Mid Sussex District Council



Site Allocations DPD

MSDC-17: Further Response to Action Point 3 and Action Point 4

Following further submissions from participants

August 11th 2021

1.0 Introduction

- 1.1 This note has been prepared in response to the further submission made in responses made by participants in relation to MSDC 05 and MSDC 06.
- 1.2 In this response the Council has sought to rely on evidence previously submitted where similar points are being repeated by participants. The Council has sought to address points which are incorrect or to clarify points where necessary. The Council has not responded to comments not related to AP3 and AP4.

2.0 Responses to AP3

- 2.1 AP3 required the council to provide an "update the progress and future estimates of completions in relation to the four strategic sites [DP8-11] including updated tables [as in document MSDC 01, pages 17-20], including comments from the site promoters covering these sites".
- 2.2 MSDC published four Statements of Common Ground, MSDC 05 a d which provide an update and confirmation of the delivery timescales for each of the sites.
- 2.3 Responses were received from seven participants as set out below:

REP 689 - 006 CPRE
REP 794 - 001 Nexus obo Miller Homes
REP 747- 006 Turley obo A2Dominion
REP 791 - 004 JAA obo Wates
REP 1842 - 007 Lichfields obo Whitehall Homes LLP
REP 2065 - 001 Andrew Black consulting obo Vanderbilt Homes
REP 2188 - 004 Gladman Developments

- 2.4 The Council has not sought to response to each point made, as in some cases the evidence already provided at MSDC 05 a d and other documents set out the Council's position. This statement seeks to provide responses to new points raised and provides additional clarification where required.
- 2.5 In response, a Statement of Common Ground for Freeks Farm is attached at Appendix 1. A trajectory for the Northern Arc is included at Appendix 2, which clarifies the figures set out in MSDC 05b in response to comments made.
- 2.6 In Summary, from the responses received, participants are not disputing the delivery rates at Kings Way Burgess Hill (DP8) nor those at Pease Pottage (DP10). With regards to Clayton Mills (DP11) two representors are disputing delivery rates and one is not, therefore, there is not a consistent position from objectors. The Council is confident that the delivery rates are realistic. A number of representors are still disputing anticipated delivery rates at Northern Arc (DP9), but for the reasons set out in MSDC 05b the Council is confident that the delivery rates are realistic. There is no substantive evidence submitted by respondents that justify alternative delivery trajectories on the strategic sites.

Participants response to MSDC 05a : Kingsway, Burgess Hill

Rep ID	Respondent	Respondent comment	MSDC response
REP 2065 - 001	Andrew Black	The anticipated completion levels	N/A
	Consulting obo	from this site are reasonable and	
	Vanderbilt Homes	supported by appropriate evidence	
REP 2118-004	Gladman	Agree with the anticipated delivery	N/A
		rates	

Participants response to MSDC 05b : Northern Arc

Rep ID	Respondent	Respondent comment	MSDC response
REP 704-001	Nexus Planning obo Miller Homes	MSDC 01 states there would be 2,787 in plan period. MSDC 05b states overall completions of 2,310 in plan period, a loss of 477 dwellings. 2,310 has not been taken into account in trajectory	MSDC 05b states 2,310 units from Northern Arc (excluding Freeks Farm) and 460 from Freeks Farm, giving a total of 2,770 units in the plan period (table on page 9). This is a reduction of 17 units from the March 2021 position. This is reflected in the housing trajectory as shown in MSDC 06b Appendix 1 – Freeks Farm (460) under 'Sites under Construction' and Northern Arc (2,310) under 'Outline Permission'.
REP 747-006	Turley obo A2Dominion	Freeks Farm – Countryside is not party to MSDC 05b and on this basis figures should be treated with caution	A signed SOCG with Countryside is attached to this document. No changes have been made to anticipated delivery rates.
REP 747-006	Turley obo A2Dominion	Northern Arc – At Reg 19 figure for Plan period was 3,287, March 2021 figure reduced to 2,787 and now it is 2,301	The figure of 3,287 was from the Reg 18 Plan (not Reg 19 Plan) and relates to 'District Plan Allocations' and not just the Northern Arc.
REP 1842-007	Lichfields obo Whitehall Home	The delivery figures sum to 2,770 units, not the stated 2,310 units. It appears the Council's delivery figures in the table are incorrect, but the total is correct	MSDC 05b states 2,310 units from Northern Arc (excluding Freeks Farm) and 460 from Freeks Farm, giving a total of 2,770 units in the plan period (table on page 9). This is a reduction of 17 units from the March 2021 position. This is reflected in the housing trajectory as shown in MSDC 06b Appendix 1 – Freeks Farm (460) under 'Sites under Construction' and Northern Arc (2,310) under 'Outline Permission'.

			Note: MSDC 05b : Table on page 11. 2,310 'total within Plan period' on the fourth row - Update June 2021) is without Freeks Farm. Whilst the 'total' in final column includes Freeks Farm
REP 1842-007	Lichfields obo Whitehall Homes	Development Phasing and Specification Plan' (prepared by Homes England, dated March 2021). An aggregation of all the phases expected to complete before the end of the plan-period totals 2,314 units (including 'Freeks Lane'). The delivery schedule in MSDC-05b should therefore be updated to reflect this	The phasing Plan dated June 2021, as appended to MSDC 05b should be referred to. The table on page 18 shows 2,770 units complete at 30/03/31 (including Freeks Farm)
REP 747-006	Turley obo A2Dominion	No other explanation of given in MSDC – 05b which shows how 1,049 dwellings were under contract by Summer 2021 (Freeks Farm, 460; Bellway 274; totals 734	This figure has been checked and it should read 969 homes i.e. 28% of the whole allocation (including Freeks). This is made up of Freeks Farm 460; Bellway 274 and 262 homes (developer not publicly announced yet).
REP 1842-007	Lichfields obo Whitehall Homes	The Council's updated commitment schedule1 double counts the delivery from the 'Freeks Lane' development – which is part of the wider allocation – with the main Northern Arc site's delivery.	There is no double counting of the Freeks Lane site in the commitments. This is reflected in the housing trajectory as shown in MSDC 06b Appendix 1, under 'Sites under Construction' heading, indicates 460 units from Freeks Farm and in 'Outline Permission' heading 2,310 units from Northern Arc.
REP 1842-007	Lichfields obo Whitehall Homes	Contractual obligations bring forward reserved matters quicker but this does not always lead to quicker completions.	As set out in MSDC 05b – developers are also contracted to build at accelerated rates.

REP 2065-001	Andrew Black Consulting obo Vanderbilt Homes	build out rates in excess of the median level established by the Letwin Review requires strong justification. No consideration to market absorption without serious consequences on prices	The Council remain confident in the delivery rates set out in MSDC 05b. The District Plan housing requirement includes a 20% uplift to improve affordability. Therefore if a reduction in house prices was achieved as a result of an increase in supply this would be in accordance with the intentions of DP4.
REP 2118-004	Gladman	Freeks Farm – agree with delivery rates on this parcel. Northern Arc – delivery rates are extremely ambitious	For the reasons set out in MSDC 5b, the delivery rates at Northern Arc are realistic

Participants response to MSDC 05c : Pease Pottage

Rep ID	Respondent	Respondent comment	MSDC response
REP 747-006	Turley obo	MSDC 05c demonstrated MSDC	This error is corrected in MSDC 05c
	A2Dominion	had double counted completions in	
		March 2021	
REP 2065-001	Andrew Black	The anticipated completion levels	N/A
	Consulting obo	from this site are reasonable and	
	Vanderbilt Homes	supported by appropriate evidence	
REP 2118 – 004	Gladman	Agree with the anticipated delivery	N/A
		rates	

Participants response to MSDC 05d : Clayton Mills

Rep ID	Respondent	Respondent comment	MSDC response
REP 747-006	Turley obo A2Dominion	Summary of comments Lead in time appears optimistic. Same time as for Kingsway which is continuation on ongoing development, but this site not commenced. Should be delayed	For the reasons set out in MSDC 5d, the delivery rates at Clayton Mills are realistic
		continuation on ongoing development, but this site not	

REP 2065-001	Andrew Black Consulting obo Vanderbilt Homes	Anticipated delivery rates are over optimistic	
REP 2118–004	Gladman	Agree with the anticipated delivery rates	N/A

3.0 Response to AP4

- 3.1 AP4 required the council to provide an "updated five-year housing land supply estimate: (i) on a year by year basis, to cover the target based on the District Plan parameters; (ii) to include the relevant buffer size, as per NPPF 73 (a) (c); (iii) to include the planning status by categories [e.g. completed, under construction, outline permission; detailed permission; permissions subject to S106; windfalls, any other category]; (iv) updated estimates of the 19 sites [comprising 1,393 dwellings see REP 2079-003 A Black] nearing the end of their planning permissions; and (v) comments from promoters of the larger sites would be useful".
- 3.2 MSDC published three papers MSDC 06a, b and c. MSDC 06c in relation to point iv) was published at a different time and further comments are not provided here. However, MSDC 06c, includes confirmation from Mr Black that he was satisfied with the response of the Council on this matter.
- 3.3 Responses where received from seven participants as set out below:

REP 689 - 006 CPRE
REP 794 -001 Nexus obo Miller Homes
REP 747- 006 Turley obo A2Dominion
REP 791 -004 JAA obo Wates
REP 1842 - 007 Lichfields obo Whitehall Homes LLP
REP 2065 - 001 Andrew Black consulting obo Vanderbilt Homes
REP 2188 - 004 Gladman Developments

- 3.4 The Council has not sought to respond to each point made, as in some cases the evidence already provided at MSDC 05 a d and other documents sets out the Council's position. This statement seeks to provide response to new points raised and provides additional clarification where required.
- 3.5 In response to comments about the figures in the table on pages 13 and 14 of MSDC 06a, a revised table is included in **Appendix 3**. This does not change the 5-year supply calculation as set out in paragraph 5.0 of MSDC 06a.
- 3.6 In summary, it is primarily the impact on the 5-year supply from the strategic sites, that it is a common theme in the submissions made. However, as set out above the Council is confident in its assumptions, as evidenced in the SoCG's. Other than this there is no common theme amongst representors in terms of a challenge to the 5-year supply, indeed there is acceptance that the Council can demonstrate a 5 year supply from some participants. As set out in the table below the Council is able to strongly rebut the challenges made and is in no doubt a 5-year housing land supply can be demonstrated now and upon adoption of the Sites DPD.

Participants response to MSDC 06 a 5 year supply

Rep ID	Respondent	Respondent comment	MSDC response
704-001	Nexus Planning obo Miller Homes	Do not consider Northern Arc delivery rates are realistic and should be no more than 200 dwellings per annum, removing 207 dwellings from five year supply	For the reasons set out in MSDC 5b, the delivery rates at Northern Arc are realistic
747-006	Turley obo A2Dominion	Does not set out any specific reasons why Liverpool approach should be applied.	The application of the Liverpool approach was established at the District Plan Examination as set out in MSDC 06a paragraph 3.3 – 3.7
791-004	JAA for Wates	It would appear that MSDC do have a 5-year housing land supply, albeit marginal. All four SoCG demonstrate slippage in predictions, raising need for some flexibility	The delivery timetable, particularly for large sites such as the Northern Arc, has evolved over time. The recently prepared Phasing Plan for the Northern Arc (MSDC 05b), as provided a more granular development programme providing greater certainly on delivery than was previously available
1842-007	Lichfields obo Whitehall Homes	Unlikely that 525 units from SA DPD will be delivered in five-year period	Evidence presented in MSDC 02 and evidence presented to the Examination by site promoters and developers provides justification for inclusion within the five-year supply
2065 -001	Andrew Black Consulting obo Vanderbilt Homes	No objection to site in the A list. Amendments made to reduce delivery on sites in Burgess Hill and Clayton Mills. Reduce supply by 327 dwellings, giving 4.50 years supply 5% buffer or 4.29 with a 10% buffer. Clients omission site should be included	No reason to adjust five-year housing land supply position as set out in MSDC 06 a
2118 – 004	Gladman	Figure of 5,701 in statement but 5,715 in the table total	The figure in the statement is correct at 5,701. (The table included an additional 14 units at Kingsland Laines as granted by additional planning permission and was a gross rather than net figure. These units were not included in

			calculation. (An amended table is set out in Appendix 3 of this paper).
2118 – 004	Gladman	If Inspector was minded to fix MDSC's five year housing land supply position, would request an additional consultation period in order to respond directly.	Participants in the Examination have already been given an opportunity to make comments on the five-year land supply statement, and a further consultation period is not required or necessary
2118 – 004	Gladman	In the 'Major Sites' (10+ units) with Full Planning or Reserved Matters Permission not yet commenced' table, the Year 1-5 total is calculated to be 548 dwellings. However, if one adds up the overall totals in the columns 2021/22 – 2025/26 this calculates only 270 dwellings.	The total column of 548 is correct and is the figure used in the calculation. The figures in the year by year columns, can be corrected but make no difference to the overall five- year land supply calculation. (An amended table is set out in Appendix 3 of this paper).
2118 – 004	Gladman	Overall housing completions total incorrect	The total column of 5,701 is correct and is the figure used in the calculation. The figures in the year by year columns, can be corrected but make no difference to the overall five- year land supply calculation. (An amended table is set out in Appendix 3 of this paper).
2118 – 004	Gladman	Lack of evidence to support category B sites. MSDC has not provided any clear evidence in the form of either completed site proforma or SocG to demonstrate delivery of its Category B sites	This statement is clearly not true, as set out Appendix 2 MSDC 06 a. Excluding Site Allocations DPD sites there are 1,840 units on the 'B' list. Of these, only 2 sites, Woodfield house (29 units) and Hurst Farm (111 units) do not have SoCG. Woodfield House has outline permission and is SA17 in the sites DPD. Since the preparation of MSDC 06a it is possible to provide a further update in relation to the site at Hurst Farm. The site is allocated in the Haywards Heath Neighbourhood Plan. The site was recently purchased from MSDC by Homes England. Further information regarding the delivery of this site is set out in Appendix 1 of this response

2118-004	Gladman	Disputed sites – Day Centre Royal	This site is now complete and will be recorded as a
		George Road, Burgess Hill (8	completion in next monitoring year
		units) to remove 7 units from	
		deliverable supply	
2118 – 004	Gladman	Disputed sites – Palmers Turners	There is no evidence to back up this assertion. Developer
		Hill Road, to remove 8 units from	is now on site implementing the permission for 8 units.
		deliverable supply as likely	
		building work has stopped and	
		developer not seeking to carry on	
		with development	
2118 – 004	Gladman	Hardriding Farm Phase 4 (277	This statement is not correct. DM/19/4636 was approved
		dwellings), outline permission was	on 26.05.2021 – this is the reserved matters permission for
		granted post 1 st April 2021 base	the Outline application DM/15/4711 approved on
		date. Remove 277 dwellings from	28.11.2016. This site therefore has had planning
		supply	permission for many years and is also an allocated site.
2118 – 004	Gladman	Dispute delivery on a number of	As set out in responses above MSDC do not agree with
		site which remove 666 units from	comments made by Gladman on site in the five-year
		supply, equating to a 4.95 years	supply. MSDC 06a is a robust document and which
		supply, a shortfall of 51 dwellings	demonstrates a five-year housing land supply.

Participants response to MSDC 06b : Updated Housing Land Supply Trajectory

Rep ID	Respondent	Respondent comment	MSDC response
689-006	CPRE	If the oversupply of 937 units is	For the reasons set out in MSDC-01, MSDC 02 a, b, c(i),
		accepted then it fortifies our case	c(ii) and MSDC-06b, MSDC consider that the allocations at
		that it is unsound to allocated	SA25 and SA15 are sound and are necessary to meet the
		SA25 (Ardingly). It also weakens	District Plan Housing requirement.
		the case for allocating SA15	
		(Southway, Burgess Hill).	
791 -004	JAA for Wates	MSDC 06 b indicates a 9% over	As set out in MSDC 02(1) and MSDC 06b there is no need
		supply, the council should be	to apply an additional buffer for under delivery. There is no
		looking for a buffer of at least 10%	such requirement set out in the NPPF or PPG.
		to provide flexibility.	
704-001	Nexus Planning obo	Delivery rates at Burgess Hill	For the reasons set out in MSDC 5b, the delivery rates at
	Miller Homes	remain too optimistic. 937	Northern Arc are realistic. As set out in MSDC 02(1) and
		dwellings provide 9% buffer	MSDC 06b there is no need to apply an additional buffer
		against residual, it is based on	for under delivery. There is no such requirement set out in
		undeliverable assumptions for	the NPPF or PPG
		DP9, a buffer of more than	
		previously advocated 10% is	
		required, suggest 15%. Or delivery	
		assumptions should be reduced.	
747-006	Turley obo	There is no updated evidence to	These are set out in MSDC 06b, appendix 2 and have
	A2Dominion	demonstrate lead in time and	been based on information supplied by the site
		delivery rates of SA DPD sites	promoters/developers.

Mid Sussex District Council



Site Allocations DPD

MSDC 17: Appendix 1

Mid Sussex District Council and Countryside regarding Freeks Farm, Burgess Hill, District Plan Policy DP9 (460 units)

July 8th 2021

Purpose

The Hearings into the Site Allocations DPD held on 2 June 2016 focussed on the residual housing requirement to be met through the additional allocations in the Sites DPD. Following a debate about the delivery trajectory of the four strategic sites allocated through the District Plan, the Council agreed to prepare and enter Statements of Common Ground with the developers of the four sites to provide confirmation of the position.

This SoCG relates to the Freeks Farm element of the Northern Arc Strategic Allocation, and provides further detail to that provided in MSDC 05b, in response to comments made by other parties. It does not change the delivery rates set out in MSDC 05b.

History

Outline permission (DM/18/0509) for the Freeks Farm site in July 2019 and Reserved Matters (DM/19/3845) were approved in December 2019. Construction on the site commenced during 2020 and the junction with Maple Drive has been completed. House construction is well under way and first completions at Freeks Farm are expected in 2021.

Infrastructure

Access to the site via Maple Drive is in place. In addition, a condition of the outline application requires the delivery of the eastern bridge and link road, linking Freeks Farm with Isaacs Lane prior to the occupation of the 130th dwelling. Permission (DM/19/3313) for this section of the link road has been granted and construction is due to commence Summer 2021. The completion of the eastern bridge and link road is anticipated in Spring 2022. Once this road is completed, sales and construction traffic will access the site from both the north and south of the site.

Delivery rates

Countryside have confirmed that the forecast build completions set out in the table below are achievable. Countryside are using Modern Methods of Construction (MMC) in order to accelerate housing delivery on the site.

Countryside are contracted to minimum acceleration clauses in their Building Lease to ensure they build at a required rate. The construction pace for Countryside at Freeks Farm is a minimum 8 homes per month.

The S106 agreement requires 30% affordable housing on the site (138 units). Sage are the appointed affordable housing provider on this site, and will be the end user of a further 99 affordable units (bringing the total affordable units to 237). 138 of these units would be provided within the first phase of development, anticipated to complete by October 2022. The certainty of Sage as the pre-end-user of just over 50% of the units providers additional incentive and demand to justify the accelerated build rates.

Statement of Common Ground

Site address	Land at Freeks Farm, Burgess Hill
SHELAA ID	969
District Plan allocation	DP9 (part of site for 460 units)

Planning Status

Planning application Reference		Planning Application Expiry date/ date of commencement on site
DM/18/0509	Outline planning permission for 460 homes	
DM/19/3845	Reserved matters for 460 homes	Commenced 2020

There are no outstanding infrastructure requirements for this site which will delay the delivery. The site will be delivered in its entirety within the Plan Period.

I, Antony Iren, Senior Development Manager of Countryside Properties, can confirm that the information set out in the table below is an accurate reflection of the anticipated delivery rates on this site

Financial Year (1 st April – 31 st March)	Number of completions
2021/22	56
2022/23	138
2023/24	120
2024/25	131
2025/26	15
2026/27	0

Signed: Anthony Iren Senior Development Manager Countryside Properties	At
Date:	8 th July 2021
Signed: Sally Blomfield Divisional Leader for Planning and Economy Mid Sussex District Council	SA Blonfield
Date:	8 th July 2021

Appendix 2: Clarified trajectory for Northern Arc

Clarified figures

	2020/2 1	2021/2 2	2022/2 3	2023/2 4	2024/2 5	2025/2 6	2026/2 7	2027/2 8	2028/2 9	2029/3 0	2030/3 1	Tot al in P P	2031/3 2	2032/3 3	2033/3 4	Tot al
Total Northern Arc (excluding Freeks)			135	172	272	335	272	260	278	306	280	2310	276	284	170	3040
Total from Freeks Farm only		56	138	120	131	15						460				460
Total from whole northern Arc	0	56	273	292	403	350	272	260	278	306	280	2770	276	284	170	3500

As published in MSDC 05 b:

<u> Updated – June 2021</u>

	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Total ^ª withi	2031/32	2032/33	2033/34	Total
														n Plan				
DP March 2018	0	201	202	202	388	388	388	388	388	238	239	239	239					3500
Actual delivery	0	0	0															0
Difference		-201	-202															
Update June 2021			0	56	273	292	403	350	272	260	278	306	280	2310 b	276	284	170	3500
Phase 1: Freeks	Farm (0	Commer	nced)													•		
This phase form	is part of	(not ad	ditional t	o) the to	tal DP9	allocatic	n (3,500) units) t	hat is de	tailed al	bove. It i	s the firs	st reside	ntial p	hase to	have full	plannin	g
permission and	works or	n site ha	ve comr	nenced.	Therefo	re, a pha	ase spec	cific deliv	/ery traje	ectory is	set out l	below.						
	2018/1 9	2019/2 0	2020/2 1	2021/2 2	2022/2 3	2023/2 4	2024/2 5	2025/2 6	2026/2 7	2027/2 8	2028/2 9	2029/3 0	2030/3 1	Total within PP	2031/3 2	2032/3 3	2033/3 4	Tota I
				56	138	120	131	15						460				

^b This figure should be 2770

Appendix 3 Update to MSDC 06a page 13 and 14 - (cells in yellow indicate changes from orignal - no change to calculation, set out at paragraph 5.0 of MSDC 06a) Sites deliverable in years 1 - 5: As at 1st April 2021

A list si	toc													
Sites that	do not invol	e major development with Planning permission	n (9 - 5 units)											
	Delivery by year													
SHELAA ID	Town / Parish (NP Area)	Site Address (sites of 6+ units)		Outline Permission Reference	Detailed Permission Reference	Decision Date	Site Totals (Net)	Year 1 - 5 total	2021/22	2022/23	2023/24	2024/25	2025/26	Progress
1009	Ardingly	The Oak Inn Street Lane Ardingly			DM/19/0084	01.02.2019	5	5	5					Conversion nearing completion. New build ground works/foundations.
977	Ashurst Wood	Land at Willow Trees and Spinney Lewes Road Ashurst Wood			DM/17/2695	03.05.2019	5	5	5					Commenced
208	Ashurst Wood	Mount Pleasant Nursery Cansiron Lane Ashurst Wood		DM/18/3242		23.07.2019	5	5		5				May 2021 pre-app for REM. Bring brought forward as custom build plots. Land owner in discussion with custom build developer.
978	Bolney	Site of Former Little Orchards London Road Bolney			DM/19/0001	29.05.2019	5	5			5			Full planning permission granted May 2019.
447	Burgess Hill	1 Cyprus Road Burgess Hill			DM/17/4575	20.07.2018	9	10	10					Commenced
974	Burgess Hill	87 Junction Road Burgess Hill			DM/20/1257	06.08.2020	6	6	6					Full planning permission granted Aug 2020. Dischage of condition application approved April 2021.
981	Burgess Hill	Day Centre Royal George Road Burgess Hill			DM/18/5068	09.08.2019	8	8	8					Email confirmation 6 or 7 units completed by 31st March 2021.
1088	Burgess Hill	Weald Inn Royal George Road Burgess Hill			DM/20/2381	20.11.2020	9	9		9				Full planning permission granted November 2020.
409	East Grinstead	Sussex House London Road East Grinstead			13/0404/FUL		8	8	8					Construction commenced 19/20.
1089	East Grinstead	273 London Road Burgess Hill			DM/19/5158	18.09.2020	6	6		6				Full planning permission granted September 2020
1084	East Grinstead	Vacant Plot 70 -72 London Road East Grinstead			DM/19/0303	13.10.2020	6	6		6				Full planning permission granted October 2020
1011	East Grinstead	Vison Express 53 - 59 London Road East Grinstead			DM/18/3284	20.03.2019	4	4			4			Full planning permission granted 20.03.2020, site gross 6 units
595	East Grinstead	Land at Brookhurst Furze Lane East Grinstead			DM/19/5211	29.09.2020	7	7		7				Full planning permission granted September 2020
369	East Grinstead	Phoenix House, 53 - 59 Lingfield Road, East Grinstead	3 year 2 year	DM/19/1256	DM/20/3640	28.05.2021	9	9			9			DW19/1256 PP in May 2020 OUT for 9 units permission to be implemented. DM/20/364 REM approved May 2021
1090	Haywards Heath	Maxwelton House Boltro Road			DM/20/1854	13.07.2020	9	9			9			Prior approval granted July 2020. Revised full application for 54 units (DM/20/3516) pending decision.
618	Haywards Heath	MSDC Car Park north of Oaklands Road			DM/18/4841	19.06.2020	8	8		8				Full planning permission granted June 2020
597	haywards Heath	Land rear of Devon Villas Western Road			DM/20/0840	15.12.2020	9	9		9				application currently in to discharge pre-commencement conditions and then likely sell site. If owner builds out then completed 2022/23.
613	Hurstpierpoint	Land whitehouse Lodge Furzeland Way Sayers Common			DM/19/3952	02.06.2020	9	9		9				Subject to clearance of planning conditions; commencement Aug/ Sept 2021.
488	Worth	Palmers Autocentre Turners Hill Road Crawley Down			DM/17/1660	04.08.2017	8	8		4	4			Construction commenced 19/20, but site not active since March 2020 but anticipate completions 2021/22
960	Worth	Land rear of Tiltwood House, Gage Close, Crawley Down			DM/16/0600	15.04.2019	5	5	5					Discharge condition application March 2019. Lawful start April 2019
		Total						141	47	63	31	0	0	

Major Sites (10 + units) with Full Planning Permission under construction

Major Site	es (10 + unit	s) with Full Planning Permission under construction	on						1					
	Town / Parish	Site Address (sites of 6+ units)		Outline Permission	Detailed Permission	Decision Date	Site Totals	Year 1 - 5	2021/22	2022/23	elivery by year 2023/24	2024/25	2025/26	Comments
SHELAA ID	(NP Area)			Reference	Reference	Decision Date	(Net)	total	2021/22	2022/23	2023/24	2024/23	2023/26	Comments
191	Balcombe	Land to the north of Barnfield Cottages, Haywards Heath Road, Balcombe			DM/18/4541	17.12.2019	16	16	8	8				Commenced on site August 2020.
91	Burgess Hill	Keymer Tile Works Nye Road Burgess Hill (Phase 2)		09/03697/OUT	DM/16/2718	27.01.2017	170	48	19	21	8			Construction underway. Completions on site.
91	Burgess Hill	Keymer Tile Works Nye Road Burgess Hill (Phase 3)		09/03697//OUT	DM/16/5617	20.06.2017	180	109	64	45				Construction underway. Completions on site.
233	Burgess Hill	Land East of Kingsway Burgess Hill (Phase 1)		12/01532/OUT	14/3208/REM	26.02.2015	78	2			2			Confirmed through Statement of Common Ground
233	Burgess Hill	Land East of Kingsway Burgess Hill (Phase 3b)		12/01532/OUT	DM/19/3144	01.07.2023	39	39	39					Confirmed through Statement of Common Ground
534	Burgess Hill	Land rear of 88 Folders Lane, Burgess Hill			14/04492/FUL	15.06.2017	73	37	25	12				Construction underway. Completions on site.
969	Burgess Hill	Land west of Freeks Lane Burgess Hill		DM/18/0509	DM/19/3845	19.12.2019	460	460	56	138	120	131	15	Confirmed through Statement of Common Ground
963	Burgess Hill	Manor Court Valebridge Road Burgess Hill			DM/17/1937	03.08.2019	14	14		14				Construction has commenced
980	East Grinstead	Oakhurst Maypole Road East Grinstead			DM/20/0025	28.04.2020	10	10		10				Construction has commenced
197	East Criestand	15 and 39 Crawley Down Road East Grinstead	3 year 2 year	DM/17/2570	DM/20/1078	26.10.2020	63	63			18	45		Construction has commenced
157	East Glinslead	15 alu 39 Clawey Down Road East Gillisteau	3 year 2 year	DMITTIZGEO	Dm201078	20.10.2020	3	03			10	45		Construction may commented
548	East Grinstead	17 Copthorne Road, East Grinstead	3 year		DM/16/5502	09.03.2018	26	25		12	13			Construction has commenced
923	East Grinstead	Queensmere, 49 Queens Road, East Grinstead	3 year		DM/17/2725	26.01.2018	14	14		14				Construction has commenced
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	200		30	60	60	50	Construction has commenced
964	East Grinstead	Packer Court Quarry Rise East Grinstead			DM/17/1941	03.08.2018	14	14	14					Construction has commenced
965	East Grinstead	Dart Court Quarry Rise East Grinstead			DM/17/1935	03.08.2018	16	16	16					Construction has commenced
					DM/15/5067	22.05.2017								I unit remains
768	East Grinstead	Martells Store, 1-4 Normans Gardens and Queens Road, East Grinstead			DM/15/5067	22.05.2017	129	1	1					i uni remans
22	5-4-0-4-4-4	Dunnings Mil East Grinstead		DM/15/2830	DM/18/4899	23.07.2019	12	12				12		Construction has commenced
	East Grinstead	Dunnings will east Grinsvelid		DM/15/2830	DW/16/4699	23.07.2019	12	12				12		Construction has commenced
696	East Grinstead	Bell Hammer East Grinstead			DM/18/1762	04.02.2019	35	35	35					Construction has commenced
690	Hassocks	Hassocks Golf Club, London Road, Hassocks			DM/18/2616	28.03.2019	165	145	40	43	29	33		Construction underway. Completions on site.
485	Haywards Heath	Land South of Rocky Lane, Haywards Heath (Phase 2)		DM/16/1312	DM/16/1312	17.02.2017	134	40	30	10				Construction underway. Completions on site.
247	Hayward Heath	Penland Farm, Haywards Heath			DM/16/1803	09.06.2017	210	82	40	42				Construction underway. Completions on site.
57	Haywards Heath	Land at Gamblemead, Haywards Heath			DM/17/0331 DM/19/2764	08.09.2017	170	50	40	10				Construction underway. Completions on site.
	- ayrian de rindell								2	10				Email confirmation best available information June 2020. Planning application to secure an
496	Haywards Heath	Wychwood Park Rocky Lane Haywards Heath		DM/16/4496	DM/17/4190	25.05.2018	320	167	104	63				additional 23 units on the site resolution to rgant subject to S106 December 2020 (additional units not currently included within site numbers).
			1											
843	Haywards Heath	37-55 Perrymount Road and 3-5 Clair Road	-	DM/17/3413	DM/18/4837	10.05.2019	145	104	50	54				Construction underway. Completions on site.
					DW/18/2237									
732	Haywards Heath	The Priory, Syresham Gardens, Haywards Heath				28.06.2019	11	11	2	9				Construction has commenced
619	Hawwarde Heath	Beech Hurst Depot Bolnore road		DM.19.3619				18	8	10				Construction has commenced
	. aywards meall								0	10				
	Hurstpierpoint Hurstpierpoint	Land to north of Hurstpierpoint (Little Park Farm)		12/0414/OUT	DM/15/4736	18.07.2016	140	15	15					Construction underway. Completions on site.
220	and Sayers Common	Kingsland Laines Reeds Lane Sayers Common		12/01540/OUT DM/18/4331	DM/19/1148 DM/2	18.12.2019	133	119	18	37	38	26		Construction has commenced
			1											
6	Lindfield Rural	Lindfield Meadows, Gravelye Lane and Scamps Hill, Lindfield		DM/16/5648	DM/17/3311	08.12.2017	130	40	40					Construction underway. Completions on site.
666	Slaugham	Hardriding Farm, Pease Pottage Phase 3		DM/15/4711	DM/19/3549	14.07.2020	186	143	143	L				Confirmed through Statement of Common Ground

765	Slaugham	Slaugham Manor, Slaugham Place (newbuild)	DM/16/2531	DM/18/1499	23.11.2018	25	16	8	8				Construction on site has commenced
					13.06.2019	51	_						Construction underway. Completions on site.
725	Lindfield Rural	L/A Barn Cottage, Lewes Road, Scaynes Hill	DM/16/3119	DM/19/1937	13.06.2019	51	3	3					Construction underway. Compressons on site.
151	Lindfield Rural	Land north of Barrington House	DM/17/2271	DM/19/2845	25.11.2019	46	46	10	36				Construction on site has commenced
281	Woth	Land south of Hazel Close, Crawley Down	DM/15/4094	DM/19/2974	22.11.2019	60	60	30	30				Construction on site has commenced
271	Worth	Land west of Turners Hill Road, Crawley Down	DM/15/3614	DM/19/2242	23.01.2020	44	44		29	15			Construction on site has commenced
38	Worth	Land north of A264 at Junction 10 of M23 residential phases 1 and 2	13/04127/OUTES	DM/18/4321	03.06.2019	303	239	98	98	43			Construction underway. Completions on site.
		Total					2457	956	783	346	307	65	

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

										D	elivery by year			
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)	Year 1 - 5 total	2021/22	2022/23	2023/24	2024/25	2025/26	Progress
543	Bolney	Land north and east of Bolney Cricket Club (opposite Queens Head Bolney)	3 year		DM/17/4392	15.03.2019	30	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 Cyprus Road Burgess Hill	3 year		DM/19/0347	14.03.2019	14	14		14				Email confirmation of delivery rates.
723	East Grinstead	Ashplatts House, Holtye Road, East Grinstead	3 year 2 year	DM/19/1613	DM/20/3932	08.03.2021	29	29		19	10			Site in control of housebuilder. Some Pre commencemnet conditions discharged.
21	East Grinstead	11a Crawley Down Road Felbridge	3 year		DM/18/3022	17.12.2019	32	31			31			Full planning permission granted December 2019.
968	East Grinstead	30 - 34 London Road East Grinstead	3 year		DM/18/2311	17.12.2019	17	17			17			Full planning permission granted December 2019.
872	East Grinsted	Block D East Grinstead House Wood Street East Grinstead West Sussex RH19 1UU	3 year		DM/21/0405	24.03.2021	40	40		40				Prior notification - Email confirmation only 2 of the 5 schemes in work plan, others unknown at this stage.
872	East Grinsted	Block E Floor G - 4 East Grinstead House Wood Street East Grinstead West Sussex RH19 1UZ	3 year		DM/21/0401	24.03.2021	69	69		69				Prior notification - Email confirmation only 2 of the 5 schemes in work plan, others unknown at this stage.
744	Haywards Heath	NCP Car Park, Harlands Road, Haywards Heath	3 year		DM/17/2384	14.02.2020	40	40			20	20		Full planning permission granted February 2020.
1091	Haywards Heath	Central House Perrymounr Road Haywards Heath	3 year		DM/20/1137	19.03.2021	38	38			38			Prior notification granted march 2021
1092	Haywards Heath	Chester House Harlands Road Haywards Heath	3 year		DM/21/0187	04.03.2021	76	76			76			Proir not approval March 2021
586	Lindfield Rural	Buxshalls Ardingly Road Lindfield	3 year		DM/20/0979	15.12.2020	16	16				16		Full planning permission granted December 2020. Some pre-commcement conditions discharded.
483	Lindfield Rural	Land to the south of Scamps Hill, Lindfield	3 year 2 year	DM/15/4457	DM/20/2763	18.01.2021	200	148		37	37	37	37	PPA in place.
		Total						548	0	187	251	73	37	

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)	Year 1 - 5 total	2021/22	2022/23	2023/24	2024/25	2025/26	Progress
493	Burgess Hill	Phase 1, North Arc, Burgess Hill	3 year 2 year	DM/18/5114		4.10.2019	3040	914	0	135	172	272	335	Confirmed through Statement of Common Ground
							29							
	Burgess Hill	Woodfield House Isscccs Lane Burgess Hill	3 year 2 year	DM.19.3769		11.09.2020	29	29			9	20		OUT permission granted September 2020
753	Hassocks	Land north of Clayton Mills, Hassocks	2 year 1 year	DM/18/4979		16.03.2020	500	260		40	60	80	80	Confirmed through Statement of Common Ground
666	Slaugham	Hardriding Farm, Pease Pottage Phase 4 onwards	3 year 2 year	DW15/4711	DM/19/4636	26.05.2021	277	277	59	109	109			Confirmed through Statement of Common Ground
38	Worth	Land north of A264 at Junction 10 of M23 residential phase 3	5 year	13/04127/OUTES	DM/21/0644	Pending	197	0						REM application pending consideration
		Total						1480	59	284	350	372	415	

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)	Year 1 - 5 total	2021/22	2022/23	2023/24	2024/25	2025/26	Progress
233	Burgess Hill	Land East of Kingsway Burgess Hill (Phase 4)	12/01532/OUT	DM/20/0886	Pending	238	220		40	60	60	60	Confirmed through Statement of Common Ground
246	Haywards Heath	Hurst Farm, Hurstwood Lane, Haywards Heath				375	111			37	37	37	The site is allocated in the Haywards Heath Neighbourhood Plan. Site is now in control of Homes England. Delivery rates are based on average delivery of 37 units per year.
		Total					331	0	40	97	97	97	

	ations DPD												
ite	Town / Parish (NP Area)	Site Address (sites of 6+ units)	Outline Permission Reference	Detailed Permission Reference	Decision Date	Site Totals (Net)	Year 1 - 5 total	2021/22	2022/23	2023/24	2024/25	2025/26	Progress
SA15		Land South of Southway, Burgess Hill					30				30		
SA12		Land South of 96 Folders Lane, Burgess Hill					40				35	5	
SA13		Land south of Folders Lane and east of Keymer Road, Burgess Hill					110				50	60	
SA23		Land at Hanlye Lane to the east of Ardingly Road, Cuckfield					55				40	15	
SA19		Land south of Crawley Down Road, Felbridge					110				50	60	
SA20		Land south and west of Imberhorne Upper School, Imberhorne Lane, East Grinstead					45					45	
SA21		Rogers Farm, Fox Hill, Haywards Heath					25				25		
SA29		Land south of St. Stephens Church, Hamsland, Horsted Keynes					30				30		
SA28		Land South of The Old Police House, Birchgrove Road, Horsted Keynes					25				25		
SA30		Land to the north Lyndon, Reeds Lane, Sayers Common					35				35		
SA31		Land to the rear Firlands, Church Road, Scaynes Hill					20				20		
		Total					525	0	0	0	340	185	

Small sites	with permission (1 - 4 units) (with 40% discount app	olied for non - deli	very)									
						219	100	100	19			
	Total					219	100	100	19	0	0	
							1	1				
						Year 1 - 5 total	2020/21	2021/22	2022/23	2023/24	2023/25	
						total						
					Total	5701	1162	1457	1094	1189	799	

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