

Housing Land Supply Position

Annual Position Statement



July 2019



MID SUSSEX
DISTRICT COUNCIL

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 This document is the Annual Position Statement of the Council. It has been prepared having followed the guidance set out in the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG). It incorporates the Engagement Statement (**Appendix 1**) as required by the PPG¹.
- 1.3 The Annual Position Statement has a base date of 1st April 2019 and covers the five year period between 1st April 2019 and 31st March 2024.

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 ”²
- 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. ”³

¹ PPG, (July, 2019) Paragraph: 015 Reference ID: 68-015-20190722 <https://www.gov.uk/guidance/housing-supply-and-delivery#year-housing-land-supply>

² para 73, NPPF, 2019

³ para 73, NPPF, 2019

- 2.5 The five year housing land supply for the District was last confirmed through the Examination of the District Plan. The Council now wishes to confirm the five year supply through an Annual Position Statement. Therefore, a 10% buffer will be applied to the five year requirement in accordance with the requirements of the NPPF.

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:

“ 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

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>

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

- 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 two of the strategic sites (DP10 Pease Pottage for 600 homes and DP8 Kings Way, Burgess Hill for 480 homes), 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 Work on the Site Allocations Development Plan has commenced. The recently adopted Local Development Scheme (2019)⁷ sets out the current timetable for the preparation of the DPD. The Preferred Options consultation (Regulation 18) will take place in Autumn 2019, followed by the Pre Submission Consultation (Regulation 19) in Spring 2020. Adoption of the DPD is anticipated in Spring/summer 2021, midway through the current five year period. Whilst 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, the Council is aware that some developers will be seeking to submit planning applications prior to the formal adoption of the Sites DPD, and the Council expects that applications will be forthcoming after the Regulation 19 stage. Therefore the number of sites allocated through the Site Allocations DPD that will be able to deliver units within the following two years will be limited.
- 3.7 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.
- 4.2 Therefore, for the purposes of this housing land supply calculation the annual requirement is 876 dwellings. In accordance with the NPPF as the adopted strategic policies 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

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

	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	Total
Requirement	876	876	876	876	876	4380
Completions	630	868	912	843	661	3914
Shortfall	-246	-8	+36	-33	-215	-466

⁷ Local Development Scheme (2019)

- 4.4 There is a total shortfall since the start of the Plan period of 466 units⁸. As set out in paragraph 3.7 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 (See paragraph 3.4 above).
- 4.5 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.
- 4.6 As set out in paragraph 3.6 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. Officers are currently undertaking the necessary technical work required to inform the Council's decision on the shortlist of sites for inclusion in the Preferred Options consultation document. There are a range of types, sizes and locations of sites being considered, this variety will help ensure that sites allocated in the DPD can support the rolling five year supply position over the plan period. This will be demonstrated through the publication of an updated housing trajectory as part of the Sites DPD consultation document.

Housing Delivery Test

- 4.7 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.
- 4.8 The result for Mid Sussex was 110%¹³. This result is based on monitoring years 2015-16, 2016-17 and 2017-18. 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 2019.

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>

¹³ <https://www.gov.uk/government/publications/housing-delivery-test-2018-measurement>

- 4.9 For the purposes of the Housing Delivery Test Mid Sussex is a 5% authority. However, it should be noted that as Mid Sussex is seeking to fix its 5 Year housing land supply position through the Annual Position Statement a 10% buffer must be applied in accordance with paragraph 73 of the NPPF (See paragraph 2.4 above). 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 5 years =	4,380
Shortfall spread over remaining plan period	466 divided by 12 remaining years x 5 years	194
Total		4,574
Buffer (see paras 2.4,4.9 above)	10%	457
Total five year supply requirement		5,032

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 2018/19 performance in processing major planning applications within 13 weeks (or within an agreed extension of time) was 96%. Minor sites also make an important contribution to the 5 year supply and 95% of minor applications are determined within 8 weeks.
- 4.13 **Appendix 2** 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 2.6 years from the date of receipt of a planning application to the first completions on site. For sites over 100 units the average is 3.3 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
- “..... should be considered deliverable until the permission expires, unless there is clear evidence that homes will not be delivered within five years¹⁴”.

¹⁴ NPPF, (2019), Annex 2

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 3**. 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:

- 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.

Such evidence could be in the form of a Statement of Common Ground between the local authority and the developers which confirms the developers delivery intentions and anticipated start and build out rates.

- 4.17 **Appendix 4** sets out the evidence which demonstrates that outline permission and Development Plan Allocations 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 Statements of Common Ground signed between the Council and developer and emails from developers confirm the anticipated delivery rates. 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. These are set out in **Appendix 5**.

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 6**, along with evidence in support of and opposition to their

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>

inclusion. This work is evidence of the rigorous approach taken in the assessment of sites deliverability.

Total Housing Supply over next 5 years

'A' List Sites¹⁸	
Minor Sites with Planning Permission 5 - 9 units	107
Minor Sites with Planning Permission 1 - 4 units	285
Major Sites (10 + units) with detailed Planning Permission (Full and REM applications)	3,095
'B' List Sites¹⁹	
Outline permission for Major development	1,475
Allocated in Development Plan	713
Total Housing Supply in years 1 - 5	5,675

5.0 Five Year Land supply calculation

5.1 The table below sets out the five year supply calculation, including a 5% buffer, which would be applied if the Council was not seeking to confirm the position through the Annual Position Statement route.

Total Housing Supply in years 1 - 5	5,675	
Total five year supply requirement	4,803	Including a 5% buffer
Supply surplus	872	
Five year land supply	5.91	

5.2 The table below sets out the five year supply calculation, including a 10% buffer, which is to be confirmed through the Annual Position Statement.

Total Housing Supply in years 1 - 5	5,675	
Total five year supply requirement	5,032	Including a 10% buffer
Supply surplus	643	
Five year land supply	5.64	

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

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

1.0 Appendix 1 - Engagement Statement

1.1 This document forms the Engagement Statement that is part of the Annual Position Statement for Mid Sussex District Council.

1.2 Paragraph 51 of the Planning Practice Guidance²⁰ states that authorities who are seeking to confirm a five year land supply through an Annual Position Statement will need to produce an engagement statement to be submitted to the Planning Inspectorate. The engagement statement should include:

- an overview of the process of engagement with site owners/applicants, developers and other stakeholders and a schedule of site based data resulting from this;
- specific identification of any disputed sites where consensus on likely delivery has not been reached, including sufficient evidence in support of and opposition to the disputed site(s) to allow a Planning Inspector to reach a reasoned conclusion; as well as an indication of the impact of any disputed sites on the number of years of supply;
- the conclusions which have been reached on each site by the local planning authority in consideration of the outcome of stakeholder engagement;
- the conclusions which have been reached about the overall 5 year land supply position.²¹ ”

2.0 Engagement with Stakeholders

2.1 The Statement of Community Involvement (SCI), March 2019 acts as a guide and benchmark for all Council services to use when involving communities in planning and sets out the Councils general approach to engagement. It sets out key principles that need to be met when engaging with the public. It sets out six general principles for Community Engagement, known as The Code of Practice. The Code of Practice states that community involvement should be accessible to all those who wish to take part, and this may vary according to the nature of the matter being looked at.

2.2 The APS is a very specific and technical topic as it is related to the delivery of housing and the nature of the engagement has been targeted to reflect this. On this basis it is not considered appropriate to undertake general public consultation on the document. The focus of the engagement during the preparation of the APS has been with developers and planning agents as they are best placed to provide information relating to delivery of their site/s. Whilst some general assumptions about sites can be made, such as ‘industry accepted’ build out rates of sites, it is the site promoters and developers that have the first-hand knowledge and expertise about their own sites. Therefore, officers have sought to engage with developers/planning agents site promoters about their own sites rather than seek comments from the development community on all the sites that form part of the five year land supply. It is the Council’s role to robustly assess the information submitted, based on the monitoring and delivery information that it has collated.

²⁰ PPG, (July 2019) Paragraph: 015 Reference ID: 68-015-20190722 <https://www.gov.uk/guidance/housing-supply-and-delivery#year-housing-land-supply>

- 2.3 The Council has sought confirmation from developers and site promoters on all sites with units that will be delivered within the next five years to provide a clear indication of anticipated delivery rates of major sites either through a SoCG or through email correspondence.
- 2.4 To support the delivery of the District Plan an Infrastructure Delivery Plan (IDP) has been prepared in consultation with utility providers and other stakeholders with responsibility for the delivery of infrastructure. It has not been considered necessary to engage with utility providers for the purposes of preparing the APS as the IDP has been used to inform assumptions.
- 2.5 Due to the nature and location of the sites in relation to other Districts there are no cross boundary matters that need to be addressed through the Annual Position Statement.

3.0 Outcome of engagement of Stakeholders

- 3.1 The table set out in **Appendix 4** sets the outcomes of the engagement with stakeholders on a site by site basis and the evidence that demonstrates that a site is deliverable. The table also shows the agreed delivery rates for each site.
- 3.2 **Appendix 5** contains the Statements of Common Ground that have been entered into between the developers, site promoters and the Council, along with email correspondence.

4.0 Disputed sites

- 4.1 An analysis of all commitments has been undertaken. This has identified the sites that can justifiably be considered as a deliverable site, in accordance with the definition in the NPPF. There are a number of other sites, which could be included in the five year supply, but the Council disputes that sufficient evidence to demonstrate that a site is deliverable. These sites are set out in **Appendix 6**, along with an explanation as to why the Council disputes that they are not deliverable at this point in time.
- 4.2 Collectively the disputed sites have the potential to contribute an additional 606 units, which equates to an additional 0.60 years supply. These sites have not been included in the five year supply calculation, but would improve the land supply position should the matters raised be addressed.

5.0 Five year land Supply Position

- 5.1 Based on the evidence supplied through engagement with stakeholders and consideration by the council, the overall five year land supply position is 5.64 years with a 10% buffer applied).

APPENDIX 2 - Lead in time

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 Recived date	Reserved Matters or Full approval	Date of First completion	Time between outline application received and permission		Time Between outline decision and detailed permission		Total time between outline 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	0.4	5	5.7	67	6.9	81
09/03697/OUT DM/16/2718	Phase 2 Keymer Tile Works Burgess Hill		170	02/12/2009	30/04/2010		08/07/2016	27/01/2017	01/04/2018	0.4	5	6.8	79	8.3	98
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	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	0.0	0	0.7	8	1.2	14
12/04316/FUL	Phase 1 Land east of Gravelye Lane and Scamps Hill	230	82				04/01/2013	31/10/2013	01/12/2014	0.0	0	0.8	10	1.9	22
DM/15/0139	Phase 2 Land east of Gravelye Lane and Scamps Hill		148				15/01/2015	04/04/2016	01/04/2016	0.0	0	1.2	14	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	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	0.0	0	0.4	5	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	0.0	0	0.5	6	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	0.0	0	0.7	8	0.6	7
DM/16/1803	Penland Farm Haywards Heath	210					28/04/2016	09/06/2017	01/04/2018	0.0	0	1.1	13	1.9	23
DM/17/0331	Gamblemead Haywards Heath	151					23/01/2017	08/09/2017	01/02/2018	0.0	0	0.6	7	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	0.0	0	1.9	22	3.2	38
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	0.0	0	5.6	66	11.1	131
10/01898/FUL	Land opposite Manor Close Burgess Hill	122					20/10/2010	14/06/2011	01/02/2012	0.0	0	0.6	8	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	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	0.0	0	3.6	42	3.9	46
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	0.0	0	1.8	21	2.8	33
Average site lead in time. 100 or more units										0.2	2.3	2.0	23.7	3.3	39.0
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	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	0.0	0	0.8	9	1.4	17
09/00602/FUL	Land north of Maltings Park Burgess Hill	94				18/09/2009			01/05/2013	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	0.0	0	0.2	3	1.3	16
14/00294/FUL	South of the Old Convent East Grinstead	74					28/01/2014	25/06/2014	01/10/2015	0.0	0	0.4	5	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	1.0	12	0.1	1	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	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	0.0	0	1.1	12	0.5	6
DM/17/0205	Land at Hammonds Ridge Burgess Hill	51					18/01/2017	10/01/2018	01/01/2019	0.0	0	1.0	12	2.0	23
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	0.0	0	0.9	10	2.6	31
12/02128/FUL	Land north of Black Swan Close Pease Pottage	51				26/03/2013			01/09/2014	0.0	0	0.0	0	1.4	17

Average site lead in time, 50 -99 units

0.2 2.4 0.7 8.4 2.1 24.7

Sites of 49 - 30 units

DM/15/1025	Garland Court Garland Road East Grinstead	49					06/03/2015	12/02/2016	01/04/2017	0.0	0	0.9	11	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	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	0.0	0	0.8	10	1.0	11
13/03814/FUL	1 and 3 Church Road Haywards Heath	43					06/11/2013	05/02/2014	01/04/2016	0.0	0	0.2	3	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	0.0	0	1.4	17	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	0.0	0	0.1	1	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	0.0	0	0.7	9	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	0.0	0	1.1	13	1.6	19
DM/16/2037	Kings House 13 -21 Cantelupe Road East Grinstead	39					11/05/2016	23/06/2016	01/04/2018	0.0	0	0.1	1	1.9	22
14/01395/PDOFF	Norris House Burrell Road Haywards Heath	38					15/04/2014	27/05/2014	01/04/2017	0.0	0	0.1	1	3.0	35
12/02838/FUL	Land at Chalkers Lane Hurstpierpoint	38					16/08/2012	19/12/2012	01/04/2014	0.0	0	0.3	4	1.6	19
DM/15/1511	Lodgeland and Stangrove College Lane Ardingly	36					07/04/2015	12/10/2015	01/04/2016	0.0	0	0.5	6	1.0	12

13/04256/FUL	Former Magistrates Court Bolnore Road Haywards Heath	36					06/02/2014	21/10/2014	01/04/2016	0.0	0	0.7	8	2.2	25
DM/16/1913	23 - 27 London Road East Grinstead	30					04/05/2016	22/06/2016	01/04/2017	0.0	0	0.1	2	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	0.8	9	0.4	5	2.2	26
Average site lead in time, 49 -30 units										0.1	0.9	0.7	8.6	2.4	28.2
Average lead in time on all sites										0.1	1.9	1.1	13.6	2.6	30.6

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 2019 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 3 - 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
Site of 100 units or more									
09/03697/OUT 14/02830/REM	Phase 1 Keymer Tile Works Burgess Hill		125	42			23	89	13
DM/16/2718	Phase 2 Keymer Tile Works Burgess Hill		170	42					42
12/01532/OUT 14/03208/REM	Phase 1 Land east of Kingsway Burgess Hill		78	76			76		
12/01532/OUT DM/16/2204	Phase 2 Land east of Kingsway Burgess Hill		95	48				33	62
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	
DM/16/1312 DM/16/2180	South of Rocky Lane, Phase 2	134		11				2	20
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		32					32
DM/17/0331	Gamblemead Haywards Heath	151		23				4	42
DM/15/4736	Little Park Farm Hurstpierpoint	140		28				16	40
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		23	46	17	8		
12/4032/OUT DM/17/1329	Land south and west of Hancross Primary School	102		32					32
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			37					
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		37					37
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		8					8
13/03312/OUT DM/15/1298	Phase 2 Land off Woodlands Close Crawley Down	51		26			32	19	
12/02128/FUL	Land north of Black Swan Close Pease Pottage	51		25		25			
	Average build out rate on sites of 99 - 50 units			28					
Sites of 49 - 30 units									
DM/15/1025	Garland Court Garland Road East Grinstead	49		49				49	
11/01332/OUT DM/15/2182	Clock Field Turners Hill	47		6					6

12/00672/OUT 14/00035/REM	Phase 1 Land off Woodlands Close 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 14/00636/PDOFF	St James House 150 London Road East Grinstead	41		41			41		
11/01254/OUT 12/02822/REM	Land to north of Butlers Green Road 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
14/00294/FUL	South of the Old Convent East Grinstead	74		37		18	56		
	Average build out rate on sites of 49 - 30 units			32					

APPENDIX 4 - Deliverable Sites

Sites deliverable in year 1 - 5: As at 1st April 2019 Update July 2019

' A ' list of sites

Minor Sites with Planning Permission 5 - 9 units

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	Commenced	Completions to date	Year 1 - 5 total	2019/20	2020/21	2021/22	2022/23	2023/24	Progress
668	Anisly and Staplefield	Hook Place, Cuckfield Road, Burgess Hill	DM/15/5045	FULL	13.03.2020	8	0	no	0	8	8					Signed Statement of Common Ground confirms the anticipated delivery rates of the site.
430	Ardingly	Victoria House, College Road, Ardingly	DM/15/4856	FULL	17.05.16	5	0	yes	0	5	5					Site nearing completion, no SoCG required.
	Burgess Hill	1 Cyprus Road Burgess Hill	DM/17/4575	FULL	20.07.21	9	0	no	0	9		9				Full planning permission granted July 2018. No evidence to doubt delivery on the site.
963	Burgess Hill	Manor Court Valebridge Road Burgess Hill	DM/17/1937	FULL	03.08.21	-1	-1	yes	0	-1		-1				Demolition of site 19/20.
	Burgess Hill	87 Junction Road Burgess Hill	DM/18/3102	FULL	11.03.22	6	0	no	0	6		6				Full planning permission granted March 2019. No evidence to doubt delivery on the site.
778	East Grinstead	Wallis Centre, De La Warr Road, East Grinstead	DM/16/3196	FULL	28.02.2020	7	0	no	0	7	7					Signed Statement of Common Ground confirms the anticipated delivery rates of the site.
324	East Grinstead	Meadway Garage, Lowells Lane, East Grinstead	DM/18/2739	FULL	13.03.22	8	0	yes	0	8	8					Site nearing completion, no SoCG required
964	East Grinstead	Packer Court Quarry Rise East Grinstead	DM/17/1941	FULL	03.08.21	-8	-8	no	0	-8		-8				demo 19/20
965	East Grinstead	Dart Court Quarry Rise East Grinstead	DM/17/1935	FULL	03.08.21	-13	-13	no	0	-13		-13				demo 19/20
759	East Grinstead	Tower Car Sales, Tower Close, East Grinstead	DM/17/1537	FULL	13.07.2020	5	0	no	0	5		5				Full planning permission granted July 2017. No evidence to doubt delivery on the site.
733	East Grinstead	Superdrug, 78 London Road, East Grinstead	DM/17/1017	FULL	07.07.2020	9	0	no	0	9		9				Full planning permission granted July 2017. Current application for 11 dwellings pending consideration (DM/18/0265), subject to District Plan change regarding affordable housing. Applicant has submitted viability report, being considered by DV
409	East Grinstead	Sussex House London Road East Grinstead	13/0404/FUL	FULL		8	0	yes	0	8		8				Signed Statement of Common Ground confirms the anticipated delivery rates of the site.
956	East Grinstead	122 Queens Road East Grinstead	DM/17/0696	FULL	16.05.21	5	0	no	0	5		5				Bregs submitted
	East Grinstead	Beckford Lewes Road East Grinstead	DM/18/0768	FULL	10.07.21	6	0	no	0	6			6			Full planning permission granted July 2018. No evidence to doubt delivery on the site.
472	Hassocks	Stafford House 91 Keymer Road Hassocks	DM/15/3309	FULL	19.09.16	14	0	yes	7	7	7					Under construction - site visit near completion
32	Haywards Heath	Sunite House, Birchen Lane, Haywards Heath	DM/15/4862	FULL	16.09.2019	8	2	no	0	8		8				Planning permission granted September 2016 Some conditions discharged. Drainage outstanding. INNOT submitted
958	Hurstpierpoint and Sayers Common	Duke of York London Road Sayers Common	DM/16/0138	FULL	02.05.17	5	0	no	0	5			5			Site under construction, small site, no SoCG required
959	Turners Hill	Sopers Ride Selsfield Road Turners Hill	DM/18/4540	FULL	14.03.2022	5	0	yes	0	9		9				Signed Statement of Common Ground confirms the anticipated delivery rates of the site.
924	Twineham	Twineham Grange Farm, Bob Lane, Twineham	DM/17/1374	OUT	13.12.2020	6	0	no	0	6			6			Outline planning permission granted December 2017. No evidence to doubt delivery on the site.
488	Worthing	Palmer Autocentre Turners Hill Road Crawley Down	DM/17/1660	FULL	04.08.17	8	0	yes	0	8		8				Email confirmation of anticipated delivery rate
	Worthing	Land rear of Tilwood House, Gage Close, Crawley Down	DM/16/0600	FULL	15.04.19	5	0	yes	0	5	5					Email confirmation of anticipated delivery rate
713	Worthing	Land north of Redcourt South, Cuttinglye Lane, Crawley Down	DM/16/2893	FULL	24.03.2020	5	0	yes	0	5	5					Email confirmation of anticipated delivery rate
		Total								107	45	45	17	0	0	

Minor Sites with Planning Permission 1 - 4 units

		See Separate sheet for list of sites														
	Total									285	100	99	86			

Major Sites (10+ units) with detailed Planning Permission (Full and REM applications)

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	Commenced	Completions to date	Year 1 - 5 total	2019/20	2020/21	2021/22	2022/23	2023/24	Comments
707	Bolney	Land west of London Road, Bolney		DM/17/0962	22.12.17	12	12	yes	0	12	12					Site complete late April 2019
543	Bolney	Land north and east of Bolney Cricket Club (opposite Queens Head Bolney)		DM/17/4392	15.03.19	30	9	no	0	30		8	22			Signed Statement of Common Ground confirms the anticipated delivery rates.
91	Burgess Hill	Keymer Tile Works Nye Road Burgess Hill (Phase 2)	09/03697/OUT	DM/16/2718	27.01.17	170	46	yes	42	128	50	50	28			Email confirmation of anticipated delivery rates received.
91	Burgess Hill	Keymer Tile Works Nye Road Burgess Hill (Phase 3)	09/03697/OUT	DM/16/5617	20.06.17	180	59	yes	0	122			22	50	50	Email confirmation of anticipated delivery rates received.

233	Burgess Hill	Land East of Kingsway Burgess Hill (Phase 1)	12/01532/OUT	14/3208/REM	26.02.15	78	23	yes	76	2							2 units remain to be completed at end of build as show home site.	
233	Burgess Hill	Land East of Kingsway Burgess Hill (Phase 3a)	12/01532/OUT	DM/18/2747	20.12.18	64	25	yes	0	64	50	14					Email confirmation of anticipated delivery rates.	
544	Burgess Hill	70 Victoria Road, Burgess Hill		DM/16/3027	26.05.17	12	0	yes	0	12	12						Site is under construction. As small site MSDC satisfied site will be completed 19/20.	
46	Burgess Hill	Land off Kings Way, Burgess Hill	DM/15/4379	DM/17/2729	16.10.17	63	19	yes	36	27	27						Signed Statement of Common Ground confirms anticipated delivery rates.	
534	Burgess Hill	Land rear of 88 Folders Lane, Burgess Hill		14/04492/FUL	15.06.17	73	22	yes	0	73	24	13	24	12			Signed Statement of Common Ground confirms anticipated delivery rates.	
779	Burgess Hill	Land at Hammonds Ridge, Burgess Hill		DM/17/0205	10.01.18	51	16	yes	8	43	18	25					Email confirmation of anticipated delivery rates received.	
528	Burgess Hill	Martlets, Town Centre redevelopment, Burgess Hill		DM/15/3858	14.03.2016	142	0	yes	0	142				142			Full planning permission for the site was granted in March 2016. The site is a complex one and good progress is being made to facilitate the delivery of housing on the site. The delivery of the scheme was dependent on the relocation of a small supermarket and provision of a new library as well as substantial demolition of the existing site. The new retail building is nearing completion and the new premises will be occupied from summer 2019. Premises for a new library has been secured. Pre -application discussions have taken place on a revised scheme, which will increase the number of units on the site and a new planning application is anticipated to be submitted in Summer 2019. A Statement of Common Ground confirming anticipated delivery rates has been signed. Whilst this is a challenging site with a number of matters to be addressed before the site can be redeveloped, significant progress has been made. Therefore it is concluded that the site will deliver within the five year period.	
544	Burgess Hill	Kings House, 68 Victoria Road, Burgess Hill		DM/17/2490	15.02.2021	13	0	no	0	13				13			Signed Statement of Common Ground confirms anticipated delivery rates.	
544	Burgess Hill	66a Victoria Road Burgess Hill West Sussex RH15 9LH		DM/18/1435	13.12.18	10	0	no	0	10							A Statement of Common Ground confirms the delivery rate on this site.	
975	Burgess Hill	Jubilee House Cyprus Road Burgess Hill		DM/19/0347	14.03.19	14	0	no	0	14				14			Email confirmation of anticipated delivery rates received.	
313	East Grinstead	Farringdon House, Wood Street, East Grinstead		DM/18/3417	12.10.18	32	0	yes	0	32	32						Signed Statement of Common Ground confirms anticipated delivery rates.	
313	East Grinstead	Farringdon House, Wood Street, East Grinstead		DM/18/3421	21.02.19	10	0	yes	0	10	10						Signed Statement of Common Ground confirms anticipated delivery rates.	
768	East Grinstead	Martlets Store, 1-4 Normans Gardens and Queens Road, East Grinstead		DM/15/5067	22.05.17	129	0	yes	0	129	55	74					Email confirmation of anticipated delivery rates received.	
729	East Grinstead	Land adj to Greenstone House, Wood Street, East Grinstead		DM/15/4308	21.09.16	11	0	yes	0	11	11						Signed Statement of Common Ground confirms anticipated delivery rates.	
923	East Grinstead	Queensmere, 49 Queens Road, East Grinstead		DM/17/2725	26.01.19	14	0	yes	0	14				14			Full planning permission granted January 2018. Works have commenced on site and it is reasonable to assume that development will be complete in five years.	
696	East Grinstead	Bell Hammer East Grinstead		DM/18/1762	04.02.19	11	11	no	0	11				11			An affordable housing scheme to be delivered within the next 5 years.	
286	Hassocks	Land at the Ham, London Road, Hassocks		DM/17/4307	12.07.18	129	39	yes	0	129	63	52	14				Signed Statement of Common Ground confirms anticipated delivery rates.	
690	Hassocks	Hassocks Golf Club, London Road, Hassocks	FULL	DM/18/2616	28.03.19	165	40	no		148				37	37	37	37	Planning permission granted December 2016 and a revised full application for 165 dwellings was approved in March 2019. Applications to discharge planning conditions are currently pending consideration. The developer has stated that they are not currently in a position to confirm delivery rates, but it is seems a reasonable assumption that the site can deliver 148 units within the Plan period based on average delivery rates in the District.
485	Haywards Heath	Land South of Rocky Lane, Haywards Heath (Phase 2)	DM/16/1312	DM/16/1312	17.02.17	134	40	yes	22	112	55	57					Signed Statement of Common Ground confirms anticipated delivery rates.	
247	Hayward Heath	Penland Farm, Haywards Heath		DM/16/1803	09.06.17	210	63	yes	32	178	52	52	52	22			First completions on site 2018/19. Planning permission (DM/19/0535) granted June 2019 to vary condition to allow for the temporary access from Hanlye Lane for 150 occupancies (from 50) and to extend the working hours of the site. This is necessary to accommodate the delay on timing on road closure required to undertake highway works. The revision allows for the continued delivery of units from the site which otherwise would not be able until Summer 2020. Signed Statement of Common Ground confirms anticipated delivery rates.	
57	Haywards Heath	Land at Gamblemead, Haywards Heath		DM/17/0331	08.09.17	150	45	yes	46	104	50	50	4				Email confirmation of anticipated delivery rates received.	
33	Haywards Heath	Land at Birchen Lane, Haywards Heath	DM/15/3415	DM/17/0839	13.09.17	40	12	yes	25	15	15						Signed Statement of Common Ground confirms anticipated delivery rates.	
732	Haywards Heath	The Priory, Syresham Gardens, Haywards Heath		DM/15/3508	20.02.17	41	0	yes	0	41	10	31					Email confirmation of anticipated delivery rates received.	
732	Haywards Heath	The Priory, Syresham Gardens, Haywards Heath (new build)		DM/15/3508	20.02.17	12		yes	0	12	12						Signed Statement of Common Ground confirms anticipated delivery rates.	
496	Haywards Heath	Wychwood Park Rocky Lane Haywards Heath	DM/16/4496	DM/17/4190	25.05.18	320	96	yes	0	320	81	107	109	23			Construction on site has commenced. All existing buildings on site have been demolished and ground works on the site have commenced. There are no known barriers to the delivery of this site. Overall it is considered reasonable to assume that 145 units will be delivered on this site within the next 5 years.	
843	Haywards Heath	37-55 Perrymount Road and 3-5 Clair Road	DM/17/3413	DM/18/4837	10.05.19	145	44	yes	0	145				45	100			
531	Haywards Heath	North of 99 Reed Pond Walk, Franklands Village, Haywards Heath		DM/16/3026	24.07.17	18	6	no	0	18				18			Full planning permission granted July 2017 with a new application being approved in April 2019 for 22 units. It is reasonable to assume that the site will be developed within the next five years.	
925	Haywards Heath	Land north of Charles Bennett Court, Haywards Heath		DM/17/4137	07.03.2018	12	0	no	0	12	12						Signed Statement of Common Ground confirms anticipated delivery rates.	
238	Hurstpierpoint	Land to north of Hurstpierpoint (Little Park Farm)	12/0414/OUT	DM/15/4736	18.07.16	140	42	yes	56	84	70	14					Signed Statement of Common Ground confirms anticipated delivery rates.	
494	Lindfield Rural	Land to the east of Gravelly Lane and south of Scamps Hill (Phase 2)		DM/15/0139	04.04.16	148	43	yes	130	18	18						Only 18 units remain to be completed on this site. Therefore it is reasonable to conclude that the site will be completed during 2019/20.	
6	Lindfield Rural	Lindfield Meadows, Gravelly Lane and Scamps Hill, Lindfield	DM/16/5648	DM/17/3311	08.12.17	130	39	yes	0	130	26	54	50				Signed Statement of Common Ground confirms anticipated delivery rates.	
517	Slaugham	Land at Hyde Estate, Handcross (total)	12/0402/OUT	DM/17/1329	01.12.17													
218	Slaugham	Pease Potage Golf House, Pease Potage		DM/18/0897	26.10.18	102	32	yes	32	70	50	20					Signed Statement of Common Ground confirms anticipated delivery rates.	
765	Slaugham	Pease Potage Golf House, Pease Potage		DM/17/0747	31.10.17	25	8	yes	0	25	10	15					Email confirmation from developer that site will be complete in 2020/21.	
765	Slaugham	Slaugham Manor, Slaugham Place (Conversion and extension)		DM/16/2531	21.12.2016	10	0	yes	0	10	10						Email confirmation from developer that site will be complete in 2019/20.	
765	Slaugham	Slaugham Manor, Slaugham Place (newbuild)	DM/16/2531	DM/18/1499	23.11.18	15	0	no	0	15	7	4	4				Email confirmation from developer that site will be complete in 2021/22.	

666	Slaugham	Hardriding Farm, Pease Pottage Phase 1	DM/15/4711	DM/17/2534	13.10.17	156	48	yes	0	156	28	56	72			Email confirmation of anticipated delivery rates received.
116	Turners Hill	Clock Field Turners Hill Road Turners Hill	11/01332/OUT	DM/15/2182	21.09.15	46	14	yes	6	41	41					Affordable units to be transferred to provider in September 2019. The developer has submitted a planning application to amend the plot design which is pending consideration as at July 2019. Email from developer confirming anticipated delivery rates.
725	Lindfield Rural	L/A Barn Cottage, Lewes Road, Scaynes Hill	DM/18/3119	DM/19/1937	13.06.19	50	15	yes	0	51	37	14				Signed Statement of Common Ground confirms anticipated delivery rates.
645	West Hothly	Bluebell Wood, Bluebell Lane, Sharpthorne		DM/17/2710	09.03.18	14	0	yes	0	14	14					Construction commenced during 2018/2019. As a small site MSDC is satisfied that the site will be complete with 5 years.
268	Worth	Land at Holy Farm, Cophthorne Way	14/04662/OUT	DM/16/0650	20.12.16	45	14	yes	0	45	25	20				Signed Statement of Common Ground confirms anticipated delivery rates.
38	Worth	Land north of A264 at Junction 10 of M23 residential phases 1 and 2	13/04127/OUTES	DM/18/4321	03.06.19	303	91	yes	0	303	4	93	98	98	10	Construction on site has commenced, with the new road infrastructure to access the site has been completed. Reserved matters application for the first phase (303 units) was approved in June 2019. Signed Statement of Common Ground confirms anticipated delivery rates.
Total						973				3095	991	913	597	497	97	

' B' list of sites

Outline permission for Major development

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		Completions to date	Year 1 - 5 total	2019/20	2020/21	2021/22	2022/23	2023/24	Progress
629	Ansty and Staplefield	Land at Bolney Road, Ansty	DM/18/2347	DM/19/1235	Pending	20	6			20		9	11			Signed Statement of Common Ground confirms anticipated delivery rates.
233	Burgess Hill	Land East of Kingsway Burgess Hill (Phase 3c onwards)	12/01532/OUT			204	84			204		26	58	60	60	Awaiting REM for this phase, pre application discussion have been held and an application is expected. Email confirmation of delivery rates.
233	Burgess Hill	Land East of Kingsway Burgess Hill Phase 3b	12/01532/OUT			39	22			20		20				Awaiting REM for this phase, pre application discussion have been held and an application is expected. Email confirmation of delivery rates.
570	Burgess Hill	Bridge Hall, Cuckfield Road, Burgess Hill	DM/15/4667	DM/19/0164	Pending	35	9			35			18	17		Outline planning permission January 2018. REM pending consideration. It is reasonable to assume that the site will be developed within the next five years.
969	Burgess Hill	Land west of Freeks Lane Burgess Hill	DM/18/0509		24.07.19	460				460		77	132	132	119	This site is allocated for development in the adopted District Plan as the first phase of the north of Burgess Hill Development. The site has been sold to a housebuilder who has held pre-application discussions with the council regarding on REM planning application. Public engagement on the REM scheme has taken place and a REM application is expected to be submitted in Summer 2019. Signed Statement of Common Ground confirms anticipated delivery rates.
562	East Grinstead	Hill Place Farm, Turners Hill Road, East Grinstead	DM/15/0429	DM/19/1067	Pending	200	60			111			37	37	37	Outline planning permission granted March 2018. REM application submitted in March 2019. The developer has yet to confirm the delivery rates on the site therefore the average district delivery rate has been applied. There are no issues that the Council is aware of that would prevent the delivery rate being achieved. The outline permission has a shorter time (2 year and 1 year) condition for the approval of the reserved matters.
197	East Grinstead	15 and 39 Crawley Down Road East Grinstead	DM/17/2570		04.01.18	62				62			32	30		This site is split across to local authority area with the housing being in Mid Sussex and the access being in Tandridge District. Planning permission for the access was granted at appeal in June 2019.
22	East Grinstead	Dunnings Mill East Grinstead	DM/15/2830	DM/18/4899	23.07.19	12	0			12		10	2			Email confirmation from developer that site will be complete in 2021/22.
220	Hurstpierpoint and Sayers Common	Kingsland Laines Reeds Lane Sayers Common	12/01540/OUT	DM/19/1148	Pending	119				93			19	37	37	REM application was submitted in March 2019. The developer is yet to confirm the delivery rates on the site therefore the average district rate has been applied. There are no known barriers to the delivery of this site.
483	Lindfield Rural	Land to the south of Scamps Hill, Lindfield	DM/15/4457		01.03.18	200	60			111			37	37	37	Site has recently been bought by a developer who is yet to confirm the delivery rates on the site therefore the average district delivery rate has been applied.
151	Lindfield Rural	Land north of Barrington House	DM/17/2271	DM/19/2845	Pending	43				43		24	19			Signed Statement of Common Ground confirms anticipated delivery rates.
666	Slaugham	Hardriding Farm, Pease Pottage Phase 3	DM/15/4711		28.11.2016	200	132			200				100	100	Permission granted November 2016. Pre app discussions for phase 3 for around 200 dwellings. Scheme has been considered by design panel. REM Summer 2019. Email confirmation of anticipated delivery rates. This shows a higher delivery rate than the council's more conservative assumptions, as pre application discussions have yet to take place on the later phases.
271	Worth	Land west of Turners Hill Road, Crawley Down	DM/15/3614		01.03.18	44	14			44		29	15			Signed Statement of Common Ground confirms anticipated delivery rates.
281	Woth	Land south of Hazel Close, Crawley Down	DM/15/4094		01.03.18	60	18			60		10	50			Signed Statement of Common Ground confirms anticipated delivery rates.
Total						405				1475	0	205	430	450	390	

Allocated in Development Plan

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		Completions to date	Year 1 - 5 total	2019/20	2020/21	2021/22	2022/23	2023/24	Progress
191	Balcombe	Land to the north of Barnfield Cottages, Haywards Heath Road, Balcombe		DM/18/4541	Pending	14	TBC			14	4	10				The site is allocated in the Balcombe Neighbourhood Plan. A planning application for full planning permission is pending consideration. A Statement of Common Ground has been signed by the developer.
493	Burgess Hill	Phase 1, North Arc, Burgess Hill	DM/18/5114		Pending	851	TBC			368	0		80	132	156	This site is allocated for development in the adopted District Plan. Signed Statement of Common Ground confirms anticipated delivery rates.
723	East Grinstead	Ashplatts House, Holye Road, East Grinstead		DM/19/1613	Pending	30	TBC			30		20	10	0		The site is allocated in the East Grinstead Neighbourhood Plan. A planning application has been submitted in April 2019. A Statement of Common Ground has been signed by the planning consultant.
753	Hassocks	Land north of Clayton Mills, Hassocks	DM/18/4979		Pending	500	87			150	0	0	50	50	50	This site is allocated for development in the adopted District Plan. There is a current planning application pending decision. A signed Statement of Common Ground confirms anticipated delivery rates. This site is in the ownership of Homes England.

246	Haywards Heath	Hurst Farm, Hurstwood Lane, Haywards Heath	DM/17/2739		Pending	375				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 50 units per year. Delivery rates are based on District average.
744	Haywards Heath	NCP Car Park, Harlands Road, Haywards Heath		DM/17/2384	Pending	40	TBC			40			20	20		This site is allocated in the Haywards Heath Neighbourhood Plan. There is a resolution to grant full planning permission on the site for 40 units. There is clear evidence that the Neighbourhood Plan allocated with be deliverable within the next five years.
		Total					0			713	4	30	197	239	243	

Worth	Bay Home, Green Lane, Copthorne	1	0.4	1	0.6	0.0	DM/18/2634		03/08/2021
Worth	Ringwood (Autumn) Felcot Road Felbridge East Grinstead	1	0.4	0	0	1.0	DM/18/2989		06/09/2021
Worth	Shrublands Farm, Turners Hill Road, Turners Hill, Crawley, West Sussex, RH10 4	1	0.4	0	0	0.6	DM/18/3010		22/10/2021
Worth	1 Venwood 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 3PZ	1	0.4	0	0	0.6	DM/18/4342		29/01/2022

TOTAL NET: 285.0

Appendix 5

- Engagement with developers

(Statement of Common Ground
and Email correspondence)

Mid Sussex District Council

Housing Land Supply

Statement of Common Ground

Site address	66a Victoria Road Burgess Hill
SHELAA ID	544

Planning Status


Planning application Reference	Planning Application Type	Planning Application Expiry date/ date of commencement on site
DM/18/1435	Full – 10 units	

Development Plan Policy reference (if applicable)	N/A
---	-----

I, ...Craig Herbert , Director of Armata Home Ltd can confirm that the information set out in the table(s) below are an accurate reflection of the anticipate delivery rates on this site.

Financial Year (1 st April – 31 st March)	Number of completions
2019/20	0
2020/21	10
2021/22	0
2022/23	0
2023/24	0
(add any future years as required)	

Signed: (Developer/Agent)	C herbert
Date:	13/6/2019

Signed: (MSDC)	
Date:	05/07/19

Mid Sussex District Council

Housing Land Supply

Statement of Common Ground

Site address	Land to Heathy Wood, Copthorne
SHELAA ID	38


Planning Status


Planning application Reference	Planning Application Type	Planning Application Expiry date/ date of commencement on site
13/04127/OUTES	OUT – 500 units	Commenced
DM/18/4321	REM – Phase 1	Commenced

Development Plan Policy reference (if applicable)	N/A
---	-----

I, Owain Williams, Planning Manager, St Modwen Homes can confirm that the information set out in the table(s) below are an accurate reflection of the anticipate delivery rates on this site.

84 units remaining	
Financial Year (1st April – 31st March)	Number of completions
2019/20	4
2020/21	93
2021/22	98
2022/23	98
2023/24	10
(add any future years as required)	

Signed: (Developer/Agent)	
Date:	29 / 7 / 19

Signed: (MSDC)	
Date:	30/07/19

Mid Sussex District Council

Housing Land Supply

Statement of Common Ground

Site address	Ashplats House Holyte Road East Grinstead
SHELAA ID	723


Planning Status


Planning application Reference	Planning Application Type	Planning Application Expiry date/ date of commencement on site
DM/19/1613	FUL – 30 units (gross)	Pending consideration June 2019

Development Plan Policy reference (if applicable)	EGNP Policy EG6
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I, Katie Lamb, Director of Planning at DMH Stallard LLP can confirm that the information set out in the table(s) below are an accurate reflection of the anticipate delivery rates on this site.

Financial Year (1 st April – 31 st March)	Number of completions
2019/20	-
2020/21	20
2021/22	10
2022/23	0
2023/24	
(add any future years as required)	

Signed: (Developer/Agent)	
Date:	24 th June 2019

Signed: (MSDC)	
Date:	05/07/19

Mid Sussex District Council

Housing Land Supply

Statement of Common Ground

Site address	Land at Barn Cottage Scaynes Hill
SHELAA ID	725

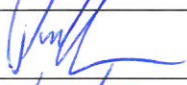
Planning Status


Planning application Reference	Planning Application Type	Planning Application Expiry date/ date of commencement on site
DM/16/3119	OUT – 51 units	Commenced
DM/18/4039	REM	

Development Plan Policy reference (if applicable)	N/A
---	-----

I, Paul Clarke, Technical Manager, Nicholas King Homes confirm that the information set out in the table(s) below are an accurate reflection of the anticipate delivery rates on this site.

Financial Year (1 st April – 31 st March)	Number of completions
2019/20	37
2020/21	14
2021/22	
2022/23	
2023/24	
(add any future years as required)	

Signed: (Developer/Agent)		
Date:	13/06/19	

Signed: (MSDC)		
Date:	05/07/19	

Mid Sussex District Council

Housing Land Supply

Statement of Common Ground

Site address	Land north of Barrington Close Lindfield
SHELAA ID	151


Planning Status


Planning application Reference	Planning Application Type	Planning Application Expiry date/ date of commencement on site
DM/17/2271	OUT – 43 units	

Development Plan Policy reference (if applicable)	N/A
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I, Greg Roberts, Design Manager for Croudace Homes Ltd can confirm that the information set out in the table(s) below are an accurate reflection of the anticipate delivery rates on this site.

Financial Year (1 st April – 31 st March)	Number of completions
2019/20	0
2020/21	24
2021/22	19
2022/23	
2023/24	
(add any future years as required)	

Signed: (Developer/Agent)	
Date:	27/06/2017

Signed: (MSDC)	
Date:	05/07/19

Mid Sussex District Council

Housing Land Supply

Statement of Common Ground

Site address	Birchen Lane Haywards Heath
SHELAA ID	33

Planning Status

Planning application Reference	Planning Application Type	Planning Application Expiry date/ date of commencement on site
DM/15/3415	OUT – 40 units	Commenced
DM/17/0839	FUL	Commenced

Development Plan Policy reference (if applicable)	N/A
---	-----

I, Alastair Pott, Planning & Design Manager at Crest Nicholson Plc can confirm that the information set out in the table(s) below are an accurate reflection of the anticipate delivery rates on this site.

15 units remaining	
Financial Year (1st April – 31st March)	Number of completions
2019/20	15
2020/21	
2021/22	
2022/23	
2023/24	
(add any future years as required)	

Signed: (Developer/Agent)		
Date: 12 th June 2019		

Signed: (MSDC)		
Date: 05/07/19		

Housing Land Supply

Statement of Common Ground

Site address	Land at Charles Bennett Court Haywards Heath
SHELAA ID	925

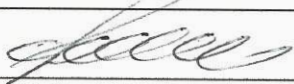
Planning Status


Planning application Reference	Planning Application Type	Planning Application Expiry date/ date of commencement on site
DM/17/4137	FULL – 12 units	

Development Plan Policy reference (if applicable)	N/A
---	-----

I,Matthew Pearce.....(insert name),Director.....(insert job title) Colstock Construction Ltd.....(insert company name) can confirm that the information set out in the table(s) below are an accurate reflection of the anticipate delivery rates on this site.

Financial Year (1 st April – 31 st March)	Number of completions
2019/20	12
2020/21	
2021/22	
2022/23	
2023/24	
(add any future years as required)	

Signed: (Developer/Agent)	
Date:	20 June 2019

Signed: (MSDC)	
Date:	05/07/19

Mid Sussex District Council

Housing Land Supply

Statement of Common Ground

Site address	Land north of Clayton Mills Hassocks
SHELAA ID	753

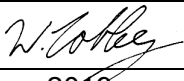
Planning Status


Planning application Reference	Planning Application Type	Planning Application Expiry date/ date of commencement on site
DM/18/4979	OUT – 500 units	Pending decision (Aug 2019)

Development Plan Policy reference (if applicable)	Mid Sussex District Plan DP:11
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I, Will Cobley, Technical Director, Terence O'Rourke Ltd can confirm that the information set out in the table(s) below are an accurate reflection of the anticipate delivery rates on this site.

Financial Year (1 st April – 31 st March)	Number of completions
2019/20	
2020/21	
2021/22	50
2022/23	50
2023/24	50
(add any future years as required)	

Signed: (Developer/Agent)	
Date:	21 June 2019

Signed: (MSDC)	
Date:	05/07/19

Mid Sussex District Council

Housing Land Supply

Statement of Common Ground

Site address	Farrington House Wood Street East Grinstead
SHELAA ID	313


Planning Status


Planning application Reference	Planning Application Type	Planning Application Expiry date/ date of commencement on site
DM/18/3417	Prior approval – 32 units	Commenced
DM/18/3421	FUL – 10 units	Commenced

Development Plan Policy reference (if applicable)	N/A
---	-----

I, ...Pierre Lederer Partner of Whitehall Homes LLP can confirm that the information set out in the table(s) below are an accurate reflection of the anticipate delivery rates on this site.

Financial Year (1 st April – 31 st March)	Number of completions
2019/20	42
2020/21	
2021/22	
2022/23	
2023/24	
(add any future years as required)	

Signed: (Developer/Agent)	
Date:	25/06/2019

Signed: (MSDC)	
Date:	05/07/19

Mid Sussex District Council

Housing Land Supply

Statement of Common Ground

Site address	Land rear of 88 Folders Lane, Burgess Hill
SHELAA ID	534

Planning Status


Planning application Reference	Planning Application Type	Planning Application Expiry date/ date of commencement on site
14/04492/FUL	FUL – 73 units	Commenced

Development Plan Policy reference (if applicable)	N/A
---	-----

I, David Stewart, Planning Manager, Jones Homes (Southern) Ltd can confirm that the information set out in the table(s) below are an accurate reflection of the anticipate delivery rates on this site.

Financial Year (1 st April – 31 st March)	Number of completions
2019/20	24
2020/21	13
2021/22	24
2022/23	12
2023/24	
(add any future years as required)	

Signed: (Developer/Agent)	
Date:	12.06.19

Signed: (MSDC)	
Date:	05/07/19

Mid Sussex District Council

Housing Land Supply

Statement of Common Ground

Site address	Freeks Farm, Burgess Hill
SHELAA ID	969


Planning Status


Planning application Reference	Planning Application Type	Planning Application Expiry date/ date of commencement on site
DM/18/0509	Out – 460 units	

Development Plan Policy reference (if applicable)	Mid Sussex District Plan Policy DP9
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I, Simon Cocks, Associate Director, Countryside Properties can confirm that the information set out in the table(s) below are an accurate reflection of the anticipate delivery rates on this site.

Financial Year (1 st April – 31 st March)	Number of completions
2019/20	
2020/21	77
2021/22	132
2022/23	132
2023/24	119
(add any future years as required)	

Signed: (Developer/Agent)	
Date:	1 st July 2019

Signed: (MSDC)	
Date:	05/07/19

Mid Sussex District Council

Housing Land Supply

Statement of Common Ground

Site address	Land at Hoblands, Handcross
SHELAA ID	517

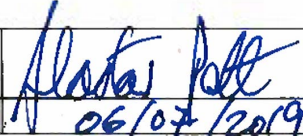
Planning Status


Planning application Reference	Planning Application Type	Planning Application Expiry date/ date of commencement on site
12/2032/OUT	OUT	Commenced
DM/17/1329	REM - 75 units	
DM/17/1331	FULL – adds 21 units	
DM/18/0897	FULL – adds 6 units	

Development Plan Policy reference (if applicable)	N/A
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I,(insert name),(insert job title)(insert company name) can confirm that the information set out in the table(s) below are an accurate reflection of the anticipate delivery rates on this site.

70 units remaining	
Financial Year (1st April – 31st March)	Number of completions
2019/20	50
2020/21	20
2021/22	
2022/23	
2023/24	
(add any future years as required)	

Signed: (Developer/Agent)	
Date:	06/07/2019

Signed: (MSDC)	
Date:	12/07/19

Mid Sussex District Council

Housing Land Supply

Statement of Common Ground

Site address	Land south of Hazel Close Crawley Down
SHELAA ID	281


Planning Status


Planning application Reference	Planning Application Type	Planning Application Expiry date/ date of commencement on site
DM/15/4094	OUT – 60 units	01.03.2021

Development Plan Policy reference (if applicable)	N/A
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I, James Newton, Planning Manager at Taylor Wimpey South Thames can confirm that the information set out in the table(s) below are an accurate reflection of the anticipate delivery rates on this site.

Financial Year (1 st April – 31 st March)	Number of completions
2019/20	0
2020/21	10
2021/22	50
2022/23	
2023/24	
(add any future years as required)	

Signed: (Developer/ Agent)	
Date: 18/06/19	

Signed: (MSDC)	
Date:	05/07/19

Mid Sussex District Council

Housing Land Supply

Statement of Common Ground

Site address	Holly Farm Copthorne
SHELAA ID	268

Planning Status

Planning application Reference	Planning Application Type	Planning Application Expiry date/ date of commencement on site
14/04662/OUT	OUT – 45 units	
DM/16/0650	REM	

Development Plan Policy reference (if applicable)	N/A
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I, Martin Hambrook, Senior Technical Coordinator, Orbit (2020) Ltd can confirm that the information set out in the table(s) below are an accurate reflection of the anticipate delivery rates on this site.

Financial Year (1 st April – 31 st March)	Number of completions
2019/20	25
2020/21	20
2021/22	
2022/23	
2023/24	
(add any future years as required)	

Signed:
(Developer/Agent)

12/06/2019

X

Martin Hambrook
Senior Technical Coordinator
Signed by: Martin Hambrook

M Hambrook

26th July 2019

Mid Sussex District Council

Housing Land Supply

Statement of Common Ground

Site address	Hook Place Cuckfield Road Burgess Hill
SHELAA ID	668

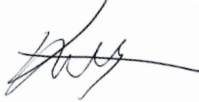
Planning Status


Planning application Reference	Planning Application Type	Planning Application Expiry date/ date of commencement on site
DM/15/5045	FULL – 8 units	

Development Plan Policy reference (if applicable)	N/A
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I, Michael Southcombe, Project Manager, IBTI Developments Ltd can confirm that the information set out in the table(s) below are an accurate reflection of the anticipated delivery rates on this site.

Financial Year (1 st April – 31 st March)	Number of completions
2019/20	8
2020/21	
2021/22	
2022/23	
2023/24	
(add any future years as required)	

Signed: (Developer/Agent)	
Date:	18.6.19

Signed: (MSDC)	
Date:	05/07/19

Mid Sussex District Council

Housing Land Supply

Statement of Common Ground

Site address	Former Keymer Tile Works, Nye road Burgess Hill
SHELAA ID	91

Planning Status

Planning application Reference	Planning Application Type	Planning Application Expiry date/ date of commencement on site
DM/16/2718	REM – Phase 2 -170 units	Commenced
DM/16/5617	REM – Phase 3 – 180 units	Commenced

Development Plan Policy reference (if applicable)	Small Scale Housing Allocations DPD Policy
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I, John Wallis, Building Manager, on behalf of Croudace Homes Ltd can confirm that the information set out in the table(s) below are an accurate reflection of the anticipate delivery rates on this site.

Phase 2a 2b 2c 2d – 170 units	
Financial Year (1st April – 31st March)	Number of completions
2019/20	41 (2a) 33 (2b)
2020/21	
2021/22	18 (2c) 9 (2d)
2022/23	6 (2c) 10(2d)
2023/24	
(add any future years as required)	

Phase 3a 3b 4a 4b Health centre – 180 units	
Financial Year (1st April – 31st March)	Number of completions
2019/20	22 (3a)
2020/21	56 (3a) 39 (4a) 4 (4b)
2021/22	21 (3b) 8 (4a) 30 (4b) 5 (HC)
2022/23	
2023/24	
(add any future years as required)	

--	--

Signed: (Developer/Agent)	
Date: 24 th July 2019	For Croudace Homes Ltd

Signed: (MSDC)	<i>A Menstock</i>
Date:	26/07/19

Mid Sussex District Council

Housing Land Supply

Statement of Common Ground

Site address	Kings House 68 Victoria Road BH
SHELAA ID	544 (part)


Planning Status


Planning application Reference	Planning Application Type	Planning Application Expiry date/ date of commencement on site
DM/17/2490	FULL – 13 units	Permission expires on 15/02/2021

Development Plan Policy reference (if applicable)	N/A
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I, Tim Rodway, Director at Rodway Planning Consultancy Limited can confirm that the information set out in the table(s) below are an accurate reflection of the currently anticipated delivery rates on this site.

Financial Year (1 st April – 31 st March)	Number of completions
2019/20	
2020/21	
2021/22	
2022/23	13
2023/24	
(add any future years as required)	

Signed: (Developer/Agent)	
Date:	10/07/2019

Signed: (MSDC)	
Date:	12/07/19

Mid Sussex District Council

Housing Land Supply

Statement of Common Ground

Site address	Land adjacent to Greenstede House Wood Street East Grinstead
SHELAA ID	729

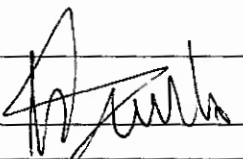
Planning Status


Planning application Reference	Planning Application Type	Planning Application Expiry date/ date of commencement on site
DM/15/4308	FULL – 11 units	Commenced

Development Plan Policy reference (if applicable)	N/A	DM/15/4308
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I, G. BANKS.....(insert name), PS!.....(insert job title) EIGZ HD.....(insert company name) can confirm that the information set out in the table(s) below are an accurate reflection of the anticipate delivery rates on this site.

Financial Year (1 st April – 31 st March)	Number of completions
2019/20	11
2020/21	0
2021/22	0
2022/23	0
2023/24	0
(add any future years as required)	

Signed: (Developer/Agent)	
Date:	13/6/19

Signed: (MSDC)	
Date:	05/07/19

MID SUSSEX DC
20 JUN 2019

Mid Sussex District Council

Housing Land Supply

Statement of Common Ground

Site address	Land at Bluebell Wood Sharpthorne
SHELAA ID	645


Planning Status


Planning application Reference	Planning Application Type	Planning Application Expiry date/ date of commencement on site
DM/17/2710	FULL – 14 units	Commenced

Development Plan Policy reference (if applicable)	N/A
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I, **TONY BONNINGTON** (insert name), **TECHNICAL MANAGER** (insert job title) **RIVERDALE DEVELOPMENTS** (insert company name) can confirm that the information set out in the table(s) below are an accurate reflection of the anticipate delivery rates on this site.

Financial Year (1 st April – 31 st March)	Number of completions
2019/20	14
2020/21	
2021/22	
2022/23	
2023/24	
(add any future years as required)	

Signed: (Developer/Agent)	
Date:	19/06/19

Signed: (MSDC)	
Date:	05/07/19

Mid Sussex District Council

Housing Land Supply

Statement of Common Ground

Site address	Land north and east of Bolney Cricket Club Bolney
SHELAA ID	543

Planning Status

Planning application Reference	Planning Application Type	Planning Application Expiry date/ date of commencement on site
DM/17/4392	Full – 30 units	

Development Plan Policy reference (if applicable)	N/A
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I, Steven Lewis, Planning Manager, Rydon Homes Ltd can confirm that the information set out in the table(s) below are an accurate reflection of the anticipate delivery rates on this site.

Financial Year (1 st April – 31 st March)	Number of completions
2019/20	
2020/21	8
2021/22	22
2022/23	
2023/24	
(add any future years as required)	

Signed: (Developer/Agent)		
Date: 05 July 2019		

Signed: (MSDC)		
Date:	12/07/19	

Mid Sussex District Council

Housing Land Supply

Statement of Common Ground

Site address	Land north of Barnfield Cottages Balcombe
SHELAA ID	

Planning Status


Planning application Reference	Planning Application Type	Planning Application Expiry date/ date of commencement on site
DM/18/4541	FULL – 16 units	Pending June 2019

Development Plan Policy reference (if applicable)	Balcombe Neighbourhood Plan Policy 2: Housing Site Allocations
--	---

I, Steven Lewis, Planning Manager, Rydon Homes Ltd can confirm that the information set out in the table(s) below are an accurate reflection of the anticipate delivery rates on this site.

Financial Year (1st April – 31st March)	Number of completions
2019/20	4
2020/21	12
2021/22	
2022/23	
2023/24	
(add any future years as required)	

Signed: (Developer/Agent)	
Date: 05 July 2019	

Signed: (MSDC)	
Date:	12/07/19

Mid Sussex District Council

Housing Land Supply

Statement of Common Ground

Site address	Bolney Road Ansty
SHELAA ID	629

Planning Status

Planning application Reference	Planning Application Type	Planning Application Expiry date/ date of commencement on site
DM/16/2347	OUT - 20	
DM/19/1235	REM	

Development Plan Policy reference (if applicable)	N/A
---	-----

I, Adam Light, Technical Manager of Sigma Homes Ltd can confirm that the information set out in the table(s) below are an accurate reflection of the anticipate delivery rates on this site.

Financial Year (1 st April – 31 st March)	Number of completions
2019/20	
2020/21	9no.
2021/22	11no.
2022/23	
2023/24	
(add any future years as required)	

Signed: (Developer/Agent)	A. Light
Date:	24/6/19.

Signed: (MSDC)	Menshok
Date:	05/07/19

Mid Sussex District Council

Housing Land Supply

Statement of Common Ground

Site address	Land west of Turners Hill Road Crawley Down
SHELAA ID	271

Planning Status

Planning application Reference	Planning Application Type	Planning Application Expiry date/ date of commencement on site
DM/15/3614	OUT – 44 units	01.03.2021

Development Plan Policy reference (if applicable)	N/A
---	-----

I, ...Robin Cross, Partner of Griston Lahaie Cross LLP can confirm that the information set out in the table(s) below are an accurate reflection of the anticipate delivery rates on this site.

Financial Year (1 st April – 31 st March)	Number of completions
2019/20	
2020/21	29
2021/22	15
2022/23	
2023/24	
(add any future years as required)	

Signed: (Developer/Agent)	<i>Robin Cross</i>
Date:	4.7.19

Signed: (MSDC)	<i>A Menovich</i>
Date:	12/07/19

Mid Sussex District Council

Housing Land Supply

Statement of Common Ground

Site address	Lindfield Meadows, Gravelye Lane Lindfield
SHELAA ID	6

Planning Status


Planning application Reference	Planning Application Type	Planning Application Expiry date/ date of commencement on site
DM/16/5648	OUT – 130 units	Commenced
DM/17/3311	REM	

Development Plan Policy reference (if applicable)	N/A
---	-----

I, M. Paul, Technical Manager, Taylor Wimpey UK Ltd can confirm that the information set out in the table(s) below are an accurate reflection of the anticipated delivery rates on this site. This is based on information available at this time and may be subject to change.

Financial Year (1 st April – 31 st March)	Number of completions
2019/20	26
2020/21	54
2021/22	50
2022/23	
2023/24	
(add any future years as required)	

Signed: (Developer/Agent)	M Paul
Date:	14 June 2019

Signed: (MSDC)	
Date:	05/07/19

Mid Sussex District Council

Housing Land Supply

Statement of Common Ground

Site address	Land to the north of Hurstpierpoint
SHELAA ID	283

Planning Status

Planning application Reference	Planning Application Type	Planning Application Expiry date/ date of commencement on site
12/04131/OUT	OUT – 140 units	Commenced
DM/15/4736	REM	

Development Plan Policy reference (if applicable)	N/A
---	-----

I, John Eagles, Management Accountant, Bovis Homes South East Region, can confirm that the information set out in the table(s) below are an accurate reflection of the anticipate delivery rates on this site.

84 units remaining	
Financial Year (1st April – 31st March)	Number of completions
2019/20	70
2020/21	14
2021/22	
2022/23	
2023/24	
(add any future years as required)	

Signed: (Developer/Agent)	
Date:	21/6/19

Signed: (MSDC)	
Date:	05/07/19

Mid Sussex District Council

Housing Land Supply

Statement of Common Ground

Site address	Land at London Road, Hassocks
SHELAA ID	286


Planning Status


Planning application Reference	Planning Application Type	Planning Application Expiry date/ date of commencement on site
DM/17/4307	FUL – 129 units	Commenced

Development Plan Policy reference (if applicable)	N/A
---	-----

I, Sean Havis (insert name), Assistant Planner (insert job title) Barratt David Wilson (insert company name) can confirm that the information set out in the table(s) below are an accurate reflection of the anticipate delivery rates on this site.

Financial Year (1 st April – 31 st March)	Number of completions
2019/20	55
2020/21 *	54
2021/22	14
2022/23	—
2023/24	—
(add any future years as required)	

Signed: (Developer/Agent)	
Date:	13/6/19

Signed: (MSDC)	
Date:	05/07/19

Mid Sussex District Council

Housing Land Supply

Statement of Common Ground

Site address	Burgess Hill Town Centre
SHELAA ID	528


Planning Status


Planning application Reference	Planning Application Type	Planning Application Expiry date/ date of commencement on site
DM/15/3858	FULL	Commenced
Tbc	PRE_APPLICATION	Revised proposals being prepared for submission in summer 2019.

Development Plan Policy reference (if applicable)	N/A
---	-----

I, Michael Wood (Associate Director) at WSP | Indigo, on behalf of New River can confirm that the information set out in the table(s) below are an accurate reflection of the anticipate delivery rates on this site.

Financial Year (1 st April – 31 st March)	Number of completions
2019/20	
2020/21	
2021/22	
2022/23	170
2023/24	
(add any future years as required)	

Signed: (Developer/Agent)	
Date:	26/06/2019

Signed: (MSDC)	
Date:	05/07/19

Mid Sussex District Council

Housing Land Supply

Statement of Common Ground

Site address	Phase 1 Northern Arc, Burgess Hill
SHELAA ID	493

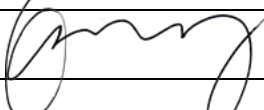
Planning Status


Planning application Reference	Planning Application Type	Planning Application Expiry date/ date of commencement on site

Development Plan Policy reference (if applicable)	Mid Sussex District Plan Policy DP:9
---	--------------------------------------

I, Ken Glendinning, Head of Strategic Land of Homes England can confirm that the information set out in the table(s) below are an accurate reflection of the anticipate delivery rates on this site.

Phase 1 – 851 units	
Financial Year (1st April – 31st March)	Number of completions
2019/20	
2020/21	
2021/22	80
2022/23	132
2023/24	156
(add any future years as required)	483

Signed: Ken Glendinning On behalf of Homes England as landowner	
Date: 26 June 2019	

Signed: (MSDC)	
Date:	05/07/19

Mid Sussex District Council

Housing Land Supply

Statement of Common Ground

Site address	Penland Farm Haywards Heath
SHELAA ID	247

Planning Status

Planning application Reference	Planning Application Type	Planning Application Expiry date/ date of commencement on site
DM/16/1803	FULL – 210 units	Commenced

Development Plan Policy reference (if applicable)	N/A
---	-----

I,(insert name),(insert job title)(insert company name) can confirm that the information set out in the table(s) below are an accurate reflection of the anticipate delivery rates on this site.

178 units remaining	
Financial Year (1 st April – 31 st March)	Number of completions
2019/20	52
2020/21	52
2021/22	52
2022/23	22
2023/24	
(add any future years as required)	

Signed: (Developer/Agent)	MDodds
Date:	29/07/19.

Signed: (MSDC)	<i>A Menstock</i>
Date:	30/07/19

Mid Sussex District Council

Housing Land Supply

Statement of Common Ground

Site address	Penland Farm Haywards Heath
SHELAA ID	247

Planning Status

Planning application Reference	Planning Application Type	Planning Application Expiry date/ date of commencement on site
DM/16/1803	FULL – 210 units	Commenced

Development Plan Policy reference (if applicable)	N/A
---	-----

I,(insert name),(insert job title)(insert company name) can confirm that the information set out in the table(s) below are an accurate reflection of the anticipate delivery rates on this site.

178 units remaining	
Financial Year (1 st April – 31 st March)	Number of completions
2019/20	52
2020/21	52
2021/22	52
2022/23	22
2023/24	
(add any future years as required)	

Signed: (Developer/Agent)	<i>MDodds</i>
Date:	29/07/19.

Signed: (MSDC)	<i>A Menstock</i>
Date:	30/07/19

Mid Sussex District Council

Housing Land Supply

Statement of Common Ground

Site address	37 -55 Perrymount Road Haywards Heath
SHELAA ID	843


Planning Status


Planning application Reference	Planning Application Type	Planning Application Expiry date/ date of commencement on site
DM/18/4837	FULL – 145 units	Commenced

Development Plan Policy reference (if applicable)	N/A
---	-----

I, Matt de Bruxelles, Development Manager at Fairfax Acquisitions (Haywards Heath) Limited can confirm that the information set out in the table(s) below are an accurate reflection of the anticipate delivery rates on this site.

Financial Year (1 st April – 31 st March)	Number of completions
2019/20	0
2020/21	42
2021/22	69
2022/23	34
2023/24	0
(add any future years as required)	

Signed: (Developer)	
Date:	24 July 2019

Signed: (MSDC)	
Date:	26th July 2019

Mid Sussex District Council

Housing Land Supply

Statement of Common Ground

Site address	Land south of Rocky Lane Phase 2 Haywards Heath
SHELAA ID	485

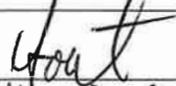
Planning Status


Planning application Reference	Planning Application Type	Planning Application Expiry date/ date of commencement on site
DM/16/1312	OUT – 134 units	Commenced
DM/16/2180	REM	Commenced

Development Plan Policy reference (if applicable)	N/A
---	-----

I, Chris Foot, Assistant Development Manager for Countryside Properties (UK) Ltd can confirm that the information set out in the table(s) below are an accurate reflection of the anticipate delivery rates on this site.

109 units remaining	
Financial Year (1st April – 31st March)	Number of completions
2019/20	52
2020/21	57
2021/22	
2022/23	
2023/24	
(add any future years as required)	

Signed: (Developer/Agent)	CHRIS FOOT	
Date:	ASSISTANT DEVELOPMENT MANAGER	14.06.19

Signed: (MSDC)		
Date:		05/07/19

— COUNTRYSIDE PROPERTIES (UK) LTD

Mid Sussex District Council

Housing Land Supply

Statement of Common Ground

Site address	Wallis Centre East Grinstead
SHELAA ID	778


Planning Status


Planning application Reference	Planning Application Type	Planning Application Expiry date/ date of commencement on site
DM/16/3196	Full – 7 units	

Development Plan Policy reference (if applicable)	N/A
---	-----

I,Mark Bright.....(insert name),Director.....(insert job title) ...Lodgecrest Developments Limited.....(insert company name) can confirm that the information set out in the table(s) below are an accurate reflection of the anticipate delivery rates on this site.

Financial Year (1 st April – 31 st March)	Number of completions
2019/20	7
2020/21	
2021/22	
2022/23	
2023/24	
(add any future years as required)	

Signed: (Developer/Agent)	
Date:	13.06.19.

Signed: (MSDC)	
Date:	05/07/19

Mid Sussex District Council

Housing Land Supply

Statement of Common Ground

Site address	Sopers Ride Selsfield Road Turners Hill
SHELAA ID	959


Planning Status


Planning application Reference	Planning Application Type	Planning Application Expiry date/ date of commencement on site
DM/18/4540	Full – 9 units	

Development Plan Policy reference (if applicable)	N/A
---	-----

I, Telisa Whishaw, Planning Manager (OSP Architecture) can confirm that the information set out in the table(s) below are an accurate reflection of the anticipate delivery rates on this site.

Financial Year (1 st April – 31 st March)	Number of completions
2019/20	
2020/21	9
2021/22	
2022/23	
2023/24	
(add any future years as required)	

Signed: (Developer/Agent)	
Date:	17 th June 2019

Signed: (MSDC)	
Date:	05/07/19

Mid Sussex District Council

Housing Land Supply

Statement of Common Ground

Site address	Sussex House London Road East Grinstead
SHELAA ID	409

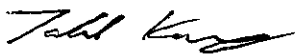
Planning Status


Planning application Reference	Planning Application Type	Planning Application Expiry date/ date of commencement on site
13/04040/FUL	Full – 8	Commenced
DM/18/1038	LDC	

Development Plan Policy reference (if applicable)	N/A
---	-----

I, ...Jakub Kopczyk (insert name), ...Project Manager.(insert job title) Pineview Property Group...(insert company name) can confirm that the information set out in the table(s) below are an accurate reflection of the anticipate delivery rates on this site.

Financial Year (1 st April – 31 st March)	Number of completions
2019/20	
2020/21	8
2021/22	
2022/23	
2023/24	
(add any future years as required)	

Signed: (Developer/Agent)	
Date:	14/06/2019

Signed: (MSDC)	
Date:	05/07/19

Mid Sussex District Council

Housing Land Supply

Statement of Common Ground

Site address	Wychwood Park Rocky Lane Haywards Heath
SHELAA ID	94 and 496

Planning Status

Planning application Reference	Planning Application Type	Planning Application Expiry date/ date of commencement on site
DM/16/4496	OUT – 320 units	Commenced
DM/17/4190	REM	

Development Plan Policy reference (if applicable)	N/A
---	-----

I, Jack Turvey, Land Manager of Barratt David Wilson Homes can confirm that the information set out in the table(s) below are an accurate reflection of the anticipated delivery rates on this site.

Financial Year (1 st April – 31 st March)	Number of completions
2019/20	81
2020/21	107
2021/22	109
2022/23	23
2023/24	0
(add any future years as required)	

Signed: (Developer/Agent)	
Date:	12/6/2019.

Signed: (MSDC)	
Date:	05/07/19

From: [Van Laun, Jordan](#)
To: [Alice Henstock](#)
Subject: RE: Felbridge Appeal Allowed
Date: 25 July 2019 10:25:16
Attachments: [image001.png](#)
[image003.png](#)

Hi Alice

Thank you for your email and apologies for not responding sooner.

Unfortunately, we are not in a position to say with any great certainty when units will be delivered however we anticipate towards the end of the 2020, early 2021.

Kind regards
Jordan

From: Alice Henstock <Alice.Henstock@midsussex.gov.uk>
Sent: 24 July 2019 11:21
To: Van Laun, Jordan <Jordan.VanLaun@wates.co.uk>
Subject: RE: Felbridge Appeal Allowed

Dear Jordon,

I am writing further to my email below and wonder if you are able to respond?

Many thanks,

Alice Henstock
Senior Planning Officer
Planning Policy and Economic Development
Economic Promotion and Planning
01444 477394
alice.henstock@midsussex.gov.uk
www.midsussex.gov.uk

Working Together for a better Mid Sussex

From: Alice Henstock
Sent: 10 July 2019 16:20
To: Van Laun, Jordan
Subject: RE: Felbridge Appeal Allowed

Dear Jordon,

I am writing further to your email to Sally below. I am currently undertaking some work on the councils five year housing land supply and wonder if you can help with providing some additional information.

As part of my work to monitor our housing land supply I am collating information on anticipated delivery rates into a Statement of Common Ground. Would you be able to insert your name, job title and company; complete the table and then sign and date at the end.

Please let me know if you have any queries.

Many thanks,

Alice Henstock
Senior Planning Officer
Planning Policy and Economic Development
Economic Promotion and Planning
01444 477394
alice.henstock@midsussex.gov.uk
www.midsussex.gov.uk

Working Together for a better Mid Sussex

From: Sally Blomfield
Sent: 26 June 2019 14:27
To: Van Laun, Jordan; Susan Dubberley
Cc: Andrew Marsh; Andrew Maxted; Baker, Meryl; Knight, Simon; Judy Holmes; Alice Henstock
Subject: RE: Felbridge Appeal Allowed

Dear Jordan – thank you very much for confirming the position.

Kind regards

Sally

Sally Blomfield
Divisional Leader for Planning and Economy
Economic Promotion and Planning
(01444) 477435
Sally.Blomfield@midsussex.gov.uk
www.midsussex.gov.uk

Working together for a better Mid Sussex

From: Van Laun, Jordan [<mailto:Jordan.VanLaun@wates.co.uk>]
Sent: 26 June 2019 13:50
To: Susan Dubberley; Sally Blomfield
Cc: Andrew Marsh; Andrew Maxted; Baker, Meryl; Knight, Simon
Subject: Felbridge Appeal Allowed

Dear Susan

I thought you might be interested to understand that consent has now been granted by the

Inspectorate for the access which facilitates the locally permitted 63 home scheme in Mid Sussex District which you obviously led as Officer on in 2017.

Wates is pleased to be able to now bring forward this scheme for delivery & looks forward to working with you and your team on future projects to bring forward needed homes.

Kind regards

Jordan

Wates logo [RGB]

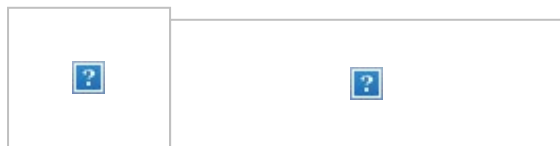


Jordan van Laun MRICS | Senior Land & Planning Manager | Wates Developments Limited

T: 01372 861358 | [REDACTED]

Wates House, Station Approach, Leatherhead, KT22 7SW

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Telephone: 01372 861000

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From: [REDACTED]
To: [Alice Henstock](mailto:Alice.Henstock@midsex.gov.uk); stephenroots@crowwoodestates.com
Subject: Re: Dunnings Mills East Grinstead
Date: 13 June 2019 12:03:15

Dear Alice

This should be simple to answer but sadly not as we are experiencing significant delays on the reserved matters. We hoped to be on site at the end of April but we are still waiting for the sign off by your flood engineering colleagues. Assuming this comes soon completions this year might be optimistic so the bulk will be in 20-21

Hope this helps

Regards

Brian

Brian Madge, BA, MA, MRTPI
Brian Madge Ltd
020 8642 8753 & [REDACTED]

-----Original Message-----

From: Alice Henstock <Alice.Henstock@midsex.gov.uk>
[REDACTED] stephenroots@crowwoodestates.com
<stephenroots@crowwoodestates.com>
Sent: Thu, Jun 13, 2019 11:48 am
Subject: Dunnings Mills East Grinstead

Dear Stephen and Brian,

I am currently undertaking work monitoring our housing land supply. My reason for contacting you is to establish your anticipated delivery rates on the site at Dunnings Mill.

I would be grateful if you could advise me as to the estimated completion rates for the site, using the table below. I will then transfer this information to a Statement of Common Ground.

Financial Year (1 st April – 31 st March)	Number of completions
2019/20	
2020/21	
2021/22	
2022/23	
2023/24	
(add any future years as required)	

I look forward to hearing from you.

Regards,

Alice Henstock
Senior Planning Officer
Planning Policy and Economic Development
Economic Promotion and Planning

01444 477394
alice.henstock@midsussex.gov.uk
www.midsussex.gov.uk

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From: [Alice Henstock](#)
To: [Alice Henstock](#)
Subject: RE: Pease Pottage site
Date: 23 July 2019 15:40:07
Attachments: [image001.png](#)
[image002.jpg](#)

From: Sarah Sutcliffe [mailto:sarah.sutcliffe@thakeham.com]
Sent: 17 July 2019 12:22
To: Steve Ashdown
Subject: RE: Pease Pottage site

Hi Steve,

Apologies for the delay in getting these over to you, had to seek clarification internally here. Anticipated completions as follows:

Financial Year (1st April – 31st March)	Number of completions
2019/20	28
2020/21	115
2021/22	72
2022/23	119
2023/24	140
2024/25	82
2025/26	53
2026/27	10

Let me know if you need anything further.

Kind Regards,

Sarah

Sarah Sutcliffe BA (Hons) MSc MRTPI
Senior Planner

Tel 01403 787300 | DD 01403 787335 |  | E sarah.sutcliffe@thakeham.com

Thakeham House | Summers Place | Stane Street | Billingshurst | West Sussex | RH14 9GN | Sat Nav RH14 9AD

www.thakeham.com



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From: Steve Ashdown <Steve.Ashdown@midsussex.gov.uk>

Sent: 12 June 2019 14:03

To: Sarah Sutcliffe <sarah.sutcliffe@thakeham.com>

Subject: Pease Pottage site

Dear Sarah,

I would be grateful if you could complete the table below (preferably for each phase of the development) in respect of the anticipated housing delivery rates.

Financial Year (1st April – 31st March)	Number of completions
2019/20	
2020/21	
2021/22	
2022/23	
2023/24	
(add any future years as required)	

If you have any queries, please do not hesitate to contact me.

I look forward to hearing from you.

Kind regards,

Steve Ashdown BA (Hons) DIP TP MRTPI
Team Leader (Major Development and Enforcement)
Planning Services
01444 477326

steve.ashdown@midsussex.gov.uk

www.midsussex.gov.uk

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From: [Alice Henstock](#)
To: [Alice Henstock](#)
Subject: RE: Jubilee House Burgess Hill
Date: 09 July 2019 18:02:11
Attachments: [image001.jpg](#)

From: Kevin Redmond [mailto:kredmond@danworthholdings.com]
Sent: 14 June 2019 10:03
To: Alice Henstock
Subject: RE: Jubilee House Burgess Hill

Hi Alice

Thank you for your email regarding the above, you will see from the table below it is not our current intention to develop the site immediately.

Kind regards



Partner

Danworth Holdings Ltd
7-8 Stanford Terrace
Hassocks
West Sussex
BN6 8JF

Tel: 01273 842344
Mob:
E-mail: kredmond@danworthholdings.com



From: Alice Henstock <Alice.Henstock@midsussex.gov.uk>
Sent: 14 June 2019 09:35
To: Kevin Redmond <kredmond@danworthholdings.com>
Subject: Jubilee House Burgess Hill

Hi,

I have been advised to contact you by GWP Architects regarding a query I have about the above site.

As part of my work monitoring of the Councils housing land supply I am trying to establish information about anticipated delivery rates from sites with residential planning permissions. I am seeking the completion of the table below for the above site.

Financial Year (1 st April – 31 st March)	Number of completions

2019/20	
2020/21	
2021/22	14
2022/23	
2023/24	
(add any future years as required)	

I would be grateful for any assistance you can provide.

Regards,

Alice Henstock
Senior Planning Officer
Planning Policy and Economic Development
Economic Promotion and Planning
01444 477394
alice.henstock@midsussex.gov.uk
www.midsussex.gov.uk

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From: [MacGregor, Neal](#)
To: [Susan Dubberley](#)
Cc: [Clark, Robert](#); [Alice Henstock](#)
Subject: RE: Re:Kingsway Burgess Hill.
Date: 23 May 2019 17:08:53

Hi Sue – anticipated number of completions below

Kind Regards,

Neal MacGregor
Senior Planner

Persimmon Homes Thames Valley
Persimmon House
Knoll Road
Camberley
Surrey
GU15 3TQ

Direct Dial: 01276 808105
Neal.macgregor@persimmonhomes.com
www.persimmonhomes.com

From: Susan Dubberley <Susan.Dubberley@midsussex.gov.uk>
Sent: 23 May 2019 17:00
To: MacGregor, Neal <neal.macgregor@persimmonhomes.com>
Cc: Clark, Robert <robert.clark@persimmonhomes.com>; Alice Henstock <Alice.Henstock@midsussex.gov.uk>
Subject: Re:Kingsway Burgess Hill.

Dear Neal,

I would be grateful if you could either complete the table below or forward onto the relevant person to give an indication of Persimmons anticipated delivery rates on the Kingsway site.

Financial Year (1 st April – 31 st March)	Number of completions
2019/20	50
2020/21	60
2021/22	60
2022/23	60
2023/24	60
(add any future years as required)	

The information is required as part of our Housing Land Supply monitoring. I would be grateful if you could respond to me by 31st May 2019. If you have any further queries please contact myself or Alice Henstock (Planning Policy) alice.henstock@midsussex.gov.uk 01444 477394.

Kind Regards

Sue

Sue Dubberley BA(Hons) DipTP MRTPI

Senior Planning Officer

Development Management

01444 477590

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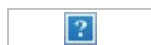
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From: [Paul PBA](#)
To: [Alice Henstock](#)
Subject: RE: Land at former Palmers Turners Hill Road
Date: 08 March 2019 11:53:24
Attachments: [image001.png](#)
[image002.jpg](#)

Dear Alice,

Thank you for your email.

Alfred Budgen Limited are currently planning to commence work on the former Palmers site this summer assuming the economic climate is favourable after the outcome (if there is one by then....) of the Brexit process.

The intention would then be to achieve completion on all eight plots in the period 2020/21.

Kind regards

Paul Budgen
Partner
PBA Planning

cid:B75E4206-019B-4763-8BAB-A4868E823835@Kalligraphic-Design.co.uk



Paul Budgen Associates LLP trading as PBA Planning
Registered Number: OC381162 | Registered Address: 44 Springfield Road, Horsham, West Sussex, RH12 2PD

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From: Alice Henstock [mailto:Alice.Henstock@midsussex.gov.uk]
Sent: 04 March 2019 12:15
To: Paul PBA
Subject: Land at former Palmers Turners Hill Road

Dear Paul,

I have been given your contact details by the Development Management case officer and understand that you may be able to help with my query.

I am collating information to inform our housing land supply position. I would be grateful if you could advise me as to the estimated completion rates for the above site, using the table below.

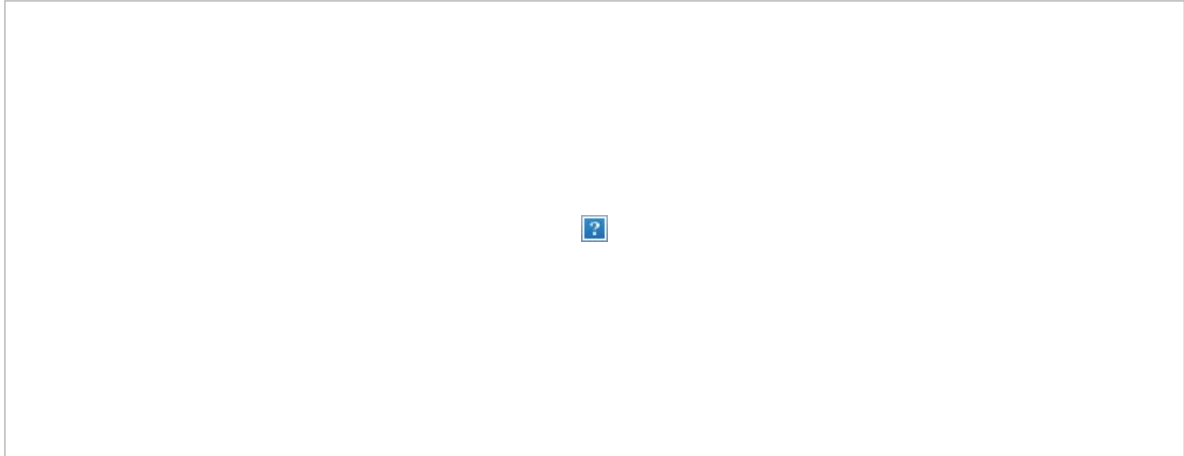
Financial Year (1 st April – 31 st March)	Number of completions
2019/20	
2020/21	
2021/22	
2022/23	
2023/24	
(add any future years as required)	

I look forward to hearing from you.

Kind Regards,

Alice Henstock
Senior Planning Officer
Planning Policy and Economic Development
Economic Promotion and Planning
01444 477394
alice.henstock@midsussex.gov.uk
www.midsussex.gov.uk

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From: [Tony Austen \(Galliford Try\)](#)
To: [Alice Henstock](#)
Cc: [Alex Jordan \(Linden Homes\)](#); [Emma Stoner \(Linden Homes\)](#)
Subject: RE: Land at Gamblemead Haywards Heath
Date: 18 October 2018 15:06:21
Attachments: [image001.png](#)
[image002.jpg](#)

Hi Alice,

As per our conversation earlier, please find below the private house sales for Haywards Heath which total 106 units, this excludes housing association sales.

Kind regards

Tony

Financial Year (1 st April – 31 st March)	Number of completions
2018/19	25
2019/20	43
2020/21	36
2021/22	2
2022/23	
(add any future years as required)	

From: Alex Jordan (Linden Homes)
Sent: 09 October 2018 15:57
To: Tony Austen (Galliford Try) <tony.austen@lindenhomes.co.uk>
Cc: Alice Henstock <Alice.Henstock@midsussex.gov.uk>
Subject: FW: Land at Gamblemead Haywards Heath

Tony,
Could you please confirm the below to the LA.

Kind Regards

Alex Jordan
Technical Director
Alex.Jordan@lindenhomes.co.uk

Tel: 01883 334448
Mob: [REDACTED]

Linden Homes South-East
Linden House
Guards Avenue
Caterham
Surrey CR3 5XL
www.lindenhomes.co.uk



From: Alice Henstock [<mailto:Alice.Henstock@midsussex.gov.uk>]
Sent: 09 October 2018 14:42
To: Alex Jordan (Linden Homes) <alex.jordan@lindenhomes.co.uk>
Subject: Land at Gamblemead Haywards Heath

Dear Alex,

I have been given you contact details by the Development Management case officer and understand that you may be able to help with my query.

I am collating information to inform our housing land supply position. I would be grateful if you could advise me as to the estimated completion rates for the above site, using the table below.

Financial Year (1st April – 31st March)	Number of completions
2018/19	
2019/20	
2020/21	
2021/22	
2022/23	
(add any future years as required)	

I look forward to hearing from you.

Regards,

Alice Henstock
Senior Planning Officer
Planning Policy and Economic Development
Economic Promotion and Planning
01444 477394
alice.henstock@midsussex.gov.uk
www.midsussex.gov.uk

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From: [David Poole](#)
To: [Alice Henstock](#)
Subject: Re: Queens Walk
Date: 04 July 2019 10:23:50

Hello Alice

These will all be technically complete by end of July 2020. There are none at present.

Rgds,

David

On Thu, 4 Jul 2019 at 10:07, Alice Henstock <Alice.Henstock@midsussex.gov.uk> wrote:

Dear David,

I am writing further to my email, to chase the completion of the attached Statement of Common Ground to assist with the monitoring of our housing land supply.

Many thanks,

Alice Henstock

Senior Planning Officer

Planning Policy and Economic Development

Economic Promotion and Planning

01444 477394

alice.henstock@midsussex.gov.uk

www.midsussex.gov.uk

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From: Alice Henstock
Sent: 12 June 2019 11:40
To: 'David Poole'
Cc: Stuart Malcolm
Subject: RE: Queens Walk

Dear David,

I am writing further to your email to Stuart Malcom, and my email of January this year regarding progress of the build at the above site.

As part of my work to monitoring our housing land supply I am collating information on anticipated delivery rates into a Statement of Common Ground. Would you be able to insert your name, job title and company; check the information in the table and make any changes where necessary; and then sign and date at the end.

It is anticipated that the Statement of Common ground will be used as evidence to support our housing land supply position.

I would be grateful if you can respond to me by Friday 28th June. Please let me know if you have any queries.

Many thanks,

Alice Henstock

Senior Planning Officer

Planning Policy and Economic Development

Economic Promotion and Planning

01444 477394

alice.henstock@midsussex.gov.uk

www.midsussex.gov.uk

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From: David Poole [mailto:david.poole@weston-homes.com]
Sent: 14 May 2019 09:47
To: Stuart Malcolm
Subject: Re: Queens Walk

Hi Stuart,

Construction is progressing. Sales are significantly behind where we would like them to be, I will find out an update for you.

Regards,

David

On Mon, 13 May 2019 at 10:09, Stuart Malcolm <Stuart.Malcolm@midsussex.gov.uk> wrote:

Hi David,

I hope you are well. I was in East Grinstead last week driving by the development and note construction is progressing well. I would be grateful therefore if you could provide an update on progress and advise on the latest timescales for completions/occupations and also advise if the users for the commercial space are known yet?

Many thanks

Stuart

Stuart Malcolm BA (Hons) Dip MA

Senior Planning Officer

Development Management

Mid Sussex District Council

01444 477324



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--

David Poole

Planning Manager

Weston Homes Plc



Office: 01279 873333

Email: David.Poole@weston-homes.com

Visit: www.weston-homes.com



Weston Homes PLC

The Weston Group Business Centre, Parsonage Road, Takeley, Essex, CM22 6PU.

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David Poole
Planning Manager
Weston Homes Plc

Office: 01279 873333

Email: David.Poole@weston-homes.com

Visit: www.weston-homes.com



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The Weston Group Business Centre, Parsonage Road, Takeley, Essex, CM22 6PU.

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From: [MacGregor, Neal](#)
To: [Susan Dubberley](#)
Cc: [Clark, Robert](#); [Alice Henstock](#)
Subject: RE: Re:Kingsway Burgess Hill.
Date: 23 May 2019 17:08:53

Hi Sue – anticipated number of completions below

Kind Regards,

Neal MacGregor
Senior Planner

Persimmon Homes Thames Valley
Persimmon House
Knoll Road
Camberley
Surrey
GU15 3TQ

Direct Dial: 01276 808105
Neal.macgregor@persimmonhomes.com
www.persimmonhomes.com

From: Susan Dubberley <Susan.Dubberley@midsussex.gov.uk>
Sent: 23 May 2019 17:00
To: MacGregor, Neal <neal.macgregor@persimmonhomes.com>
Cc: Clark, Robert <robert.clark@persimmonhomes.com>; Alice Henstock <Alice.Henstock@midsussex.gov.uk>
Subject: Re:Kingsway Burgess Hill.

Dear Neal,

I would be grateful if you could either complete the table below or forward onto the relevant person to give an indication of Persimmons anticipated delivery rates on the Kingsway site.

Financial Year (1 st April – 31 st March)	Number of completions
2019/20	50
2020/21	60
2021/22	60
2022/23	60
2023/24	60
(add any future years as required)	

The information is required as part of our Housing Land Supply monitoring. I would be grateful if you could respond to me by 31st May 2019. If you have any further queries please contact myself or Alice Henstock (Planning Policy) alice.henstock@midsussex.gov.uk 01444 477394.

Kind Regards

Sue

Sue Dubberley BA(Hons) DipTP MRTPI

Senior Planning Officer

Development Management

01444 477590

(Please note I work part-time Tuesday, Wednesday and Thursday)

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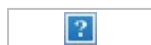
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From: [Mark Hendy](#)
To: [Alice Henstock](#)
Subject: RE: Site at Clock Field Turners Hill
Date: 08 July 2019 12:29:46
Attachments: [image001.png](#)
[image002.jpg](#)
[image003.jpg](#)
[image004.jpg](#)
[image005.jpg](#)

Dear Alice,

Our original build programme anticipated completion of all plots by end November 2019. However, we are currently seeking planning permission for design revisions to 38 plots and pending a decision on this application, we have held works on some of the affected plots.

- The 14 affordable plots are due to be handed over to the Housing Association in September 2019.
- Of the 33 private plots we have sold 3 plots and 1 further plot is reserved.

In terms of the 5-year housing land supply position, it is expected that all plots would be completed within this period.

Kind regards

Mark Hendy | Planning Manager
Shanly Group
T: 01372 225000
DD: 01372 225012

www.shanlyhomes.com

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From: Alice Henstock <Alice.Henstock@midsussex.gov.uk>
Sent: 04 July 2019 10:39
To: Mark Hendy <Mark.Hendy@shanlyhomes.com>
Subject: RE: Site at Clock Field Turners Hill

Dear Mark,

I am writing further to my email below, to chase the completion of the attached Statement of Common Ground to assist with the monitoring of our housing land supply.

Many thanks,

Alice Henstock
Senior Planning Officer
Planning Policy and Economic Development
Economic Promotion and Planning
01444 477394
alice.henstock@midsussex.gov.uk
www.midsussex.gov.uk

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From: Alice Henstock
Sent: 12 June 2019 15:23
To: 'Mark Hendy'
Subject: RE: Site at Clock Field Turners Hill

Dear Mark,

Thank you for confirming the anticipated delivery rates on the above site.

As part of my work to monitoring our housing land supply I have transferred this information to a Statement of Common Ground. Would you be able to insert your name, job title and company; check the information in the tables and make any changes where necessary; and then sign and date at the end.

It is anticipated that the Statement of Common ground will be used as evidence to support our housing land supply position.

I would be grateful if you can respond to me by Friday 28th June. Please let me know if you have any queries.

Many thanks,

Alice Henstock
Senior Planning Officer
Planning Policy and Economic Development
Economic Promotion and Planning
01444 477394
alice.henstock@midsussex.gov.uk
www.midsussex.gov.uk

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From: Mark Hendy [<mailto:Mark.Hendy@shanlyhomes.com>]
Sent: 06 March 2019 14:42
To: Alice Henstock
Subject: RE: Site at Clock Field Turners Hill

Dear Alice,

Apologies for not replying sooner.

I have spoken to our Sales team and understand that no completions took place in 2018/19. We expect to complete the rest of the development during 2019/20 i.e. 47 completions during 2019/20. So far we have 3 completions during 2019/20.

Kind regards

Mark Hendy | Planning Manager
Shanly Group
T: 01372 225000
DD: 01372 225012

www.shanlyhomes.com



From: Alice Henstock <Alice.Henstock@midsussex.gov.uk>

Sent: 04 March 2019 12:04

To: Mark Hendy <Mark.Hendy@shanlyhomes.com>

Subject: RE: Site at Clock Field Turners Hill

Dear Mark,

I am writing further to my email below. Are you able to provide anticipated delivery rates for the above site, by completed the table below:

Financial Year (1 st April – 31 st March)	Number of completions
2018/19	
2019/20	
2020/21	
2021/22	
2022/23	
2023/24	
(add any future years as required)	

I look forward to hearing from you.

Regards,

Alice Henstock
Senior Planning Officer
Planning Policy and Economic Development
Economic Promotion and Planning
01444 477394
alice.henstock@midsussex.gov.uk
www.midsussex.gov.uk

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From: Alice Henstock

Sent: 05 December 2018 12:05

To: 'Mark.Hendy@shanlyhomes.com'

Subject: Site at Clock Field Turners Hill

Dear Mark,

I have been given you contact details by the Development Management case officer and understand that you may be able to help with my query.

I am collating information to inform our housing land supply position. I would be grateful if you could advise me as to the estimated completion rates for the above site, using the table below.

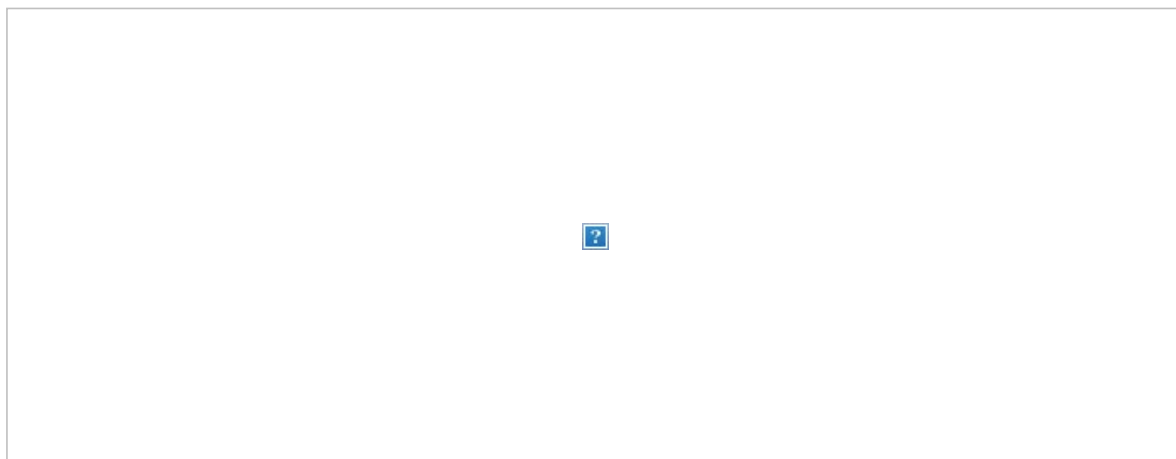
Financial Year (1 st April – 31 st March)	Number of completions
2018/19	
2019/20	
2020/21	
2021/22	
2022/23	
(add any future years as required)	

I look forward to hearing from you.

Regards,

Alice Henstock
Senior Planning Officer
Planning Policy and Economic Development
Economic Promotion and Planning
01444 477394
alice.henstock@midsussex.gov.uk
www.midsussex.gov.uk

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From: [James Hargreaves](#)
To: [Alice Henstock](#)
Cc: [Project26](#)
Subject: RE: Site rear of Tiltwood House
Date: 06 March 2019 14:33:52
Attachments: [image001.jpg](#)
[image002.jpg](#)

Dear Alice

All 5 plot completions on this site are expected towards the end of financial year 2019/20

Regards

James Hargreaves

P26 signature new address



From: Alice Henstock [mailto:Alice.Henstock@midsussex.gov.uk]
Sent: 06 March 2019 11:10
To: [REDACTED]
Subject: Site rear of Tiltwood House

Dear James,

I have been given you contact details by the Development Management case officer and understand that you may be able to help with my query.

I am collating information to inform our housing land supply position. I would be grateful if you could advise me as to the estimated completion rates for the above site, using the table below.

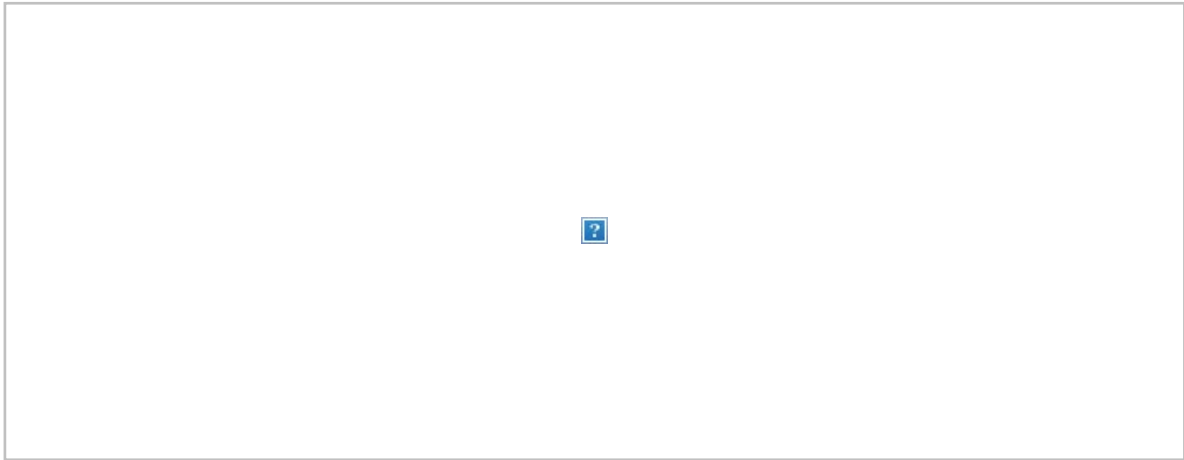
Financial Year (1 st April – 31 st March)	Number of completions
2019/20	
2020/21	
2021/22	
2022/23	
2023/24	
(add any future years as required)	

I look forward to hearing from you.

Regards,

Alice Henstock
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From: [Landivar](#)
To: [Alice Henstock](#)
Subject: Re: Slaugham Manor
Date: 04 July 2019 10:45:58

Hi Alice,

I've completed the form - It's a difficult exercise as there is a lot of uncertainty in the market at the moment and it's currently just a projection.

With kind regards,

Martin Landivar
BA (hons) DIP - ARCH, ARB, RIBA

LANDIVAR ARCHITECTS

Landivar Architects limited
The workshop
Unit 3, 29-42 Windsor Street,

Brighton
BN1 1RJ

TEL : 01273 819493



www.landivar-architects.com

On 04/07/2019 10:37, Alice Henstock wrote:

Dear Martin,

You are currently acting as planning agent on behalf of Martin Homes for the above site.

I am doing some work on housing delivery and I am trying to establish the delivery rate for this site. I am seeking the completion of the tables below: I wonder if you or your client are able to provide the required information?

New build section:

Financial Year (1st April – 31st March)	Number of completions
2019/20	8
2020/21	4
2021/22	4
2022/23	
2023/24	
(add any future years as required)	

Conversion section:

Financial Year (1st April – 31st March)	Number of completions
2019/20	9
2020/21	
2021/22	
2022/23	
2023/24	
(add any future years as required)	

I would be grateful for any assistance you can provide.

Regards,

Alice Henstock
Senior Planning Officer
Planning Policy and Economic Development
Economic Promotion and Planning
01444 477394
alice.henstock@midsussex.gov.uk
www.midsussex.gov.uk

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From: [Mountley Group](#)
To: [Tony Allen](#); [Alice Henstock](#)
Subject: Re: The Priory Haywards Heath
Date: 04 July 2019 15:14:44

We anticipate some flats being lived in at start of 2020 to mid 2020 for all 43 flats

Thank you , kind regards



Hersch Schneck

Director

p: 020 8809 0400 ext 3

a: 69 Watermint Quay London N16 6DN

w: www.mountley.co.uk e: h@mountley.co.uk

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On Thu, 4 Jul 2019 at 10:48, Tony Allen <tony.allen@allenplanning.co.uk> wrote:

Sent from my iPhone

Begin forwarded message:

From: Alice Henstock <Alice.Henstock@midsussex.gov.uk>
Date: 4 July 2019 at 10:21:19 BST
To: "tony.allen@allenplanning.co.uk" <tony.allen@allenplanning.co.uk>
Subject: **The Priory Haywards Heath**

Dear Tony,

I am writing regarding the above site. I am doing some work on housing delivery and I am trying to establish the longer term plans for this site. I am interested to know the anticipated delivery rates for this site and when the completion of housing units are expected. Is this something that you or your client will be able to assist me with?

I would be grateful for any assistance you can provide.

Alice Henstock

Senior Planning Officer

Planning Policy and Economic Development

Economic Promotion and Planning

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From: [Alice Henstock](#)
To: [Alice Henstock](#)
Subject: RE: The Priory, Syresham Gardens
Date: 08 July 2019 16:34:29

From: Mitchell Murphy [<mailto:mitchell@sndevelopments.com>]
Sent: 18 June 2019 15:01
To: Alice Henstock
Subject: The Priory, Syresham Gardens

Dear Alice

I hope that you are well.

Just to update your records, we expect to have completed on all of the 12 unit scheme before 2020.

Please find

Regards

Mitchell Murphy, Sales Director

<image001.jpg>

t: +44 (0)20 8432 2229

w: www.sndevelopments.com

SN Developments & Investments Ltd
1S.01 The Barley Mow Centre
10 Barley Mow Passage
Chiswick
W4 4PH

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From: [Darren Tancred](#)
To: [Alice Henstock](#)
Subject: RE: Viva Homes site Cuttinglye Lane
Date: 07 March 2019 09:43:28
Attachments: [image001.jpg](#)
[image002.png](#)
[image003.jpg](#)

Hi Alice

I can confirm the 5 dwellings at the above site will be completed this year.

Kind Regards

Darren Tancred
Managing Director



[Distressed Site Recovery – Click Here](#)

Pump House | Felcourt Farm | Felcourt | East Grinstead | RH19 2LQ
T: 01342 832003 | [REDACTED]

E: darren.tancred@providence-group.co.uk | [REDACTED] [REDACTED]

W: www.providence-group.co.uk | www.viva-homes.co.uk

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Providence Land (South East) Ltd is registered in England and Wales; Company Number 11218381
Viva Homes Ltd is registered in England and Wales; Company Number 9506043

please don't print this e-mail unless you really need to

From: Alice Henstock <Alice.Henstock@midsussex.gov.uk>
Sent: 06 March 2019 11:14
To: Darren Tancred <darren.tancred@providence-group.co.uk>
Subject: Viva Homes site Cuttinglye Lane

Dear Darren,

I have been given you contact details by the Development Management case officer and understand that you may be able to help with my query.

I am collating information to inform our housing land supply position. I would be grateful if you could advise me as to the estimated completion rates for the above site, using the table below.

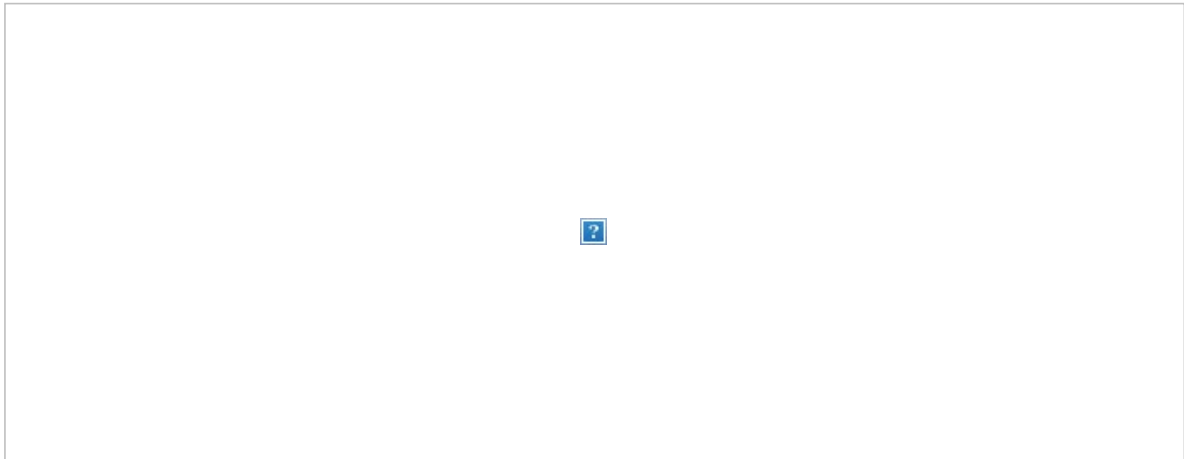
Financial Year (1 st April – 31 st March)	Number of completions
2019/20	
2020/21	
2021/22	
2022/23	
2023/24	
(add any future years as required)	

I look forward to hearing from you.

Regards,

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APPENDIX 6 - Disputed Sites

SHELAA ID	Town / Parish (NP Area)	Site Address (sites of 6+ units)	Planning Status	Outline Permission Reference	Detailed Permission Reference	Decision Date	Site Totals (Net)	Nature of Dispute
470	Ashurst Wood	Wealden House, Lewes Road, Ashurst Wood	Allocated in Ashurst Wood Neighbourhood Plan for 50 units.		DM/18/1548	Refused March 2019	50	Neighbourhood Plan allocation. There is a clear intention to bring the site forward for development with a planning application being submitted in April 2018. The proposal was for 71 units, more than the site was allocated. The application was refused in March 2019 one of the reasons being over development of the site. Since then pre - application discussion have been taking place on a revised scheme. The site is vacant. Due to the uncertainty, and ongoing discussion regarding a satisfactory scheme for the site, this site is not currently considered to be deliverable.
150	Balcombe	Land to the west of the Rectory, Haywards Heath Road, Balcombe	Allocated in Balcombe Neighbourhood Plan for 14 units		DM/18/2586	Withdrawn	14	Neighbourhood Plan allocations. There is a clear intention to bring the site forward for development with a planning application submitted in June 2018. The proposal was for 17 units. There were a number of issues raised related to the design of the scheme and other matters raised by the Parish Council which led to the application being withdrawn in November 2018. Since then pre-application discussions have been taking place on a revised scheme. Due to the uncertainty, and ongoing discussion regarding a satisfactory scheme for the site, this site is not currently considered to be deliverable.
N/A	Albourne	L/A village allotments, Albourne	Allocated in Albourne Neighbourhood Plan for 2 units	2			2	No evidence that the site is deliverable within 5 years
N/A	Ashurst Wood	Mount Pleasant Nursery, Cansiron Lane	Allocated in Ashurst Wood Neighbourhood Plan for 5 units	5			5	No evidence that the site is deliverable within 5 years
N/A	Ashurst Wood	Willow Trees and Spinney Hill, Lewes Road, Ashurst Wood	Allocated in Ashurst Wood Neighbourhood Plan for 2 units	2			2	Planning permission granted for 7 units on site in May 2019. Include as commitment in 19/20 as previously considered as a small site commitment (1-4) units.
N/A	Cuckfield	11 Manor Drive, Cuckfield	Allocated in Cuckfield Neighbourhood Plan for 3 units	3			3	No evidence that the site will be developed within 5 years.
619	Haywards Heath	Beech Hurst Depot, Bolnore Road, Haywards Heath	Allocated in Haywards Heath Neighbourhood Plan				15	Neighbourhood Plan allocation. No planning application or pre-application discussion have been held. This site is not currently considered to be deliverable.
369	East Grinstead	Phoenix House, 53 -59 Lingfield Road, East Grinstead			DM/16/3651	12.09.2020	11	Owners/applicant has indicated that the site is still in commercial use and there are no plans to implement the extant residential planning permission. This site is not currently considered to be deliverable

321	Slaugham	Seaspace House Brighton Road Handcross	Full planning permission		DM/17/0587	19.07.2020	7	Owners/applicant has indicated that the site is still in commercial use and there are no plans in implement the extant residential planning permission. This site is not currently considered to be deliverable
970	Haywards Heath	23 -25 Bolnore Road Haywards Heath	Full planning permission		DM/18/1274	20.05.2019	14	Site is not an allocation. Whilst there was a Council resolution to grant planning permission November 2018 and permission was granted after 1st April 2019. Therefore site not counted in this monitoring year.
968	East Grinstead	30 - 34 London Road East Grinstead	Full planning permission		DM/18/2311	Pending	17	Site is not an allocation. Whilst there was a Council resolution to grant planning permission December 2018 and permission has yet to be granted. Therefore site not counted 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 under consideration (DM/19/1895). Progress has continued to be made to bring this site forward since the District Plan Examination. Key infrastructure on the site is under construction 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 work 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
	Burgess Hill	The Brow	Local Plan allocations				100	This site was also included within the 5 year supply at the time of the District Plan. Whilst its inclusion was not disputed, it has been removed at this time due to the requirements of the NPPF. Work in ongoing to secure residential development on this site as part of a mixed use scheme. Most significantly funding from the One Public Estate has been secured to fund feasibility and development appraisal works for the site.

746	East Grinstead	Land south of Phoenix House, Cantelupe Road, East Grinstead	Full planning permission		DM/15/0855	23.09.19	12	Officers have been unable to gain any information from the land owner regarding the delivery of the site. The permission is due to expire in September 2019. There is no evidence that development on this site commence before the permission expires
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. No contact has been made with the planning agent/landowner to confirm delivery. It is unclear if the consent will be implemented taking into account the current use on site and lack of confirmation from the landowner
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. No contact has been made with the planning agent/landowner to confirm delivery. It is unclear if the consent will be implemented taking into account the current use on site and lack of confirmation from the landowner

Total potential yield from disputed sites

606