

Contact:

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Your Ref:

Our Ref: CT/LM

Date:

7th April 2017

Mr Jonathan Bore, MRTPI
Inspector
c/o 260 Collingwood Road
Sutton
Surrey
SM1 2NX

Dear Mr Bore,

I refer to your recent letters and your note of 31st March 2017.

The Council is working to provide the additional information you have requested.

Work is underway with Crawley Borough Council to provide a written statement which should be provided before Easter. Work is advanced to develop a strategic framework for neighbourhood planning. In relation to the Ashdown Forest and the recent High Court decision, additional work has been commissioned from our transport consultants and advice sought from Natural England. It is anticipated that we will be in a position to provide an update on the progress of this work after Easter.

In the meantime, the Council has now completed the update on the current 5 year land supply position, a summary of which is attached together with supporting evidence. As you will see, it shows a 5 year land supply based on the agreed OAN 876 dpa. This is of course subject to the outcome of the further work relating to the Ashdown Forest. We would be happy to receive your comments on the 5 year land supply and of course if you have any queries on the material attached, we will be very happy to address them in writing.

I confirm the Council does not believe that any modifications are needed in relation to the issues in the Note from Mayfield Market Towns of 23rd March 2017. The Council assumes that this issue has been fully considered through the Examination and that you have already drawn conclusions.

Finally, I should advise you that the Council's new head of planning, Sally Blomfield, is now in post. However, I am retained as special advisor on the local plan and will continue to be the Council's main point of contact.

Yours sincerely,



Chris Tunnell
Local Plan – Special Advisor

Working together for a better Mid Sussex

MSDC 15

5 year Land Supply Position – as at 1st April 2017

Requirement	As agreed in Statement of Common Ground (ED2: 7 th February 2017)		MSDC Current Position (1 st April 2017)	
	MSDC	Forum's Position	Liverpool	Sedgefield
District Plan housing requirement	4,102	4,102	4,460	4,598
Annualised housing requirement with 20% buffer applied (years 1 -5 only)	4,922	4,922	5,352	5,518
Supply				
Large sites where development has commenced	1647	1497	1,510	1,510
Permission not yet commenced and resolution to grant permission subject to S106	1544	1491	2,484* <i>Includes 450 for Pease Pottage strategic permission</i>	2,484* <i>Includes 450 for Pease Pottage strategic permission</i>
Large allocated sites without planning permission	771	676	540	540
Sites identified in the SHLAA /Sites at Pre-App Stage	41	41	202	202
Small sites with planning permission (with 40% discount applied)	304	304	283	283
District Plan allocation at Burgess Hill	255	255	605 ¹	605 ¹
District Plan allocation at Pease Pottage	450	450	- ²	- ²
Total Housing Supply in year 1 - 5	5,012	4,714	5,624	5,624
Five year supply	5.09	4.78	5.25	5.10
Deficit over the 5 year period	+90	-208	+272	+106

¹ As agreed by Nexus Planning (Table 1, Letter dated 27th February 2017) (ED17)

² Pease Pottage has now moved to the "Large sites with planning permission where development has not commenced" row.

Sites deliverable in year 1 - 5: As at 1st April 2017
(Update to MSDC2 Appendix 5)

MSDC 2 (November 2016) showed the position as at April 2016. Changes since this document were published are shown in **red text**.

Town / Parish	Site Address (sites of 6+ units)	Site Totals	Year 1 - 5	SHLAA ID#	Agent/ Developer	Progress
Large sites where development has commenced						
Ansty & Staplefield	Land South of Rocky Lane, Haywards Heath (Phase 1)	96	23	239	Crest	Commenced
Ansty and Staplefield	L/A Holly Bank, Deaks Lane, Ansty	7	7	627	Glenbeigh Developments Ltd	Commenced
Ansty and Staplefield	Land South of Rocky Lane, Haywards Heath (Phase 2)	134	134	485	Crest	Commenced
Ardingly	Land between Lodgels and Standgrove Place, College Lane, Ardingly	36	12	187	Millwood Designer Homes	Commenced
Burgess Hill	Former Sewage Treatment Works, Burgess Hill	325	108	45	Fairbridge Development and Glenbeigh Developments	Commenced
East Grinstead	Former Caffyns Garage, King Street, East Grinstead	12	12	524	Silver Birch Developments	Commenced
Burgess Hill	Keymer Tile Works Nye Road Burgess Hill	475	252	91	Croudace Homes	Commenced
Burgess Hill	Land East of Kingsway Burgess Hill	480	251	233	Sunley Estates	Commenced
Burgess Hill	71 Victoria Road, Burgess Hill	14	14	693	Stone Cross Urban Regeneration / Enplan	Commenced
Burgess Hill	Covers Timber Yard 107 Fairfield Road Burgess Hill	15	15	73	rdjw Architects	Commenced
Burgess Hill	70 Station Road, Burgess Hill	13	13	535	individual/ Enplan	Commenced
East Grinstead	Farringdon House, Wood Street, East Grinstead	41	41	313	Fifty Investment Development	Commenced
East Grinstead	Garland Court, Garland Road, East Grinstead	49	49	697	Churchill Retirement living	Commenced
East Grinstead	Nonsuch Cottage, Lowdells Lane, East Grinstead	6	6	403	Ideal Land and Homes	Commenced
East Grinstead	Sussex House, London Road, East Grinstead	27	27	409	Commonwealth properties	Commenced
Haywards Heath	Bolnore Village Phases 4b & 5, south west of Haywards Heath	182	60	110	Crest	Commenced
Haywards Heath	Bolnore Village, Phases 5b,	22	22	100	Crest	Commenced
Haywards Heath	Land to west of Beech Hurst, Butlers Green Road, Haywards Heath	10	10	448	WT Lamb holdings, Aspen Retirement Ltd and BUPA homes	Commenced
Haywards Heath	Norris House, Burrell Road, Haywards Heath	38	38	760	Westrock Ltd	Commenced
Haywards Heath	36 Paddockhall Road, HH	9	9	454	Banner Homes Southern	Commenced
Haywards Heath	Beacon Heights, 4 Church Road, Haywards Heath	24	24	329	Beacon heights developments Ltd	Commenced
Haywards Heath	Land between The Willows and Bennetts Rise, Haywards Heath	13	6	334	Providence Building Services	Commenced
Haywards Heath	6 Heath Square, Boltro Road, Haywards Heath	9	9	702	Ringstead One Limited	Commenced
Hurstpierpoint	Land north of Fairfield Recreation Ground, Chalkers Lane, Hurstpierpoint	61	12	284	Barratts	Commenced
Hurstpierpoint	Land to north of Hurstpierpoint (Little Park Farm)	140	140	238	Bovis Homes	Commenced
Hurstpierpoint	Land north of Highfield Drive, Hurstpierpoint	17	15	2	Rydon Homes	Commenced
Hurstpierpoint	Sussex House, 23 Cuckfield Road, Hurstpierpoint	7	7	377	Individual	Commenced
Lindfield Rural	Land to the east of Gravelly Lane and south of Scamps Hill	217	99	494	Barratts and David Wilson	Commenced
Slaugham	Golf Club Driving Range, Horsham Road, Pease Pottage	95	38	600	Riverdale developments Ltd	Commenced
Slaugham	Allotment Gardens, Handcross	8	8	709	Individual	Commenced
Slaugham	Sherwoods Works, Brighton Road, Handcross	7	7	762	Prospective Planning Ltd	Commenced
Slaugham	Land at Caburn and St Georges House, Brighton Road, Handcross	7	7	704	Arunmoor (Handcross) Ltd	Commenced
Worth	Land east of Woodlands Close, Crawley Down (Phase 1)	44	3	518		Commenced
Worth	Land off Woodlands Close, Crawley Down (Phase 2)	51	19	672		Commenced
Worth	Palmer's Autocentre Turners Hill Road Crawley Down	8	8	488	Budgen	Commenced
Worth	Land at Wychwood, Turners hill Road, Crawley Down	22	5	272	Cala Homes	Commenced
	Total		1510			

Changes since MSDC2 (as at April 2016): Additional sites reflect new commencements since April 2016. Changes to delivery in Years 1-5 reflects completions

Permissions not yet commenced						
Bolney	Land West of London Road, Bolney	10	10	707	English Rural Housing Association	Planning application for 12 units submitted March 2017.
Burgess Hill	Martlets, Town Centre redevelopment, Burgess Hill	142	142	528	New River Retail Ltd	Agent confirmed planned delivery 2019/2020
Burgess Hill	69 Victoria Road, Burgess Hill	14	14	730	Individual	Applications approved to discharge conditions.
Burgess Hill	67 Victoria Road, Burgess Hill	12	12	501	Individual	Applications approved to discharge conditions.
Burgess Hill	Land off Kings Way, Burgess Hill	63	63	46	enplan	Outline planning permission granted. Applications approved to discharge conditions.
Burgess Hill	Land at Greenacres, Keymer Road, Burgess Hill	5	5	776	HPW Homes Ltd	Applications approved to discharge conditions.
Burgess Hill	Hook Place, Cuckfield Road, Burgess Hill	8	8	668	Trustees of the International Bible Training Institute	Planning permission granted March 2017
Burgess Hill	70 Victoria Road, Burgess Hill	12	12	544		Planning permission granted February 2017
East Grinstead	Wallis Centre, De La Warr Road, East Grinstead	7	7	778	West Sussex County Council	Planning permission granted February 2017
East Grinstead	Land at Blackwell Farm Road, East Grinstead	10	10	513	MSDC	-
East Grinstead	Tower Car Sales, Tower Close, East Grinstead	7	7	759	Individual	-
East Grinstead	Land south of Phoenix House, Cantelupe Road, East Grinstead	12	12	746	Individual	Planning permission granted September 2016. Applications approved to discharge conditions.
East Grinstead	Land adj to Greenstede House, Wood Street, East Grinstead	11	11	729	Eastmead Industries Ltd	Planning permission granted September 2016. Applications submitted to discharge conditions.
East Grinstead	The Vinesong Trust, Warrenside, College Lane, East Grinstead, West Sussex, RH19 3LR,	14	14	444	The Trustees Vinesong	New planning application for 14 units pending decision
East Grinstead	Meadway Garage, Lowdells Lane, East Grinstead	7	7	324		Planning permission granted
Hassocks	Stafford House 91 Keymer Road Hassocks	14	14	472	CCHF all About Kids	Planning permission granted September 2016.
Hassocks	Land at the Ham, London Road, Hassocks	97	97	286		Planning permission granted March 2017.
Hassocks	Hassocks Golf Club, London Road, Hassocks	130	130	690	Hassocks Golf Club	Planning permission granted December 2016.
Haywards Heath	Penland Farm, Haywards Heath	210	210	247	Redrow	Permission granted January 2017
Haywards Heath	141 - 151 Western Road, Haywards Heath	14	14	199	Viva property development Ltd	Application approved to discharge conditions.
Haywards Heath	11 Boltro Road, Haywards Heath	7	7	767	Individual	-
Haywards Heath	Land at Gamblemead, Haywards Heath	99	99	57	Fairfax Acquisitions / Linden Homes	Land transferred from Fairfax to Linden Homes - further application for 150 homes submitted January 2017. Ecological enabling works underway.
Haywards Heath	L/A Oldfield 55 Lewes Road, Haywards Heath	7	7	771	Cala Homes	Applications approved to discharge conditions.
Haywards Heath	Land to north of Rocky lane, Haywards Heath	30	30	745	Crest	Reserved matters consent granted March 2017. Application submitted to discharge conditions.
Haywards Heath	Sunte House, Birchen Lane, Haywards Heath	8	8	32	Individual	Planning permission granted September 2016.
Haywards Heath	Land at Birchen Lane, Haywards Heath	40	40	33	Crest	Application submitted to discharge conditions.
Haywards Heath	The Priory, Syresham Gardens, Haywards Heath	53	53	732	Lunar Office Sarl	Planning permission granted February 2017
Hurstpierpoint	Land north of Kingsland Laines, Sayers Common	40	40	220	Woodcock Holdings Ltd	Planning permission granted January 2017
Horsted Keynes	Ravenswood Hotel, Horsted Lane, Sharpthorne	12	12	728	Individual	-
Lindfield Rural	Buxshalls, Ardingly Road, Lindfield	19	19	586	Hanover Housing	Permission granted January 2017 to lift age restrictive occupancy planning condition.
Lindfield Rural	Land at Gravelly Lane and Scamps Hill, Lindfield	130	130	6	Taylor Wimpey	Planning permission granted March 2017
Lindfield Rural	L/A Barn Cottage, Lewes Road, Scaynes Hill	51	51	725	Greenplan Designer Homes	Planning permission granted February 2017
Lindfield	Springfield Farm, Lewes Road, Scaynes Hill	6	6	761	Individual	Prior Approval application
Slaugham	Seaspace House Brighton Road Handcross	7	7	321	Individual	Application pending for 7 dwellings
Slaugham	Land at Hyde Estate, Handcross	75	75	517+647	Crest	Application pending for reserved matters (75 units)
Slaugham	Hardriding Farm, Pease Pottage (land to the east of Pease Pottage)	600	450	666	Thakeham Homes	Permission granted November 2016.
Slaugham	Slaugham Manor, Slaugham Place	25	25	765	Individual	Planning permission granted December 2016.
Turners Hill	Clock Field, North Street, Turners Hill	47	47	488	Paddockhurst Estate	Reserved Matters approved. Application approved to discharge conditions and further conditions application pending.
Worth	Land at Holly Farm, Copthorne Way	44	44	268	Orbit	Applications approved to discharge conditions.
Worth	Land north of A264 at Junction 10 of M23	500	140	38	Terence O'Rourke	Planning permission granted May 2016
	Total		2089			-

Changes since MSDC2 (as at April 2016): Additional sites reflect new permissions since April 2016.

Resolution to grant permission subject to S106						
Ansty and Staplefield	Land at Bolney Road, Ansty	20	20	629		S106 Agreement will be engrossed by end of April 2017
East Grinstead	53-59 Lingfield Road, East Grinstead	11	11	369	Individual	S106 Agreement will be engrossed by end of April 2017

East Grinstead	Martells Store, 1-4 Normans Gardens and Queens Road, East Grinstead	121	121	768	Martells	S106 Agreement will be engrossed by end of April 2017
Haywards Heath	North of 99 Reed Pond Walk Franklands Village Haywards Heath	18	18	531	Franklands Village Housing Association	S106 Agreement will be engrossed by end of April 2017
Haywards Heath	Land south of Rocky Lane and Weald Rise, Haywards Heath	320	200	496	Fairfax	S106 Agreement will be engrossed by end of April 2017
Slaugham	Golf House, Horsham Road, Pease Pottage	25	25	218	Denton Homes	S106 Agreement will be engrossed by end of April 2017
Total			395			

Changes since MSDC2 (as at April 2016): Reflects updated position since April 2016

Neighbourhood Plan allocations						
Balcombe	Land to the west of the Rectory, Haywards Heath Road, Balcombe	14	14	150		NP allocation
Burgess Hill	The Brow, Burgess Hill	100	100	756	MSDC	NP allocation MSDC leading discussions with landowners
Burgess Hill	Land at Victoria Road (north), Burgess Hill	80	12	544		Planning application pending for 12 units on part of site. Assumption that there will be another application within 5 years
Burgess Hill	Land north of Faulkners Way, Burgess Hill	20	20	88		NP allocation
East Grinstead	Ashplatts House, Holtye Road, East Grinstead	45	45	723		NP allocation
East Grinstead	Wealden House, Lewes Road, Ashurst Wood	50	50	470		-
East Grinstead	Sussex House, London Road, East Grinstead	14	14	409	Commonwealth properties	Planning application being considered
Haywards Heath	Downlands Park, Isaacs Lane, Haywards Heath	20	20	750		NP allocation
Haywards Heath	Hurst Farm, Hurstwood Lane, Haywards Heath	350	150	246	MSDC	MSDC owned site, allocated in emerging NP. Planning application expected Autumn 2016
Haywards Heath	NCP Car Park, Harlands Road, Haywards Heath	40	40	744		Pre application discussions have been had on this site. Intention to bring site forward for development
Haywards Heath	Beech Hurst Depot, Bolnore Road, Haywards Heath	15	15	619	MSDC	MSDC to bring planning application for the site within the next 12 months
Turners Hill	Old Vicarage field, Turners Hill	44	44	492/553	Paddockhurst Estate	NP allocation
West Hoathly	Land adjacent to Cookhams, Top Road, Sharpthorne	16	16	477		-
Total			540			

Changes since MSDC2 (as at April 2016): Reflects new Neighbourhood Plans adopted since April 2016

Sites in the SHLAA/ Sites at Pre-Application stage						
Burgess Hill	Former Sewage Treatment Works, Burgess Hill	325	42	45	Fairbridge Development and Glenbeigh Developments	Outline Permission Granted
Haywards Heath	37-55 Perrymount Road and 3-5 Clair Road	114	114	N/A	Fairfax	Pre-application public consultation scheduled for April and application to be submitted by June 2017
East Grinstead	R/O 17 Copthorne Road, Felbridge	25	25	548	Countryside Properties	Current application pending consideration. Application for access (within Tandridge) being considered.
Slaugham	Land at Hyde Estate, Handcross	21	21	517+647	Crest	Application received March 2017 but currently invalid.
Total			202			

Small sites with permission (with 40% discount)						
Total			283			

District Plan Allocation						
Burgess Hill	North Burgess Hill		605	493	Various	First application submitted September 2016 140 units
Total			605			

Changes since MSDC2 (as at April 2016): Change in delivery reflects correspondence with Nexus (ED17) at Burgess Hill.

Total	5624
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Five Year Supply Calculation

Annual Housing Requirement 876
 Five Year Housing Requirement (2017/18-2021/22) 4380

Liverpool

		Note
Requirement		
Under delivery yrs 1-3 (14/15, 15/16, 16/17)	218	First 3 years of the 17 year plan period
Under delivery to be spread over 14 remaining years	16	Per year
Annual Housing Requirement (accounting for under-delivery)	892	Annual Housing Requirement + Spread of Under Delivery
Five Year Requirement (2017/18-2021/22) Accounting for under-delivery (Y1-3)	4,460	Based on 218 underdelivery from year 1-3 divided by 14 year = 16. 876+16 = 892, 892x5 = 4,460
Buffer (%)	20	
Annualised housing requirement with 20% buffer applied (years 1 -5 only)	5,352	4,460 x 20%
Supply		(Sites listed in Appendix 3)
Commitments		
Large sites where development has commenced	1,510	Residual amount
Permissions not yet commenced and Resolution to grant permission subject to S106	2,484	
Neighbourhood Plan allocations	540	
Sites in the SHLAA/ Sites at Pre-Application stage	202	
Small sites with permission (with 40% discount)	283	
District Plan allocation at Burgess Hill	605	
Total Housing Supply in year 1 - 5	5,624	
Five year supply	5.25	Total supply/Total requirement x 5
Surplus over period	272	

Sedgefield

		Note
Requirement		
Under delivery yrs 1-3 (14/15, 15/16, 16/17)	218	
Under delivery to be spread over next 5 years	44	Per year
Annual Housing Requirement (accounting for under-delivery)	920	
Five Year Requirement (2017/18-2021/22) Accounting for under-delivery (Y1-3)	4,598	
Buffer (%)	20	
Annualised housing requirement with 20% buffer applied (years 1 -5 only)	5,518	4,598 x 20%
Supply		(Sites listed in Appendix 3)
Commitments		
Large sites where development has commenced	1,510	
Permissions not yet commenced and Resolution to grant permission subject to S106	2,484	
Neighbourhood Plan allocations	540	
Sites in the SHLAA/ Sites at Pre-Application stage	202	
Small sites with permission (with 40% discount)	283	
District Plan allocation at Burgess Hill	605	
Total Housing Supply in year 1 - 5	5,624	
Five year supply	5.10	Total supply/Total requirement x 5
Surplus over period	106	