

# **MID SUSSEX DISTRICT PLAN**

## **UPDATED STATEMENT OF COMMON GROUND**

**Between**

**MID SUSSEX DEVELOPERS FORUM**

**And**

**MID SUSSEX DISTRICT COUNCIL**

**7th<sup>th</sup> February 2017**

## 1. Background

1.1 The Developers Forum was set up on 15<sup>th</sup> September 2016. The Forum comprises a number of landowners, housebuilders and development promoters in the District. Savills has been appointed to represent the Forum on relevant planning matters. The purpose and intention is to engage with the District and ultimately improve communication between the industry and the Council to enable the delivery of development. To that end, the Forum has invited the District Council to some of its Meetings.

1.2 The Members of the Developers Forum that have instructed representation at the Examination Hearings are:

- Countryside (#20318)
- Gleeson Developments (#15705, #20319)
- Hallam Land (#15663)
- Reside Developments (#20082)
- Rydon Homes (#15095, #2335, #15705)
- Taylor Wimpey (#15521)
- Thakeham Homes (#16474, #15692, #20080, #20293)
- Village Developments (#3139)
- Wates Developments (#14681, #17488)
- Welbeck (#20534)

1.3 The Forum has met with Mid Sussex District. During these discussions the Forum and Mid Sussex District Council have agreed on certain matters. This Statement of Common Ground has been produced to assist the Inspector. The matters set out in this Statement of Common Ground have been agreed by both parties.

1.4 This Statement of Common Ground is supported by the following Appendices:

- **Appendix A** –Affordable Housing Needs Assessment including update prepared on 13<sup>th</sup> January.
- **Appendix B – Updated** Statement of Common Ground Housing Matters prepared by Judith Ashton Associates and MSDC (prepared with respect of Housing Commitments) – January 2017.

- **Appendix C** – Agreed Note on Neighbourhood Plans and Housing Commitments’ prepared by Judith Ashton Associates and MSDC.
- **Appendix D** - 5 Year HLS Housing Assessment based upon 800dpa and Sedgefield.
- **Appendix E** – Updated Total Housing Requirement.
- **Appendix F** – Table of sites promoted by Forum members.

## **2 Matters Agreed by Both Parties**

The questions numbers referred are those original Inspector’s Matters **(ID3)**.

### **Starting Point of Housing Need (Q1.1)**

- 2.1 Whilst noting paragraph 47 of the NPPF states “...*that their Local Plan meets the full objectively assessed needs for market and affordable housing in the housing market area...*”, the Forum and Mid Sussex District Council are in agreement that the Council’s starting point for assessing the housing need of the District is correct.

### **Duty to Co-operate (Q3.1)**

- 2.2 The Forum and Mid Sussex District Council are in agreement that Council has met the Duty to Cooperate.

### **1<sup>st</sup> April Housing Need start date (Q1.1 & 10.3)**

- 2.3 The Forum and Mid Sussex District Council are in agreement that the start date for housing need should be the 1<sup>st</sup> April 2014.

## **3 Treatment of Affordable Housing in respect of Housing Need (Q5.1)**

- 3.1 The Inspector has directed that the Council and the Forum agree a single approach to calculating affordable housing need that does not double count commitments. The Council accept the logic and general principle behind the Forum’s approach to calculating affordable housing need and as such, on the basis of the Inspector’s direction, accept this as an appropriate method of calculating affordable housing need.

- 3.2 The alternative scenarios for affordable housing need is set out in **Appendix A**. As requested by the Inspector at the Hearing on 12<sup>th</sup> January, an update, dated 13<sup>th</sup> January, has been provided. The Forum and Mid Sussex District Council agree the arithmetic and steps (structure) of the calculation as presented in this table.
- 3.3 The following is agreed in respect of the calculation of affordable housing needs:
- The numbers informing the calculation are as at 1<sup>st</sup> April 2016 (the base date);
  - The assessment is over a 15 year period (the remainder of the Plan Period from the base date);
  - Gross household formation of 1,137 per annum should be used, reflecting a mid-point of the range 1,055 to 1,218 households per annum set out in the respective parties evidence; and
  - 30% is used to illustrate the proportion of overall housing delivery likely to be affordable housing;
- 3.4 This results in a net annual affordable housing need of between 258 and 331 dwellings per annum.
- 3.5 Based on provision of 30% affordable housing this results in an overall housing range of between 1,120 and 1,363 dwellings per annum to meet full affordable housing needs, based on addressing just those in reasonable preference groups (low estimate) and addressing the total affordable housing register (high estimate).
- 3.6 This calculation is set out in the table contained in **Appendix A**.
- 3.7 The overall position on affordable housing needs as it relates to the conclusion on full objectively assessed housing needs continues to be as set out in this Statement of Common Ground, and the respective parties' hearing statements and supporting evidence. The Council's opinion (as set out in MSDC4) is that should the Inspector be minded to accept the Forum's position as a sounder measure of assessing affordable housing need, the Council is likely to wish to address this through an appropriate increase in the affordable housing requirement beyond the 30% provision proposed in the Submission Plan; (and may also wish to make modifications to policies related to density and housing mix to maximise the sustainable use of land), rather than via an increase to the OAN. The Forum's position is that the affordable housing needs should be accounted within an uplift to the OAN.

## **Housing Commitments & Resultant Affect on Five Year Supply (Q10.2, 10.5 & 10.6)**

- 3.8 Please see **Appendix B** which outlines those commitments which the Forum and Mid Sussex District Council are in agreement on and also clarifies which commitments and contributions to the 5 year supply the parties disagree. The document provides 3 scenarios on five year housing land based on the commitments agreed and not agreed (one scenario is based on MSDC position on commitments and the further two scenarios are based on the Forum position).
- 3.9 The sites that the Council have provided a 5 Year Housing Supply figure for, and which the Forum dispute are (MSDC vs Forum):
- Sewage Treatment Works, Burgess Hill (150 vs 0 units)
  - R/O 17 Copthorne Road, East Grinstead (25 units vs 0 units)
  - Stafford House, Hassocks (14 units vs 0 units)
  - Hyde Estate, Handcross (90 units vs 75 units)
  - Land at Rocky Lane (150 units vs 100 units)
  - NCP Car Park Haywards Heath (40 units vs 0 units)
  - Station Yard Hassocks (70 units vs 0 units)
  - Stone Quarry Woods, East Grinstead (40 units vs 0 units)
- 3.10 In respect to Northern Arc the position of both MSDC and the Forum is set out in **Appendix B**. In respect of Pease Pottage, the MSDC and Thakeham Homes position (the land promoter) is that the site may deliver 450 units in the five year supply. Other Forum members do not agree. At this time, a scenario with and without is included in **Appendix D**.

## **Neighbourhood Plans allocations (Q8.5, 10.6)**

- 3.11 MSDC and The Forum have agreement on Neighbourhood Plan allocations as a statement of fact. The agreed position is set out in the 'Agreed Note on Neighbourhood Plans and Housing Commitments' attached to the JAA email to the Programme Officer of Wednesday 7th December 2016 and can be found in **Appendix C**. The parties differ on the relevance of that figure in the context of how it is interpreted.
- 3.12 MSDC's position on Neighbourhood Plan allocations is that they provide 2020 new allocation. This does not account for the commitments (those allocations granted

planning permissions in the period 1<sup>st</sup> April 2014 to 1<sup>st</sup> October 2016). If these are accounted, the allocations which do not benefit from planning permission are 1,702 dwellings.<sup>1</sup> It is the Forum's position that the relevant factor is the overall residual requirement for additional allocations.

### **Residual Requirement**

3.13 Both Parties agree that there is a residual requirement for additional allocations. MSDC consider the position to be 793 dwellings. The Forum's position is that this is 2,052 dwellings. **Appendix E** outlines the differences.

### **Market Capacity (800 dpa v 1,000 dpa) (Q6.1)**

3.14 Mid Sussex District Council consider that there is market capacity to deliver 800 dpa over the plan period. The Forum considers that there is market capacity to deliver at least 1,000 dpa over the plan period.

### **Unmet need (matters of fact v policy response) (Q4.1 & 4.2)**

3.15 The Forum and Mid Sussex District Council are in agreement with Table 6 of the Mid Sussex District Council's Examination Statement in respect to unmet need as a statement of fact.

3.16 There is also agreement that this District Plan (rather than a Plan Review) should address unmet needs arising from Crawley. The Council's position is that this should be 46 dpa, the Forum's 184 dpa.

### **Site Allocations (Q9.2 & Q10.6)**

3.17 The Forum and Mid Sussex District Council agree that additional site allocations should be made.

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<sup>1</sup> Nb This differs from the figure for Neighbourhood Plan allocations, Local Plan Allocations and Small Scale Housing Allocations without planning permission in Appendix E as it does not take account of the outstanding Local Plan Allocations and Small Scale Housing Allocations without planning permission – it is just Neighbourhood Plan allocations

**Signed**



..... **Charles Collins, Director, Savills. On behalf of the  
Developers Forum**



..... **Chris Tunnell, Acting Head of Planning, Mid Sussex  
District Council**

**7<sup>th</sup> February 2017**

**Appendix A - Affordable Housing Needs Assessment – as updated on 13<sup>th</sup> January.**

**Affordable Housing Needs – Reasonable Preference Groups**

Source: HEDNA Update (EP21) Table 17, HEDNA Addendum (EP22) Table 7 and Barton Willmore OAN (1/20534, Appendix B para 4.36). Also following further discussion at the Hearing Session on 12<sup>th</sup> January.

Step	Stage 1: Current Housing Need (Gross)	Reasonable Preference Groups (Low Estimate)	Total Waiting List (High Estimate)
1.1	Homeless Households and those in Temporary Accommodation	0	0
1.2	Overcrowding and Concealed Households	0	0
1.3	Households in Need in Reasonable Preference Groups/On Waiting List	330	1,418
1.4	<b>Total Current Affordable Housing Need (Gross) (1.1 + 1.2 + 1.3)</b>	<b>330</b>	<b>1,418</b>
<b>Stage 2: Future Affordable Housing Needs</b>			
2.1	New Household Formation (gross)	1,137	1,137
2.2	Proportion of Households Unable to Buy or Rent	44.2%	44.2%
2.3	Existing Households Falling into Need and Housed per Annum	105	105
2.4	<b>Total Newly Arising Need (Gross Per Year) (2.1 x 2.2 + 2.3)</b>	<b>608</b>	<b>608</b>
<b>Stage 3: Affordable Housing Supply</b>			
3.1	Affordable Dwellings Occupied by Households in Need	0	0
3.2	Surplus Affordable Housing Stock	0	0
3.3	Committed Supply of New Affordable Housing	1,405	1,405
3.4	Units to be taken out of Management	0	0
3.5	<b>Total Available Affordable Housing Stock (3.1 + 3.2 + 3.3 - 3.4)</b>	<b>1,405</b>	<b>1,405</b>
3.6	Annual Supply of Social Re-lets (net)	252	252
3.7	Annual Supply of Intermediate Affordable Housing for sale/let at sub-market level	26	26
3.8	<b>Annual Supply of Affordable Housing (3.6 + 3.7)</b>	<b>278</b>	<b>278</b>
A	Total Net Need (1.4 - 3.5)	-1,075	13
B	Annual Flow Backlog of Total Net Need 15yr period to relieve (A/15 years)	-72	1
C	<b>Net Annual Housing Need (2.4 + Annual Flow (B) - 3.8)</b>	<b>258</b>	<b>331</b>
D	Total housing required to deliver the <u>net</u> affordable housing need: Net need at 30% delivery (C x 3.333) + committed housing to deliver committed affordable housing over 15 years (3,900 / 15)	860 + 260 = <b>1,120 dpa</b>	1,103 + 260 = <b>1,363 dpa</b>



**Appendix B**

**Updated Statement of Common Ground Housing Matters prepared by Judith Ashton Associates & MSDC (prepared with respect of Housing Commitments)**

**Mid-Sussex District Plan**

**Statement Clarifying where  
there is Common Ground  
on the  
Housing Commitments**

**DEVELOPERS FORUM  
WITH MSDC INPUT**

**JANUARY 2017**



**A review of those commitments as identified by MSDC in their commitments table of 2<sup>nd</sup> December 2016**

Introduction

The schedule appended to this statement is the Forum’s agreed position the information set out in the housing commitments table issued by MSDC on the 22<sup>nd</sup> Nov 2016.

Set out below is an explanation of both the Forum and MSDC’s position on those sites which are not agreed on, as set out in paragraph 2.9 of this document. This has incorporated the MSDC position as set out in Appendix E of MSDC3.

It should be noted that the Forum does not have an agreed position on Pease Pottage and as such 2 scenarios are proffered with and without Pease Pottage.

Large sites where development has commenced

	Town / Parish	Site Address (sites of 6+ units)	Site Totals	Year 1 -5	SHLAA ID#	Agent/ Developer	Progress
<b>MSDC</b>	Burgess Hill	Former Sewage Treatment Works, Burgess Hill	325	150	45	Fairbridge Development & Glenbeigh Developments	Commenced, G+T implemented. Site being decontaminated
<b>Forum</b>			0	0			

Forum position during first week of examination:

Relocation of G&T’s does not equate to implementation of the residential development permitted pursuant to 08/01644/OUT.

Blighted by virtue of the clean-up costs resulting from its previous use as a STW’s (the settlements beds and plant still remain on site), the impact of the adjacent waste transfer station, other industrial buildings and gypsy and travellers site which are accessed through the principle residential estate road.

Looking at the MSDC web site an application was made on 21.10.2016 by BWP for Discharge of Conditions 22 (site levels) and 26 (land contamination) relating to planning application 08/01644/OUT - DM/16/4509 refers

See covering letter which also states:

*‘We would welcome confirmation from officers that the discharge of the conditions detailed within this application and the forthcoming application would allow for a lawful start to be made on the key infrastructure works’*

NB outline app expires on 24 June 2019

Submission of DoC apps does not demonstrate deliverable – esp. in next 5 years when no RM app has been submitted.

Forum position post first week of examination:

Some Forum members have submitted letters to demonstrate that this site is not a site those in the development industry would choose to invest in given the combined effects of the neighbourly adjoining uses that take access through the site.

They state that HCA's involvement in forward funding infrastructure provision does not necessarily mean that the homes will be built within a certain timeframe; and the consent Glenbeigh have secured shows links for footpaths and cycles and indeed potentially for vehicles through adjacent third party land that is under the control of Rydon Homes, and that no discussions have taken place to date with Rydon Homes about this important aspect of securing an integrated and sustainable scheme

MSDC position during first week of examination:

DM/16/4509 clearly shows that the land owners are moving forward with the site. No reason why completions on site cannot be achieved within 5 years. NPPF footnote 11 'Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within the 5 years. There is no clear evidence that this site will not be implemented, taking into account the landowner's recent submission to discharge planning conditions.

MSDC position as set out in Appendix E of MSDC3:

MSDC has strong evidence from land owner that at least 150 units can be delivered at STW within 5 years and the whole site delivered in the Plan period. The letter from the landowner setting out the current position clearly indicates that action is being taken to bring the site forward. The Government, through the HCA, has directly intervened to unlock this site. A loan of £4.7m has been agreed and the site is currently being cleared. The HCA is satisfied, following rigorous due diligence, the site is deliverable in the short term. Indeed, the loan would not have been made available had there been doubts about deliverability. The site will be divided into 3 plots, the first of which is under offer. An article appeared in the Mid Sussex Times (8th December 2016) reporting on the work being undertaken to clear the site. The site can be accessed from Issacs Lane, Burgess Hill, using the existing roadway that also gives access to the waste transfer station. The development will also have walkways going south and east connecting the development to existing housing and facilities in Leylands Ward, Burgess Hill, which include shops and a mainline station. The main connection to the south is in the control of the existing landowner and no third party is involved. Little weight can be given to letters supplied to the Forum, stating that they would not purchase the site.

Thus the forum suggests that large sites where development has commenced should be 1,497 for 5 years (not 1,647).

The parties positions have not changed – they have been amplified in the excel spreadsheet showing MSDC and the Forums position in terms of the 5 year and residual HLS situation attached to the JAA email to the Programme Officer of Wednesday 7th December 2016 – attached at Appendix C and in MSDC3.

Permissions not yet commenced

	Town / Parish	Site Address (sites of 6+ units)	Site Totals	Year 1 -5	SHLAA ID#	Agent/ Developer	Progress
<b>MSDC</b>	Worth	Land north of A264 at Junction 10 of M23	500	140	38	Terence O'Rourke	permission granted 25.05.16
<b>Forum</b>			500	90			

Forum position during first week of examination:

Land west of Copthorne is only likely to generate 90 dwellings in the next 5 years given the fact it only has outline consent in place, there are multiple land owners involved, we understand not all of the land required to deliver the site is in the control of the applicant and significant upfront infrastructure works to put in place – total of 500 accepted, but 5 year supply should be 90 not 140. i.e. 50 less

MSDC position during first week of examination:

Information from the developer states that they will commence on site in q1 2019 and will have a 7 year built out programme. This equates to 70 dwellings per year. Therefore completions of 70 units in 19/20 and 20/21, totalling 140 contribution to the 5 year supply.

### EIP Agreed Position

It is agreed between MSDC and the Forum that the Land north of A264 at Junction 10 of M23 will deliver 140 dwellings in the 5 year HLS period.

Other Permissions not yet commenced

	Town / Parish	Site Address (sites of 6+ units)	Site Totals	Year 1 -5	SHLAA ID#	Agent/ Developer	Progress
<b>MSDC</b>	East Grinstead	R/O 17 Copthorne Road, Felbridge	25	25	548	Countryside Properties	No movement
<b>MSDC</b>	East Grinstead	1 -25 Bell Hammer, East Grinstead	4	3	696	Affordable Housing	Application to amend permission refused as requires new application (DM/15/1860)
<b>MSDC</b>	East Grinstead	The Vinesong Trust, Warrenside, College Lane, East Grinstead	14	14	444	The Trustees Vinesong	No movement Constrained site
<b>MSDC</b>	Hassocks	Stafford House 91 Keymer Road Hassocks	14	14	472	CCHF all About Kids	10/0251/FUL approved Renew as need more time to find alternate premises
<b>MSDC</b>	Haywards Heath	Burns House, Harlands Road, Haywards Heath	8	8	708	Whitehall Industrial LTD	No movement Prior approval due to lapse shortly
<b>MSDC</b>	Haywards Heath	11 Boltro Road, Haywards Heath	7	7	767	Individual	No movement
<b>MSDC</b>	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
<b>Total</b>				111			
<b>Forum</b>				0			

Forum position during first week of examination:

There are Landowner issues with R/O 17 Copthorne Road, Felbridge  
There is no planning permission for 1 -25 Bell Hammer, East Grinstead  
The Vinesong Trust, Warrenside, College Lane, East Grinstead is Considered undeliverable  
Stafford House 91 Keymer Road Hassocks need new premises before pp can be implemented.  
Burns House, Harlands Road, Haywards Heath is considered undeliverable  
A new planning application has been submitted for 2 units at 11 Boltro Road, Haywards Heath  
The NCP Car Park, Harlands Road, Haywards Heath is still in active use and cannot be classified as deliverable

Thus the forum suggests sites where permissions not yet commenced should be 1281 for 5 years (not 1442 (1442 – 50 – 111 = 1281))

MSDC position during first week of examination:

There are Landowner issues with R/O 17 Copthorne Road, Felbridge. Applicant keen to progress with development on the site. Access in Tandridge, at appeal for non-determination, following expiry of previous consent. Access, within the site has been implemented.  
There is no planning permission for 1 -25 Bell Hammer, East Grinstead – permission expired October loss of 3 net units.  
The Vinesong Trust, Warrenside, College Lane, East Grinstead is Considered undeliverable – no evidence for this  
Stafford House 91 Keymer Road Hassocks need new premises before pp can be implemented. – Existing children’s home use - keen to move to new premises, acknowledge is a renewal of expired and didn’t find site in previous 3 years, but they are still looking and hopeful that site will be found as current premises  
Burns House, Harlands Road, Haywards Heath is considered undeliverable –permission expired October loss of 8 units  
A new planning application has been submitted for 2 units at 11 Boltro Road, Haywards Heath – permission expired loss of 5 units  
The NCP Car Park, Harlands Road, Haywards Heath is still in active use and cannot be classified as deliverable - allocated in emerging NP, Pre-applications held for site redevelopment Dec 2015

Thus the MSDC Revised figure is 1,426 (1442 -16)

**EIP Agreed Position**

It has been agreed at the EIP the following sites will be deliverable within the 5 year HLS period  
The Vinesong Trust, Warrenside, College Lane, East Grinstead – 14 units

It has been agreed at the EIP the following sites will not be deliverable within the 5 year HLS period  
Burns House, Harlands Road, Haywards Heath – 8 units  
1 -25 Bell Hammer, East Grinstead – 3 units

It has been agreed that the site at 11 Boltro Road, Haywards Heath should be reduced from 7 to 2 units. – 5

It has been noted that the land at Hyde Estate Hassocks should be reduced from 90 -75 to reflect the area that has been sold and the associated covenants. – 15

The deliverability of the following sites as part of the 5 year HLS remains in dispute:-

1. R/O 17 Copthorne Road, Felbridge – 25 units
2. Stafford House 91 Keymer Road Hassocks – 14 units
3. The NCP Car Park, Harlands Road, Haywards Heath – 40 units NB this has since the EIP opened, been re-categorised as a NP allocation
4. The reduction in the yield of the land at Hyde Estate Hassocks from 90 -75 to reflect the area that has been sold and the associated covenants. 15 units

The forum and MSDC's position is set out in appendix C and MSDC's position is amplified in Appendix E of MSDC3. The Forum position on these sites remains the same as stated during the first week of examination (please see above).

Thus the forum suggests that sites with Permissions not yet commenced should be 1,490 rather than 1,544 (1,544 – 54 (25+14+15) = 1,490)

MSDC suggest the revised figure should be 1,544

### Allocations with no Permission

	Town / Parish	Site Address (sites of 6+ units)	Site Totals	Year 1 -5	SHLAA ID#	Agent/ Developer	Progress
<b>MSDC</b>	Ansty & Staplefield (HHNP)	North of Rookery Farm Rocky Lane Haywards Heath	55	55	94	Taylor Wimpey	DM/15/3553 pre app for 55 units
<b>MSDC</b>	Ansty & Staplefield (HHNP)	Land south of Rocky lane, west of Weald Rise, Haywards Heath	190	100	496	Fairfax Acquisitions Limited	Np allocations, planning application for 333 units submitted DM/16/4496
<b>Forum</b>				80			

### Forum position during first week of examination:

The app plans that comprise DM/16/4496 encompass land north of Rookery Farm Rocky Lane Haywards Heath. You cannot count both as this is double counting. Thus 55 need to be deleted In addition as DM/16/4496 is an outline application which has yet to be determined, the time to report to committee, resolve the S106, dispose of the site (the applicant is a land agent) submit the RM and discharge the pre commencement conditions is such it is unlikely 100 units will be delivered in the next 5 years.

### MSDC position during first week of examination:

The Haywards Heath Neighbourhood Plan Figure 4 clearly shows the Local Plan allocation of site HH11 north of Rookery Farm, Rocky Lane (55 units based on pre-application discussions) as a separate site from that of the new allocation of land to the south of Rocky Land and west of Weald Rise (190 units). A planning application is pending consideration. The delivery of 150 units is based on 2 years to achieve the necessary planning consents (this is not an unreasonable assumption given that the Council is top performing authority for determining planning applications) and the 3 year of built out at 50 units per year.

### MSDC position as set out in Appendix E of MSDC3:

No reason why site cannot deliver 150 units in 5 years. Planning application submitted. Letter from planning agent submitted which sets out delivery timescales.

Other Allocations with no Permission

	Town / Parish	Site Address (sites of 6+ units)	Site Totals	Year 1 -5	SHLAA ID#	Agent/ Developer	Progress
<b>MSDC</b>	Burgess Hill	Land at Victoria Road (north), Burgess Hill	80	24	544		Planning application pending for 12 units on part of site. Assumption that there will be another application within 5 years
<b>Forum</b>			27	0			

Forum position during first week of examination:

53 of the 80 units identified in Victoria Road in the NP allocations are already accounted for in the permissions not yet commenced – see below  
 All 80 should be deleted / the figure reduced to 27 remaining to remove any double counting

MSDC Position during first week of examination:

MSDC have been very careful to ensure that the area covered by the Neighbourhood Plan application excludes the sites which have planning permission. Therefore, there is no double counting.

**EIP Agreed Position**

It is agreed the Land at Victoria Road (north), Burgess Hill **will deliver 24 dwellings** in the 5 year HLS period.

Thus the forum suggests that sites with allocations with no Permission should be 676 dwellings in the next 5 years (not 771).

NB this takes on board the fact the NCP Car Park Haywards Heath (40 dwellings) has been moved in the commitments table to an Allocations with no Permission. As indicated above the Forum do not consider this site will be available in the next 5 years.

Additional Sites not in agreement as set out in Appendix E of MSDC3

- Northern Arc (District Plan Allocation)
- Pease Pottage (District Plan Allocation)
- Station Yard Hassocks (Other Commitments)
- Stone Quarry Woods East Grinstead (Other Commitments)

Please note that whilst there is not agreement between the parties on the delivery of these sites over the plan period – an agreed position on five year housing land supply as been reached, other than for Pease Pottage.

MSDC position is set out in Appendix E of MSDC3.

Forum position:

Northern Arc – The Forum and MSDC are in agreement that Northern Arc can deliver 255 units in the 5- year housing land supply. However, in its Examination Statement, Nexus Planning / Savills (acting on behalf of the Northern Arc Consortium), did clarify that this delivery was subject to outstanding policy issues relating residential development to the south of the A2300 being resolved by the end of 2016. To the Forum's knowledge this has not been resolved and as such delivery is likely to be lower. The scale of development over the plan period is not agreed. In terms of residential capacity, the Developers (Wates / Rydon / Gleeson) have prepared a masterplan demonstrating how dwellings can be accommodated on land controlled by the Consortium (including land to the south of the A2300).



This informed the capacity / density for the Consortium land as set out in the Nexus / Savills statement. Nexus Planning, on behalf of the Consortium, has informed the Forum the MSDC has not presented to them evidence justifying how an alternative higher density development could be delivered on the site within the context of an appropriate housing mix as informed by the SHMAA.

Pease Pottage – planning permission has been granted at this site. The Forum are not in agreement that the full 450 units can be delivered in the first five years. Therefore five year land supply scenarios including and not including Pease Pottage have been included in Appendix C.

Station Yard Hassocks – the Forum and MSDC do not agree on the scale of scale of development over the plan period and have removed 70 identified units for this site – there is a development brief for Station Yard Hassocks dated March 2012. It was also allocated in the Small Scale Housing Allocations DPD (2008) as site SSH/6 with potential capacity for 60-70 dwellings together with business space. Nothing has progressed to demonstrate that this site is available, deliverable or achievable. Furthermore it is not identified in the NP nor the MSDC DP.

Stone Quarry Woods, East Grinstead – [the Forum and MSDC do not agree on the scale of scale of development over the plan period and the Forum have removed the 40 units identified for this site. This was an old allocation (Small Scale Housing Allocation (2008)). DMH tried very hard to get this through pre-app and didn't get anywhere, access problems, it forms part of the Queen Victoria Hospital. This is a non-starter (at the moment). The Forum can provide more information if necessary

### **MSDC Position**

**Northern Arc – Over the plan period.** MSDC believe the site can accommodate 3,500 units. Work on density of land parcel has been undertaken and shared with developers. Concessions referred to by the Forum do not justify the reduction in the numbers previously agreed to be delivered in the first 5 years.

Pease Pottage - Based on evidence provided by the developer, 450 units can be delivered in 5 years.

Station Yard Hassocks - Site is allocated in the Small Scale Housing Allocations DPD. Reasonable to assume the site will come forward during Plan Period. Previous expired planning application. It does not need to be allocated in District Plan or Neighbourhood Plan as it is already allocated.

Stone Quarry Woods, East Grinstead - Local Plan allocation. MSDC are re-visiting this site to see what can be done to bring site forward.

**Appendix C - Agreed Note on Neighbourhood Plans and Housing Commitments' prepared by Judith Ashton Associates and MSDC**

**Neighbourhood Plans position on Commitments List (as at 01.12.16 this position remains unchanged)**

Cuckfield (made October 2014)

	<b>Policy Number</b>	<b>Site</b>	<b>Number of units</b>	<b>SHLAA number</b>	<b>MSDC Comment</b>	<b>Is site on commitment list</b>	<b>Years 1 – 5</b>	<b>Remaining plan period</b>
1	CNP6a	Former Court Meadow School	10 units	480	New commitment	Yes – allocations – no PP Line 97	0	10
2	CNP6b	Horsgate House	5 units	649	New small site commitment	Yes – small site total	5	0
3	CNP6c	11 Manor drive	3 units	545	New small site commitment	Yes – small site total	3	0
4	CNP6d	Manor House, 14 Manor Drive	15 units (gross) 11 units net	177	New commitment (permission for 4 units so net number of units is 11)	Yes allocations – no PP Line 96	0	10
	<b>Total number of new units</b>							
	<b>29 units</b>							
	<b>Forum Position</b>	21 units counted in NP/ Allocations no pp part of commitments schedule as 8 accounted for in small sites						
	<b>MSDC position</b>	Total number of units agreed						

West Hoathly (made April 2015)

	Policy Number	Site	Number of units	SHLAA number	MSDC Comment	Is site on commitment list	Years 1 – 5	Remaining plan period
1	WHCS_05	North of Top Road	24	148	New commitment	Yes allocations – no PP Line 115	0	24
2	WHCS_06	Land adjacent to Cookhams	16	477	New commitment	Yes allocations – no PP Line 116	16	0
3	WHCS_02	Bluebell Woods	15	645	New commitment	Yes allocations – no PP Line 117	0	15
<b>Total number of new units</b>								
<b>55 units</b>								
	<b>Forum Position</b>	Agreed						

Hurstpierpoint (made March 2015)

	Policy Number	Site	Number of units	SHLAA number	MSDC Comment	Is site on commitment list	Years 1 – 5	Remaining plan period
1	Hurst H2	Highfield Drive (HP01)	17	2	Permission granted Sept 2014, counted as a commitment before Plan was made	Yes permission not yet commenced – line 64	17	0
2		Chalkers Lane North (HP14)	38	35	Permission granted December 2012 counted as a commitment before Plan was made (site now complete)	Development complete	0	0
3		Chalkers Lane South (HP15)	57	284	Permission granted August 2014, counted as a commitment before Plan	Yes – large sites were development has commenced – line 27	26 remaining	0

					was made (under construction)			
4		Little Park (HP07 and HP08)	140	238	Permission granted Sept 2014, counted as a commitment before Plan was made	Yes – permission not yet commenced – line 63	140	0
5	Sayers Common	To be identified	30 – 40	To be identified	Once sites are identified then will count as a commitment	no	0	0
	<b>Total number of new units</b>	<b>30 – 40 units</b>					183	0
	<b>Forum Position</b>	0 units counted in NP/ Allocations no pp part of commitments schedule as no sites identified in Sayers Common						
	<b>MSDC Position</b>	Total number of units agreed. Hurstpierpoint sites have PP so appear in that part of the commitment schedule Sayers Common site still to be identified so does not appear in commitment schedule						

Ardingly (made March 2015)

Policy Number	Site	Number of units	SHLAA number	MSDC Comment	Is site on commitment list	Years 1 – 5	Remaining plan period
ARD3	Standgrove	37	187	Planning permission granted at appeal in April 2014 and counted as a commitment before Plan was made (site under construction)	Yes - large sites were development has commenced – line 3	36	0
	<b>Total number of new units</b>	0					
	<b>Forum Position</b>	Agreed					

Burgess Hill (made January 2016)

	Policy Number	Site	Number of units	SHLAA number	MSDC Comment	Is site on commitment list	Years 1 – 5	Remaining plan period
1	TC1	Civic and Cultural quarter	New housing encouraged, unknown amount	92	Part of site allocated in adopted Local Plan for <b>25</b> units (BH1). The Neighbourhood Plan is not specific about the number of units. No additional units are included for this site.	Yes – line 94a	0	25
2	TC3	The Brow Quarter	<b>242</b> units	528 – Martletts redevelopment (142 units)  756 – The Brow (100 units)	This site is identified in the SHLAA and covers 2 sites. Part of the site covers the Martletts redevelopment which will deliver 142 units. The second part of the site covers the Brow and is identified in the SHLAA as having capacity for 100 units. Therefore 242 units are included as new commitments.	Yes – Martletts in permission not yet commenced – line 36 The Brow is in allocations – no PP Line 90	242	
3	TC5	Station Quarter	Unlikely to be more than 150	83	This site is allocated in the adopted local Plan for 60 units (BH3), however the SHLAA estimates that this number could be increased with site able to accommodate <b>150</b> units, which	Yes – allocation no PP line 92	0	150

					is already included as a commitment. No additional units are included for this site.			
4	S1	Victoria Road	Unknown – estimate 80 from SHLAA	544	Part of this NP allocated is made up of a number of sites that already have permission. The remaining area is identified in the SHLAA as having capacity for 80 units, Therefore 80 units are included as new commitments.	Yes allocation no PP – Line 91	24	56
5	LR1	Leylands Park	No additional	88	This site was previously allocated for 50 units in the adopted Local Plan (BH6), however the NP allocates this part of the site for <b>20</b> units. The remainder of the site is within the Burgess Hill northern arc allocation. No additional units are included for this site.	Yes – allocation s no PP – Line 94	0	20
	Total number of new units		<b>322 units</b>					
	Forum Position		180 units counted in NP/ Allocations no pp part of commitments schedule as 142 in permission not yet commenced part of commitments table					
	MSDC Position		Total number of units agreed. 142 in permission not yet commenced part of commitments table 180 new allocations in NP/Allocations part of commitments schedule					

Crawley Down (Worth Parish) (made January 2016)

No allocations – possible infill		
<b>Total number of new units</b>	<b>0 units</b>	
<b>Forum Position</b>	Agreed	

Lindfield and Lindfield Rural (made March 2016)

No allocations – possible infill		
<b>Total number of new units</b>	<b>0 units</b>	
<b>Forum Position</b>	Agreed	

Turners Hill (made March 2016)

Policy Number	Site	Number of units	SHLAA number	MSDC Comment	Is site on commitment list	Years 1 – 5	Remaining plan period
THP2	Vicarage Field and the Old Estate Yard	44	492	New commitment	Yes part of allocations – no PP Line 114	44	0
<b>Total number of new units</b>		<b>44 units</b>					
<b>Forum Position</b>		Agreed					

Twineham (made March 2016)

Policy Number	Site	Number of units	SHLAA number	MSDC Comment	Is site on commitment list
Policy TNP1	Delivery of housing	20	N/A	No specific sites identified windfalls site will be counted as commitments once they have permission. Accounted for in windfall allowance.	no
<b>Total number of new units</b>		<b>20 units</b>			
<b>Forum Position</b>		0 units counted in NP/ Allocations no pp part of commitments schedule as the 20 units cited above should be accounted for in windfall allowance			
<b>MSDC Position</b>		Total of units agreed Sites still to be identified so do not appear in commitments schedule			

Ashurst Wood (made June 2016)

	Policy Number	Site	Number of units	SHLAA number	MSDC Comment	Is site on commitment list	Years 1 – 5	Remaining plan period
1	Policy 7	Mount Pleasant Nursery, Cansiron Lane	3 dwellings	Not in SHLAA	New small site commitment	Yes small site commitment	0	0
2	Policy 6	Land between	5 dwellings	139	New small site	Yes –small site commitment	0	0

		98 and 104 Maypole Road			commitment			
3	Policy 8	Willow Trees and Spinney Hill, Lewes Road	4 dwellings	Not in SHLAA	New small site commitment for 3 units, permission already granted for 1 unit.	Yes – small site commitment	0	0
4	Policy 9	Wealden House, Lewes Road (EDF)	50 dwellings	470	New commitment	Yes allocations – no PP Line 84	50	0
5	Policy 10	Wealden House, Lewes Road (LIC)	Not specified assumed 25 in SHLAA	757	New commitment, no amount has been specified but SHLAA assumed 25 units from the site.	Yes allocations – no PP Line 85	25	0
<b>Total number of new units</b>			<b>87 units</b>					
<b>Forum Position</b>		75 units counted in NP/ Allocations no pp part of commitments schedule as 12 accounted for in small sites						
<b>MSDC Position</b>		Total number of units agreed						

Albourne (made September 2016)

Policy Number	Site	Number of units	SHLAA number	MSDC Comment	Is site on commitment list	Years 1 – 5	Remaining plan period
H2	Land adjacent to the Village Allotments, Hay Lane	2	Not in SHLAA	New small site commitment	Yes – small site commitment	0	0
<b>Total number of new units</b>		<b>2 units</b>					
<b>Forum Position</b>		Agreed					



Bolney (made September 2016)

	<b>Policy Number</b>	<b>Site</b>	<b>Number of units</b>	<b>SHLAA number</b>	<b>MSDC Comment</b>	<b>Is site on commitment list</b>	<b>Years 1 – 5</b>	<b>Remaining plan period</b>
1	Policy H4a	Former Queens Head Pub	30	543 (part)	New commitment	Yes part of allocations – no PP Line 96	0	30
2	Policy H4b	G+W motors	8 -10 <b>(2-4 new)</b>	SHLAA 82	This site is allocated in the adopted Local Plan for 6 units, so this allocation represents an increase of 2 - 4 units. Therefore commitment has been increase to 10 units.	Yes part of allocations – no PP Line 95	0	10
3	Policy H4c	Bolney House	3 - 5	SHLAA 711	New small site commitment.	Yes – small site	0	0
	<b>Total number of new units</b>		<b>35 - 39 units</b>					
	<b>Forum Position</b>	32 – 34 counted in units NP/ Allocations no pp part of commitments schedule as 12 accounted for in small sites						
	<b>MSDC Position</b>	Total number of units agreed						

Balcombe (made September 2016)

	Policy Number	Site	Number of units	SHLAA number	MSDC Comment	Is site on commitment list	Years 1 – 5	Remaining plan period
1	Policy 2 i	Balcombe House Gardens and Rectory Gardens, Haywards Heath Road	14 units	150	New commitment	Yes part of allocations – no PP Line 87	14	0
2	Policy 2 iii	Barn Field, Haywards Heath Road	14 units	191	New commitment	Yes part of allocations – no PP Line 88	0	14
3	Policy 2 iii	North of Station House, London Road	14 units	188	New commitment	Yes part of allocations – no PP Line 89	0	14
	<b>Total number of new units</b>		<b>42 units</b>					
	<b>Forum Position</b>	Agreed						

East Grinstead (made November 2016)

	Policy Number	Site	Number of units	SHLAA number	MSDC Comment	Is site on commitment list	Years 1 – 5	Remaining plan period
1	EG6a	St Lukes	Up to 15 units	439	Permission granted, counted as a commitment before Plan was made	Yes Large site where development has commenced – line 9	14	0
2		1 -15 Bell Hammer	28 units (3 net units)	696	Permission granted, counted as a commitment before Plan was made	No – PP expired Oct 2016	0	0
3		Warrenside	14 units	444	Permission granted, counted as a commitment before Plan was made	Yes	0	0
4	EG6b	Meadway Garage	<b>9 units</b>	324	New commitment	Yes – resolution to grant – line 78	7	0
5		Windmill	Up to 35	102	This site is	Yes part of	0	35

		Lane/London Road			allocated for housing in the Small Scale Housing Allocations DPD. No additional units are included for this site.	allocations – no PP Line 101		
6		Imberhorne Lane Car Park	<b>18 units</b>	510	New commitment	Yes part of allocations – no PP Line 104	0	18
7		67 - 69 Railway approach	<b>7 units</b>	441	New commitment	Yes part of allocations – no PP Line 103	0	7
8		Post Office, 76 London Road	Up to <b>12 units</b>	559	New commitment	Yes part of allocations – no PP Line 105	0	12
9		33 -35 Cantelupe Road (Cantelupe House in NP)	14 units	608	Development completed	Yes - completed	0	0
10		Imberhorne Lower School	Up to <b>200 units</b>	81	New commitment	Yes part of allocations – no PP Line 102	0	200
11		Ashplatts House	Up to <b>45 units (new)</b>	723	New commitment	Yes part of allocations – no PP Line 99	45	0
12		Queens Walk	Up to <b>120 dwellings</b>	768	New commitment	Yes – resolution to grant PP – line 79	121	0
		<b>Total number of new units</b>	<b>411 units</b>					
	<b>Forum Position</b>	282 units counted in NP/ Allocations no pp part of commitments schedule as 129 included in resolution to grant – line 78 and 79						
	<b>MSDC Position</b>	Total number of units agreed						

## Passed Referendum

Haywards Heath (to be made by Council 14<sup>th</sup> December 2016)

Policy Number	Site	Number of units	SHLAA number	MSDC Comment	Is site on commitment list	Years 1 – 5	Remaining plan period
H1	Land at Hurst Farm	350 units	246	New commitment	Yes - part of allocations – no PP Line 108	150	200
H2	Land south of Rocky Lane and west of Weald Rise and Fox Hill Village	190 units	496	New commitment	Yes part of allocations – no PP Line 81	100	90
H3	Caru Hall	12 units	507	New commitment	Yes - part of allocations – no PP Line 113	0	12
H4	Rear of Devon Villas	10 units	597	New commitment, although counted as a SHLAA site in years 1 – 5, so will remove from that source when it is allocated.	Yes - part of allocations – no PP Line 114	0	10
H5	Beech Hurst Depot, Bolnore Road	15 units	619	New commitment	Yes part of allocations – no PP Line 110	15	
H6	Harlands Road Car Park	40 units	744	New commitment	Yes part of allocations – no PP Line 109	40	
H7	Downlands Park	20 Units	750	New commitment	Yes part of allocations – no PP Line 107	20	
<b>Total number of new units</b>		<b>637 units</b>					
<b>Forum Position</b>	Total no Agreed – but delivery rates in years 1-5 not agreed and clarification sought on points below						

### Forum comment

H6 Harland Car Park is not currently available and cannot be included in the first 5 years

### MSDC Position

H6 Harlands Road Car Park – site allocated in emerging Neighbourhood Plan. Pre application discussions indicate that site is likely to become available in the short term.

### At Examination

Ansty and Staplefield (Examiners report received to go to Cabinet in November 2016 to approve for referendum)

Policy Number	Site	Number of units	SHLAA number	Comment	Is site on commitment list	Years 1 – 5	Remaining plan period
AS5	Holly Bank	7 units	627	Permission granted, counted as a commitment before Plan was made	Yes – permission not yet commenced – line 34	7	0
AS6	Barn Cottage	8 units	626	New commitment	Yes part of allocations – no PP Line 83	0	8
AS7	Bolney Road	18 units	629	New commitment	Yes part of allocations – no PP Line 82	18	0
<b>Total number of new units</b>		<b>26 units</b>					
<b>Forum Position</b>	Agreed						

### Regulation 16 consultation – At Examination

Hassocks (ended September 2016)

Policy Number	Site	Number of units	SHLAA number	Comment	Is site on commitment list	Years 1 – 5	Remaining plan period
Policy 14	Hassocks Golf Club	130 units	690	New commitment	Yes - part of allocations – no PP Line 113	130	0
Policy 15	Land to north of Clayton Mills and Mackie Avenue	140 units	753	New commitment	No	0	0
Policy 16	National Tyre Centre	20 units	375	New commitment	No	0	0
<b>Total number of new units</b>		<b>290 units</b>					
<b>Forum Position</b>	Agreed						

### Regulation 14 consultation

Horsted Keynes (ended 26<sup>th</sup> May 2016)

Policy Number	Site	Number of units	SHLAA number	Comment	Is site on commitment list	Years 1 – 5	Remaining plan period
HK18	Police House Field	10	216	New commitment	No	0	0
HK19	Land at Jefferys Farm	6	68	New commitment	No	0	0
HK20	Land at Westhall House	(14)	748	New commitment for extra care Don't include numbers as maybe	No	0	0
<b>Total number of new units</b>		<b>16 units</b>					
<b>Forum Position</b>	Agreed						

### No draft Plan published

Slaugham  
Cophorne (Worth Parish)

**Appendix C - Agreed Note on Neighbourhood Plans and Housing Commitments' prepared by Judith Ashton Associates and MSDC**

**Summary of Neighbourhood Plan Allocations**

<b>Plan</b>	<b>MSDC position on Number of new units allocated</b>	<b>Forum position on Number of new units allocated relative to commitments table now <sup>2</sup></b>	<b>Status</b>	<b>Settlement category</b>
Cuckfield	29	21	Made	2
West Hoathly	55	55	Made	3
Hurstpierpoint	30 – 40	0	Made	2
Ardingly	0	0	Made	3
Burgess Hill	322	180	Made	1
Crawley Down	0	0	Made	2
Lindfield and Lindfield Rural	0	0	Made	2
Turners Hill	44	44	Made	3
Twineham	20 (windfall)	0	Made	-
Ashurst Wood	87	75	Made	3
Balcombe	42	42	Made	3
Albourne	2	2	Made	3
Bolney	35 – 39	32-34	Made	3
East Grinstead	411	282	Made	1
Haywards Heath	637	637	1 <sup>st</sup> Dec	1
Ansty and Staplefield	26	26	Ref 19 <sup>th</sup> Jan	-
Hassocks	290	290	At Examination	2
Horsted Keynes	16	16	Reg 14	3
<b>Total</b>	<b>2015 - 2029</b>	<b>1702</b>		
	2020 included in Neighbourhood Plan allocations without planning permission			

<sup>2</sup> The primary difference between the figures are the Forum have separated commitments that appear on the Commitments list and those smaller sites that appear on the commitments list under 'Small Sites'

At Burgess Hill the difference between the figures is as a result of the Forum separating out the NP allocations that appear on the 'permission not yet commenced' part of the commitments list

At East Grinstead the difference between the figures is as a result of the Forum separating out the NP allocations that appear on the 'resolution to grant' part of the commitments list

## **Appendix D: 5 Year HLS Housing Assessment based upon 800dpa and Sedgfield**

Utilising information from MSDC 22.11.2016, and via subsequent negotiation.

Position at 9<sup>th</sup> January 2017.

<b>Requirement</b>	MSDC	Forum including Pease Pottage	Forum excluding Pease Pottage	Notes – delivery in 5YHLS
District Plan housing requirement 2016 - 2021	4,102	4,102	4,102	Based on the plan requirement to achieve 800dpa (x5) +102 shortfall from the first 2 years of the plan (1498 dwellings were delivered against a requirement for 1600 (800x2)).
Annualised housing requirement with 20% buffer applied (years 1 -5 only)	4,922	4,922 (984.4dpa)	4,922 (984.4dpa)	4,102 x 20% (820)
<b>Supply</b>				
<b>Commitments</b>				
Large sites where development has commenced	1647	1497	1497	The difference is the Waste Water Treatment Works (150).
Large sites with planning permission where development has not commenced	1544	1491	1491	The difference is Copthorne Road (25), Stafford House (14) and Hyde Estate (15)
Large allocated sites without planning permission	771	676	676	The difference is Rocky Lane (55) and NCP Car Park (40).
Sites identified in the SHLAA	41	41	41	
Small sites with planning permission (with 40% discount applied)	304	304	304	
District Plan allocation at Burgess Hill	255	255	255	
District Plan allocation at Pease Pottage	450	450	-	MSDC/ Thakeham Homes agree 450. Other Forum members feel the figure should be lower.
<b>Total Housing Supply in year 1 - 5</b>	<b>5,012</b>	<b>4,714</b>	<b>4,264</b>	
Five year supply	5.09	4.78	4.36	Total supply / Total requirement x 5
Deficit over the 5 year period	+90	-208	-659	

Station Yard Hassock's and Stone Quarry Woods would not be included in the analysis as these would not contribute to the 5YHLS, this is agreed.



## **Appendix E: Updated Total Housing Requirement**

Utilising information from MSDC 22.11.2016, and via subsequent negotiation.

Position at 7<sup>th</sup> December 2016.

	<b>MSDC</b>	<b>Forum</b>	<b>Notes (explaining the differences)</b>
Total housing requirement (2014 – 2031)	13,600	13,600	
<b>Supply</b>			
Completions 2014/15	630	630	
Completions 2015/16	868	868	
Completions 2016/17 as at 1 <sup>st</sup> October 2016	348	348	
<b>Existing Commitments</b>			
<i>Which is made up from :</i>			
Neighbourhood Plan allocations, Local Plan Allocations and Small Scale Housing Allocations without planning permission	1,938	1,828	The Forum position is that older Local Plan and Small Scale Housing Allocations cannot come forward (Station Yard Hassocks (70) & Stone Quarry Woods (40))
Large sites with planning permission (outstanding units on sites of 6 or more)	4,128	3,749	4128 minus Waste Water Treatment Works (325), Copthorne Road (25), Stafford House (14) and Hyde Estate (15)
Small sites with planning permission (less than 6 units; total discounted by 40%)	304	304	
<b>Total Existing Commitments</b>	<b>6370</b>	<b>5881</b>	
Strategic development north and north-west of Burgess Hill (Policy DP9)	3,500	2,730	The SoCG for Burgess Hill outlines the differences between the Development Consortium and the Council re: capacity from the sites.
Strategic development at Pease Pottage (Policy DP9a)	600	600	
Potential windfalls on site under 6 units	450	450	
SHLAA sites (identified as deliverable within years 1 – 5)	41	41	
<b>Total Supply</b>	<b>12,802</b>	<b>11,548</b>	
Residual amount to be delivered through future Neighbourhood Plans and a Site Allocations Document (prepared by the District Council)	<b>793</b>	<b>2052</b>	

## Appendix F: Table of sites promoted by Forum members

Company	Site Interest (name and Location)	Greenfield/Brownfield	Site Area	Estimated Dwellings (Forum Examination Statement Nov 8)	Estimated Dwellings <u>Not</u> in the Planning System (Revised)	Site at Appeal or Call-in	SHLAA ID	General Comments
<b>Barratt Homes</b>	Chalkers Lane, Hurstpierpoint (under construction)	Greenfield	3.77ha (9.3 acres)	62	0		284	Under Construction 24 remain
	Heathwood Park (Phase 2), Langmore Land, Lindfield (Under construction – JV with Wates)	Greenfield	13.9ha (34.3 acres)	230	0		494	Under Construction 147 remain
	Land at Mackie Avenue Hassocks (Freehold)	Greenfield	6.64ha (16.4 acres)	140	140		753	Allocated in Submitted NP (not yet adopted)
<b>Countryside</b>	Bolney Road, Ansty	Greenfield	2.2ha (5.4 acres)	50	50		629	Part allocated in NP for 18 units, Resolution to grant Planning Permission for 20 dwellings
<b>Welbeck Land</b>	Land West of of Imberhorne Lane, Imberhorne Lane, East Grinstead	Greenfield	51ha (126 acres)	550	550		770	Assessed in SHLAA
<b>Gleeson</b>	London Road, Hassocks	Greenfield	5.3ha (13.1 acres)	97	0	97	286	At Appeal (to be re-determined)
	Burgess Hill West Site (part of Northern Arc) (Jointly controlled with Rydon Homes)	Greenfield	98ha (242.2 acres)	1360	1360			DP allocation. Included Rydon Homes
	Land at Hazel Close, Crawley Down	Greenfield	2.71ha (6.7 acres)	60	0	60	281	Resolution to grant (call-in)
	Land north of Hassocks	Greenfield	20ha (49.4 acres)	140	0	140	221	Resolution to grant (call-in)
	Lindfield	Greenfield	5.7ha (14.1 acres)	100	100		498 (part)	Assessed in SHLAA
<b>Hallam Land</b>	Land at Horsham Road, Handcross	Greenfield	6.63ha (16.38 acres)	100	100		181	Assessed in SHLAA
	Retained land at Handcross	Greenfield	0.34ha (0.85 acres)	15	15		Part of site with Planning Permission 517+647	Balance of 15 homes remains, on land associated with Community Hall (as the overall consent for 90 units was two appeals. 75 dwellings now a commitment)
	Existing Parish Hall site	Brownfield	0.41ha (1.01 acres)	See above	See above		Part of site with Planning Permission	See above

Company	Site Interest (name and Location)	Greenfield/Brownfield	Site Area	Estimated Dwellings (Forum Examination Statement Nov 8)	Estimated Dwellings <u>Not</u> in the Planning System (Revised)	Site at Appeal or Call-in	SHLAA ID	General Comments
							517+647	
<b>Linden Homes</b>	Hill Place Farm, East Grinstead	Greenfield	~8.7ha (21.5 acres)	200	0	200	562	At Appeal, pending decision
<b>Redrow</b>	Penlands Farm, Balcombe Road, Haywards Heath	Greenfield	21.7ha (53.6 acres)	210	0		247	Planning Permission
<b>Reside Developments Ltd</b>	Land east of High Beech Lane, Lindfield	Greenfield	3.03ha (7.5 acres)	50	50		151	Assessed in SHLAA Planning application withdrawn 12/16
	Land north of Kings Business Centre, Sayers Common	Greenfield/Brownfield	7.6ha (18.8 acres)	150	150		751	Assessed in SHLAA
<b>Rydon Homes Limited</b>	Freeks Farm, Northern Arc, Burgess Hill	Greenfield	19ha (47 acres)	450	460			DP allocation (Rydon updated site capacity)
	Bridge Farm, Northern Arc, Burgess Hill	Greenfield	3.2ha (7.9 acres)	1118	0			DP allocation. Now factored in Gleeson figure
	Collins South, Northern Arc, Burgess Hill	Greenfield	14ha (34.6 acres)	See above	See above			DP allocation. Now factored in Gleeson figure
	Paynes Place Farm, Northern Arc, Burgess Hill	Greenfield	22.59ha (55.8 acres)	See above	See above			DP allocation. Now factored in Gleeson figure
	Lowlands Farm, Northern Arc, Burgess Hill	Greenfield	14.88ha (36.8 acres)	150	150			DP allocation
	Land r/o Friars Oak, Hassocks	Greenfield	10.51ha (26 acres)	130	0	130	221	Resolution to Grant (call-in)
<b>Taylor Wimpey</b>	Land to the east of Gravely Lane, Lindfield	Greenfield	6.64ha (16.4 acres)	130	0	130	6	At Appeal
<b>Thakeham Homes</b>	Pease Pottage (option)	Greenfield	59ha (145.8 acres)	600	0		666	Planning Permission
	East Grinstead (option)	Greenfield	48.5ha (119.85 acres)	300	300		17	Assessed in SHLAA in AONB
	Burgess Hill, Western Arc (promotion agreement)	Greenfield	75ha (185.3 acres)	1500	1500		740	Assessed in SHLAA
	Land at Kemp's Farm, Hurts	Greenfield	4ha (9.9 acres)	80	84		13	Assessed in SHLAA
	Land east of College Lane, Hurstpierpoint (b) (freehold)	Greenfield	8ha (19.8 acres)	90	90		19	Assessed in SHLAA
<b>Village Developments</b>	Hurst Farm, Crawley Down	Brownfield/Part	3.34ha (8.3 acres)	75	75		743	Assessed in SHLAA
	Florin Farm, Crawley Down	Brownfield/Part	5ha (12.4 acres)	55	55		12	Assessed in SHLAA
	Landfall House, Crawley Down	Greenfield	4ha (9.9 acres)	15	15			Not Assessed in SHLAA

Company	Site Interest (name and Location)	Greenfield/Brownfield	Site Area	Estimated Dwellings (Forum Examination Statement Nov 8)	Estimated Dwellings <u>Not</u> in the Planning System (Revised)	Site at Appeal or Call-in	SHLAA ID	General Comments
	Keepers Knight, Cophthorne	Greenfield	9ha (22.2 acres)	200	200		18	Assessed in SHLAA of part of larger site Crabbet Park
	Pakyns Farm/Pakyns Cottage	Brownfield	2ha (4.9 acres)	45	45			Excluded from SHLAA assessment
	Foxhole Farm and buildings	Greenfield	2ha (4.9 acres)	40	40		617	Assessed in SHLAA
	Foxhole Farm Phase 1 with school (SHLAA site for 180)	Greenfield	7ha (17.2 acres)	145	145			
	Foxhole Farm phase 2 (balance of land)	Greenfield	12ha (29.7 acres)	360	360			
<b>Wates Developments Ltd</b>	Heaselands, Northern Arc, Burgess Hill – Land Promotion Agreement	Greenfield	57.38ha (141.79 acres)	1,110	1,110			DP allocation
	Lindfield, Land South of Scamps Hill Road – Land Promotion Agreement	Greenfield	24.66ha (60.93 acres)	200	0	200	483	At Appeal
	Crawley Down, Turners Hill Road – Freehold	Greenfield	1.09ha (2.7 acres)	10	0	44	271	At Appeal (co-joined)(30 units called in)
	Crawley Down, Turners Hill Road – Option Agreement	Greenfield	3.28ha (8.10 acres)	34	0			
	Crawley Down, Turners Hill Road – Option Agreement	Greenfield	36.42ha (90 acres)	150	150		688	Assessed in the SHLAA
	Felbridge, Crawley Down Road – Option Agreement	Greenfield	2.59ha (6.4 acres)	60	60		197	Assessed in the SHLAA
			<b>Sub total units</b>	<b>10,561</b>	<b>7,350</b>			
			<b>Minus district plan allocations</b>	<b>3,600</b>	<b>3,080</b>	<b>Sites at Appeal of Call-in</b>		3,080 is the Gleeson, Rydon, Wates position on the remaining District Plan allocation (Northern Arc). Pease Pottage now benefits from planning permission
			<b>Total</b>	<b>6,961</b>	<b>4,270</b>	<b>1,001</b>		