

5 Year Supply update – 21.07.17

The attached provides an update to the 5 year housing supply as at 21st July 2017 and supersedes the previous version dated 17th July. This version reflects changes in the trajectory at Pease Pottage, and changes to the known capacity of other sites. The MSDC SHLAA is an open document, which is regularly updated when new sites are proposed and new information is received on existing sites.

The Inspector indicates in the agenda for the 25th July hearing that maintaining the 5 year supply is not always an exact science and requests that a 5 year housing land supply range is provided.

The table below sets out the Council's 5 year supply position, using various options.

Method	5% buffer	20% buffer
Sedgefield	5.76	5.04
Liverpool	5.94	5.20

Sites deliverable in year 1 - 5: As at 1st April 2017 (updated 21st July 2017)

Changes in blue show changes made since MSDC15 and MSDC15a

Town / Parish (NP Area)	Site Address (sites of 6+ units)	Site Totals	Year 1 - 5	SHLAA ID#	Agent/ Developer	Progress
Ansty and Staplefield	L/A Holly Bank, Deaks Lane, Ansty	7	7	627	Glenbeigh Developments Ltd	Commenced
Ardingly	Land between Lodgelands and Standgrove Place, College Lane, Ardingly	36	12	187	Millwood Designer Homes	Commenced
Burgess Hill	Former Sewage Treatment Works, Burgess Hill (Phase 1)	325	108	45	Fairbridge Development and Glenbeigh Developments	Commenced REM on phase 1 pending consideration
Burgess Hill	Former Sewage Treatment Works, Burgess Hill (Phase 2 part)	325	42	45	Fairbridge Development and Glenbeigh Developments	Outline Permission Granted Part of second phase estimated to be year 1-5
Burgess Hill	Keymer Tile Works Nye Road Burgess Hill (Phase 1)	125	102	91	Croudace Homes	
Burgess Hill	Keymer Tile Works Nye Road Burgess Hill (Phase 2)	170	150	91	Croudace Homes	
Burgess Hill	Keymer Tile Works Nye Road Burgess Hill (Phase 3)	180	0	91	Croudace Homes	Commenced
Burgess Hill	Land East of Kingsway Burgess Hill (Phase 1)	78	2	233	Sunley Estates	Commenced
Burgess Hill	Land East of Kingsway Burgess Hill (Phase 2)	95	95	233	Sunley Estates	Commenced
Burgess Hill	Land East of Kingsway Burgess Hill (Phase 3)	307	154	233	Sunley Estates	Commenced
Burgess Hill	71 Victoria Road, Burgess Hill	14	14	693	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	0	0	403	Ideal Land and Homes	moved to small net 5
East Grinstead	Sussex House, London Road, East Grinstead	8	0	409	Commonwealth properties	Commenced - permission for 8 not 27
East Grinstead	Former Caffyns Garage, King Street, East Grinstead	12	12	524	Silver Birch Developments	Commenced
East Grinstead	Kings House, 13 - 21 Cantelupe Road, East Grinstead	38	38	785		Commenced
Haywards Heath	Bolnore Village Phases 4b & 5, south west of Haywards Heath	135	60	110	Crest	Commenced
Haywards Heath	Bolnore Village, Phases 5b,	69	69	100	Crest	Commenced - different phasing
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	12	12	702	Ringstead One Limited	Commenced
Haywards Heath	Land South of Rocky Lane, Haywards Heath (Phase 1)	96	23	239	Crest	Commenced
Haywards Heath	Land South of Rocky Lane, Haywards Heath (Phase 2)	134	134	485	Crest	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	Miller Homes	Commenced
Worth	Land off Woodlands Close, Crawley Down (Phase 2)	51	19	672	Miller Homes	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		1607			

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						
Ansty and Staplefield	Hook Place, Cuckfield Road, Burgess Hill	8	8	668	Trustees of the International Bible Training Institute	Planning permission granted 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. Pre application discussion meeting on REM
Burgess Hill	Land at Greenacres, Keymer Road, Burgess Hill	5	5	776	HPW Homes Ltd	Applications approved to discharge conditions.
Burgess Hill	70 Victoria Road, Burgess Hill	12	12	544		Planning permission granted February 2017. Part of NP allocation.
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	Meadway Garage, Lowdells Lane, East Grinstead	7	7	324		Planning permission granted
East Grinstead	Martells Store, 1-4 Normans Gardens and Queens Road, East Grinstead	121	121	768	Martells	Planning permission granted May 2017
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	commenced
Haywards Heath	41 Boltro Road, Haywards Heath	7	0	767	Individual	new small site
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
Haywards Heath	Land south of Rocky Lane and Weald Rise, Haywards Heath	320	200	496	Fairfax	Planning permission granted 10/04/2017
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	42	0	728	Individual	site in new ownership residential no longer being persued.
Lindfield Rural	Buxshalls, Ardingly Road, Lindfield	49	0	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	Crest	Application pending for reserved matters (75 units)
Slaugham	Hardriding Farm, Pease Pottage (land to the east of Pease Pottage)	600	350	666	Thakeham Homes	Permission granted November 2016. REM for phase 1 has been submitted.
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		2248			-

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 August 2017
East Grinstead	53 - 59 Lingfield Road, East Grinstead	11	11	369	Individual	S106 Agreement will be engrossed by end of August 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 August 2017
Slaugham	Golf House, Horsham Road, Pease Pottage	25	25	218	Denton Homes	S106 Agreement will be engrossed by end of August 2017
Total			74			

Neighbourhood Plan allocations						
Balcombe	Land to the west of the Rectory, Haywards Heath Road, Balcombe	14	14	150		NP allocation. Pre application discussions for a scheme of 16 units.
Balcombe	Land to the north of Barnfield Cottages, Haywards Heath Road, Balcomb	14	14	191		NP allocation. Parish Council advise that planning application is expected on the site within the next 6 months.
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 granted 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		NP allocation
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	NP allocation. MSDC owned site. Planning application submitted for up to 375 units.
Haywards Heath	NCP Car Park, Harlands Road, Haywards Heath	40	40	744		Current planning application for 62 units on the site pending consideration.
Haywards Heath	Beech Hurst Depot, Bolnore Road, Haywards Heath	15	15	619	MSDC	NP allocation. MSDC to bring planning application for the site within the next 6 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	0	477		NP allocation
West Hoathly	Bluebell Wood, Bluebell Lane, Sharpthorne	14	14	645		NP allocation. Planning application pending
Total			538			

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

Sites in the SHLAA/ Sites at Pre-Application stage						
Bolney	Land West of London Road, Bolney	10	10	707	English Rural Housing Association	Previous planning application expired. Planning application for 12 units submitted March 2017.
Haywards Heath	37-55 Perrymount Road and 3-5 Clair Road	145	145	N/A	Fairfax	Pre-application public consultation scheduled for April and application for 145 to be submitted Summer 2017
East Grinstead	R/O 17 Copthorne Road, Felbridge	25	0	548	Countryside Properties	Current application pending consideration. Application for access (within Tandridge) being considered.
East Grinstead	Sussex House, London Road, East Grinstead	14	0	409	Commonwealth properties	Planning application being considered, net increase of 8 units
East Grinstead	The Vinesong Trust, Warrenside, College Lane, East Grinstead, West Sussex, RH19 3LR,	14	14	444	The Trustees Vinesong	Previous planning application expired. New planning application for 14 units pending decision
Slaugham	Land at Hyde Estate, Handcross	21	21	517	Crest	Application received March 2017. Part of site covered by existing planning permission. Principle of residential use established.
Total			190			

Small sites with permission (with 40% discount)						
Total			300			

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

Total	5562
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Five Year Supply Calculation

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

Liverpool	MSDC 15	MSDC 15	MSDC 15b	MSDC 15b
	12.04.2017	12.04.2017	21.07.2017	21.07.2017
	5% Buffer	20% Buffer	5% Buffer	20% Buffer
Requirement				
Under delivery yrs 1-3 (14/15, 15/16, 16/17)	218	218	218	218
Under delivery to be spread over 14 remaining years	16	16	16	16
Annual Housing Requirement (accounting for under-delivery)	892	892	892	892
Five Year Requirement (2017/18-2021/22) Accounting for under-delivery (Y1-3)	4,460	4,460	4,460	4,460
Buffer (%)	5	20	5	20
Annualised housing requirement with buffer applied (years 1 -5 only)	4,683	5,352	4,683	5,352
Supply				
Commitments				
Large sites where development has commenced	1,510	1,510	1,607	1,607
Permissions not yet commenced	2,089	2,089	2,248	2,248
Resolution to grant permission subject to S106	395	395	74	74
Neighbourhood Plan allocations	540	540	538	538
Sites in the SHLAA/ Sites at Pre-Application stage	202	202	190	190
Small sites with permission (with 40% discount)	283	283	300	300
District Plan allocation at Burgess Hill	605	605	605	605
Total Housing Supply in year 1 - 5	5,624	5,624	5,562	5,562
Five year supply	6.00	5.25	5.94	5.20
Surplus over period	941	272	879	210

Sedgefield	MSDC 15	MSDC 15	MSDC 15b	MSDC 15b
	12.04.2017	12.04.2017	21.07.2017	21.07.2017
	5% Buffer	20% Buffer	5% Buffer	20% Buffer
Requirement				
Under delivery yrs 1-3 (14/15, 15/16, 16/17)	218	218	218	218
Under delivery to be spread over next 5 years	44	44	44	44
Annual Housing Requirement (accounting for under-delivery)	920	920	920	920
Five Year Requirement (2017/18-2021/22) Accounting for under-delivery (Y1-3)	4,598	4,598	4,598	4,598
Buffer (%)	5	20	5	20
Annualised housing requirement with 20% buffer applied (years 1 -5 only)	4,828	5,518	4,828	5,518
Supply				
Commitments				
Large sites where development has commenced	1,510	1,510	1,607	1,607
Permissions not yet commenced	2,089	2,089	2,248	2,248
Resolution to grant permission subject to S106	395	395	74	74
Neighbourhood Plan allocations	540	540	538	538
Sites in the SHLAA/ Sites at Pre-Application stage	202	202	190	190
Small sites with permission (with 40% discount)	283	283	300	300
District Plan allocation at Burgess Hill	605	605	605	605
Total Housing Supply in year 1 - 5	5,624	5,624	5,562	5,562
Five year supply	5.82	5.10	5.76	5.04
Surplus over period	796	106	734	44

