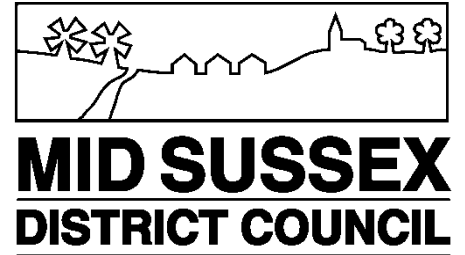


Mid Sussex District Council



Housing Land Supply - 5 year Housing Land Supply Statement

December 2020

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1.0 Introduction

- 1.1 This Paper sets out Mid Sussex District Council's housing land supply position. In particular, it explains how the Council has calculated and evidenced its five year supply of housing land.
- 1.2 It has been prepared having followed the guidance set out in the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG).
- 1.3 This Statement has a base date of 1st April 2020 and covers the five year period between 1st April 2020 and 31st March 2025.

2.0 Housing Requirement

- 2.1 The housing requirement which the housing land supply is measured against is set out in the adopted Mid Sussex District Plan (2018). Policy DP4: Housing states that the annual housing requirement between 2014 and 2023/24 is 876 dwellings per year. The policy includes a stepped trajectory which rises to 1,090 dwellings per year between 2024/25 and 2030/31.
- 2.2 Paragraph 73 of the National Planning Policy Framework (NPPF) states that Local Authorities should:

“... identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old ” ¹
- 2.3 As the adopted strategic policies for Mid Sussex are less than five years old, the requirement of DP4 Housing is the correct starting point for the five year supply calculation.
- 2.4 Paragraph 73 of the NPPF goes onto state:

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

 - a) 5% to ensure choice and competition in the market for land; or
 - b) 10% where the local planning authority wishes to demonstrate a five-year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
 - c) 20% where there has been significant under delivery of housing over the previous three years to improve the prospect of achieving the planned supply. ” ²

¹ para 73, NPPF, 2019

² para 73, NPPF, 2019

- 2.5 The five year housing land supply for the District was confirmed through the Examination of the District Plan and more recently in December 2019 at a Planning appeal³.

3.0 Housing Supply

- 3.1 The NPPF advises that Councils should demonstrate a five year of supply of deliverable sites. The definition of a 'Deliverable' site is set out in Annex 2 of the NPPF, which states:

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

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

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years”⁴.

- 3.2 This paper sets out the sources of housing supply that contribute the five year supply of housing. There is also an assessment of the evidence that demonstrates that each site is deliverable within the next five years.

Dealing with past under delivery

- 3.3 The Planning Practice Guidance, para 31⁵, states that when addressing the issue of past under delivery of housing against the housing requirement:

” The level of deficit, or shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next 5 year period (Sedgefield approach), then the appropriate buffer should be applied. If a strategic policy-making authority wishes to deal with past under delivery over a longer period, then a case may be made as part of the plan-making and examination process rather than on a case by case basis on appeal”.

- 3.4 The issue of past under delivery was considered at the District Plan Examination. In the Planning Inspector’s report, he acknowledged, at paragraph 35, that whilst there had been an under delivery of housing since the start of the Plan period, his preference would be that a shortfall should be dealt with in the first five years of the Plan period. However, he went onto state:

³ Land off London Road Bolney APP/d3830/W/19/3231997

⁴ Annex 2, NPPF, 2019

⁵ PPG, July 2019, Paragraph: 031 Reference ID: 68-031-20190722 <https://www.gov.uk/guidance/housing-supply-and-delivery#year-housing-land-supply>

“ that spreading the shortfall over the plan period would be a realistic approach which would have proper regard to the start dates and likely delivery rate of the main strategic sites and the timing of the Site Allocations DPD.”⁶

3.5 The Council continues to rely on the delivery of four strategic sites allocated in the District Plan to meet its housing requirement. Whilst construction has commenced on three of the strategic sites, the strategic allocation to the north and north west of Burgess Hill (DP9) for 3,500 units will see the majority of units being delivered beyond the end of the current five year period (although it must be stressed that the majority will be delivered before the end of the District Plan period).

3.6 The approach of dealing with under delivery over a longer period was also confirmed at the recent planning appeal⁷ where the Inspector concluded:

“I am conscious in this case that there is a relatively modern District Plan, that the planning system should be genuinely plan led, and that consistency is important in the planning system. The Council made a case within the plan-making and examination process for dealing with past under delivery over a longer period and this was accepted by the Inspector considering the District Plan.....much of the justification within that Inspector’s reasoning remains valid in my opinion.....in this case I consider that the shortfall should be dealt with over the plan period as opposed to within 5 years.” (paragraph 98)

3.7 Work on the Site Allocations Development Plan was Submitted for Examination in December 2020. Adoption of the DPD is anticipated in late Summer/ Autumn 2021. The District Plan Inspector adopted a precautionary stance to the contributions that the Site Allocations DPD will make to the delivery of housing in the short term and it is not anticipated that completions from sites allocated in the DPD will be seen until 2023/2024.

3.8 In conclusion, the Council considers that it is still appropriate to spread the shortfall in delivery over the Plan period.

4.0 Mid Sussex District Council Housing Land supply calculation

Annual Requirement

4.1 DP4 Housing, of the adopted District Plan sets a minimum housing requirement of 16,390 dwellings over the plan period 2014 – 2031. The policy also sets out the stepped trajectory that will be applied; 876 dwellings per annum until 2023/24 and 1,090 dwellings per annum between 2024/25 and 2030/31. Therefore, for the purposes of this housing land supply calculation the annual requirement is 876 x 4 years and 1,090 x 1 year. In accordance with the NPPF as the adopted strategic polices are less than five years old there is no requirement to make an assessment against the local housing need. As set out in paragraph 2.2 above this approach is consistent with the requirements of the NPPF.

Completions and Shortfall

4.2 The District Plan starts in 2014. The table below sets out the number of completions against the annual requirement:

⁶ Inspectors Report can be found at <https://www.midsussex.gov.uk/media/2216/mid-sussex-lp-report-mar-2018.pdf>

⁷ Land off London Road Bolney APP/d3830/W/19/3231997

	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	Total
Requirement	876	876	876	876	876	876	5256
Completions	630	868	912	843	661	1003	4917
Shortfall	-246	-8	+36	-33	-215	+127	-339

- 4.3 There is a total shortfall since the start of the Plan period of 339 units⁸. As set out in paragraph 3.8 above, it is considered appropriate that this shortfall is addressed over the remaining plan period. This approach was supported by the District Plan Inspector, in his report of the Examination of the District Plan and at Planning appeal (See paragraph 3.4 and 3.6 above).
- 4.4 Paragraph 31 of the PPG⁹ states that where local authorities are unable to address past shortfalls they may need to reconsider their approach to bringing land forward. The Council has considered what actions it can take to improving the time taken to commence delivery on housing sites. One of the tools suggested in the PPG at paragraph 31 is to consider imposing planning conditions requiring that development must begin within a timescale shorter than the relevant default period. In late 2018 the Council agreed to start applying a '2 year and 1 year condition' on outline planning permissions rather than the standard '3 year and 2 year condition'. This approach was publicised at the Mid Sussex Developers' Forum Meeting in March 2019¹⁰. Over time, ongoing monitoring of housing delivery will identify how this action has impacted on delivery rates.
- 4.5 As set out in paragraph 3.7 above, work has commenced on the preparation of the Site Allocations DPD (the Sites DPD). The Sites DPD will allocate sites to ensure the District Plan housing requirement to 2031 is delivered in full. There are a range of types, sizes and locations of sites being included within the Submission Draft DPD, this variety will help ensure that sites allocated in the DPD can support the rolling five year supply position over the plan period.

Housing Delivery Test

- 4.6 The Housing Delivery Test was introduced in the July 2018 update to the NPPF. The Housing Delivery Test is an annual measurement of housing delivery for each local authority and the first results were published in February 2019 by Ministry of Housing, Communities and Local Government (MHCLG)¹¹. The implications of a local authority not meeting the Housing Delivery Test is set out in the NPPF¹². Where the Housing Delivery Test indicates that delivery has fallen below 95% of the local planning authority's housing requirement over the previous 3 years then it is required to prepare an action plan. Where delivery has fallen below 85% of the housing requirement a 20% buffer should be added to the five year supply of deliverable sites.

⁸ This figure is not the same as the same calculation as the Housing Delivery Test which is published by the Secretary of State. The outcome of the Housing Delivery Test for Mid Sussex is set out in paragraph 4.7

⁹ PPG, July 2019, Paragraph: 031 Reference ID: 68-031-20190722 <https://www.gov.uk/guidance/housing-supply-and-delivery#year-housing-land-supply>

¹⁰ The Mid Sussex Developers Forum is a group that is run by MSDC with the objective of undertaking continuous review of the planning service in Mid Sussex in order to ensure that the service is efficient and effective. The Forum is regularly attended by over 20 representatives from the development industry that meets a couple of time a year to discuss Planning Policy and Development Management matters.

¹¹ The methodology used for calculating the Housing Delivery Test is set out in the Housing Delivery Test measurement rule book (July, 2018) Ministry of Housing, Communities and Local Government (MHCLG)

¹² Footnote 6, Paragraphs 73 & 75 of the revised National Planning Policy Framework at <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

- 4.7 The 2019 measurement result for Mid Sussex was 95%¹³. This result is based on monitoring years 2016-17, 2017-18 and 2018-19. Mid Sussex is therefore not required to add 20% buffer for significant under delivery, or prepare an Action Plan, based on the results published in February 2020.
- 4.8 For the purposes of the Housing Delivery Test Mid Sussex is a 5% authority. It is not required to apply a buffer due to any under delivery against the Housing Delivery Test.

Total Five Year Housing Requirement

- 4.10 The table below sets out the Council's housing requirement

Annual Requirement As set out in District Plan	876 x 4 years and 1090 =	4,594
Shortfall spread over remaining plan period	339 divided by 11 remaining years x 5 years	154
Total		4,748
Buffer (see paras 2.4,4.9 above)	5%	
Total five year supply requirement		4,985

Supply of Deliverable Sites

- 4.11 The NPPF requires local authorities to demonstrate a five year supply of deliverable sites. The level of evidence required to demonstrate deliverability varies according to the scale, type of permission and planning status of the site. This statement provides robust evidence to demonstrate that sites with outline planning permission and those allocated in the development plan are deliverable housing sites. There are no sites with a grant of permission in principle or identified on a brownfield register that contribute to the 5 year housing supply.

Planning Application Process

- 4.12 An important aspect of the delivery process is the timely granting of planning consents. Mid Sussex is a high performing authority and in 2019/20 performance in processing major planning applications within 13 weeks (or within an agreed extension of time) was 100%. Minor sites also make an important contribution to the 5 year supply and 99% of minor applications are determined within 8 weeks.
- 4.13 **Appendix 1** provides an analysis of the time taken in Mid Sussex from the submission of a planning permission to first completions on site. It shows that, as an average from all major sites, it takes 2.2 years from the date of receipt of a planning application to the first completions on site. For sites over 100 units the average is 2.3 years and for sites of 50 - 99 units the average is 2.1 years.

Detailed planning permission

- 4.14 All sites with detailed permission (Full or Reserved Matters) are also considered to be deliverable until the permission expires unless there is clear evidence that homes will not be delivered within five years. Annex 2 of the NPPF states that a site with planning permission

¹³ <https://www.gov.uk/government/publications/housing-delivery-test-2019-measurement>

“.... should be considered deliverable until the permission expires, unless there is clear evidence that homes will not be delivered within five years¹⁴”.

Annual monitoring of sites for 1 – 4 units shows that that only 60% of such permissions are implemented. There is clear evidence that not all permissions on small sites will be implemented. Therefore, the number of units that small sites will yield is discounted by 40% to allow for non-implementation of permissions.

- 4.15 Large sites have been assessed on a site by site basis when making an assessment of the likelihood of the site being delivered, rather than a standard discount being applied. An analysis of local build out rates on large sites has been undertaken, as set out in **Appendix 2**. The findings of this work has informed the assumptions made where there has been no developer confirmation of delivery rates.

Outline Permission/Development Plan Allocations

- 4.16 With regards to outline permissions and Development Plan allocations, Annex 2 of the NPPF states:

“...it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years”.¹⁵

The PPG¹⁶ provides the following further information on the types of evidence that can be used to demonstrate deliverability may include:

- Current planning status, for example how much progress had been made towards approving reserved matters
- Any progress being made towards the submission of an application
- Any progress with site assessment work; and
- Any relevant information about site viability, ownership constraints or infrastructure provision.

- 4.17 **Appendix 3 and 3a** set out the deliverable sites that contribute to the Councils land supply and are deliverable within five years. In accordance with the NPPF and PPG the Council has engaged with the site promoters and developers to gain a robust understanding of anticipated build out rates.

- 4.18 In the limited cases where developers have not responded the Council has made realistic assumptions about the deliverability of the site based on a number of factors such as progress with applications, current use of the site and consideration of any potential barriers to delivery such as infrastructure constraints.

Disputed Sites

- 4.19 In line with the PPG, Paragraph 15,¹⁷ the Council must also identify sites where consensus on delivery timeframes has not been reached. These sites are known as the ‘Disputed Sites’ and are set out in **Appendix 4**, along with evidence in support of

¹⁴ NPPF, (2019), Annex 2

¹⁵ NPPF, (2019), Annex 2

¹⁶ PPG, (July 2019) Paragraph: 007 Reference ID: 68-007-20190722 <https://www.gov.uk/guidance/housing-supply-and-delivery#confirm-5-year>

¹⁷ PPG, (July 2019) Paragraph: 015 Reference ID: 68-015-20190722 <https://www.gov.uk/guidance/housing-supply-and-delivery#year-housing-land-supply>

and opposition to their inclusion. This work is evidence of the rigorous approach taken in the assessment of sites deliverability. This equates to a further 621 units that could be added into the 5 year supply as deliverability issues are resolved.

Total Housing Supply over next 5 years

'A' List Sites¹⁸	
Minor Sites with Planning Permission 5 - 9 units	95
Minor Sites with Planning Permission 1 - 4 units	253
Major Sites (10 + units) with detailed Planning Permission (Full and REM applications)	3,493
'B' List Sites¹⁹	
Outline permission for Major development	1,257
Allocated in Development Plan	261
Total Housing Supply in years 1 - 5	5,359

5.0 Five Year Land supply calculation

5.1 The table below sets out the five year supply calculation, including a 5% buffer.

Total Housing Supply in years 1 - 5	5,359	
Total five year supply requirement	4,985	Including a 5% buffer
Supply surplus	374	
Five year land supply	5.37	

¹⁸ As defined in NPPF (2019) Annex 2 :Glossary

¹⁹ As defined in NPPF (2019) Annex 2 :Glossary

APPENDIX 1 - Lead in Times report

Planning Application Reference	Site	Total number of units on site	Total number of units in phase	Outline application date received	Outline Decision date	Approved at Appeal	Reserved Matters or Full application Received date	Reserved Matters or Full approval	Date of First completion				Time between application received and permission		Time between outline decision and detailed permission		Total time application received to estimated first completion	
													Years	Months	Years	Months	Years	Months
Site of 100 units or more																		
09/03697/OUT 14/02830/REM	Phase 1 Keymer Tile Works Burgess Hill	475	125	02/12/2009	30/04/2010		08/08/2014	15/01/2016	01/11/2016	149	2086	2526	0.4	5	5.7	67	6.9	81
09/03697/OUT DM/16/2718	Phase 2 Keymer Tile Works Burgess Hill		170				08/07/2016	27/01/2017	01/04/2018	203		632	0.6	7	0.0	0	1.7	20
09/03697/OUT DM/18/2747	Phase 3a Keymer Tile Works Burgess Hill		64				05/07/2018	20/12/2018	01/04/2019	168		270	0.5	5	0.0	0	0.7	9
12/01532/OUT 14/03208/REM	Phase 1 Land east of Kingsway Burgess Hill	480	78	30/04/2012	10/05/2013		04/09/2014	26/02/2015	01/04/2016	375	657	1432	1.0	12	1.8	21	3.9	46
12/01532/OUT DM/16/2204	Phase 2 Land east of Kingsway Burgess Hill		95				01/06/2016	09/02/2017	01/08/2017	253		426	0.7	8	0.0	0	1.2	14
12/04316/FUL	Phase 1 Land east of Gravellye Lane /Scamps Hill	230	82				04/01/2013	31/10/2013	01/12/2014	300		696	0.8	10	0.0	0	1.9	22
DM/15/0139	Phase 2 Land east of Gravellye Lane / Scamps Hill		148				15/01/2015	04/04/2016	01/04/2016	445		442	1.2	14	0.0	0	1.2	14
DM/16/1312 DM/16/2180	Phase 2 South of Rocky Lane Haywards Heath	134		08/04/2016	29/12/2016		05/09/2016	17/02/2017	01/02/2018	265	50	664	0.7	9	0.1	2	1.8	21
04/02681/OUT 10/03704/REM	Bolnore Village Phase 4a Haywards Heath	396	192				23/11/2010	13/04/2011	01/04/2014	141		1225	0.4	5	0.0	0	3.4	40
04/02681/OUT 14/00264/REM	Bolnore Village Phase 4b and 5 Haywards Heath		135				23/01/2014	06/08/2014	01/04/2015	195		433	0.5	6	0.0	0	1.2	14
04/02681/OUT DM/16/3427	Bolnore Village Phase 5B Haywards Heath		69				22/08/2016	10/05/2017	01/04/2017	261		222	0.7	8	0.0	0	0.6	7
DM/16/1803	Penland Farm Haywards Heath	210					28/04/2016	09/06/2017	01/04/2018	407		703	1.1	13	0.0	0	1.9	23
DM/17/0331	Gamblemead Haywards Heath	151					23/01/2017	08/09/2017	01/02/2018	228		374	0.6	7	0.0	0	1.0	12
12/04141/OUT DM/15/4736	Little Park Farm Hurstpierpoint	140				04/09/2014	09/12/2015	18/07/2016	01/12/2017	222		723	0.6	7	0.0	0	2.0	23
HH/1330/98 08/02692/REM	Land east of Hospital Playing Field (Parcel Y) Haywards Heath	132				17/03/2003	11/08/2008	03/11/2008	01/05/2014	84		2089	0.2	3	0.0	0	5.7	67
10/01898/FUL	Land opposite Manor Close Burgess Hill	122					20/10/2010	14/06/2011	01/02/2012	237		469	0.6	8	0.0	0	1.3	15
10/01317/OUT 12/00716/REM	Land rear of Ashplatts, Holtye Road, East Grinstead	117		05/05/2010	14/04/2011		08/02/2013	04/06/2013	01/04/2014	344	782	1427	0.9	11	2.1	25	3.9	46
12/4032/OUT DM/17/1329	Land south and west of Hancross Primary School	102				01/05/2014	28/03/2017	01/12/2017	01/04/2018	248		369	0.7	8	0.0	0	1.0	12
10/02071/OUT 12/03843/REM	West of Imberhorne Lane, East Grinstead	100				22/06/2011	08/11/2012	08/04/2013	01/04/2014	151		509	0.4	5	0.0	0	1.4	16
DM/16/4496 DM/17/4190	Rookery Farm Rocky Lane Haywards Heath	320		25/10/2016	10/04/2017		12/10/2017	25/05/2018	01/07/2018	167	410	614	0.5	5	1.1	13	1.7	20
DM/16/5648 DM/17/3311	Land east Graveleye Lane Lindfield	130		22/12/2016	07/03/2017		16/08/2017	08/12/2017	01/10/2018	75	276	648	0.2	2	0.8	9	1.8	21
DM/15/4711 DM/17/2534	Land east of Brighton Road Pease Pottage	600	156	24/11/2015	28/11/2016		15/06/2017	13/10/2017	01/02/2019	370	319	1165	1.0	12	0.9	10	3.2	38
13/04127/OUTES DM/18/4321	Phase 1 Land north of Copthorne Way Copthorne	500	303	04/12/2013	25/05/2016		24/10/2018	03/06/2019	01/06/2020	903	1104	2371	2.5	29	3.0	36	6.5	76
DM/18/0509 DM/19/3845	Land west of Freaks Lane Burgess Hill	460		07/02/2018	24/07/2019		15/10/2019	19/12/2019		532	148		1.5	17	0.4	5	0.0	0
DM/17/4307	Lane west of London Road Hassocks	165					26/10/2017	12/07/2018	01/06/2019	259		583	0.7	8	0.0	0	1.6	19
DM/18/2616	Hassocks Golf Club London Road Hassocks	165					04/07/2018	28/03/2019	01/05/2019	267		301	0.7	9	0.0	0	0.8	10

DM/18/4837	37 -39 Perrymount Road Haywards Heath	145					30/11/2018	10/05/2019		161			0.4	5	0.0	0	0.0	0	
12/01540/OUT DM/19/1148	Kingsland Laines Reeds Lane Sayers Common	120					07/12/2017	21/03/2019	18/12/2019		272		0.7	9	0.0	0	0.0	0	
DM/15/5067	Martells Store East Grinstead	129						10/03/2017	22/05/2017	01/08/2019	73	874	0.2	2	0.0	0	2.4	28	
Average site lead in time. 100 or more units													0.7	7.9	0.5	6.1	2.3	26.5	
Sites of 99 - 50 units																			
12/00535/OUT 14/03124/REM	Phase 1 South of Rocky Lane Haywards Heath	96		01/06/2012	30/08/2012			28/08/2014	12/02/2015	01/06/2015	90	896	1095	0.2	3	2.5	29	3.0	35
13/0299/OUT DM/15/1208	Golf Club Driving Range Horsham Road Pease Pottage	95					04/11/2014	23/03/2015	10/08/2015	01/04/2016	140		375	0.4	5	0.0	0	1.0	12
09/00602/FUL	Land north of Maltings Park Burgess Hill	94					18/09/2009			01/05/2013			1321	0.0	0	0.0	0	3.6	43
11/00649/FUL	Land off Grange Road Crawley Down	80						01/07/2011	29/09/2011	01/11/2012	90		489	0.2	3	0.0	0	1.3	16
14/00294/FUL	South of the Old Convent East Grinstead	74						28/01/2014	25/06/2014	01/10/2015	148		611	0.4	5	0.0	0	1.7	20
08/02532/OUT 10/02911/REM	Gravelye Lane Lindfield	65		30/03/2009	12/04/2010			14/09/2010	10/10/2010	01/05/2012	378	181	1128	1.0	12	0.5	6	3.1	36
DM/15/4379 DM/17/2729	Land adjacent to Kingsway Burgess Hill	64		02/11/2015	12/10/2016			29/06/2017	16/10/2017	01/04/2018	345	369	881	0.9	11	1.0	12	2.4	28
DM/15/3658	Land north of Fairfield Recreation Ground Chalkers Lane Hurstpierpoint	61						17/09/2015	07/10/2016	01/04/2016	386		197	1.1	12	0.0	0	0.5	6
DM/17/0205	Land at Hammonds Ridge Burgess Hill	51						18/01/2017	10/01/2018	01/01/2019	357		713	1.0	12	0.0	0	2.0	23
14/4492/FUL	R/O 88 Folders Lane Burgess Hill	73						15/06/2017		01/01/2020			930	0.0	0	0.0	0	2.5	30
13/03312/OUT DM/15/1298	Phase 2 Land off Woodlands Close Crawley Down	51					18/08/2014	30/03/2015	26/06/2015	01/04/2017	88		733	0.2	3	0.0	0	2.0	24
12/02128/FUL	Land north of Black Swan Close Pease Pottage	51					26/03/2013			01/09/2014			524	0.0	0	0.0	0	1.4	17
Average site lead in time, 50 -99 units													0.5	5.4	0.3	3.9	2.1	24.2	
Sites of 49 - 30 units																			
DM/15/1025	Garland Court Garland Road East Grinstead	49						06/03/2015	12/02/2016	01/04/2017	343		757	0.9	11	0.0	0	2.1	24
11/01332/OUT DM/15/2182	Clock Field Turners Hill	47		16/02/2012	12/06/2012			11/06/2015	21/09/2015	01/01/2019	117	1196	2511	0.3	4	3.3	39	6.9	81
12/00672/OUT 14/00035/REM	Phase 1 Land off Woodlands Close Crawley Down	46					03/06/2013	17/01/2014	31/03/2014	01/01/2015	73		349	0.2	2	0.0	0	1.0	11
14/04662/OUT DM/16/0650	Holly Farm Copthorne Way	45		22/12/2014	21/07/2015			15/05/2016	20/12/2016	01/12/2019	211	518	1805	0.6	7	1.4	17	4.9	58
13/03814/FUL	1 and 3 Church Road Haywards Heath	43						06/11/2013	05/02/2014	01/04/2016	91		877	0.2	3	0.0	0	2.4	28
09/03857/OUT 12/01497/REM	Land at Bylanes Close Cuckfield	42					24/02/2011	25/04/2012	23/07/2012	01/04/2014	89		1132	0.2	3	0.0	0	3.1	37
14//01369/FUL 14/01370/FUL 14/00636/PDOFF	St James House 150 London Road East Grinstead	41						19/02/2014	01/04/2014	01/04/2016	41		772	0.1	1	0.0	0	2.1	25
11/01254/OUT 12/02822/REM	Land to north of Butlers Green Road Haywards Heath	40					16/03/2012	10/08/2012	11/12/2012	01/04/2016	123		1477	0.3	4	0.0	0	4.0	48
DM/15/3415 DM/17/0839	Birchen Lane Haywards Heath	40					08/08/2016	29/06/2017	13/09/2017	01/04/2018	76		601	0.2	2	0.0	0	1.6	19
DM/16/2037	Kings House 13 -21 Cantelupe Road East Grinstead	39						11/05/2016	23/06/2016	01/04/2018	43		690	0.1	1	0.0	0	1.9	22

14/01395/PDOFF	Norris House Burrell Road Haywards Heath	38					15/04/2014	27/05/2014	01/04/2017	42		1082	0.1	1	0.0	0	3.0	35
12/02838/FUL	Land at Chalkers Lane Hurstpierpoint	38					16/08/2012	19/12/2012	01/04/2014	125		593	0.3	4	0.0	0	1.6	19
DM/15/1511	Lodgeland and Stangrove College Lane Ardingly	36					07/04/2015	12/10/2015	01/04/2016	188		360	0.5	6	0.0	0	1.0	12
13/04256/FUL	Former Magistrates Court Bolnore Road Haywards Heath	36					06/02/2014	21/10/2014	01/04/2016	257		785	0.7	8	0.0	0	2.2	25
DM/16/1913	23 - 27 London Road East Grinstead	30					04/05/2016	22/06/2016	01/04/2017	49		332	0.1	2	0.0	0	0.9	11
DM/15/5107 DM/16/5547	Land north of Rocky Lane Haywards Heath	30		06/01/2016	14/10/2016		15/12/2016	10/03/2017	01/04/2018	282	147	816	0.8	9	0.4	5	2.2	26
Average site lead in time, 49 -30 units													0.4	4.3	0.3	3.8	2.6	30.1
Average lead in time on all sites													0.6	6.7	0.4	5.1	2.2	26.1

Notes:

An Assessment has been made of the delivery rates of sites of 30 units or more.
 Sites that have completions between 1st April 2014 to 31st March 2020 have been included in the assessment.
 Decision made at appeal have not been included in the average calculation (REM have been included).
 Where there are a number of phases and REM applications the outline application has only been included once.

Appendix 2 - Build out rates

Planning Application Reference	Site address	Site Total number of units	Phase total number of units	Average build out rate	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
Site of 100 units or more										
09/03697/OUT 14/02830/REM	Phase 1 Keymer Tile Works Burgess Hill	475	125	42			23	89	13	
DM/16/2718	Phase 2 Keymer Tile Works Burgess Hill		170	42					42	80
DM/16/5617	Phase 3 Keymer Tile Works Burgess Hill		180							
12/01532/OUT 14/03208/REM	Phase 1 Land east of Kingsway Burgess Hill	480	78	76			76			
12/01532/OUT DM/16/2204	Phase 2 Land east of Kingsway Burgess Hill		95	48				33	62	
12/01532/OUT 14/03208/REM	Phase 3a Land east of Kingsway Burgess Hill		64							
12/04316/FUL	Phase 1 Land east of Gravelye Lane and Scamps Hill	230	82	27	13	59	10			
DM/15/0139	Phase 2 Land east of Gravelye Lane and Scamps Hill		148	42				50	34	18
DM/16/1312 DM/16/2180	South of Rocky Lane, Phase 2	134		11				2	20	54
04/02681/OUT 10/03704/REM	Bolnore Village Phase 4a Haywards Heath	192		36	74	28	6			
04/02681/OUT 14/00264/REM	Bolnore Village Phase 4b and 5 Haywards Heath	135		50		45	30	75		
04/02681/OUT DM/16/3427	Bolnore Village Phase 5B Haywards Heath	69		35				51	18	
DM/16/1803	Penland Farm Haywards Heath	210		48					32	64
DM/17/0331	Gamblemead Haywards Heath	170		37				4	42	66
DM/15/4736	Little Park Farm Hurstpierpoint	140		35				16	40	49
08/02692/REM	Land east of Hospital Playing Field (Parcel Y) Haywards Heath	132		44	44	71	17			
10/01898/FUL	Land opposite Manor Close Burgess Hill	122		29	29					
10/01317/OUT 12/00716/REM	Land rear of Ashplatts, Holtye Road, East Grinstead	117		24	46	17	8			
12/4032/OUT DM/17/1329	Land south and west of Handcross Primary School	102		49					32	65
DM/15/5067	Martells Normans Road East Grinstead	129		22						22
DM/17/4307	Land west of London Road Hassocks	129		63						63
DM/17/3311	Land east of Gravelye Lane and Scamps Hill Lindfield	130		33						33
DM/17/2534	Land east of Brighton Road Pease Pottage	600		41						41
DM/18/4321	Phase 1 Land north of Copthorne Way Copthorne	500	303	3						3
DM/17/4190	Rookery Farm Rocky Lane Haywards Heath	320		77						77
10/02071/OUT 12/03843/REM	West of Imberhorne Lane, East Grinstead	100		39	59	18				
	Average build out rate on sites of 100 units or more			40						

Sites of 99 -50 units										
12/00535/OUT 14/03124/REM	South of Rocky Lane, Phase 1	96		32		32	41	23		
13/0299/OUT DM/15/1208	Golf Club Driving Range Horsham Road Pease Pottage	95		48			57	38		
09/00602/FUL	Land north of Maltings Park Burgess Hill	94		43		43				
11/00649/FUL	Land off Grange Road Crawley Down	80		14	14					
14/00294/FUL	The Old Convent, Moatfield Road East Grinstead	74		37		18	56			
08/02532/OUT 10/02911/REM	Gravelye Lane Lindfield	65		12	12					
DM/15/4379 DM/17/2729	Land adjacent to Kingsway Burgess Hill	64		32					37	27
DM/15/3658	Land north of Fairfield Recreation Ground Chalkers Lane Hurstpierpoint	61		31			49	12		
DM/17/0205	Land at Hammonds Ridge Burgess Hill	51		26					8	43
13/03312/OUT DM/15/1298	Phase 2 Land off Woodlands Close Crawley Down	51		26			32	19		
14/4492/FUL	R/O 88 folders Lane Burgess Hill	73		11						11
DM/15/3508	Former convent building, The Priory, Haywards Heath	53		53						53

12/02128/FUL	Land north of Black Swan Close Pease Pottage	51		25		25				
	Average build out rate on sites of 99 - 50 units			30						

Sites of 49 - 30 units

DM/15/1025	Garland Court Garland Road East Grinstead	49		49				49		
11/01332/OUT									6	27
DM/15/2182	Clock Field Turners Hill	47		17						
12/00672/OUT	Phase 1 Land off Woodlands Close									
14/00035/REM	Crawley Down	46		15	2	41		3		
13/03814/FUL	1 and 3 Church Road Haywards Heath	43		43			43			
09/03857/OUT										
12/01497/REM	Land at Bylanes Close Cuckfield	42		40	40					
14//01369/FUL										
14/01370/FUL	St James House 150 London Road East						41			
14/00636/PDOFF	Grinstead	41		41						
11/01254/OUT	Land to north of Butlers Green Road									
12/02822/REM	Haywards Heath	40		28		28				
DM/16/2037	Kings House 13 -21 Cantelupe Road East Grinstead	39		39					39	
14/01395/PDOFF	Norris House Burrell Road Haywards Heath	38		38				38		
12/02838/FUL	Land at Chalkers Lane Hurstpierpoint	38		29	29					
DM/15/1511	Lodgeland and Stangrove College Lane Ardingly	36		18			24	12		
13/04256/FUL	Former Magistrates Court Bolnore Road Haywards Heath	36		36			36			
DM/16/1913	23 - 27 London Road East Grinstead	30		30				30		
DM/15/5107	Land north of Rocky Lane Haywards Heath	30		30					30	
DM/17/0839	Birchen Lane Haywards Heath	40		20					25	15
DM/16/0650	Holly Farm Copthorne	45		12						12
14/00294/FUL	South of the Old Convent East Grinstead	74		37		18	56			
	Average build out rate on sites of 49 - 30 units			31						

271	Wroth	Land west of Turners Hill Road, Crawley Down		DM/15/3614	DM/19/2242	23.01.2020	44	14	14		44		29	15			Discharge of planning condition approved. Commenced on site.
268	Wroth	Land at Holly Farm, Cophorne Way		14/04/62/OUT	DM/16/0650	20.12.2016	45	14		12	33	15	18				All plots well progressed, some plots occupied.
38	Wroth	Land north of A264 at Junction 10 of M23 residential phases 1 and 2		13/04/17/OUT/ES	DM/18/4321	03.06.2019	303	91	91	3	300	76	98	98	28		Road infrastructure in place. First completions Winter 2020.
Total								1162	850		3060	1076	947	554	308	175	

Major Sites (10 + units) with Full Planning or Reserved Matter Permission not yet commenced

SHELAA ID	Town / Parish (NP Area)	Site Address (sites of 6+ units)	Permission length	Outline Permission Reference	Detailed Permission Reference	Decision Date	Site Totals (Net)	Affordable Units	Affordable units remaining	Completions to date	Year 1 - 5 total	Delivery by year					Progress
												2020/21	2021/22	2022/23	2023/24	2024/25	
543	Bohley	Land north and east of Bohley Cricket Club (opposite Queens Head Bohley)	3 year		DM/17/4392	15.03.2019	30	9	9	0	30		8	22			Discharge of condition application submitted July 2019. Feb 2020 email application on hold pending land purchase. Email confirms land negotiations are on going.
975	Burgess Hill	Jubilee House, Cypress Road, Burgess Hill	3 year		DM/19/0347	14.03.2019	14	0	0	0	14		14				Email confirmation of delivery rates.
592	East Grinstead	Quakermead, 49 Quaker Road, East Grinstead	3 year		DM/17/2725	26.01.2018	14	0	0	0	14		14				Full planning permission granted January 2018. DM20/4504 to amend S106 trigger to enable commencement before permission expires. Discharge of planning conditions application received December 2019.
562	East Grinstead	Hill Place Farm, Turners Hill Road, East Grinstead	2 year 1 year	DM/15/0429	DM/19/1067	01.11.2019	200	60	60		200		30	90	80		Building control application submitted July 2020. Discharge of conditions application submitted and some approved. PP extended under COVID Restrictions.
21	East Grinstead	11a Crawley Down Road, Falbridge	3 year		DM/19/3022	17.12.2019	32	10	10		31		31				Full planning permission granted December 2019.
546	East Grinstead	17 Cophorne Road, East Grinstead	3 year		DM/16/5502	09.03.2018	28	8	8	0	28		12	12			Full planning permission granted March 2018. Planning conditions discharged Jan 2019. Building control application received June 2020. Ground works anticipated to start during August 2020, with site complete within 18 months.
968	East Grinstead	30 - 34 London Road, East Grinstead	3 year		DM/19/2311	17.12.2019	17	0	0		17		17				Full planning permission granted December 2019.
197	East Grinstead	15 and 28 Crawley Down Road, East Grinstead	3 year 2 year	DM/17/2570	DM/20/1078	28.10.2020	62	19	19	0	62		17	46			The site is split across to local authority area with the housing being in Mid Sussex and the access being in Tandridge District. REM approved October 2020.
744	Haywards Heath	NCP Car Park, Harlands Road, Haywards Heath	3 year		DM/17/2384	14.02.2020	40	0	0		40		20	20			Full planning permission granted February 2020.
Total								106	106		433	0	64	224	145	0	

B list sites

Major Sites (10 + units) with Outline permission

SHELAA ID	Town / Parish (NP Area)	Site Address (sites of 6+ units)	Permission length	Outline Permission Reference	Detailed Permission Reference	Decision Date	Site Totals (Net)	Affordable Units	Affordable units remaining	Completions to date	Year 1 - 5 total	Delivery by year					Progress
												2020/21	2021/22	2022/23	2023/24	2024/25	
493	Burgess Hill	Phase 1, North Ave, Burgess Hill	3 year 2 year	DM/18/5114		4.10.2019	861	0			569		136	157	207		REM for website link road approved and construction to start early 2021.
723	East Grinstead	Adelphs House, Holly Road, East Grinstead	3 year 2 year	DM/19/1613	DM/20/2932	Pending	29	9	9	0	29		19	10			Site currently being sold to a house builder. Anticipated delivery rates confirmed. REM DM/20/3919 submitted Oct 2020. (5/20/21)
369	East Grinstead	Phoenix House, 63 - 69 Longfield Road, East Grinstead	3 year 2 year	DM/16/3951	DM/19/1256	Pending	11	0	0		11		11				DM/19/1256 PP in May 2020 for 9 units permission to be implemented. Yield amended to 9 to reflect revised scheme for next monitoring year. REM submitted Nov 2020.
753	Hassocks	Land north of Clayton Mills, Hassocks	2 year 1 year	DM/18/4979		16.03.2020	500	87	87		150		60	50	50		This site is allocated for development in the adopted District Plan. Outline planning permission granted March 2020. Site currently being marketed to potential developers.
221	Hassocks	Land to rear of Friars Oak, London Road, Hassocks	2 year 1 year	DM/19/1897		16.10.2019	130	39	39		130		30	50	50		Fourth diversion application submitted and objections raise. With PPN for determination.
483	Lindfield Rural	Land to the south of Scampes Hill, Lindfield	3 year 2 year	DM/15/4457	DM/20/2763	Pending	200	60	60		111		37	37	37		REM applications submitted decision expected Jan 2021. PPA in place.
666	Stoughton	Harding Farm, Phase Pottage Phase 4 onwards	3 year 2 year	DM/15/4711	DM/19/4636	Pending	277	82	82		277		65	106	74	32	REM pending consideration.
38	Wroth	Land north of A264 at Junction 10 of M23 residential phase 3	5 year	13/04/17/OUT/ES		25.05.2016	197	59	59		0						5 years to approve REM from date of OUT permission (20.05.21). Pre-application discussion relating to REM of final phase.
Total								2911	2248		1257	0	114	399	368	376	

Major Site (10 units +) Allocated sites

SHELAA ID	Town / Parish (NP Area)	Site Address (sites of 6+ units)	Outline Permission Reference	Detailed Permission Reference	Decision Date	Site Totals (Net)	Affordable Units	Affordable units remaining	Completions to date	Year 1 - 5 total	Delivery by year					Progress	
											2020/21	2021/22	2022/23	2023/24	2023/25		
233	Burgess Hill	Land East of Kingsway Burgess Hill (Phase 4)	12/01/53/OUT	DM/20/0886	Pending	204	84	84	0	150		20	30	50	50		Site Allocated in District Plan for 480 units. Construction commenced with first completions during 2016/17, with 208 units completed in total. REM for final phase (204 units remaining) were not submitted before OUT planning permission expired. Therefore a Full Planning permission for 204 units submitted and pending consideration. Construction of other phases on site still underway and construction on final phase will commence as soon as permission is in place.
246	Haywards Heath	Hurst Farm, Hurstwood Lane, Haywards Heath	DM/17/2739		Pending	375	113	113		111		37	37	37			The site is allocated in the Haywards Heath Neighbourhood Plan. There is a resolution to grant planning permission on the site subject to the completion of legal agreement. Delivery rates are based on average delivery of 37 units per year. Developer in place and REM decision ready for submission on part of outline.
Total								113	113		261	0	20	67	87	87	

Small sites with permission (1 - 4 units) (with 40% discount applied for non - delivery)

											253	100	100	53		
Total											253	100	100	53	0	0

	Affordable Units	Affordable units remaining	Affordable units in year 1 - 5	Year 1 - 5 total	2020/21	2021/22	2022/23	2023/24	2023/25
Total	4312	3317	1321	5599	1205	1293	1310	913	638

Cuckfield	Land Parcel adjacent Newbury, Courtmead Road, Cuckfield	1	0	0	0	1.0	DM/18/2912	Commenced	
Cuckfield	Riseholme Tylers Green Cuckfield Haywards Heath	3	1.2	0	0	1.8	DM/16/3795		24/07/2020
Cuckfield	Tyes Tylers Green Cuckfield	1	0	0	0	1.0	DM/17/2267	Commenced	
Cuckfield	Thorpedale Broad Street Cuckfield Haywards Heath West Sussex RH17 5D	1	0.4	0	0	0.6	DM/17/2658		19/02/2022
Cuckfield	Copyhold Lodge Barn Copyhold Lane Cuckfield	1	0.4	0	0	0.6	DM/17/3104		24/12/2021
Cuckfield	Paddocks Land Tylers Green Cuckfield Haywards Heath West Sussex RH1	1	0.4	0	0	0.6	DM/18/3035		18/01/2022
Cuckfield	Monkton Cottage Ardingly Road Cuckfield Haywards Heath West Sussex R	1	0.4	1	0.6	0.0	DM/18/4414		18/01/2022
Cuckfield	Chownesmead Cottage Chownes Mead Lane Cuckfield Haywards Heath	1	0	1	0	1.0	DM/19/4164	Commenced	
Cuckfield	Webster House Whitemans Green Cuckfield	1	0.4	0	0	0.6	DM/19/4358		16/12/2022
Cuckfield	Wealden House Whitemans Green Cuckfield	4	1.6	1	0.6	1.8	DM/19/4614		31/01/2023
Cuckfield	11 Manor Drive, Cuckfield	3				3.0	NP allocation		NP allocation
East Grinstead	29 High Street, East Grinstead	2	0	0	0	2.0	10/00396/FUL	Commenced	1
East Grinstead	Evergreen Farm, West Hoathly Road, East Grinstead	1	0	1	0	1.0	11/01105/EOT	Commenced	
East Grinstead	32 Railway Approach, East Grinstead	1	0	0	0	1.0	14/03938/COU		08/05/2018
East Grinstead	27 Portland Road, East Grinstead	1	0	0	0	1.0	DM/16/1504	Commenced	
East Grinstead	109 Dunning Road, East Grinstead	2	0.8	1	0.6	0.6	DM/17/1624		26/06/2020
East Grinstead	Quinhollies Frith Park East Grinstead	2	0.8	1	0.6	0.6	DM/17/1687		02/08/2020
East Grinstead	Blue Cedars Lewes Road East Grinstead	1	0.4	1	0.6	0.0	DM/17/2547		20/09/2020
East Grinstead	1 Institute Walk East Grinstead	2	0.8	1	0.6	0.6	DM/17/3073		24/11/2020
East Grinstead	L/A The Little House Old Road East Grinstead	1	0.4	0	0	0.6	DM/17/3278		15/11/2020
East Grinstead	Imberhome Farm Imberhome Lane East Grinstead	1	0.4	0	0	0.6	DM/17/3897		14/11/2022
East Grinstead	Rear Of 188 London Road East Grinstead	1	0.4	0	0	0.6	DM/17/4442		08/02/2021
East Grinstead	Land Adjacent To Oasted House Lewes Road East Grinstead	1	0.4	0	0	0.6	DM/17/4545		23/03/2021
East Grinstead	Whitehall Parade (first floor) London Road East Grinstead	1	0.4	0	0	0.6	DM/17/4682		03/01/2021
East Grinstead	Whitehall Parade (second floor) London Road East Grinstead	1	0.4	0	0	0.6	DM/17/4684		03/01/2021
East Grinstead	13A Station Road East Grinstead	3	1.2	1	0.6	1.2	DM/18/1179		10/08/2021
East Grinstead	Westering Dunning Road East Grinstead	2	0.8	1	0.6	0.6	DM/18/1656		10/05/2020
East Grinstead	Land Rear Of 5 High Street East Grinstead West Sussex RH19 3AG	2	0.8	0	0	1.2	DM/18/2702		05/06/2022
East Grinstead	Fairlight House Holtye Road East Grinstead	1	0.4	1	0.6	0.0	DM/18/2919		18/10/2021
East Grinstead	37 Greenstede Avenue East Grinstead West Sussex RH19 3HZ	1	0.4	0	0	0.6	DM/18/3691		22/01/2022
East Grinstead	16 St James Road East Grinstead	4	1.6	1	0.6	1.8	DM/18/4248		29/12/2020
East Grinstead	Hurley Farm Turners Hill Road East Grinstead West Sussex RH19 4LB	1	0	0	0	1.0	DM/18/4503	Commenced	
East Grinstead	Montrose House 22 Christopher Road East Grinstead	1	0.4	0	0	0.6	DM/18/4705		27/12/2021
East Grinstead	78B West Street East Grinstead	1	0.4	2	1.2	-0.6	DM/18/4711		05/12/2022
East Grinstead	McIndoe House Cantelupe Road East Grinstead	1	0	0	0	1.0	DM/19/0913	Commenced	
East Grinstead	Land adh Trilands Manor Road East Grinstead	1	0.4	0	0	0.6	DM/19/0922		20/08/2022
East Grinstead	9 Maple Drive East Grinstead	1	0.4	0	0	0.6	DM/19/2165		22/08/2022
East Grinstead	53 Cantelupe Road East Grinstead	2	0	0	0	2.0	DM/19/2786	Commenced	
East Grinstead	L/A Wynncroft Lingfield Road East Grinstead	1	0	0	0	1.0	DM/19/3102	Commenced	
East Grinstead	6 The Parade London Road East Grinstead	2	0	1	0	1.0	DM/19/5000	Commenced	
Hassocks	Byanda, Brighton Road, Hassocks	4	0	0	0	4.0	DM/16/4514	Commenced	
Hassocks	First Floor Bridge House Station Approach East Hassocks	2	0.8	2	1.2	0.0	DM/17/1599		18/08/2020
Hassocks	Adj 32 Woodslane Road Hassocks	1	0.4	0	0	0.6	DM/17/1985		16/06/2020
Hassocks	Mama Ghanoushe 31 Keymer Road Hassocks	1	0.4	0	0	0.6	DM/17/2611		18/12/2020
Hassocks	Keymer Stores 103A Keymer Road Hassocks	1	0.4	0	0	0.6	DM/17/2614		13/10/2020
Hassocks	2 Dale Avenue Hassocks	1	0.4	1	0.6	0.0	DM/17/3232		17/10/2020
Hassocks	Land at Weald House, Ockley Lane, Hassocks	1	0.4	0	0	0.6	DM/17/3735		16/02/2021
Hassocks	Belmont Belmont Lane Hurstpierpoint Hassocks West Sussex BN6 9EP	1	0.4	1	0.6	0.0	DM/17/5216		27/02/2022
Hassocks	Mulberry House (Lower Sands) Sandy Lane Hassocks	1	0	0	0	1.0	DM/18/1998	Commenced	
Hassocks	1 Ann Close Hassocks	1	0.4	0	0	0.6	DM/19/1008		08/05/2022
Haywards Heath	Rear Of 83 Bentswood Road, Haywards Heath, West Sussex, RH16 3PN	1	0	0	0	1.0	13/00143/FUL	Commenced	
Haywards Heath	Broadway Court, The Broadway, Haywards Heath	0	0	0	0	0.0	13/02523/FUL		10/09/2016
Haywards Heath	32a The Broadway, Haywards Heath	1	0	0	0	1.0	DM/16/2686	Commenced	
Haywards Heath	24 Aspen Walk, Haywards Heath	1	0.4	0	0	0.6	DM/16/5649	Commenced	
Haywards Heath	87 Western Road, Haywards Heath	1	0.4	0	0	0.6	DM/17/0162	Commenced	
Haywards Heath	Land To The Rear Of 14 And 16 Dellney Avenue (Garden Cottage Oakdale	1	0	0	0	1.0	DM/17/1259		12/12/2020
Haywards Heath	11 Boltro Road, Haywards Heath	4	0	0	0	4.0	DM/17/1697	Commenced	
Haywards Heath	43 The Broadway Haywards Heath	3	1.2	0	0	1.8	DM/17/2300		08/09/2020
Haywards Heath	31 Balcombe Road Haywards Heath	1	0	0	0	1.0	DM/17/2666	Commenced	
Haywards Heath	L/A 19 Hazelgrove Road, Haywards Heath	2	0	0	0	2.0	DM/17/3100		16/01/2021
Haywards Heath	15 Syresham Gardens Haywards Heath	1	0	0	0	1.0	DM/18/0663	Commenced	
Haywards Heath	Land at Thurlstone Rocky Lane Haywards Heath	2	0	0	0	2.0	DM/18/0723	Commenced	
Haywards Heath	50 The Broadway Haywards Heath	1	0.4	0	0	0.6	DM/18/3066		22/10/2021
Haywards Heath	24 Augustines Way Haywards Heath	2	0.8	0	0	1.2	DM/18/3132		21/09/2021
Haywards Heath	50 Boston Road Haywards Heath West Sussex RH16 3PX	1	0.4	0	0	0.6	DM/18/3200		20/09/2021
Haywards Heath	Land Adjacent To 361 Graveley Lane Franklands Village Haywards Heath	2	0	0	0	2.0	DM/18/4044	Commenced	
Haywards Heath	6 Petlands Road Haywards Heath West Sussex RH16 4HH	1	0.4	0	0	0.6	DM/18/4292		10/01/2022
Haywards Heath	L/A 15 Harlands Close Haywards Heath	1	0	0	0	1.0	DM/18/4332	Commenced	
Haywards Heath	Braydells Hurstwood Lane Haywards Heath	4	1.6	0	0	2.4	DM/19/0206		23/05/2022
Haywards Heath	71A Western Road Haywards Heath	1	0.4	0	0	0.6	DM/19/1642		04/06/2022
Haywards Heath	14 - 16 Sussex Road Haywards Heath West Sussex RH16 4EA	3	1.2	0	0	1.8	DM/19/4972		23/01/2023
Horsted Keynes	Porches Farm Riding Stables Birchgrove Road Horsted Keynes	1	0.4	1	0.6	0.0	DM/19/4683		24/02/2023
Horsted Keynes	The Old Dairy (Hamsland Dairy)/Hamsland House Lewes Road Horsted Key	1	0.4	0	0	0.6	DM/18/0487		21/06/2021
Horsted Keynes	The Stables Hamsland House Lewes Road Horsted Keynes Haywards Hea	1	0.4	0	0	0.6	DM/18/0498		21/06/2021
Horsted Keynes	Milford Place, Wyatts Lane, Horsted Keynes	1	0.4	1	0.6	0.0	DM/19/4136		10/01/2023
Hurstpierpoint and Sayer	Land to south of Church Green Cottages, Brighton Road, Hurstpierpoint	1	0	0	0	1.0	13/03475/FUL	Commenced	
Hurstpierpoint and Sayer	Hornsden Farm, Pookbourne Lane, Sayers Common	1	0	0	0	1.0	DM/16/0714	Commenced	
Hurstpierpoint and Sayer	L/A 1 Cobbs Croft, Chalkers Lane, Hurstpierpoint	2	0	0	0	2.0	DM/16/0794	Commenced	
Hurstpierpoint and Sayer	Knowles Tooth, Langton Lane, Hurstpierpoint	3	1.2	0	0	1.8	DM/16/2681	Commenced	
Hurstpierpoint and Sayer	Furlong House Pitt Lane Hurstpierpoint Hassocks	1	0.4	0	0	0.6	DM/16/3286		05/07/2020
Hurstpierpoint and Sayer	Mallards House Mill, Sayers Common, Hassocks	1	0	0	0	1.0	DM/16/4272	Commenced	
Hurstpierpoint and Sayer	L/A Erskine Cottage, Brighton Road, Hurstpierpoint	1	0	0	0	1.0	DM/16/4809	Commenced	
Hurstpierpoint and Sayer	Wych House Halton Shaws Hurstpierpoint Hassocks	1	0.4	0	0	0.6	DM/17/0911		31/07/2020
Hurstpierpoint and Sayer	178 Cuckfield Road, Hurstpierpoint	1	0.4	0	0	0.6	DM/17/0921		21/04/2020
Hurstpierpoint and Sayer	Hurst Wickham Barn, Colledge Lane, Hurstpierpoint, Hassocks, West Susse	1	0.4	0	0	0.6	DM/17/0948		15/05/2020
Hurstpierpoint and Sayer	Part of former Geers Nursery (6 Albert Silsby Place), Brighton Road, Hurst	1	0.4	0	0	0.6	DM/17/1026		03/05/2020
Hurstpierpoint and Sayer	1 And 2 Cobbs Cottages Twineham Lane Albourne	1	0.4	0	0	1.0	DM/17/1767		06/07/2020
Hurstpierpoint and Sayer	Land Parcel At Hassocks Road (Tott Farm) Hurstpierpoint	1	0.4	0	0	0.6	DM/17/2039		31/07/2020
Hurstpierpoint and Sayer	White Oaks London Road Sayers Common Hassocks	1	0	0	0	1.0	DM/17/2640	Commenced	
Hurstpierpoint and Sayer	Oaklands (to South east of) London Road Sayers Common	1	0.4	0	0	0.6	DM/17/3342		29/05/2021
Hurstpierpoint and Sayer	Oaklands (replacement) London Road Sayers Common	1	0.4	1	0.6	0.0	DM/18/3797		12/04/2022
Hurstpierpoint and Sayer	Longs Yard Cuckfield Road Hurstpierpoint West Sussex	1	0.4	0	0	0.6	DM/17/5238		09/01/2023
Hurstpierpoint and Sayer	100 Willow Way, Hurstpierpoint, Hassocks	1	0.4	0	0	0.6	DM/18/2661		22/08/2021
Hurstpierpoint and Sayer	Land West Of Lodge Cottage South Avenue Hurstpierpoint West Sussex	1	0.4	0	0	0.6	DM/18/2698		21/09/2021
Hurstpierpoint and Sayer	28 High Street Hurstpierpoint Hassocks	1	0.4	0	0	0.6	DM/18/3209		27/09/2021
Hurstpierpoint and Sayer	South Lodge, South Avenue, Hurstpierpoint	1	0.4	0	0	0.6	DM/19/0059		22/02/2022
Hurstpierpoint and Sayer	L/A 48 Kemps, Hurstpierpoint	1	0.4	0	0	0.6	DM/19/0724		28/05/2022
Hurstpierpoint and Sayer	61 -63 High Street 1st and 2nd Hurstpierpoint	1	0.4	0	0	0.6	DM/19/1405		30/05/2022
Hurstpierpoint and Sayer	Hornsden Farm (Cow Shed), Pookbourne Lane, Sayers Common	1	0.4	0	0	0.6	DM/19/2129		03/09/2022
Hurstpierpoint and Sayer	Nursery Cottage, 2A Western Road, Hurstpierpoint, Hassocks, West Sussex, BN6 9	1	0.4	0	0	0.6	DM/19/5179		06/03/2023
Hurstpierpoint and Sayer	76 Willow Way Hurstpierpoint	1	0.4	0	0	0.6	DM/20/0003		25/02/2023
Hurstpierpoint and Sayer	Pook Barn Pookbourne Lane Sayers Common	1	0	0	0		DM/16/0779	Commenced	
Lindfield	Linden 45 West Common Road Lindfield	2	0.8	0	0	1.2	DM/19/0713		17/05/2022
Lindfield	30 Luxford Road Lindfield	2	0	0	0	2.0	DM/19/0796	Commenced	
Lindfield	High Trees 41 Hickmans Lane Lindfield	1	0	0	0	1.0	DM/19/3357	Commenced	
Lindfield	Garage block adjacent to 1 Pelham Road Lindfield	1	0.4	0	0	0.6	DM/19/4346		07/01/2023
Lindfield Rural	Land at Inces Cottage, Lewes Road, Scaynes Hill	4	1.6	0	0	2.4	DM/16/3533	Commenced	
Lindfield Rural	31 Orchard Close, Scaynes Hill	1	0.4	0	0	0.6	DM/16/3607	Commenced	
Lindfield Rural	The Neale, Lewes Road, Scaynes Hill, Haywards Heath	1	0.4	0	0	0.6	DM/16/4922		19/05/2020

Lindfield Rural	Springwood Nursery Nash Lane Scaynes Hill	1	0	0	0	1.0	DM/17/2215	Commenced		
Lindfield Rural	Grange Farm Ardingly Road Lindfield	4	1.6	0	0	2.4	DM/17/2584			19/07/2022
Lindfield Rural	Awbrook Lodge Lewes Road Scaynes Hill	1	0.4	0	0	0.6	DM/17/4334			03/12/2021
Lindfield Rural	Land Adjoining Firlands Church Road Scaynes Hill Haywards Heath West S	2	0.8	0	0	1.2	DM/18/0070			07/03/2021
Lindfield Rural	Wellhouse Lewes Road Scaynes Hill	2	0.8	0	0	1.2	DM/18/3545			19/11/2021
Lindfield Rural	Garlands, Snowdrop Lane, Haywards Heath, West Sussex, RH16 2QE,	1	0.4	1	0.6	0.0	DM/19/2285			16/01/2023
Lindfield Rural	Home Wood, Slugwash Lane, Haywards Heath, West Sussex, ,	1	0.4	0	0	0.6	DM/19/4993			12/02/2023
Lindfield Rural	30 Hillcrest Lane Scaynes Hill Haywards Heath	1	0.4	0	0	0.6	DM/17/3588			13/12/2020
Slaugham	High Beeches Nurseries, High Beeches Lane, Handcross	1	0	0	0	1.0	13/04069/FUL	Commenced		
Slaugham	Land Parcel adj 47 Black Swan Close, Pease Pottage	1	0	0	0	1.0	DM/16/0733	Commenced		
Slaugham	Providence Farm Colwood Lane Warninglid Haywards Heath West Sussex	2	0.8	0	0	1.2	DM/17/0493			15/01/2022
Slaugham	West Park House Brighton Road Pease Pottage Crawley	4	1.6	1	0.6	1.8	DM/17/2165			09/10/2020
Slaugham	8 College Close Handcross	1	0.4	0	0	0.6	DM/17/3332			02/07/2021
Slaugham	Scotland Farm Hampshire Hill Plummers Plain Haywards Heath West Suss	1	0.4	0	0	0.6	DM/18/4663			24/01/2022
Slaugham	Starvenouse Farm, Parish Lane, Pease Pottage, West Sussex, RH10 5NY	1	0.4	0	0	0.6	DM/19/0867			18/04/2022
Slaugham	Fairfields Warninglid Land Warninglid (CONV)	3	1.2	1	0.6	1.2	DM/19/1141	Commenced		
Slaugham	The Hollies, Slaugham Lane, Warniglid	1	0.4	0	0	0.6	DM/19/2692	Commenced		
Slaugham	The Hollies, Slaugham Lane, Warniglid	2	0.8	0	0	1.2	DM/18/0296			
Slaugham	Fairfields Warninglid Land Warninglid (new build)	1	0.4	0	0	0.6	DM/19/3538			28/10/2022
Turners Hill	Beechfield London Road Balcombe	1	0	1	0	0.0	DM/17/3560	Commenced		
Turners Hill	Rashes Farm Selsfield Road Turners Hill Crawley West Sussex RH10 4PR	1	0.4	0	0	0.6	DM/19/4692			09/01/2023
Twineham	Trumps, Sunny Acres, London Road, Hickstead	3	1.2	0	0	1.8	DM/17/0322			18/01/2021
Twineham	The Little Field, Church Lane, Twineham	3	1.2	0	0	1.8	DM/18/2372			04/10/2021
Twineham	Michaelmas Cottage Bolney Chapel Road Twineham Haywards Heath Wes	1	0.4	0	0	0.6	DM/18/0213			31/08/2021
Twineham	Barns at Wyndham Farm, Wineham Lane, Wineham	2	0.8	0	0	1.2	DM/18/0380			22/03/2021
Twineham	Land north of Holly Tree House Twineham Lane Twineham	1	0	0	0	1.0	DM/19/1358	Commenced		
Twineham	Barn at Great Wapses Farm, Hurstpierpoint Road, Henfield	1	0.4	0	0	0.6	DM/19/1586			20/06/2022
Twineham	Northlands, Stairbridge Lane, Bolney, Haywards Heath, West Sussex, RH1	1	0.4	1	0.6	0.0	DM/20/0301			27/03/2023
West Hoathly	Selsfield Place, Selsfield Common, West Hoathly, East Grinstead, West Su	4	0	0	0	4.0	DM/15/1365	Commenced	1	
West Hoathly	Deanlands Farm, Horsted Lane, Sharpthorne	1	0.4	0	0	1.0	DM/16/3564	Commenced		
West Hoathly	Moatlands Vowels Lane West Hoathly	1	0.4	0	0	1.0	DM/17/3776	Commenced		
West Hoathly	Moatlands (Estate worker) Vowels Lane West Hoathly	1	0.4	0	0	1.0	DM/17/3893			21/06/2021
West Hoathly	1 Hoathly Hill, West Hoathly, East Grinstead, West Sussex, RH19 4SJ,	1	0.4	0	0	1.0	DM/17/5074	Commenced		
West Hoathly	Land Adjoining West Hoathly Garage West Hoathly Garage Selsfield Road	1	0.4	0	0	1.0	DM/18/4836			21/03/2022
West Hoathly	Denalnds Place Horsted Lane Sharpthorne	1	0	0	0	1.0	DM/19/3578	Commenced		
West Hoathly	The Manor House North Lane West Hoathly	1	0.4	1	0.6	0.0	DM/19/4387			03/02/2023
West Hoathly	Land At Long Meadow, Station Road, Sharpthorne, East Grinstead, West S	2	0.8	0	0	1.2	DM/19/4538			05/03/2023
West Hoathly	Land Adjacent To Marjac Top Road Sharpthorne East Grinstead West Suss	3	1.2	0	0	1.8	DM/20/0475			31/03/2022
Worth	Ivy Cottage, Snowhill, Crawley Down	1	0.4	1	0.6	0.0	07/00343/FUL	Commenced		
Worth	Little Frenches Farm, Snow Hill, Copthorne	1	0	0	0	1.0	14/00616/FUL	Commenced		
Worth	Shrublands Farm, Turners Hill Road, Turners Hill, Crawley, West Sussex, F	1	0.4	1	0.6	0.0	14/01272/FUL	Commenced		
Worth	Kenwards Farm, Snow Hill, Crawley Down	1	0.4	0	0	0.6	14/04107/FUL	Commenced		
Worth	Woodpeckers, Snowhill, Copthorne	1	0.4	0	0	0.6	DM/15/4816	Commenced		
Worth	Heatherwood West, Sandy Lane, Crawley Down	1	0.4	0	0	0.6	DM/16/0779	Commenced		
Worth	Glencree, Copthorne Bank, Copthorne	2	0.8	0	0	1.2	DM/16/4792	Commenced		
Worth	Land east of Tiltwood Coach House East, Hophurst Lane Crawley Down	1	0.4	0	0	0.6	DM/16/5620			07/09/2020
Worth	Land North Of Ascotts Crawley Down Road Felbridge East Grinstead	2	0.8	0	0	2.0	DM/17/0360			30/08/2020
Worth	Land at Tiltwood East Hophurst Lane Crawley Down	2	0.8	0	0	1.2	DM/17/0402			25/06/2021
Worth	L/A Star Place/Evergreen Cottage Place, Copthorne Common Road, Copth	3	1.2	0	0	1.8	DM/17/2921	Commenced		
Worth	Paddock House (Land Adj. To Landfall) Sandhill Lane Crawley Down Crawle	1	0.4	0	0	0.6	DM/17/2755			27/09/2020
Worth	Land Adjacent To Greensleeves Hophurst Lane Crawley Down Crawley	1	0.4	0	0	1.0	DM/17/3010			27/02/2021
Worth	The Bungalow, Rowfant House, Wallage Lane, Rowfant	2	0.8	2	1.2	0.0	DM/17/3091			05/02/2021
Worth	Brook, Copthorne Road, Copthorne	1	0.4	1	0.6	0.0	DM/17/3392			11/10/2020
Worth	Pembly Farm Pembly Green Copthorne Crawley	1	0.4	0	0	1.0	DM/17/3398			02/10/2020
Worth	Land to east of Walnut Marches Crawley Down Road Felbridge	3	1.2	0	0	1.8	DM/17/4280			03/05/2021
Worth	Land to R/O West Lodge East Tiltwood Hophurst Lane Crawley Down	2	0.8	0	0	1.2	DM/18/4013			16/05/2022
Worth	Land r/o Sylvesters Furnace Farm Road Furnace Wood	1	0.4	1	0.6	0.0	DM/17/5232			30/05/2021
Worth	Little Gotways Crawley Down Garage Snow Hill Crawley Down Crawley	1	0.4	0	0	0.6	DM/18/0098			07/03/2021
Worth	Tamarind Copthorne Common Road copthorne	1	0.4	0	0	0.6	DM/19/0177			01/05/2022
Worth	Border Oak Shipley Bridge Lane Copthorne	1	0	0	0	1.0	DM/18/1733	Commenced		
Worth	Bay Horne, Green Lane, Copthorne	1	0.4	1	0.6	0.0	DM/18/2634			03/08/2021
Worth	Land South Of Grange Park Cottage Sandhill Lane Crawley Down West Su	1	0.4	0	0	0.6	DM/18/2924			04/11/2022
Worth	Shrublands Farm, Turners Hill Road, Turners Hill, Crawley, West Sussex, F	1	0.4	0	0	0.6	DM/18/3010			22/10/2021
Worth	Tiltwood Coach House and Karen's cottage Hophurst Lane Crawley Down C	2	0	0	0	2.0	14/0442/FUL	Commenced		
Worth	1 Verwood Cottages Shipley Bridge Lane Copthorne	1	0.4	0	0	0.6	DM/18/3285			05/03/2022
Worth	Land Adjacent To 1 Heather Close Copthorne Crawley West Sussex RH10	1	0.4	0	0	0.6	DM/18/4342			29/01/2022
Worth	Greenacre Copthorne Common Road Copthorne	1	0.4	0	0	0.6	DM/18/4676			16/07/2022
Worth	Ollen Vicarage Road Crawley Down	1	0.4	1	0.6	0.0	DM/19/1269			15/08/2022
Worth	Tall Holly (Land Parcel Site B West Of Tiltwood House) Hophurst Lane, Cr	1	0	0	0	1.0	DM/19/1747	Commenced		05/10/2020
Worth	L/A Sandhill House, Sandhill Lane, Crawley Down	1	0	0	0	1.0	DM/19/1899	Commenced		
Worth	Touchwood Cutting Road Crawley Down	1	0.4	1	0.6	0.0	DM/19/2665			17/09/2022
Worth	11A Meadow Close Copthorne	1	0.4	1	0.6	0.0	DM/19/3766			06/11/2022
Worth	Crawley Down Village Hall Turners Hill Road Crawley Down	1	0.4	0	0	0.6	DM/19/4414			16/01/2023
Worth	Wilderness Cottage, Copthorne Road, Copthorne, Crawley, West Sussex, RH10 3PF	1	0.4	1	0.6	0.0	DM/19/4813			21/02/2023

TOTAL NET: 253

APPENDIX 4 - Disputed Sites

List of sites that have been excluded from the 5 year supply pool of sites.

SHELAA ID	Town / Parish	Site Address	Planning Status	Outline Permission Reference	Detailed Permission Reference	Decision Date	Site Totals (Net)	Nature of Dispute
321	Slaugham	Seaspace House Brighton Road Handcross	Full planning permission		DM/17/0587	19.07.2017	7	Owners/applicant has indicated that the site is still in commercial use and there are no plans to implement the extant residential planning permission. Permission extension under Covid regulation changes. Therefore site not considered deliverable in this monitoring year.
970	Haywards Heath	23 -25 Bolnore Road Haywards Heath	Full planning permission		DM/18/1274	20.05.2019	14	Site is not an allocation. Site no longer in control of applicant. Revised application submitted DM/20/3310 pending consideration Dec 2020. Therefore site not considered deliverable in this monitoring year.
544	Burgess Hill	Kings House, 68 Victoria Road, Burgess Hill	Full planning permission		DM/17/2490	15.02.2018	13	No contact from land owner to confirm delivery or indication that permission will be implemented. Therefore site not considered deliverable in this monitoring year.
570	Burgess Hill	Bridge Hall, Cuckfield Road, Burgess Hill	Full planning permission		DM/19/3123	23.03.2020	39	Discharge of condition applications submitted March/July 2020 pending decision. Potential further application for a large number of units, unable to confirm delivery timescale. Therefore site not considered deliverable in this monitoring year.
45	Burgess Hill	Former Sewage Treatment Works Burgess Hill	Full planning permission		08/01644/OUT DM/19/1895	Expired Pending	325	This site was included within the 5 years supply calculation during the District Plan Examination. Whilst its inclusion was subject to a number of challenges from participants at the Examination the Inspector was satisfied that the site was deliverable and concluded that there was a reasonable prospect of the site coming forward for development given the financial support of Homes England. However, since this time the planning permission has lapsed and a new outline scheme is pending sec 106 signature (DM/19/1895) and still subject to negotiations with potential developer. Progress has continued to be made to bring this site forward since the District Plan Examination. Key infrastructure on the site has been constructed including the site access and inner loop road. A number of discharge of condition applications have also been approved relating to land contamination, land levels, access and drainage. Whilst there is clear evidence that this site will provide residential development until a new planning consent is secured it will not be included within the five year supply.
528	Burgess Hill	Martlets Shopping Centre, Burgess Hill	Full planning permission		DM/15/3858 DM/19/3331	Commenced Pending	142	2015 permission implementation lawfully commenced (142 units). Revised scheme pending S106 following resolution granted permission (172 units). Timetable for delivery not yet confirmed. Therefore site not considered deliverable in this monitoring year.
733	East Grinstead	Superdrug, 78 London Road, East Grinstead	Full planning permission		DM/18/0285	04.02.2020	11	Full planning permission granted February 2020. No further information. Therefore site not considered deliverable in this monitoring year.
531	Haywards Heath	North of 99 Reed Pond Walk, Franklands Village, Haywards Heath	Full planning permission		DM/18/4118	26.04.2019	24	High ground work costs have made scheme unviability with affordable housing provision. Application to modify S106 pending Dec 2020. Due to uncertainties regarding viability site not counted within the 5 year supply. Therefore site not considered deliverable in this monitoring year.
966	Haywards Heath	Zenith House Market Place Haywards Heath	PDOOFF approval		DM/18/2155	17.07.18	17	The site is currently in office use. Owner confirms office use to continue rather than implement residential consent. Therefore site not considered deliverable in this monitoring year.
967	Haywards Heath	Aventis House Market Place Haywards Heath	PDOOFF approval		DM/18/2170	17.07.18	12	The site is currently in office use. Owner confirms office use to continue rather than implement residential consent. Therefore site not considered deliverable in this monitoring year.
924	Twineham	Twineham Grange Farm, Bob Lane, Twineham	Outline permission	DM/17/1374	DM/10/3788 (Pending)	13.12.2017	6	REM application submitted Octoebr 2020. However no certainty over delivery due to long time site has been subject to various proposals. Therefore site not considered deliverable in this monitoring year.
759	East Grinstead	Tower Car Sales, Tower Close, East Grinstead	Full planning permission		DM/17/1537	13.07.2017	5	Full planning permission granted July 2017. Revised scheme for 9 units refused July 2020 with appeal pending. Therefore site not considered deliverable in this monitoring year.
433	East Grinstead	Beckford Lewes Road East Grinstead			DM/18/0768	10.07.2018	6	Full planning permission granted July 2018. Intention to sell site to developer but with out timescale. Therefore site not considered deliverable in this monitoring year.
Total potential yield from disputed sites							621	