – 277 dwellings (136 and 141 respectively) Decision Date: 26/05/2021 Thakeham Homes</p> <p>2 pre-commencement conditions under DM/19/4636 (1 & 2)</p> <p>1 April 2024 Discharge of conditions: All pre-commencement conditions of DM/15/4711 and DM/19/4636 discharged. DM/21/1272 – <u>15</u> (Phase 5) (of DM/15/4711) (dd: 16/07/21); DM/21/1363 – <u>6, 18, 20</u> & 25 (Phase 5) (of DM/15/4711) (dd: 27/09/21); DM/21/1362 – <u>6, 13, 14, 18</u> & 25 (Phase 4) (of DM/15/4711) (dd: 09/12/21); DM/21/1361 – <u>13 & 14</u> (Phase 5) (of DM/15/4711) (dd: 09/12/21); DM/21/1599 – <u>4 & 19</u> (Phase 5) (of DM/15/4711) (dd: 24/08/21); DM/21/1691 – <u>9</u> & 10 (Phase 5) (of DM/15/3711) (dd: 05/10/21); DM/21/1768 – <u>26</u> (Phase 5.1) (of DM/15/4711) (dd: 23/06/2021); DM/21/1767 – <u>16</u> (Phase 5) (of DM/15/4711) (dd: 09/12/21); DM/21/2042 – <u>4</u> (Phase 4) (of DM/15/4711) (dd: 23/06/21); DM/21/2040 – <u>20</u> (Phase 4) (of DM/15/4711) (dd: 03/09/21); DM/21/2081 – <u>2</u> (Phase 5) (DM/19/4636) (dd: 16/07/21); DM/21/2273 – <u>15 & 16</u> (Phase 4) (of DM/15/4711) (dd: 09/12/21); DM/21/2365 – <u>19</u> (Phase 4) (of DM/15/4711) (dd: 24/08/21); DM/21/3165 – <u>27</u> (Phase 4 & 5) (of DM/15/4711) (dd: 23/02/22); DM/21/3361 – <u>1</u> (Phase 5) (of DM/19/4636) (dd: 09/12/21); DM/21/3608 – <u>20</u> (Phase 5) (of DM/15/4711) (dd: 21/12/21);</p>

									<p>DM/21/3769 – (Partial) 21 (Phase 5) (of DM/15/4711) (dd:21/12/21); DM/22/0055 – (Partial) 26 (Phase 5.1) (of DM/15/4711) (dd: 23/02/22); DM/22/0054 – (Partial) 13 & 14 (Phase 5.1) (of DM/15/4711) (dd: 01/03/22); DM/22/0053 – (Partial) 21 (of DM/15/4711) (dd: 20/03/22); DM/22/0048 – 1 (of DM/19/4636) (dd: 30/06/22); DM/22/0833 – 13, 14 & 26 (Phase 4) (of DM/15/4711) (dd:24/05/22); DM/22/0935 – 20 (Phase 3) (of DM/15/4711) (dd: 19/05/22); DM/22/2533 – 25 (Phase 4) (of DM/15/4711) (dd: 26/08/22);</p> <p>Non-mat: DM/22/2434 – of DM/19/4636 for the substitution of approved drawings to accommodate technical design requirements (dd: 25/08/22); DM/24/0750 - DM/23/1356 to amend Layout Plans.</p> <p>Variation of conditions: DM/22/3072 – 3 of DM/19/4636, additional plan added regarding PV provision to Phase 4 (dd: 22/02/23); DM/23/1356 – 3 of DM/22/3072 - Additional plan added regarding PV provision to Phase 5 (Ref: THA-PEA-5HA-500 rev C), and to substitute a number of amended plans to accommodate PV provision.</p> <p>189 Completions as of 1st April 2024 (50 units in 2021/22, 37 in 2022/23, 102 in 2023/24)</p> <p>All of the remaining 88 dwellings in 2024 5YHLS.</p> <p>Other information Build out rate of 73 achieved in 2021/22. Previous phases achieved 100+ dwellings per annum. Outline Approval (DM/15/4711)</p>
976	DM/22/3049	Land East of Keymer Road and South of Folders Lane, Burgess Hill.	10	50	90	90	20	260	<p>Full Planning Application for 260 dwellings (58 x Flats and 202 x Houses) ECE Planning OBO Charles Church Developments & Thakeham Homes. Decision Date: 26/07/2023 Commenced</p>

								<p>21 pre-commencement conditions DM/22/3049 (2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 & 23)</p> <p>1 April 2024 DM/22/1837 – Screening opinion (for 300 dwellings); EIA not required. Rec'd 8/6/2022.</p> <p><u>Discharge of Conditions:</u> 22 conditions (DM/22/3049) were discharged of which 20 were pre-commencement conditions. 1 application for 2 conditions still pending determination (conditions previously discharged).</p> <p>DM/23/1997 – <u>7</u> & <u>8</u> (of DM/22/3049) (dd: 30/08/23); DM/23/1996 – <u>6</u> (of DM/22/3049) (dd: 23/08/23); DM/23/2040 – <u>15</u> (of DM/22/3049) (dd: 14/09/23); DM/23/2032 – <u>4</u> (of DM/22/3049) (dd: 30/08/23); DM/23/2055 – <u>13</u> (of DM/22/3049) (dd: 08/09/23); DM/23/2054 – <u>12</u> (of DM/22/3049) (dd: 05/09/23); DM/23/2069 – <u>11</u> (of DM/22/3049) (dd: 09/10/23); DM/23/2079 – <u>14</u> (of DM/22/3049) (dd: 17/10/23); DM/23/2078 – <u>9</u> (of DM/22/3049) (dd: 21/09/23); DM/23/2077 – <u>10</u> (of DM/22/3049) (dd: 09/10/23); DM/23/2099 – <u>2</u> (of DM/22/3049) (dd: 26/09/23); DM/23/2113 – <u>5</u> (of DM/22/3049) (dd: 15/08/23); DM/23/2241 – <u>3</u> (of DM/22/3049) (dd: 02/10/23); DM/23/2279 – <u>28</u> (of DM/22/3049) (dd: 21/09/23); DM/23/2410 – <u>5</u> (of DM/22/3049) (dd: 25/09/23); DM/23/2494 – <u>6</u> (of DM/22/3049) (dd: 06/11/23); DM/23/2876 – <u>12</u> (of DM/22/3049) (dd: 10/11/23); DM/23/2891 – <u>23</u> (of DM/22/3049) (dd: 05/01/24); DM/23/2993 – <u>21</u> (of DM/22/3049) (dd: 25/01/24); DM/23/3042 – <u>16</u> (of DM/22/3049) (dd: 20/12/23); DM/23/3131 – <u>20</u> (of DM/22/3049) (dd: 30/04/24); DM/23/3130 – <u>17</u> (of DM/22/3049) (dd: 22/02/24); DM/23/3129 – <u>19</u> (of DM/22/3049) (dd: 22/02/23); DM/23/3145 – <u>18</u> (of DM/22/3049) (dd: 05/01/24); DM/24/0026 – <u>15</u> (of DM/22/3049) (dd: 29/02/24);</p>
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								<p>DM/24/0025 – 14 (of DM/22/3049) (dd:25/03/24); DM/24/0157 – 17 & 19 (of DM/22/3049) – Pending consideration; DM/24/0174 – 12(i) (of DM/22/3049) (dd:12/02/24); DM/24/0223 – 5 (of DM/22/3049) (dd:02/02/24)</p> <p>Non-mat: DM/23/2705 – Change approved drawings (Plots 1-6) of DM/22/3049 (dd: 15/11/23)</p> <p>Thakeham website – predevelopment works complete – intends to launch full sale in June/July 2024. Thakeham has achieved similar (and higher build out rates) elsewhere in district (also greenfield sites)</p> <p>Other information <u>Site Allocations DPD</u> - Site was actively promoted by Pegasus Group OBO Thakeham and Permission through DPD process.</p> <p>Inspector reported extensively on the representations and detailed discussions at the examination hearings, on SA12 and SA13. Considered majority of 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> <p>SA13 being jointly built out with Thakeham and Persimmon; Thakeham building out 120 dwellings and Persimmon building out 140 dwellings. January 2023 – Case Officer update: Went to Design Review Panel last week.</p> <p>Trajectory reflects that promoter showed continued progress from allocation to submitting a planning application, following pre-application. Permission was sought under a detailed application.</p>
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Table 3. Major sites (10+units) with full planning or Reserved Matters Permission not yet commenced

SHLAAID	Planning App. ref.	Site Address	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Comments
1109	DM/19/4077	60 - 64 Church Walk Burgess Hill			15			15	<p>Full Application for the COU of 1st floor and roof extension to create two additional storeys providing 15 residential apartments. WSP Indigo OBO New River Retail (GP3) Ltd Decision Date: 20/09/2021</p> <p>10 conditions including 5 Pre-commencement conditions (2, 3, 4, 5, 6)</p> <p>1 April 2024 May 2023 - Developer (New River Retail) confirms delivery trajectory. Change of use proposal, small scale scheme.</p>
1113	DM/18/0421	Linden House Southdowns Park Haywards Heath		7	7			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>

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	202	213	175	635	<p>2018 District Plan Strategic Site allocation DP9 (for 3,500 dwellings). Outline application for mixed-use development comprising approximately 3,040 dwellings including 60 units of extra care accommodation (Use Class C3). AECOM OBO Homes England Decision Date: 04.10.2019</p> <p>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> <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
			0	0	0	0	60	60	

										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) 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>

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 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>

									<p>Other information 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 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). Boyer Planning OBO Barratt David Wilson. 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 DM/21/2406 – Pre-application. Rec'd 24/6/2021. DM/21/4140 – Screening opinion (for 200 dwellings); EIA not required. Rec'd 26/11/2021.</p> <p>Other information <u>Site Allocations DPD</u> - Inspector satisfied that no 'severe' impacts would arise. He also concluded Council's forecast for delivery (2024/25 to 2027/28) to be realistic. 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 Outline application (environmental statement) for 375 dwellings (311x houses, 64x flats): pending consideration. WSP OBO Homes England. 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 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). <p>Inspector's Decision (para. 92) – progress is underway, satisfied that delivery within the 5-year period is reasonable</p>

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 with</p>

									<p>'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.
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EP8

Small Site Commitments 1 April 2024 (<5 units)

Parish	settlement	SiteAddress	Total Gross Commitment	Losses (from Demolition)	Site Net	PAnumber	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	Warminglid	Highfield, Brighton Road, Warminglid. 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	Warminglid	The Old Barn Great Thordean Barn Slough Green Lane Warminglid	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.

EP9

PROOF OF EVIDENCE

IN RESPECT OF MID-SUSSEX DISTRICT COUNCIL'S 5 YEAR HOUSING LAND SUPPLY

PINS Reference

APP/D3830/W/23/3319542

Appeal Site: Land South of Henfield
Road, Albourne , BN6 9DH

Evidence of Alex Roberts

Prepared on behalf of

Mid-Sussex District Council

July 2023

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APPENDIX 1 – Mid Sussex District Council and Homes England, Statement of Common Ground for Delivery at Brookleigh, Burgess Hill, July 5th, 2023

APPENDIX 2 – Mid Sussex District Council and Homes England, Statement of Common Ground for Delivery at Hurst Farm, Haywards, July 3rd, 2023

APPENDIX 3 – Email Correspondence for SA26: Land South of Hammerwood Road, Ashurst Wood (Redacted)

APPENDIX 4 – Pre-application submission form for Land south of The Old Police House, Birchgrove Road, Horsted Keynes (Redacted)

APPENDIX 5 – Email Correspondence for SA31: Land to the rear of Firlands, Scaynes Hill (Redacted)

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APPENDIX 8 – Email Correspondence for SA20: Land South and West of Imberhorne Upper School, Imberhorne Lane, East Grinstead (Redacted)

1.0 EXPERIENCE AND SCOPE OF EVIDENCE

1.1 Experience

- 1.1.1 My name is Alex Roberts; I have a Joint Honours Degree in Urban and Regional Planning and Geography. I am an Associate Member of the Royal Town Planning Institute and a Member of the Institute of Economic Development. I am a Director of Lambert Smith Hampton (LSH)'s Planning, Regeneration + Infrastructure team. My work specialises in undertaking planning evidence base projects including the assessment of housing land supply and the calculation of housing need.
- 1.1.2 I have a wide range of experience and have held various positions within the private sector and local government. Prior to joining LSH I was a Planning Director at a national planning consultancy for 6 years, prior to this I held the post of Development Plan Manager at Tamworth Borough Council.
- 1.1.3 Between 2004 and 2006, I worked at Swansea University. Whilst at the university I undertook research into and assessments of the 2001 Census and in particular changes to urban populations since 1991. Through this work I wrote articles and papers with colleagues. I also taught undergraduate courses on the use of statistical analysis and geographic information systems (GIS) in research.
- 1.1.4 In 2006, I took up the position of Planner within the Cassidy Group. I undertook work identifying development opportunities across England and promoted the development of sites through the development plan process.
- 1.1.5 In 2007, I began working with Wakefield Council as a Senior Planner, within the Spatial Policy department. Whilst at the Council I assisted regional colleagues on the preparation of the Yorkshire and Humber Regional Strategy, in respect of housing and employment need. I prepared and gave evidence regarding housing need and supply at the examination of the Council's Core Strategy, Area Action Plan and Site Allocations DPD.
- 1.1.6 In 2012, I joined Tamworth Borough Council as Development Plan Manager, a post which I held for 3 years. Within that time, I prepared and represented the Council at the examination of the Tamworth Local Plan (adopted 2016). I also represented the Council at a sub-regional and regional level on strategic planning issues, with particular focus on housing, employment, and transport.
- 1.1.7 I have acted as an expert witness for many Local Planning Authorities and Appellants at appeals with regards to Housing Land Supply. I have advised several Local Planning Authorities in Sussex on housing land supply issues and appeared as expert witness for them in several appeals.

1.2 Scope of this Evidence

1.2.1 I have been instructed by the Council to review parts of their most recently published Housing Land Supply Position statement and to prepare a proof of evidence which sets out the Council’s Housing Land Supply Position.

1.2.2 I confirm that this evidence is true and has been prepared and is given in accordance with the guidance of my professional institution and I also confirm that the opinions expressed are my true and professional opinions.



Signed:

Alex Roberts, Director, Lambert Smith Hampton

25 July 2023

.....

2.0 INTRODUCTION

- 2.1.1 The appeal is made by Croudace Homes Ltd. ('The Appellant') against Mid Sussex District Council's refusal of application - DM/22/2416, at Land South of Henfield Road, Albourne.
- 2.1.2 I have been instructed by Mid-Sussex District Council to give evidence on the issue of five-year housing land supply in Mid-Sussex and I will be giving evidence on behalf of the Council.
- 2.1.3 The most recent, published housing land supply position is 1st April 2023. This is based upon policy and guidance from the 2021 Framework and associated Planning Practice Guidance. The base date of the land supply position is as at 1st April 2023, which the Appellant agrees is the appropriate base date for assessing the Council's supply of sites.
- 2.1.4 Based on the assessment and taking account of the matters agreed in the Housing Land Supply (HLS) Statement of Common Ground (SoCG), the Council's position on the 5 Year Housing Land Supply for Mid-Sussex District, is set out in the table below.

Table 1. Components of Five-Year Housing Land Supply

Housing Land Supply Components	Housing Land Supply 2023-2028 Published Position	
	'A' List Sites	
	Small Sites with Planning Permission 5 - 9 units	153
	Small Sites with Planning Permission 1 - 4 units	178
	Major Sites (10 + units) with detailed Planning Permission (Full and REM applications)	3,495
	'B' List Sites	
	Outline permission for Major development	752
	Allocated in Development Plan	1,034
	Windfall Allowance	158
	Total	5,770
Requirement Calculations	Local Housing Need	1,090
	5 Year Requirement	5,450
	5% Buffer	273
	5 Year Requirement	5,723
	Annualised Requirement	1,144.6
5 Year Supply	Years Supply	5.04
	Surplus / Shortfall	47

- 2.1.5 The Council's position is disputed by the Appellant. Acting on behalf of the Council I have worked with the Appellant's land supply witness to prepare HLS SoCG. This has been agreed and is dated 24th July 2023 (CDD.5).

2.1.6 As set out in the SoCG, the main areas of disagreement on the Council's 5 Year Housing Land Supply are as follows:

- In summary, the Appellant, contests the deliverability and delivery of rates of some 13 sites within the Mid Sussex District Council Housing Land Supply Position Statement.
- The Appellant's position on the deliverable supply is 4,742 against the Council's; 5,770.
- This represents a difference of 930 dwellings between the Council and the Appellant, where the Appellant's position would result in a housing land supply of 4.14 years.

3.0 FIVE YEAR HOUSING LAND SUPPLY NATIONAL POLICY AND GUIDANCE

3.1.1 This chapter begins by setting out the currently applicable National Planning Policy Framework and Planning Practice Guidance paragraphs, before turning to address the relevant case law and appeal decisions. As explained below, relevant proposed changes to National Planning Policy have been consulted on and the implementation of changes is awaited. Although these would have an impact on 5YHLS matters, their status remains uncertain, and only limited weight can be afforded to them.

3.2 The Requirement for a 5YHLS

3.2.1 The current and latest version of the National Planning Policy Framework (the Framework) was published in 2021 and came into force with immediate effect. Chapter 5 of the Framework covers the delivery of a sufficient supply of homes.

3.2.2 Paragraph 66 of the NPPF states that:

'Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period.'

3.2.3 Paragraph 68 of the NPPF goes on to state:

'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 years one to five of the plan period'

3.2.4 The footnote to para 68 indicates that this requirement should include an appropriate buffer, as set out in para 74, which states:

'Strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in

adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.

The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or*
- b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or*
- c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.'*

3.2.5 Footnote 39 to para 74 explains that the requirement to demonstrate a five year supply against local housing need in cases where the strategic policies are more than 5 years old does not apply if the strategic policies have been reviewed and found not to require updating, but that where this is not the case, the local housing need should be assessed using the standard method set out in national planning guidance. This is confirmed by Paragraph 003 Ref ID: 68-002-20190722 of the PPG, as follows:

'The purpose of the 5-year housing land supply is to provide an indication of whether there are sufficient sites available to meet the housing requirement set out in adopted strategic policies for the next 5 years. Where strategic policies are more than 5 years old, or have been reviewed and found in need of updating, local housing need calculated using the standard method should be used in place of the housing requirement.'

3.2.6 Paragraph 015 (Ref ID: 2a-015-20190220) of the Planning Practice Guidance (as well as Paragraph 60 of the Framework) highlights that in the context of Local Plan preparation (and not development management), there will need to be exceptional circumstances to justify an LHN requirement lower than the Standard Method. This paragraph of the PPG also confirms the use of the 2016 household projections is no longer appropriate when calculating LHN via the Standard Method.

3.2.7 The Guidance (Paragraph 004, ID: 2A-004-20190220) sets out the 3 step process for calculating Local Housing Need, using the Standard Method.

3.3 Demonstrating Deliverability:

3.3.1 Paragraph 75 of the NPPF states that:

'A five year supply of deliverable housing sites, with the appropriate buffer, can be demonstrated where it has been established in a recently adopted plan, or in a subsequent annual position statement which:

a) has been produced through engagement with developers and others who have an impact on delivery, and been considered by the Secretary of State; and

b) incorporates the recommendation of the Secretary of State, where the position on specific sites could not be agreed during the engagement process.'

3.3.2 Paragraph 75 should be read together with Para 004 Ref ID: 68-002-20190722 of the PPG:

'For decision-taking purposes, an authority will need to be able to demonstrate a 5-year housing land supply when dealing with applications and appeals. They can do this in one of two ways:

using the latest available evidence such as a Strategic Housing Land Availability Assessment (SHLAA), Housing and Economic Land Availability Assessment (HELAA), or an Authority Monitoring Report (AMR).

'confirming' the 5-year land supply using a recently adopted plan or through a subsequent annual position statement (as set out in paragraph 74 of the National Planning Policy Framework).

3.3.3 What constitutes a "deliverable" site for these purposes is explained in the Glossary to the NPPF as follows (Page 66):

"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.”

3.3.4 Sites which fall within part A) are typically referred to as Category A sites, and those within part B) are typically referred to as Category B sites. Sites which fall within Category A, are effectively presumed to be deliverable unless there is clear evidence that they are not. In contrast, sites which fall within Category B, should only be considered as deliverable if there is clear evidence which demonstrates that the site is available, suitable, and achievable with a realistic prospect of delivery in 5 years.

3.3.5 Further detail on the meaning of deliverable is found in Paragraph 007 Ref ID: 68-002-20190722 of the PPG.

‘In order to demonstrate 5 years’ worth of deliverable housing sites, robust, up to date evidence needs to be available to support the preparation of strategic policies and planning decisions. Annex 2 of the National Planning Policy Framework defines a deliverable site. As well as sites which are considered to be deliverable in principle, this definition also sets out the sites which would require further evidence to be considered deliverable, namely those which:

- *have outline planning permission for major development.*
- *are allocated in a development plan.*
- *have a grant of permission in principle; or*
- *are identified on a brownfield register.*

Such evidence, to demonstrate deliverability, may include:

- *current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;*
- *firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates;*
- *firm progress with site assessment work; or*
- *clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.*

Plan-makers can use the Housing and Economic Land Availability Assessment in demonstrating the deliverability of sites.'

3.3.6 To reach a conclusion on whether a site is deliverable or not, it is important to understand whether it is available, suitable and achievable. The PPG identifies what factors should be considered when assessing these matters.

3.3.7 The PPG states that for sites to be considered suitable, regard should be had to the following factors (Paragraph: 018 Reference ID: 3-018-20190722):

"A site or broad location can be considered suitable if it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated.

When considering constraints, plan-makers may wish to consider the information collected as part of the initial site survey, as well as other relevant information, such as:

- *national policy;*
- *appropriateness and likely market attractiveness for the type of development proposed;*
- *contribution to regeneration priority areas;*
- *potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation.*

Plan-makers need to assess the suitability of identified sites or broad locations for different forms of development where appropriate, taking into account the range of needs for housing, economic and other uses.

When assessing sites against the adopted development plan, plan-makers will need to take account of how up to date the plan policies are and consider the relevance of identified constraints on sites / broad locations and whether such constraints may be overcome.

When using the emerging plan to assess suitability, plan-makers will need to account for potential policy changes or other factors which could impact the suitability of the site / broad location. For example, an emerging site allocation may enable development to come forward. This will have to be reflected in the assessment of achievability."

3.3.8 The PPG states that the following factors should be considered when assessing the availability of sites (Paragraph: 019 Reference ID: 3-019-20190722):

“A site can be considered available for development, when, on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is confidence that there are no legal or ownership impediments to development. For example, land controlled by a developer or landowner who has expressed an intention to develop may be considered available.

The existence of planning permission can be a good indication of the availability of sites. Sites meeting the definition of deliverable should be considered available unless evidence indicates otherwise. Sites without permission can be considered available within the first five years, further guidance to this is contained in the 5 year housing land supply guidance. Consideration can also be given to the delivery record of the developers or landowners putting forward sites, and whether the planning background of a site shows a history of unimplemented permissions.”

3.3.9 With regard to achievability, the PPG identifies the following factors that should be considered when assessing the achievability of sites (Paragraph: 020 Reference ID: 3-020-20190722):

“A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.”

3.3.10 The PPG also notes that when constraints are identified that impact the suitability, availability, and achievability of sites *“the assessment will need to consider what action could be taken to overcome them. Examples of constraints include policies in the National Planning Policy Framework and the adopted or emerging development plan, which may affect the suitability of the site, and unresolved multiple ownerships, ransom strips tenancies or operational requirements of landowners, which may affect the availability of the site.”* (Paragraph: 021 Reference ID: 3-021-20190722).

3.4 The Buffer

3.4.1 Footnote 39 of Framework paragraph 73 states that the Housing Delivery Test (HDT) assessment will only be applied after November 2018.

3.4.2 The Housing Delivery Test is an annual measurement of housing delivery in a local authority, which was introduced by the Ministry for Housing, Communities and Local Government in 2018. The HDT compares the net homes delivered over the previous three years, to the homes required over that period. The Housing Delivery Test results are published annually, with the most recent version being the 2021 HDT covering the period 2018/19, 2019/20, and 2020/21. The HDT results for 2022 have not been published yet. No reason has been given for this protracted delay by Government. The HDT measurement has associated consequences which are implemented on those authorities with poor track record in housing delivery. The consequences are as follows:

- More than 95% of housing requirement – no action;
- 85% - 95% - Action Plan - The local authority must produce an action plan to lay out steps it will take to increase their housing delivery;
- 75% - 85% - Buffer - A 20% buffer will be added to the local authority's 5-year land supply and an action plan must be produced;
- Less than 75% (less than 45% up until 2020) – Presumption in favour of sustainable development - All planning applications must be granted if they accord with an up-to-date development plan unless the site is protected under the National Planning Policy Framework or the adverse impacts of development significantly outweigh the benefits.

3.4.3 Section 4 of this proof provides more analysis on the performance of Mid Sussex District in relation to housing delivery as well as the associated consequences of the HDT. This provides for a more up to date assessment of the delivery of housing in Mid Sussex against Local Housing Needs. For Mid Sussex District Council, the appropriate buffer is 5%.

3.5 Proposed Changes to National Planning Policy

3.5.1 On the 6th of December 2022, Secretary of State Michael Gove made a Written Ministerial Statement (WMS) (CDJ.3) which covered a number of issues, several of which have relevance to 5YHLS matters. In summary these included how and when local authorities have to demonstrate a 5YHLS, the removal of a buffer to the housing requirement and how past over supply can be considered in 5YHLS assessment.

- 3.5.2 The detail following on from the WMS was subsequently set out in two documents that have been the subject of the Government's consultation: *Levelling-up and Regeneration Bill: reforms to national planning policy* , which was published for consultation on 23rd December 2022, and the *National Planning Policy Framework: draft text for consultation* (XXX). The former is an interactive HTML, however a printed version of this is included in the Core Documents (XXX). The latter is a tracked change version of the extant 2021 NPPF, showing the wording of what would be implemented immediately as set out in the main consultation document.
- The purpose of the consultation was to seek views on how Government might develop new national planning policy to support its wider objectives. The consultation closed on 2nd March 2023 and the outcomes are not yet published.
- 3.5.3 The Levelling -up and Regeneration Bill (LURB): reforms to national planning policy consultation, is spread across 15 chapters. Of relevance to the issues on 5YHLS for these appeals, it is chapters 1,3 and 4 which I cover in more detail below.
- 3.5.4 Chapter 1 sets out the broad parameters of the consultation and of relevance are paragraphs 4 to 6 which outline the changes the Government seeks to introduce to ensure that 300,000 new homes are built annually from the mid-2020s.
- 3.5.5 Chapter 3 – Providing certainty through local and neighbourhood plans, identifies proposed changes to five-year housing land supply 'rules' in paragraphs 2 to 7 and the questions related to these issues.
- 3.5.6 Paragraph 5 proposes that all buffers to the requirement, as part of the 5YHLS assessment, would be removed. The effect of this would be reducing the requirement target that the supply within the 5-year assessment period seeks to meet.
- 3.5.7 Paragraph 7 proposes that where authorities have 'over' supplied historically, this would be accounted for in the 5YHLS calculation.
- 3.5.8 Chapter 4 – Planning for housing, proposes that the Standard Methodology will be updated to reflect the 2021 Census. However, the necessary detailed information to do this, will not be available until 2024. Chapter 4 also looks at how housing targets are set through a Local Plan and how supply is delivered. These points are not currently relevant to this appeal.
- 3.5.9 Paragraph 17 of Chapter 4 proposes that a 4 year HLS (4YHLS) should be the required test, for LPAs which are in the process of preparing a Local Plan and have progressed sufficiently in the consultation stages.

- 3.5.10 Paragraphs 19 to 22 consider adding in an additional factor to the Housing Delivery Test. This would consider the quantity of houses which have permission in an area with the effect of ‘turning off’ the automatic application of the presumption in favour of sustainable development.
- 3.5.11 The National Planning Policy Framework – Showing indicative changes for consultation, builds on the main consultation document, and identifies the changes to national policy, which are proposed to come into force immediately, rather than those which would occur later through the implementation of LURB and subsequent changes to the NPPF and PPG.
- 3.5.12 The proposed revision to paragraph 75, removes the need to apply a 5%, 10% or 20% buffer to the calculation of Local Housing Need and it would also allow for past over, or under supply to be factored into the calculation of LHN, when an LPA’s strategic housing policies are more than 5 years old. This point clarifies this suggestion in the main consultation paper as to the circumstances of when under or over supply could be factored into the calculation of Local Housing Need.
- 3.5.13 The proposed changes to paragraph 77, regarding HDT, as stated above would have no bearing on Mid Sussex.
- 3.5.14 Annex 1: Implementation, also contains changes and these concern the transitional arrangements. New paragraph 226 is set out below, this confirms that emerging local plans which have been subject to a regulation 18 consultation, would need to demonstrate a 4 year housing land supply, not a 5 year housing land supply. This would in effect alter the revised paragraph 75 and require a 4 year and not a 5 year supply.
- 3.5.15 In summary the parts of the Government’s consultation which are relevant to 5YHLS matters, are:
- The proposed removal of the requirement to apply a buffer to the Local Housing Need calculation in a 5YHLS assessment.
 - Factoring in ‘over’ or ‘under’ supply from previous years, into the calculation of LHN. This would be applicable to LHN calculation in plan-making and also when strategic housing policies are more than 5 years old.
 - The new transitional arrangements would mean that authorities which have progressed to a regulation 18 consultation, or further, would only need to demonstrate a 4 year housing land supply.
- 3.5.16 At present, as the Government has yet to publish its response to the consultation exercise, only limited weight can be attached to these proposed changes. For the purposes of deciding whether the presumption in favour of sustainable development is engaged, I accept that they do not affect

the way in which 5YHLS is currently to be calculated. Nevertheless, the rational which underlies them is relevant to the exercise which the case law indicates should be carried out in considering the weight to be attached to any shortfall in the 5YHLS. I return to this in section 7 below.

3.6 Planning Appeal Decisions

3.6.1 There have been many appeal decisions which have considered the various components to housing land supply, covered within this proof of evidence. I refer in particular to the following examples.

i) The definition of deliverability

3.6.2 First, the Secretary of State decision for Woburn Sands (CDI.1) covers the definition of deliverability and the base date and timescale of the evidence, by considering several court judgments and recent appeal decisions covering housing land supply matters.

3.6.3 The Secretary of State at paragraphs 12-16 of his letter, agreed with the 5 Year Housing Land Supply analysis of the appointed Inspector at IR.12.4 to IR12.64.

3.6.4 At IR12.5 to 12.7 deliverability is considered. Whilst this references the 2019 NPPF, there are no changes between the 2021 version on land supply matters and therefore the commentary is still relevant. Here the SoS has agreed with the Inspector, who was considering the well-known cases of St Modwen in the Court of Appeal (CDH.6) and East Bergholt (CDH.7). At 12.5 the Inspector notes that:

- The Court of Appeal judgment in St Modwen found that realistic prospect did not mean a site's deliverability must necessarily be certain or probable. It also noted the distinction between deliverability and delivery in that a deliverable site does not necessarily have to be delivered.
- The St Modwen judgment is still relevant when considering the definition of deliverability in the context of the 2021 NPPF.

3.6.5 Second, in the appeal concerning Land to the south of Williamsfield Road, Hutton Cranswick – ref. APP/E2001/W/18/3207411 (CDI.2) at paragraph 27, 2nd bullet point, 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.”

3.6.6 This appeal clarifies that there are no defined criteria as to what constitutes clear evidence to demonstrate a site is deliverable, and that the test of deliverability should not be elevated one of whether it is “highly likely” that a site will come forward.

3.6.7 Within the other bullet points at paragraph 27, the Hutton Cranswick Inspector considered the type of evidence that could be used. He considered that there was no fundamental difference between an SoCG between a Council and site promoter and less formal methods of information gathering, and stated it was far from clear it would have resulted in significantly different results. He considered that it is not necessary for a site to be under the control of a housebuilder and that sites with land promoters can be considered deliverable. Finally, that where no responses were made by site promoters, it is acceptable to rely on the judgement and expertise of officers to assess the likelihood of delivery.

i) Base date and timescales of evidence

3.6.8 Returning to Woburn Sands, at IR12.9 (with which the SoS agreed), the Inspector said:

“...there is nothing in the NPPF or PPG that stipulates that all of the documentary evidence for a 5-year HLS has to be available at the base date itself. Instead the PPG advocates the use of the latest available evidence”

3.6.9 At IR 12.10 and 12.11 there is a distinction made between the skewing of a land supply position by adding in additional sites that may have come to light after the base date of an assessment and the use of information to support or confirm the inclusion of a site already within the land supply. The Inspector references 5 other appeal decisions which took a similar approach.

3.6.10 With respect to the importance of a base date and how, or if, it should be updated, the Inspector for the Poplar Hill, Stowmarket decision (CDI.3), at paragraph 60 stated that:

[in the past]...participants in a local inquiry would have spent many hours of resources in seeking to establish, in the words of the then footnote 11, whether sites were available and

offered a suitable location for development “now”, ie at the time of the Inquiry; a nugatory exercise because dwellings are completed on a constant basis (and so should be removed from the pipeline) whilst new sites would be brought forward at any time (and so added to the pipeline), an exercise of chasing a will-o’-the wisp repeated successively for each appeal within a local authority’s area. Now, the exercise need not be conducted more than once a year but will inevitably be out of kilter with the most recent calculation of local housing need.

3.6.11 The importance recognised by this Inspector is that whatever the method of calculating the housing requirement may be, it is important that the assessment on the supply side of the equation need only be done once per year, and that the addition or subtraction of sites should only be carried out on that basis, not updated for every appeal.

3.6.12 Similarly, in the appeal decision at Station Approach, Lower Sydenham, London (CDI.4) the Inspector noted that in paragraphs 17 and 18:

The final site is the former Town Hall and car park that was granted planning permission for 53 units in November 2015, after the base date of 1 April 2015. The Appellants submit that the appropriate estimate is the 20 units envisaged at the base date, whereas the Council considers that the latest position should be the one on which the figures are based. Whilst there is more up to date information now available, it seems to me that if additional units granted planning permission after the base date are to be taken into account, so should any units that have been completed after the base date and consequently removed from the future supply availability, in order to present the most accurate overall picture. This exercise had not been completed for the Inquiry and I therefore conclude that for the purposes of this appeal, the position as agreed in the SoCGH should be adhered to.

3.6.13 The Inspector recognises that if sites are added to the supply after an agreed base date, then those sites which would have been removed from the supply after that base date should be removed.

3.6.14 Within these appeals referenced, it is clear from the Inspectors that if changes to one of the following components are made to a housing land supply after the base date, then the other actions must also be carried out to ensure that the base date amongst all components remains the same. If only one component is changed then there is a misalignment in base dates, which should not be accepted.

3.6.15 It should be noted that there is a distinct difference between updating of baseline of the 5YHLS and using evidence post-baseline to confirm assertions made at the baseline using evidence available at that time.

3.6.16 The 5YHLS SoCG for this appeal agrees that the base date is 2023.

3.7 High Court and Court of Appeal Judgments

3.7.1 The policies of the previous Framework (2012, 2018, 2019) and the relevant guidance have been interpreted in many appeal decisions and subject to scrutiny though the courts. In addition to this section below, a number of these cases are reference above in the wider discussion of appeal decisions.

i) Hallam Land Management Ltd

3.7.2 Although I am not a lawyer, I would comment on the case of Hallam Land Management Ltd. v SOSCLG [2018] EWCA Civ 1808 (CDH.3) as follows as it relates to Housing Land Supply matters. The two central issues in the case were the questions of: how far does the decision-maker have to go in calculating the extent of any shortfall in the five-year supply of housing land, and the weight given to the benefits of new housing?

3.7.3 In that case, it was agreed that there was a five-year land supply shortfall (paragraph 10) and the Inspector indicated that it was not necessary to carry out a detailed analysis of the housing land position (paragraph 14).

3.7.4 Although the judgment is dated 31st July 2018, and followed the 2018 Framework, it does not address it (paragraph 8) because it related to a decision which preceded those changes.

3.7.5 However, this decision sums up a number of points that are broadly relevant to the consideration of the five-year land supply and the planning balance that has to be taken by the decision maker. Five key points are:

- When there is no five-year housing land supply, the Framework does not prescribe what weight should be given to development plan policies. That is a matter of planning judgment (paragraphs 50 and 51).
- However, logically, the weight given to such policies should normally be less if the shortfall in the housing land supply is large, and more if it is small (paragraph 51).
- The decision maker is not always required to quantify the precise extent of the shortfall, but with as “much certainty as the decision requires” (paragraph 52).

3.7.6 Paragraph 51 of the judgment goes on to state that:

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.

- 3.7.7 Therefore when considering the benefits of new housing, in an area where there is a shortfall, several factors need to be considered, including; the broad magnitude of the shortfall, how long it is likely to persist, what action the LPA is taking, and how much of the shortfall will be met by the proposed development (i.e. the application or appeal site under consideration).
- 3.7.8 Other recent appeal decisions in the same local authority area are capable of being material and if put before the decision maker should be explicitly addressed (paragraph 62).
- 3.7.9 Lord Justice Davis agreed with the leading Judgement of Lord Justice Lindblom allowing the appeal, stating that he had the greatest difficulty in seeing how an overall planning judgement could be properly made without at least having some appreciation of the extent of the shortfall (paragraph 82). He goes on to state (paragraph 83):
- “The extent (be it relatively large or relatively small) of any such shortfall will bear directly on the weight to be given to the benefits or disbenefits of the proposed development. That is borne out by the observations of Lindblom LJ in the Court of Appeal in paragraph 47 of Hopkins Homes.”*
- 3.7.10 In conclusion, in housing appeals, the decision-maker will normally have to identify at least the broad magnitude of any shortfall in housing land supply. If there is a shortfall in the supply, then it is important to understand how long a shortfall is likely to persist, what action the LPA is taking and how much of the shortfall will be met by the proposed development.

3.8 Conclusion

3.8.1 In summary, in assessing whether a Local Planning Authority can demonstrate a five-year supply of housing land, the key principles are:

- For the purposes of calculating a five-year land supply, the housing requirement is either that contained within a development plan which is less than five years old since adoption, or where there is no up to date plan the housing requirement is that defined by paragraph 73 of the Framework. However, the proposed changes to the NPPF would allow for past over supply to be taken into account when calculating LHN.
- Local authorities need to identify and update annually five years' worth of supply of specific deliverable sites for housing against their housing requirements, with an additional buffer of 5%, 10% or 20% as determined by the HDT (Paragraph 73 of the Framework). However, the proposed changes to the NPPF would remove the need for any buffer to be applied to LHN.
- There is a requirement to undertake an assessment once a year, however there are no restrictions on undertaking more than one assessment each year. It is important to maintain the base date of the assessment and that components of this should not be updated independently on an ad-hoc basis. The proposed changes to the NPPF would allow those authorities which have completed at least up to regulation 18 consultation of a new Local Plan, to demonstrate only a 4YHLS instead of a 5YHLS, on an annual basis, for two years.
- Sites that can go in the supply are split between category A and B. With regards to Category B, the Framework requires Category B sites to be suitable, available and achievable and for there to be a realistic prospect that completions will begin in five years to be included in the five-year land supply.
- Sites should not be added to the supply post the base date, however evidence can be used post base date to support sites included at the base date cut off point.
- Other recent appeal decisions in the authority's area are relevant and should be directly addressed.
- In considering the overall planning balance, the broad magnitude 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.

- Whilst little weight should be afforded to the proposed changes to the Framework, for the purposes of deciding whether there is a shortfall in the 5YHLS those changes are relevant in so far as they recognise that to a LPA's HDT performance and their past completion rates are relevant to the LPA's overall performance in meeting housing targets, and thus affect the weight which should be attached to any shortfall, in line with the principles enunciated in the Hallam Land judgment.

4.0 COUNCIL'S DEVELOPMENT PLAN STATUS

4.1 The Adopted Local Development Plan

- 4.1.1 The extant development plan for Mid-Sussex consists of the Mid Sussex District Plan and the Site Allocations Development Plan Document.
- 4.1.2 The Mid Sussex District Plan (MSDP) 2014-2031 was adopted in March 2018. The MSDP outlines a delivery strategy for how the district will evolve and develop over the Plan period.
- 4.1.3 Policy DP4; 'Housing', sets out that the Objectively Assessed Need (OAN) for housing arising in Mid-Sussex was established as 14,892. The OAN equated to an average of 876 dwellings per annum (dpa).
- 4.1.4 The MSDP sets out minimum housing provision for 16,390 dwellings over the 17-year Plan period, in order to meet the OAN of Mid-Sussex and meet the unmet need of neighbouring authorities, namely in the Northern West Sussex Housing Market Area, from Crawley.
- 4.1.5 In addition, the MSDP adopts a stepped trajectory, whereby annual provision equates to 876 dpa from 2014/15 to 2023/24 and 1,090 dpa from 2024/25 to 2030/31.
- 4.1.6 The MSDP was adopted on the 28th March 2018 and is now just over 5 years old, therefore paragraph 74 of the NPPF is relevant and the Council's land supply position should be set against the calculation of LHN, using the standard methodology.
- 4.1.7 The Site Allocation Development Plan Document (SADPD) contains housing allocations which make a considerable contribution to the supply to meet housing needs. The SADPD was adopted in June 2022 and states that a key aim is to:
- 'allocate sufficient housing sites to address the residual necessary to meet the identified housing requirement for the district up to 2031...'*
- 4.1.8 The SADPD did not review the strategic policies of the MSDP. However, it allocates a total of 22 housing sites for a total of 1,704 dwellings. A further four strategic allocations are also made in the MSDP, equating to 5,080 dwellings. Therefore, together, upon adoption the allocations accounted for nearly 6,784 dwellings.

4.1.9 The table below provides additional detail on the sites allocated in the two Plans.

Table 2. Residential Allocations in MSDP and SADPD

Policy Reference	Site Name	Settlement/ Parish	Settlement Type	Number of Dwellings
Strategic Allocations				
DP9	North and Northwest Burgess Hill	Burgess Hill	Category 1 -Town	3,500 ¹
DP8	Kings Way	Burgess Hill	Category 1 - Town	480
DP11	North of Clayton Mills	Hassocks	Category 2 – Larger Village	500
DP10	Pease Pottage	Pease Pottage	Category 3 – Medium Sized Village	600
Total				5,080
SADPD Additional Allocations				
SA12	Land South of 96 Folders Lane	Burgess Hill	Category 1 -Town	40
SA13	Land South of Folders Lane and East of Keymer Road	Burgess Hill		300
SA14	Land South of Selby Close	Burgess Hill		12
SA15	Land South of Southway	Burgess Hill		30
SA16	St.Wilfrid’s School	Burgess Hill		200
SA17	Woodfield House, Isaacs Lane	Burgess Hill		(30)
SA18	Former East Grinstead Police Station	East Grinstead		22
SA19	Land South of Crawley Down Rd	East Grinstead		200
SA20	Land South and West of Imberhorne Upper School	East Grinstead		550

¹ Whilst the District Plan allocates 3,500 dwellings at North and North West of Burgess Hill there have been changes in the number of units identified to reflect the amended trajectory for strategic development at Burgess Hill expected within the plan period as confirmed by Homes England who are acting as Site Promoter for the development.

Policy Reference	Site Name	Settlement/ Parish	Settlement Type	Number of Dwellings
SA21	Land at Rogers Farm, Fox Hill	Haywards Heath		25
SA22	Land North of Burleigh Lane	Crawley Down	Category 2 – Larger Village	50
SA23	Land at Hanlye Lane East of 105 Ardingly Road	Cuckfield		55
SA24	Land North of Shepherds Walk	Hassocks		(130) ²
SA25	Land West of Selsfield Road	Ardingly	Category 3 – Medium Sized Village	35
SA26	Land South of Hammerwood Road	Ashurst Wood		12
SA27	Land at St. Martin Close (West)	Handcross		35 (65) ³
SA28	Land South of The Old Police House	Horsted Keynes		25
SA29	Land South of St. Stephens Church	Horsted Keynes		30
SA30	Land to the North of Lyndon, Reeds Lane	Sayers Common		35
SA31	Land to the rear of Firlands, Church Road	Scaynes Hill		20
SA32	Withypitts Farm, Selsfield Road	Turners Hill	16	
SA33	Ansty Cross Garage	Ansty	Category 4 – Smaller Village	12
Totals				1,704

Source: MSDP and SADPD

² Planning permission has been granted on this site and it is now a commitment as at 1st April 2020. Therefore, no yield counted here to avoid double counting, although the allocation is to be retained for 130 dwellings.

³ Slaugham Neighbourhood Plan is now made and Land at St Martin Close (east) for 30 units is now a commitment as at 1st April 2020. Therefore only 35 units are counted here to avoid double counting

4.1.10 The MSDP acknowledges that there will potentially be changes in the overall level of need and potential changes in local circumstance.

4.1.11 Policy DP4 of the MSDP states that:

'The Council also intends to undertake a review of the Plan after the adoption of the Site Allocations DPD which will reconsider need and allocate further dwellings if required. This will be submitted to the Secretary of State in 2023.'

4.2 Site Allocation Development Plan Document (SADPD) Examination

4.2.1 The SADPD was submitted for examination on the 16th December 2020 and the associated examination hearings were held between the 1st and 16th of June 2021. The examination of the SADPD is relevant to 5YHLS matters for this appeal, as the SADPD inspector considered the deliverability of allocations in detail and provided comments and a view on these matters. The Inspector's report shows that conclusions on soundness were reached when considering the 2021 Framework

4.2.2 In relation to Issue 2 – *Quantitative and qualitative aspects of housing provision* of the Inspector's report and whether or not the Plan delivers both quantitative and qualitative housing to meet local needs, at paragraph 44, the Inspector acknowledged that representors expressed concerns during the examination. These concerns related to whether the quantum of housing delivery could match the Council's trajectory. The Inspector considered these concerns and questions reasonable, and asked for updates on progress of future delivery, in particular for the strategic sites.

4.2.3 There were a multitude of representations made on this matter by a range of stakeholders including developers, planning consultants, individual members of the public, and local organisations and Parish Council's.

4.2.4 Regarding the Council's 5YHLS calculation at the time, the Inspector noted at paragraph 84 that this was based on:

'a detailed site-by-site analysis of every planning permission, including sites under construction, major (10+ dwellings) and minor sites, together with an assessment of site allocations which it is considered are likely to yield dwellings within the 5-year period.'

4.2.5 The Inspector concluded, at paragraph 84, that he was satisfied that the level of detail the Council had gone to was sufficient in demonstrating the reliability of the Council's estimates on future housing delivery, *'beyond reasonable doubt'*.

- 4.2.6 Ultimately, the Inspector noted the concerns of representors that delivery rates may be unrealistic and optimistic, however, recent progress in particular on the strategic sites, provides more certainty on the trajectory.
- 4.2.7 The Inspector noted that the impact of the Covid-19 pandemic, shows that the calculation of future housing supply and anticipated delivery, is not an exact science.
- 4.2.8 The Main Modifications, as recommended by the appointed Inspector and detailed in the appendix to the Inspectors report, were consulted on from November 2021 to January 2022. None of the Main Modifications proposed by the Inspector specifically related to the delivery of housing sites and the respective trajectory.
- 4.2.9 Furthermore, at paragraph 79, the Inspector noted that the overprovision of housing in the Plan, when compared to the residual requirement, provided enough cover for any potential non-implementation.
- 4.2.10 As per section 4.4 of this proof, the Council are over and above the required and projected housing delivery at this stage (2022/23) of the Plan period, effectively delivering a portion of housing need sooner than anticipated.
- 4.2.11 At paragraph 86, the Inspector concludes:
'I am satisfied that the Council can demonstrate, to a reasonable degree of certainty, a 5-year supply of housing land to meet the Plan's requirements.'
- 4.2.12 Subsequently, the Inspector's final conclusion on the Plan, at paragraph 331, stated:
'The Council has requested that I recommend MMs to make the Plan sound and capable of adoption. I conclude that the duty to cooperate has been met and that with the recommended main modifications set out in the Appendix, the Mid Sussex Site Allocations Development Plan Document satisfies the requirements referred to in Section 20(5)(a) of the 2004 Act and is sound and capable of adoption.'
- 4.2.13 The SADPD was adopted on 29th of June 2022.

4.3 The emerging Local Development Plan

- 4.3.1 Mid Sussex District Council is in the process of reviewing and updating the MSDP. When this has been concluded, the new Plan will replace the MSDP.
- 4.3.2 The Council held a Regulation 18 consultation on the Plan between the 7th of November and the 19th of December 2022.
- 4.3.3 Representations to the Regulation 18 consultation were summarised in a report and reported to the 'Scrutiny Committee for Planning, Economic Growth and Net Zero' on 15th March 2022.

- 4.3.4 In total, there were 1,365 respondents and 2,881 representations to the consultation.
- 4.3.5 The Local Development Scheme (LDS), sets out the timetable and timescales for the plan review. The LDS states that the revised Plan will be published for Regulation 19 consultation prior to submission to the planning inspectorate for examination, in the Summer/Autumn of 2023, with subsequent submission to the Secretary of State (SoS) and planning inspectorate for examination in Winter 2023, followed by examination in the Winter/Spring of 2024. Formal adoption of the Plan is anticipated in the late Summer of 2024.

4.4 Past housing delivery during the adopted MSDP period

- 4.4.1 Over the Plan period and from 2014/15 to 2022/23 there have been 8,273 housing completions. This equates to an average delivery per annum of just over 919 dwellings, with the most recent 4 years exceeding 1,000 dwellings per annum consistently.
- 4.4.2 Table 3 and figure 1 outline the completions in each of the respective eight monitoring periods against the annual adopted Plan requirement.
- 4.4.3 Mid Sussex District Council has exceeded the annual Plan requirement of 876dpa in five of the nine monitoring periods. On two of the four occasions that the annual Plan requirement has not been achieved, there is only a marginal shortfall of 8 (2015/16) and 33 (2017/18) dwellings. Figure 1 below illustrates past housing delivery set against the annual requirement of 876 dwellings.
- 4.4.4 As of the 2022/23 monitoring period, Mid Sussex District Council was 389 dwellings in excess of the cumulative Plan requirement at the same time, demonstrating that past shortfalls have been recouped in subsequent years. The increase in housing delivery in 3 of the last 4 monitoring periods, demonstrates that the Council's development plan and strategy is successfully meeting housing need and that the step up in the housing requirement to 1,090 dwellings per annum, which would have come in 2024/25, could be achieved.

4.4.5 It is important to note that these higher delivery rates have occurred after the adoption of the SADPD, which demonstrates the positive effect the allocation of sites has had on housing delivery, and also that some of these highest levels of housing delivery have occurred during the Covid-19 pandemic, which at a national level impacted the rate of housing delivery.

Table 3. Housing delivery over the Plan period

Monitoring Period	Dwelling Completions	Annual Plan Requirement	Difference from requirement
2014/15	630	876	-246
2015/16	868 ⁴	876	-8
2016/17	912 ⁵	876	36
2017/18	843 ⁶	876	-33
2018/19	661 ⁷	876	-215
2019/20 ⁸	1,003 ⁹	876	127
2020/21 ¹⁰	1,116 ¹¹	876	240
2021/22	1,187	876	311
2022/23 ¹²	1,053	876	177
Totals	8,273	7,884	389

Source: MSDC Authority Monitoring Report (AMR)¹³ 2021-2022 and Mid Sussex Housing Land Supply Position Statement¹⁴

⁴ WSCC submitted the data to DLUHC that informed the HDT. There is always a difference between the figures of WSCC and MSDC as undertake site visits at different times. Can be a variance of a couple of months, as WSCC monitor all District and Borough's so takes longer.

⁵ WSCC submitted the data to DLUHC that informed the HDT. There is always a difference between the figures of WSCC and MSDC as undertake site visits at different times. Can be a variance of a couple of months, as WSCC monitor 7 District and Borough's so takes longer.

⁶ WSCC submitted the data to DLUHC that informed the HDT. There is always a difference between the figures of WSCC and MSDC as undertake site visits at different times. Can be a variance of a couple of months, as WSCC monitor 7 District and Borough's so takes longer.

⁷ MSDC started to make submission's based on its own monitoring. Loss of 18 units of communal accommodation and 4 units it SDNP, and difference in number of losses.

⁸ Nationwide housing construction market heavily impacted by Covid-19 Pandemic.

⁹ 2 units in SDNP

¹⁰ Nationwide housing construction market heavily impacted by Covid-19 Pandemic.

¹¹ Published an early completions figure for the Site Allocations DPD (1,116) and this is figure in the AMR.

Later following audit with WSCC data increased the completion by 20 units. The update was used in the submission to DLUHC (1,136)

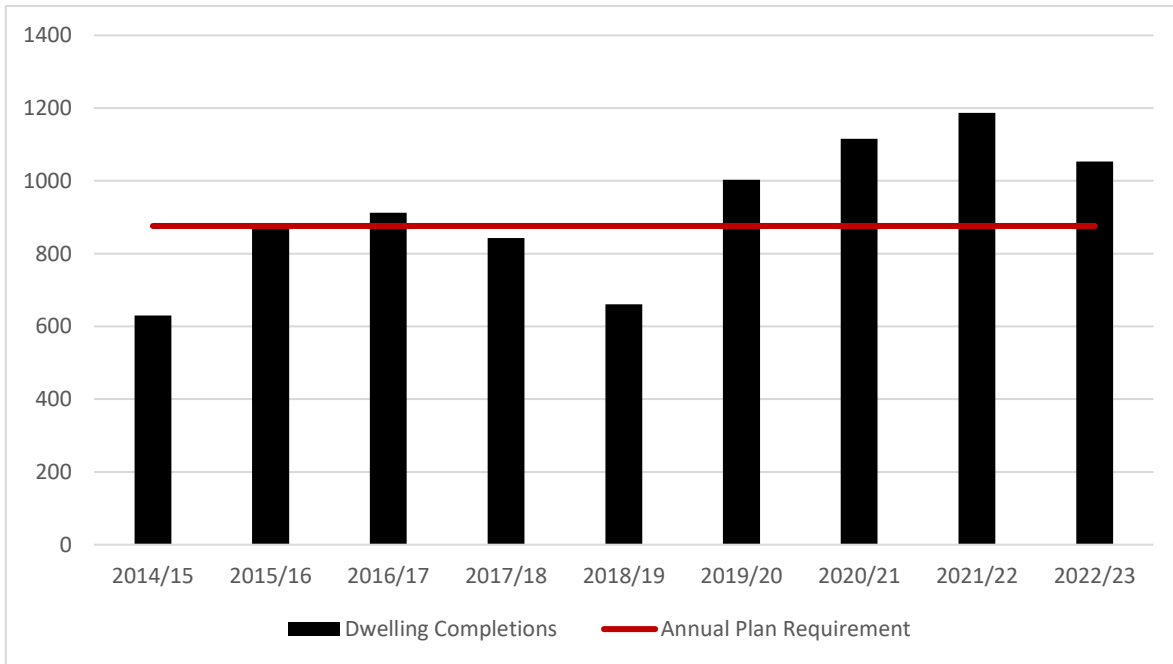
¹² SADPD Adopted June 2022

¹³ [MSDC AMR 2021/22](#)

¹⁴ [Housing Land Supply Position as at 1st April 2023](#)

4.4.6 Discrepancies between the dwelling completion figures recorded by Mid Sussex and those used in the Government’s HDT, are explained in the footnotes below.

Figure 1. Housing Delivery Over the Plan period against the annual Plan requirement



Source: MSDC Authority Monitoring Report (AMR)¹⁵ 2021-2022 and Mid Sussex Housing Land Supply Position Statement¹⁶

4.5 The Housing Delivery Test (HDT)

- 4.5.1 Mid Sussex has seen relatively high housing delivery and, therefore has performed well on the HDT measurements, this section is therefore deliberately brief.
- 4.5.2 The table below provides the HDT measurements, for the past 4 years available. The top row in the table below shows the 2021 HDT result for Mid Sussex. This shows that the district has delivered 2,793 dwellings against the requirement for 2,261 for the period 2018/19 to 2020/21. This equates to a HDT measurement of 124% which results in a 5% buffer.

¹⁵ [MSDC AMR 2021/22](#)

¹⁶ [Housing Land Supply Position as at 1st April 2023](#)

Table 4. Housing Delivery Test Measurements and Results for Mid Sussex District

Year	Number of homes required			Total number of homes required	Number of homes delivered			Total number of homes delivered	HDT Measurement
	1	2	3		1	2	3		
2021 HDT	876	802	583	2261	651	1005	1136	2793	124%
2020 HDT	812	876	802	2490	614	651	1005	2270	91%
2019 HDT	754	812	877	2444	1068	614	651	2333	95%
2018 HDT	753	754	812	2319	884	1060	611	2555	110%

Source: DLUHC

4.5.3 Evidently, Mid Sussex has only been subject to a HDT consequence on one occasion in four years, in 2020.

4.5.4 The HDT results for 2022 have not been published yet, however, using dwelling completion data published by the Council in AMR's, a brief analysis of recent delivery can be undertaken. This is set out in table 5.

Table 5. Housing Delivery and HDT Forecast

Monitoring Period	Dwelling Completions	Cumulative Completions for 3 year period
2019/20	1,003	2021/22
2020/21	1,116	3,306
2021/22	1,187	2022/23
2022/23	1,052	3,355

Source: AMR's

4.5.5 As can be seen in table 5, the dwelling completions in the two respective periods are over and above that of the number of homes delivered in previous measurements.

4.5.6 Whilst we do not have the requirement to calculate the corresponding HDT measurement, table 5 indicates that housing delivery in Mid Sussex is not slowing, and if anything is actually increasing.

5.0 THE HOUSING REQUIREMENT

5.1 The Land Supply Period

5.1.1 As set out the in HLS SoCG (CDD.5), it is agreed that the period for assessing the five year housing land supply position in Mid Sussex is 1st April 2023 to 31st March 2028.

5.2 The Housing Requirement

5.2.1 The relevant strategic housing policies for Mid Sussex, in the Mid Sussex District Plan (MSDP) are now more than 5 years old and therefore local housing need should be calculated using the standard method.

5.2.2 Taking account of the 2021 Framework and guidance which requires the use of the 2014- based household projections and the application of the housing cap, the Council considers that the five year housing requirement for the purpose of this appeal is 5,723 dwellings.

5.2.3 As set out in the SoCG this is agreed.

5.3 Housing Delivery Test:

5.3.1 The parties agree, as set out in the SoCG, that the latest Housing Delivery Test 2021 (“HDT”) results should be used to determine the appropriate buffer. The most recent HDT was published by Government on 14 January 2022 and for Mid Sussex had a result of 124%. The appropriate buffer is therefore 5%.

5.4 Housing Requirement to be used in this appeal:

5.4.1 It is agreed between the Council and the Appellant that the appropriate housing requirement to be used for the purpose of this appeal is 5,723.

5.4.2 The annual requirement for housing has been calculated using the Standard Method. This results in an annual requirement of 1,090 dwellings. This is subsequently multiplied by 5 to get the 5 year requirement, giving 5,450, before the 5% buffer is applied.

5.4.3 The final requirement is 5,723.

6.0 FIVE YEAR HOUSING LAND SUPPLY IN MID SUSSEX DISTRICT

6.1 Matters in Dispute

- 6.1.1 In relation to the housing supply as per the 5YHLS position statement, there remain several points of dispute between the Council and the Appellant for this appeal.
- 6.1.2 This section provides an overview of the disputed sites contained within the Mid Sussex District Council Housing Land Supply Position as at 1st April 2023 (July 2023) and will compare the Council's position identified in the SoCG, to that of the Appellants and respond to their assessment of sites where possible. I reserve the right to respond to the Appellant's site commentary within their evidence in rebuttal evidence.
- 6.1.3 As well as highlighting the key differences, this section will identify the Council's evidence to justify their position.
- 6.1.4 The table below provides a list of the sites in dispute between the two parties, this follows the order in which they are set out in the SoCG.

Table 6. Disputed Housing Sites

SHELAA Ref.	Address	LPA Planning Ref.	LPA Dwellings	Appellant Dwellings	Difference	Nature of dispute
Major Sites with Detailed Permission (sites under construction at 1st April 2023)						
969	Land west of Freeks Lane, Burgess Hill	DM/19/3845	410	250	160	Appellant accepts the site is deliverable, however the delivery rate is challenged.
Major sites with full or reserved matter planning permission not yet commenced at 1st April 2023						
493	Brookleigh, phase 1.5 and 1.6, Bellway, Issacs Lane, Burgess Hill	DM/21/3870	249	225	24	Appellant accepts the site is deliverable, however the delivery rate is challenged.
1113	Linden House, Southdowns Park, Haywards Heath	DM/18/0421	14	0	14	The Appellant disputes the site is deliverable
Major sites with outline permission.						
493	Northern Arc, Burgess Hill	DM/18/5114	752	413	339	Appellant accepts the site is deliverable,

SHELAA Ref.	Address	LPA Planning Ref.	LPA Dwellings	Appellant Dwellings	Difference	Nature of dispute
						however the delivery rate is challenged.
Major allocated sites with planning application submitted.						
832	Land west of Selsfield Road, Ardingly	DM/22/1575	35	0	35	The Appellant disputes the site is deliverable
246	Hurst Farm Hurstwood Lane, Haywards Heath	DM/22/2272	215	0	215	The Appellant disputes the site is deliverable
Allocated sites with no planning application submitted.						
594	Land south of Southway, Burgess Hill	N/A	30	0	30	The Appellant disputes the site is deliverable
840	Woodfield House, Issacs Lane, Burgess Hill	N/A	29	0	29	The Appellant disputes the site is deliverable
138	Hammerwood Road, Ashurst Wood	N/A	12	0	12	The Appellant disputes the site is deliverable
807	Land south of The Old Police House, Birchgrove Road, Horsted Keynes	N/A	20	0	20	The Appellant disputes the site is deliverable
897	Land to the rear of Firlands, Church Road, Scaynes Hill	N/A	20	0	20	The Appellant disputes the site is deliverable
479	Land at Hanlye Lane, east of Ardingly Road, Cuckfield	N/A	55	0	55	The Appellant disputes the site is deliverable
770	Land south and west Imberhorne Upper	N/A	75	0	75	The Appellant disputes the site is deliverable

SHELAA Ref.	Address	LPA Planning Ref.	LPA Dwellings	Appellant Dwellings	Difference	Nature of dispute
	School, East Grinstead					

6.1.5 The evidence to support the Council’s position on the disputed sites is set out below.

6.2 Major Sites with Detailed Permission (sites under construction at 1st April 2023)¹⁷

i) Land west of Freeks Lane, Burgess Hill - DM/19/3845

6.2.1 The site has reserved matters permission for 460 dwellings, where the applicant was ‘Countryside Properties’.

6.2.2 The site is a Category A site as per the NPPF (Page 66) and the Appellant accepts the site is deliverable, however, argues that there is no evidence to demonstrate delivery can exceed 50dpa, given evidence of delivery on development sites of a similar scale.

6.2.3 The appellant infers no other reason, or further evidence, for the difference in the relevant SoCG summary table B.

6.2.4 Planning permission was granted on the 19th of December 2019 and the site is currently being built out by national housebuilder ‘Vistry Group’, with first completions on site (50), recorded in the latest 2022/23 monitoring period, which were started part way through 2022/23.

6.2.5 The Inspector at the SADPD examination notes at paragraph 53 of his report (CDE.21), that the site is the first to be progressed at the Northern Arc.

6.2.6 Furthermore , in the same paragraph, the Inspector notes that the time to progress the site and bring it online has reduced *‘from 36 to 24 months.’*

6.2.7 At paragraph 55 the Inspector also makes reference to the original SoCG that was in place between the Council and Homes England, referencing the number of ‘contractual mechanisms’ at the disposal of Homes England in progressing and developing the site.

6.2.8 Ultimately, the SADPD Inspector concluded at paragraph 54 of his report;

‘Nevertheless, it is clear that Homes England has achieved faster delivery times than hitherto for the reasons set out above, and on this basis, I see no reason why the Council’s revised projected delivery rates should not be considered realistic’

and that:

¹⁷ Table B in the Statement of Common Ground: Five Year Housing Land Supply’

‘The evidence points to a significant upsurge in the building rate from hereon in. The above mentioned Note and SCG set out, in detail, scheme-by-scheme tables, and summarised in financial years, a projected delivery rate of 460 completions at Freeks Farm by 2025/26’

6.2.9 Although it has since been updated, the evidence on which the Council relies is essentially of the same nature as was found acceptable by the SADPD Inspector. The SoCG currently in place (July 2023) (Appendix 1) for the site also references these ‘contractual mechanisms’ that Homes England can utilise. Namely, these are;

- Diversification – supporting a range of developers
- Modern Methods of Construction – innovative, efficient and productive methods that can increase output.
- Simplifying Procurement – increased opportunities for new developers
- Increasing the pace of delivery – Building Lease Arrangements

6.2.10 Regarding ‘Increasing the pace of delivery’ the current SoCG in place, at pdf page 7 states that Vistry, are contracted to deliver 8 dwellings per calendar month (pcm) as a minimum.

6.2.11 The same paragraph on pdf page 7 goes on to state that Homes England conduct monthly monitoring to ensure targets are met by housebuilders, where 8 dwellings pcm equates to 96 dpa. This equates to 480 dwellings over the five year period.

6.2.12 Thus, there is clear evidence to support this delivery rate of 96dpa. Consequently, the inclusion of the 410 dwellings within the five year housing land supply is justified.

6.3 Major sites with full or reserved matter planning permission not yet commenced at 1st April 2023¹⁸

i) Brookleigh, phase 1.5 and 1.6, Bellway, Issacs Lane, Burgess Hill - DM/21/3870

6.3.1 The site has reserved matters permission for 247 newly erected dwellings and the conversion of 2 existing buildings to 2 dwellings, resulting in a total of 249 dwellings. The applicant was national housebuilder ‘Bellway Homes’.

6.3.2 The site is a Category A site as per the NPPF (Page 66) and the Appellant accepts that the site is deliverable, however they argue that the delivery rates for the site are somewhat optimistic given that it was not yet under construction as at April 2023.

¹⁸ Table C in the Statement of Common Ground: Five Year Housing Land Supply’

- 6.3.3 The Appellant also points out that construction work on the associated access and highway at Isaac's lane have commenced, but that this is under a different permission not the permission that covers the new dwellings.
- 6.3.4 The Appellant also accepts that Bellway is marketing homes at the site, on their corresponding website, with availability from Summer 2023, however points out that this is being done on an 'off-plan' basis.
- 6.3.5 The reserved matters application, for residential development, was approved on the 24th May 2022 and upon review of the permission it is apparent that various discharge of condition applications have been submitted and are pending consideration, several of these relate to pre-commencement conditions.
- 6.3.6 Similarly to the Land west of Freeks Lane, the SoCG currently in place for the site (July 2023) (Appendix 1) 'contractual mechanisms' are at the disposal of Homes England and can be utilised to aid and increase the speed of delivery, these are as follows;
- Diversification – supporting a range of developers
 - Modern Methods of Construction – innovative, efficient and productive methods that can increase output.
 - Simplifying Procurement – increased opportunities for new developers
 - Increasing the pace of delivery – Building Lease Arrangements
- 6.3.7 In relation to 'Increasing the pace of delivery', the SoCG states at page 7 of the pdf file that Bellway, are contracted to deliver 6 dwellings per calendar month (pcm) as a minimum.
- 6.3.8 The SoCG goes on to state, in the same paragraph, that this site is also subject to monthly monitoring to ensure set targets for completions are met.
- 6.3.9 At a delivery pace of 6 dwellings pcm, the site can be expected to deliver at least 72 dwellings per annum and all 249 dwellings over the five year supply period. At a rate of 72 dwellings per annum, a total of 360 dwellings could be built in a five year period.
- 6.3.10 Furthermore, the current SoCG states on page 3 of the pdf file that technical work commenced on the site in March 2023, and also that Bellway are contracted to the delivery of the site at one of the sub phases, via an SME developer, at page 7 of the same pdf file.
- 6.3.11 The SoCG, outlines that a technical start has been made on site, and the 'contractual mechanism' of diversification through opportunities for smaller SME developers will no doubt aid the progression of the site.

6.3.12 It is acknowledged that 120 completions, as forecast in the Council's trajectory (at Appendix 6 of the Mid Sussex District Council Housing Land Supply Position as at 1st April 2023 (July 2023)), is a high build out rate, however, irrespective of this, at 6 dwellings pcm, the site would still be built out within the five year period.

6.3.13 Thus, there is clear evidence to support this delivery rate of 72dpa. Consequentially the position of the Council and inclusion of the 249 dwellings within the five year housing land supply is fully justified.

ii) Linden House, Southdowns Park, Haywards Heath - DM/18/0421

6.3.14 The site has planning permission for the demolition of an existing vacant building and the construction of a 14 unit apartment block. The applicant was a regional developer / builder 'Linden House Developments Ltd'.

6.3.15 The site above is a Category B site as per the NPPF (Page 66) and the Appellant argues that as the site only has outline planning permission which was granted in June 2021, and due to no further information, that there is no evidence to include it within the five year supply.

6.3.16 The Appellant considers that it is necessary for evidence to demonstrate the timescales for reserved matters submission, determination and implementation.

6.3.17 The extant application was approved in June 2021, however the Council have confirmed that another application has since been submitted for the site (DM/23/0890).

6.3.18 The latter and subsequent application was validated on the 30th March 2023, and like the original is for flats and apartments, all located in one block, albeit the latter application is for 17 not 14 flats and apartments.

6.3.19 The revised application, would supersede the extant permission, where the submission of the revised scheme is clear evidence of the desire to bring the site forward and demonstrates the delivery intentions of the developer and evidence for the deliverability of the site.

6.3.20 Whilst the latter application is still pending consideration, the site in question is in a relatively dense residential area and is also a brownfield site, and thus the principle of development in this location is acceptable and has already been established through the extant permission of 14 dwellings.

6.3.21 Moreover, as the schemes relate to residential development in the form of flats and apartments, it is more likely that the development, once commenced, would be completed reasonably quickly and in one period.

6.3.22 The Council consider there is clear evidence to demonstrate the deliverability of the site, and to justify the inclusion the 14 dwellings within the five year housing land supply.

6.4 Major sites with outline permission¹⁹

i) Northern Arc, Burgess Hill - DM/18/5114

6.4.1 The site is a large strategic site allocated in the Mid Sussex District Plan which has outline permission for a comprehensive mixed use scheme including approximately 3,040 dwellings. The applicant was 'Homes England'.

6.4.2 The site taken as a whole is a Category B site as per the NPPF (Page 66). However, the site consists of several parcels. The original outline permission was approved on the 4th of October 2019.

6.4.3 The site phasing plan can be viewed at Appendix A of Appendix 1 of this proof.

6.4.4 The Appellant accepts that the site is deliverable, however it is the delivery rate of the site which is in dispute.

6.4.5 The Appellant's position is based upon the absence of further information on the timescales for the delivery and disposal of the site, from Homes England, as well as the lack of timescales in relation to the submission, approval and implementation of any reserved matters application.

6.4.6 In relation to the wider Northern Arc site, the SADPD Inspector at paragraph 46 of the Local Plan Inspector's Report (CDE.21) notes in their report that concerns were raised in relation to the over-reliance on the site for the delivery of homes.

6.4.7 However, at paragraph 48, the Inspector notes that since the adoption of the District Plan:

'From the evidence submitted, it is clear that there has been significant progress in this regard. Furthermore, there has been a positive impact on the delivery mechanism of the site and the financial backing of the allocation with Homes England taking over ownership of the site in July 2018'

6.4.8 The Inspector goes on to note at paragraph 49 that a masterplan for the site was approved in September 2018 and outline permission (see above) granted in October 2019. The Inspector also notes at paragraph 50, that the Covid-19 pandemic may have hampered the progress of the site.

6.4.9 In paragraphs 51 through 54, the Inspector referenced the original SoCG between Homes England and the Council, and acknowledged that some of the consented homes would be delivered beyond

¹⁹ Table D in the Statement of Common Ground: Five Year Housing Land Supply'

the District Plan period. He also pointed out, that the Freeks Lane element of the site was now coming forward.

6.4.10 Ultimately, the Inspector concluded at paragraph 54:

'I see no reason why the Council's revised projected delivery rates should not be considered realistic.'

6.4.11 Since the examination and adoption of the SADPD, progress has been made on the site towards delivery and a new SoCG is in place.

6.4.12 The current SoCG (July 2023) (Appendix 1) between Homes England and Mid Sussex District Council at page 6 of the pdf file also references the clause that Homes England plan to use and which:

'will be replicated in the contracts relating to future phases'

6.4.13 The clause is one element of the contract that Homes England has with Bellway that requires a reserved matters submission within 100 days of the start of the same contract.

6.4.14 The current SoCG also refers to the range of 'contractual mechanisms' that Homes England have at their disposal to aid the delivery of the site, as previously referenced in this proof, initially at 6.3.6.

6.4.15 As per the Freek's Lane and Northern Arc sites, the 'contractual mechanisms' at the disposal of Homes England, are as follows;

- Diversification – supporting a range of developers
- Modern Methods of Construction – innovative, efficient and productive methods that can increase output.
- Simplifying Procurement – increased opportunities for new developers
- Increasing the pace of delivery – Building Lease Arrangements

6.4.16 Further evidencing deliverability, at the *Land off London Road, Bolney, West Sussex, APP/D3830/W/19/3231996 and APP/D3830/W/19/3231997* appeal (CDI.5), the Inspector noted that extensive discussions took place in regard to the Burgess Hill North Arc site, and that despite a lower build rate having been agreed, at paragraph 109 he states:

'However, I also note the evidence that the site is a flagship site for Homes England and the significant levels of public investment which have been and are being expended to deliver the site including substantial infrastructure projects to open up the site and allow delivery. While therefore I accept that the build out rates are exceptional, the scale, nature and backing for the site itself is also exceptional. A