

## **Site Allocations DPD**

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

Following further submissions from  
participants

August 11<sup>th</sup> 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**

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

**Participants response to MSDC 05b : Northern Arc**

<b>Rep ID</b>	<b>Respondent</b>	<b>Respondent comment</b>	<b>MSDC response</b>
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 'Frees 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 (Frees 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 schedule <sup>1</sup> double counts the delivery from the 'Frees 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 A2Dominion	MSDC 05c demonstrated MSDC had double counted completions in March 2021	This error is corrected in MSDC 05c
REP 2065-001	Andrew Black Consulting obo Vanderbilt Homes	The anticipated completion levels from this site are reasonable and supported by appropriate evidence	N/A
REP 2118 – 004	Gladman	Agree with the anticipated delivery rates	N/A

**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 by at least one year.	For the reasons set out in MSDC 5d, the delivery rates at Clayton Mills are realistic

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**

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

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

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

## **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 8<sup>th</sup> 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 130<sup>th</sup> 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 provides 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 <sup>st</sup> April – 31 <sup>st</sup> 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	
Date:	8 <sup>th</sup> July 2021

Signed: Sally Blomfield Divisional Leader for Planning and Economy Mid Sussex District Council	
Date:	8 <sup>th</sup> July 2021

Appendix 2: Clarified trajectory for Northern Arc

Clarified figures

	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Total in PP	2031/32	2032/33	2033/34	Total
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:

Updated – June 2021

	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 within Plan	2031/32	2032/33	2033/34	Total
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 <sup>b</sup>	276	284	170	3500

Phase 1: Freeks Farm (Commenced)

This phase forms part of (not additional to) the total DP9 allocation (3,500 units) that is detailed above. It is the first residential phase to have full planning permission and works on site have commenced. Therefore, a phase specific delivery trajectory is set out below.

	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 within PP	2031/32	2032/33	2033/34	Total
				56	138	120	131	15						460				

<sup>b</sup> This figure should be 2770







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
725	Lindfield Rural	LA Barn Cottage, Lewes Road, Scaynes Hill		DM/16/3119	DM/19/1937	13.06.2019	51	3	3							Construction underway. Completions 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/15/0614	DM/19/2242	23.01.2020	44	44					29	15		Construction on site has commenced
38	Worth	Land north of A284 at Junction 10 of M23 residential phases 1 and 2		13/04/12/OUTES	DM/18/4321	03.06.2019	303	239	98	98	43					Construction underway. Completions on site.
<b>Total</b>									<b>2457</b>	<b>956</b>	<b>783</b>	<b>346</b>	<b>307</b>	<b>65</b>		

#### 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)	Year 1 - 5 total	Delivery by year					Progress		
									2021/22	2022/23	2023/24	2024/25	2025/26			
543	Bohley	Land north and east of Bohley Cricket Club (opposite Queens Head Bohley)	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	Asphalts House, Hollye Road, East Grinstead	3 year 2 year		DM/19/1613	08.03.2021	29	29			19	10				Site in control of housebuilder. Some Pre commencement 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 Grinstead	Block D East Grinstead House Wood Street East Grinstead West Sussex RH19 1LU	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 Grinstead	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 Perymoure 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				Prior not approval March 2021
586	Lindfield Rural	Bushalls Ardingly Road Lindfield	3 year		DM/20/0979	15.12.2020	16	16						16		Full planning permission granted December 2020. Some pre-commencement conditions discharged.
483	Lindfield Rural	Land to the south of Scamps Hill, Lindfield	3 year 2 year		DM/15/4457	18.01.2021	200	148			37	37	37	37		PPA in place.
<b>Total</b>								<b>548</b>	<b>0</b>	<b>167</b>	<b>251</b>	<b>73</b>	<b>37</b>			

#### B list sites

0 0 0

#### 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	Delivery by year					Progress		
									2021/22	2022/23	2023/24	2024/25	2025/26			
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
	Burgess Hill	Woodfield House Isacoss 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, Phase Pottage Phase 4 onwards	3 year 2 year	DM/15/4711	DM/19/4636	26.05.2021	277	277	59	109	109					Confirmed through Statement of Common Ground
38	Worth	Land north of A284 at Junction 10 of M23 residential phase 3	5 year	13/04/12/OUTES	DM/21/0644	Pending	197	0								REM application pending consideration
<b>Total</b>								<b>1480</b>	<b>59</b>	<b>284</b>	<b>350</b>	<b>372</b>	<b>415</b>			

#### Major Site (10 units +) Allocated sites

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	Delivery by year					Progress		
									2021/22	2022/23	2023/24	2024/25	2025/26			
233	Burgess Hill	Land East of Kingsway Burgess Hill (Phase 4)		12/01/32/OUT	DM/20/0886	Pending	238	220			40	60	60	60		Confirmed through Statement of Common Ground
246	Haywards Heath	Hurst Farm, Hurswood Lane, Haywards Heath					375	111			37	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.
<b>Total</b>								<b>331</b>	<b>0</b>	<b>40</b>	<b>97</b>	<b>97</b>	<b>97</b>			

#### Site Allocations DPD

Site	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 Hants 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 Imberherne Upper School, Imberherne Lane, East Grinstead				45						45		
SA21		Ropers Farm, Fox Hill, Haywards Heath				25					25			
SA29		Land south of St. Stephens Church, Hamland, 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 of Harlands, Church Road, Scaynes Hill				20					20			
<b>Total</b>								<b>525</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>340</b>	<b>185</b>	

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

								219	100	100	19		
<b>Total</b>								<b>219</b>	<b>100</b>	<b>100</b>	<b>19</b>	<b>0</b>	<b>0</b>

	Year 1 - 5 total	2020/21	2021/22	2022/23	2023/24	2023/25
<b>Total</b>	<b>5701</b>	<b>1162</b>	<b>1457</b>	<b>1094</b>	<b>1189</b>	<b>799</b>