

Mid Sussex District Council

Housing Supply and Trajectory Topic Paper

July 2024

Contents

1. Introduction	2
2. Context.....	3
National Planning Policy and Guidance.....	3
Local Context	4
3. Meeting the housing need	6
Plan Strategy.....	6
Unmet Housing Need.....	6
4. Housing Delivery	8
Completions and Sources of Supply	8
Deliverability or developability of sites	12
5. Five Year Housing Land Supply	14
Background Position	14
6. District Plan Housing Trajectory	17
7. Monitoring	18
8. Conclusions	19
Appendix 1 – Build Out Rates	20
Appendix 2 – Lead In Times	25
Appendix 3 – Years 1 to 5 Housing Commitments	31
Appendix 4 – Summary Housing Trajectory Chart	35
Appendix 5 - Summary Housing Trajectory Table	36
Appendix 6 – Trajectory of Proposed District Plan Allocations	37

1. Introduction

- 1.1 The purpose of this paper is to outline how the housing requirement identified in the Submission draft Mid Sussex District Plan is proposed to be delivered over the Plan period.
- 1.2 The paper provides an overview of the latest housing land supply position (1st April 2024) and the detailed housing trajectory included within Appendix 4 of the District Plan housing trajectory, replicated at Appendix 1 of this paper. The paper also outlines the approach and assumptions made in producing the housing trajectory.
- 1.3 The housing trajectory ensures a continuous supply of housing to meet the local housing need identified within the District Plan. The trajectory will be updated on an annual basis which, together with the Authority Monitoring Report (AMR), will assist the Council in monitoring housing delivery and the wider achievement of the District Plan vision and objectives.
- 1.4 This paper is based on a Plan end date of 2040, taking into account the revised end date proposed by Proposed Modification M1. This change has been made to ensure the plan has minimum of 15 years from date of adoption. The Plan requirement figure has also been updated to reflect the change to the Standard Method, published in March 2024.
- 1.5 A revised NPPF was published on December 19th 2023. Paragraph 230 sets out the transitional arrangements for plan making. It explains that, for plan making, policies within the December 2023 framework will only apply to plans reaching Regulation 19 stage after 19th March 2024. As the draft District Plan has reached Regulation 19 stage before this date, it will be examined against the September 2023 NPPF. References to the NPPF in this Topic Paper are therefore to the September 2023 version. However, the December 2023 NPPF introduced changes to the way in which the 5 year supply is calculated, where appropriate this revised methodology has also been used.

2. Context

National Planning Policy and Guidance

2.1 National Planning Policy Framework (NPPF, Sept 2023) and National Planning Practice Guidance (PPG) state that Local Planning Authorities should assess the level of housing need within their area and clearly set out how this need will be addressed through the local plan.

2.2 Paragraph 23 of the NPPF requires that, through the plan-making process:

“... Strategic policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period, in line with the presumption in favour of sustainable development. This should include planning for and allocating sufficient sites to deliver the strategic priorities of the area (except insofar as these needs can be demonstrated to be met more appropriately through other mechanisms, such as brownfield registers or non-strategic policies).”

2.3 In identifying land for homes, paragraph 68 of the NPPF states that:

“Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:

- a) specific, deliverable sites for five years following the intended date of adoption and*
- b) specific, developable sites or broad locations for growth, for the subsequent years 6-10 and, where possible, for years 11-15 of the remaining plan period.”*

2.4 The definition of *deliverable* and *developable* sites is contained within Annex 2 of the NPPF:

Deliverable: *“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.”*

Developable: “To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.”

- 2.5 The Council’s consideration of deliverable or developable sites is outlined in Section 4 below.

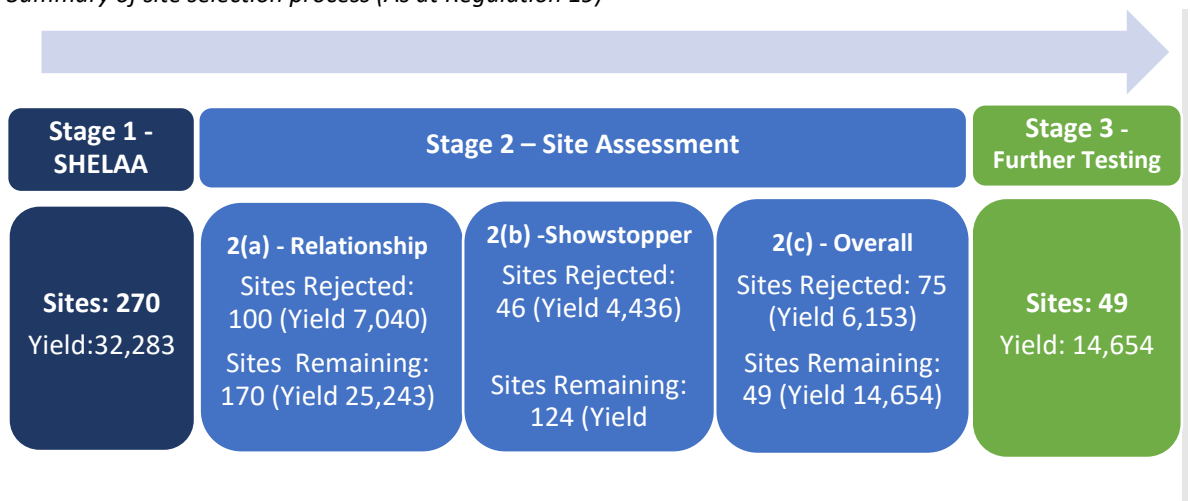
Local Context

- 2.6 In line with paragraph 68 of the NPPF, set out above, the Council commissioned consultants, Icen Projects, to undertake a [Strategic Housing Market Assessment \(SHMA\) \(2021\)](#). The SHMA considers the extent of the Mid Sussex housing market area, explores whether any circumstances exist which warrant increasing the local housing need identified through Government’s standard method and assesses the housing needs of different groups.
- 2.7 Mid Sussex District (MSDC), together with Crawley Borough (CBC) and Horsham District (HDC), form the Northern West Sussex Housing Market Area (HMA). The SHMA notes that the joint CBC and HDC SHMA (2019) includes a review of the Northern West Sussex and surrounding housing market areas. The review concludes that the Northern West Sussex HMA continues to be the most appropriate for the three local authorities. Smaller overlaps with surrounding housing market areas in the most southern and northern parts of the Northern West Sussex HMA were noted but these are considered as secondary to the Northern West Sussex HMA.
- 2.8 In terms of the local housing need, the Council’s SHMA concludes that there are no local circumstances which indicate that the local housing need figure should be increased above that calculated by the standard method. At the time that the SHMA was prepared, the standard method put the local housing need figure at 1,093 dwellings per annum (dpa).
- 2.9 The standard method has since been recalculated to reflect updated affordability ratios which form part of standard method calculation. Based on the most recent figures, the local housing need figure for Mid Sussex is now 1,039 dpa; 19,741 dwellings for the Plan period. Sections 3 and 4 below set out how the District Plan proposes to meet the identified need. Full details of the calculation are included in the Housing Need and Requirement Topic Paper within the [evidence base library](#).
- 2.10 Having established the level of local housing need the Council undertook a call for sites to understand the availability of potential land to meet the need. Landowners, developers and members of the public were able to submit land to the Council to be assessed. Other potential sites identified through the recent Site Allocations Development Plan Document (DPD) process were also included in the Strategic Housing and Economic Land Availability Assessment (SHELAA) update. The SHELAA is the first of the Council’s three-stage site selection process.
- 2.11 The 2023 SHELAA contains the full palette of sites and is available on the Council’s [Strategic Housing and Economic Land Availability Assessment webpage](#). Sites that

passed the initial filtering stage were further considered through the remaining assessment stages; Site Assessment and Scenario/ In-combination Testing.

- 2.12 The initial Site Selection assessment for the District Plan review was published in 2022. Following the Regulation 18 consultation in November/ December 2022, the Site Selection process was rerun to include any new sites submitted to the Council and consider comments referencing the assessment. The updated 2023 assessment considered 270 sites. The full Site Selection Methodology, Site Selection Conclusions Paper and accompanying maps can be found on the Council's [District Plan Review Evidence Base webpage](#).
- 2.13 Figure 1 below is a summary of the three-stage site selection process and the number of sites (including total potential yield) considered.

Figure 1: Summary of site selection process (As at Regulation 19)



- 2.14 Following the Regulation 19 consultation, three new sites were submitted that had not previously been considered through the site selection process. These sites have now been added to the SHELAA and assessed through the site selection process. The outcome of this assessment is that all three new sites (totalling 135 dwellings) are rejected at Stage 2(a) as they are considered disconnected from settlements. As such, the number of sites that progress to Stage 3 (further testing) remains the same.

3. Meeting the housing need

- 3.1 The adopted Development Plan (Saved policies from 2004 Local Plan, 2018 District Plan, Site Allocations DPD and Neighbourhood Plans) contains a number of existing allocations which are either under construction or yet to be implemented. These allocations are retained (“saved”) as part of the District Plan review and considered existing *commitments*.

Plan Strategy

- 3.2 The strategy for growth within the 2018 District Plan focused development at the three towns (Burgess Hill, East Grinstead and Haywards Heath) with proportionate growth at other settlements. This strategy was supported by evidence produced at the time of the Plan’s preparation and informed the allocations in the 2018 District Plan and 2022 Site Allocations DPD.
- 3.3 Through the District Plan review process, it became clear that the previous spatial strategy would not be feasible given: 1) the lack of available and suitable sites in the SHELAA; 2) the increased housing requirement calculated by Government’s standard method, and; 3) the extended plan period to 2039. A revised spatial strategy, to guide locations for growth to meet local housing needs, is therefore required.
- 3.4 Supported by the District Plan review evidence base, the revised strategy is based on four themes:
- **Protection of the High Weald Area of Outstanding Natural Beauty;**
 - **Making Effective Use of Land;**
 - **Growth at existing sustainable settlements where it continues to be sustainable to do so;**
 - **Opportunities for extensions to improve the sustainability of existing settlements.**
- 3.5 Further detail on establishing the District Plan Strategy can be found in the Housing Need and Requirement Topic Paper (July 2024) available in the [evidence base library](#).
- 3.6 Reflecting the revised spatial strategy, limited housing growth is identified within the High Weald AONB, smaller allocations across the main towns and larger villages are proposed and the largest contribution to the supply is at the three significant sites; DPSC1: Land west of Burgess Hill/ North of Hurstpierpoint, DPSC2: Land at Crabbet Park and DPSC3: Land to the south of Reeds Lane, Sayers Common.

Unmet Housing Need

- 3.7 Paragraph 61 of the NPPF requires local planning authorities to consider whether they can assist in meeting any unmet needs of neighbouring areas. As outlined in paragraph 2.7 above, Mid Sussex primarily sits within the Northern West Sussex HMA with Crawley Borough and Horsham District. Under the Duty to Cooperate, the

three local authorities have agreed¹ that, in the event that any one authority is able to assist in meeting unmet needs this should be done on a priority area basis:

- **Priority 1:** Northern West Sussex HMA
- **Priority 2:** Coastal West Sussex HMA
- **Priority 3:** Other adjacent and nearby HMAs where it is justified by each individual authority.

- 3.8 Both CBC and HDC are in the process of reviewing their Local Plans. CBC submitted their Crawley Local Plan 2024-2040 for examination in July 2023 and consulted on Main Modifications in March 2024. The Inspector's Report on the Plan's soundness is expected in Summer 2024. The submitted plan shows an unmet housing need of approximately 7,505 dwellings. HDC are at a similar stage to Mid Sussex having published their Regulation 19 Local Plan for consultation on the 19th January 2024. HDC's Plan shows an unmet need of 2,377 dwellings. Consequently, within the Northern West Sussex HMA there is currently a combined unmet need of 8,811 dwellings. Note that this position is as of June 2024 and may change as each of the plans proceed through examination towards adoption.
- 3.9 The total supply for the Plan period is 20,783 resulting in an oversupply of 1,042 dwellings. This oversupply will provide some resilience for the District Plan and, subject to meeting Mid Sussex housing need as the first priority, any excess will serve as a contribution to the Northern West Sussex HMA unmet need in accordance with the Northern West Sussex Housing Statement of Common Ground.

¹ Statement of Common Ground, July 2024

4. Housing Delivery

- 4.1 This section sets out how the Mid Sussex District Plan proposes to meet its identified local housing need of 19,741 net dwellings. It also outlines some of the assumptions that later feed into developing the housing trajectory and housing land supply position.
- 4.2 The housing supply includes four components: completions, existing commitments, proposed District Plan allocations and windfall allowance. These are summarised in Table 1 below.

Table 1: District Plan Housing Delivery

Source of Supply	No. of dwellings
Completions (2021/22, 2022/23 and 2023/24)	3,487
Commitments (Existing allocations and Permissions)	8,696
Proposed District Plan Allocations	6,832
Windfall allowance	1,768
<i>Of which larger identifiable sites</i>	466
<i>Of which smaller and other non-identifiable sites</i>	1,302
Total Housing supply from 2021 - 2040	20,783
<i>Oversupply</i>	+1,042

Completions and Sources of Supply

Completions to Date

- 4.3 At the time of preparing this Paper, the Council is in year 4 (2024/25) of the overall Plan period (2021 – 2040). As such, three years' worth of net housing completions² have contributed towards the overall housing need of 19,741 dwellings.
- 4.4 Completions to 1st April 2024 total 3,487 net dwellings. Compared to the cumulative need of 2,180 dwellings (1,039 x 3), there is currently an over delivery of 370 dwellings.

Commitments

- 4.5 Current commitments are made up of large and small sites with existing planning permission and allocations within the adopted development plan (saved policies from the 2004 Local Plan, 2018 District Plan, Site Allocations DPD and 'made' Neighbourhood Plans). These commitments may either be under construction or not yet commenced but considered deliverable or developable. Current commitments account for almost half of the total housing supply for the Plan period.
- 4.6 Each large site commitment is considered on a site-by-site basis. The Council engages with the site promoter wherever possible and will undertake a site visit to verify a site's progress. This enables a more holistic and accurate judgement to be

² 2021/22 saw 1,187 net completions, 2022/23 saw 1,053 net completions

made with regards to the site's delivery, rather than applying a blanket percentage discount for non-implementation as used for small sites.

4.7 As at 1st April 2024, there are currently 8,696 dwellings committed (large and small sites); 7,545 of which have planning permission.

4.8 Table 2 below summarises the status of existing development plan allocations:

Table 2: Planning status of existing allocations

	Status (as at 1 April 2024)		
	Total dwellings	Permitted	Completed
2018 District Plan	5,080 (5,111 ³)	4,038	1,073
2022 Site Allocations DPD	1,704	415	5
Neighbourhood Plans	1,298 ⁴	77	455
Total	8,082 (8,113)	4,530	1,533

Small Sites Commitments

4.9 Small sites are developments delivering one to four net dwellings. Delivery from small sites is only shown within years one to three of the trajectory to reflect that, once permitted, developments have three years to come forward.

4.10 The monitoring of small sites indicates that 60% of such permissions are implemented. As such, the number of dwellings delivered from small sites is discounted by 40% to allow for non-implementation of permissions.

Meeting residual Housing Requirement District Plan Allocations

4.11 Once the completions and commitments are accounted for against the 19,741 housing need, the residual housing need is 7,558 dwellings. This is proposed to be met by the allocations within the Submission Draft District Plan and windfall allowance.

4.12 The Submission Draft District Plan proposes to allocate three significant sites⁵ and 21 non-significant sites. In total, these proposed allocations will deliver approximately 6,832 dwellings over the Plan period.

³ An additional 31 dwellings were permitted at DP8: Land east of Burgess Hill at Kings Way

⁴ Figure excludes sites which had planning permission when 'made'.

⁵ A significant site is taken to be a site delivering 1,000+ dwellings

Table 3: Delivery from Proposed District Plan allocations over Plan period

	Yield to 2040
Significant Sites	4,850
<i>DPSC1: Land to West of Burgess Hill/ North of Hurstpierpoint</i>	1,350
<i>DPSC2: Land at Crabbet Park</i>	1,500
<i>DPSC3: Land to the South of Reeds, Sayers Common</i>	2,000
Other Housing Sites (DPSC4 – DPSC7, DPA1 – DPA17)	1,982
Total supply from Proposed District Plan Allocations	6,832

- 4.13 DPSC2: Land at Crabbet Park, Copthorne is anticipated to deliver approximately 500 dwellings beyond the Plan period.
- 4.14 The significant sites will help maintain a steady housing delivery across the plan period. In contrast, the smaller allocations are likely to be built out over short timescales and capable of coming forward quicker. A range of site sizes is therefore advantageous. Table 4 below shows how the local housing need is being met across the different sized allocations.

Table 4: size of allocations

Size of site allocations ⁶				
	Small (5-49 dwellings)	Medium (50-299 dwellings)	Large (300-999 dwellings)	Significant (1,000+ dwellings)
Number of allocations	12	7	2	3
Combined number of dwellings	372	960	650	4,850

Windfall sites

- 4.15 Paragraph 72 of the NPPF allows for local planning authorities to include a windfall allowance as part of its anticipated housing supply, where there is compelling evidence that it will continue to form a reliable source of supply.
- 4.16 In 2022 the Council appointed consultants Troy Planning to undertake an Urban Capacity Study (UCS); an assessment of the potential for new homes to be delivered on sites within the existing urban areas. The UCS focusses on Category 1 and 2 settlements⁷ as the larger, more sustainable towns and villages and therefore having the greatest potential for change.
- 4.17 The UCS looks at the potential of:
- small sites (fewer than five units);
 - other non-identifiable sites (e.g. conversions); and
 - larger sites (five or more dwellings) not already identified.

⁶ As defined within the SHELAA methodology

⁷ Burgess Hill, East Grinstead, Haywards Heath, Copthorne, Crawley Down, Cuckfield, Hassocks, Hurstpierpoint and Lindfield.

- 4.18 The UCS identified an initial long list of approximately 260 sites across the study area to consider as a potential additional source of supply (above small site windfall and already identified sites). A first stage review of suitability reduced the list to approximately 50 sites. The type of site varies from garage courts, car parks and release of private and public land⁸. The UCS concludes that a potential 466 dwellings could be delivered from the above sources over the Plan period.
- 4.19 In terms of small sites (fewer than five units), the report reviews housing completions data over a seven-year period to 2021 and takes into account the findings of previous windfall studies that looked as far back as 2007. The analysis showed that between 2007-2021 small site completions equate to approximately 100 dwellings per annum (dpa), around 17.6% of all annual completions.
- 4.20 To ensure that any future allowance from small sites is robust, a mean value of completions was applied; this ensured that the allowance was not skewed by years that saw exceptionally high or low levels of completions. Furthermore, the UCS applied a discount of 20% to account for any future uncertainties, specifically the economic situation post-Covid 19 and the potential impacts on the housebuilding industry.
- 4.21 The UCS report concludes that a small sites allowance (fewer than five units) of 79 dpa, is a locally evidenced informed figure that could be used to indicate future supply in Mid Sussex.
- 4.22 Within the trajectory, an allowance of 79 dpa is applied from year 4. Excluding years 1-3 avoids the risk of double counting completions with sites with extant permissions that will be delivered within 3 years of the grant of permission. Over the Plan period the windfall allowance from this source equates to 1,027 dwellings.
- 4.23 In addition to the above, the UCS considers other specific sources of supply such as upwards extensions, conversions from office to residential, empty properties and back land development. Except for conversions from office to residential, the other sources of supply explored were either concluded to deliver such few numbers that it should not, at this time, be a specific allowance or the numbers were already accounted for in the small site windfall allowance.
- 4.24 The analysis of Prior Approvals (96% of which were office to residential conversions) showed that approximately 50 dpa were delivered between 2014-2022, indicating a steady source of supply. Noting the national declining trend for such types of development coming forward and other local evidence regarding office supply, the UCS applies a 50% discount to the historic level of delivery, thereby concluding a “conservative” allowance of 25dpa (a total of 275 dwellings over the Plan period).
- 4.25 Overall, the UCS concludes a windfall allowance of 1,768 dwellings over the Plan period (466 dwellings from larger identifiable sites and 1,302 dwellings from small and other non-identifiable sites).

⁸ Petrol stations and BT exchanges. Number of petrol stations between 2000 and 2021 fell by 36%. Potential of traditional petrol station to be repurposed as electric cars continue to increase. BT Openreach consulted on the closure of approximately 80% of exchanges by 2040.

Deliverability or developability of sites

- 4.26 Consistent with the NPPF definition of deliverable, completions from sites with detailed planning permission (full or reserved matters) and small sites with planning permission are included within the first five years (2024/25 – 2028/29), unless there is clear evidence that a site will not deliver dwellings within this timeframe.
- 4.27 Sites with outline planning permission or allocations in the adopted development plan are also considered deliverable where the Council is confident that completions will start to be delivered within five years.
- 4.28 The Council seeks regular engagement with the landowners, promoters and/ or developers of sites at different stages of the plan-making process, as well as when updating the five-year housing land supply position, to ensure the most up-to-date evidence is obtained. Officers will also discuss the progress of relevant planning applications and proposals with the Council’s Development Management Team; these discussions also help ascertain if any adjustments to the trajectory are required.
- 4.29 Any information gathered is sense-checked with the Council’s supporting housing monitoring work, particularly around build out rates and lead in times, see paragraphs 4.30 – 4.34 below. If contact with the relevant site promoter cannot be achieved, then a judgement will be made by Officers, informed by the best evidence available.

Build out rates

- 4.30 Understanding the local build out rates of developments within the district has helped inform the Council’s five-year housing land supply positions, as well as feeding into the District Plan’s housing trajectory.
- 4.31 A local analysis of the build out rates for housing sites has been undertaken to get a better understanding of delivery timescales in Mid Sussex (see Appendix 1). This analysis is used as a benchmark to check and challenge feedback provided by site promoters on their estimated trajectories. It is also used when contact cannot be made with site promoters.
- 4.32 Table 5 below summarises the average local build out rates by site size and shows that the larger sites deliver the greatest number of completions per year.

Table 5: Average annual completions by site size

Site Size (dwellings)	Average number of completions per year
30 – 49	30
50 - 99	36
100 – 399	48
400 or more	50

- 4.33 Higher build out rates can be achieved on larger sites through various methods including multiple delivery outlets contract arrangements and employing modern methods of construction. The case for higher build out rates should be justified to the Council.

Lead in times

- 4.34 A local analysis of the lead in times for onsite delivery has been undertaken to get a better understanding of delivery timescales for Mid Sussex (see Appendix 2). Sites of 30 units or more have been assessed by comparing time taken from submission of a planning application to the first completions on site. Whilst the analysis showed that the average for all size of sites is just over two years, adjustments may be made on a site-by-site basis depending on the circumstances of the site and type of development.

5. Five Year Housing Land Supply

Background Position

- 5.1 The Council's most recent five-year housing land supply position is set out in the Council's [Housing Land Supply Position as at 1st April 2023, including Five Year Housing Land Supply Statement](#), published July 2023 (updated October). The base date of this five-year housing land supply calculation is the 1st April 2023.
- 5.2 The Statement concludes that the Council is able to demonstrate a housing supply of 5.04 years; a supply of 5,770 dwellings against a requirement of 5,723 dwellings (including a 5% buffer) (see Table 6 below).

Table 6: 1st April 2023 five-year housing land supply position

Total Housing Supply in years 1 - 5	5,770
Total five-year supply requirement (<i>Including a 5% buffer</i>)	5,723
Supply surplus	47
Five-year housing land supply	5.04

- 5.3 The above five-year housing land supply position of 5.04 years was confirmed at a planning appeal at Albourne⁹ which proposed 120 dwellings outside the built-up area boundary.

Implications of NPPF changes

- 5.4 On the 19th December 2023 Government published a revised NPPF which brought into effect a number of changes to the issue of housing land supply.
- 5.5 Paragraph 76 now states that:
- “Local planning authorities are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing for decision making purposes if the following criteria are met:*
- a) their adopted plan is less than five years old; and*
- b) that adopted plan identified at least a five year supply of specific, deliverable sites at the time that its examination concluded.”*
- 5.6 Paragraph 77 goes on to state that:
- “In all other circumstances, local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide either a minimum of five years’ worth of housing, or a minimum of four years’ worth of housing if the provisions in paragraph 226 apply. The supply should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old. Where there has been significant under delivery of housing over the previous three years, the supply of specific deliverable sites should in addition include a buffer of 20% (moved forward from later in the plan period).”*

⁹ Land south of Henfield Road, Albourne. PINS reference APP/D380/W/23/3319542

- 5.7 Local planning authorities will therefore no longer be required to produce an annual five-year housing land supply where a five-year housing land supply has been demonstrated through the local plan examination process. This position is then protected for a five-year period.
- 5.8 In addition, the new NPPF no longer requires the housing land supply calculation to include a buffer, unless there has been “*significant under delivery*” of housing. “Significant” is defined as having a Housing Delivery Test (HDT) result of below 85% (see footnote 43). The latest HDT result for Mid Sussex is 148%¹⁰, therefore no buffer is required.

District Plan 5-year supply Calculation

- 5.9 As at 1st April 2024, the council is able to demonstrate a 5 year supply of housing. For completeness, the calculation has been made using both the NPPF September 2023 and December, using the Submission (with Main Modification) District Plan requirement figure of 1,039 pa and the Draft Submission District Plan figure 1,090 pa.

NPPF: September 2023 – 5% buffer

Table 7: 1st April 2024 five-year housing land supply position (submission with Main Modification)

Total Housing Supply in years 1 - 5	6,063
Total five-year supply requirement (1,039 x 5) including 5% buffer	5,455
Supply surplus	608
Five-year housing land supply	5.56

Table 8: 1st April 2024 five-year housing land supply position (draft submission)

Total Housing Supply in years 1 - 5	6,063
Total five-year supply requirement (1,090 x 5) including 5% buffer	5,723
Supply surplus	340
Five-year housing land supply	5.3

NPPF: December 2023 – no buffer

Table 9: 1st April 2024 five-year housing land supply position (submission with Main Modification)

Total Housing Supply in years 1 - 5	6,063
Total five-year supply requirement (1,039 x 5)	5,195
Supply surplus	868
Five-year housing land supply	5.84

Table 10: 1st April 2024 five-year housing land supply position (draft submission)

Total Housing Supply in years 1 - 5	6,063
Total five-year supply requirement (1,090 x 5)	5,450
Supply surplus	613
Five-year housing land supply	5.56

¹⁰ [HDT 2022 results](#) published 19 December 2023

5.10 Table 11 below summarises the housing supply totals broken down by the different categories of deliverable and developable sites.

Table 11: Summary of Deliverable / Developable housing supply

	Number of dwellings
Deliverable - 'A' List Sites	
Small Sites with Planning Permission 5 - 9 units	127
Small Sites with Planning Permission 1 - 4 units	158
Major Sites (10 + units) with detailed Planning Permission (Full and REM applications)	2,934
Developable - 'B' List Sites	
Outline permission for Major development	744
Allocated in Development Plan	1,942
Windfall Allowance	158
Total Housing Supply in years 1 – 5	6,063

5.11 A full list of the large site commitments that are included within the 5 year supply can be found in Appendix 3.

6. District Plan Housing Trajectory

- 6.1 In accordance with the requirement of paragraph 75 of the NPPF to include a trajectory illustrating the expected rate of housing delivery over the plan period, Appendix 4 of the District Plan includes the housing trajectory. The purpose of the trajectory is to ensure that there is a sufficient and consistent supply of housing to both meet the identified local housing need and help demonstrate a five-year housing land supply. A summarised version of the housing trajectory is included in Appendix 5 of this Paper. A separate trajectory detailing the delivery of the proposed District Plan allocations is included in Appendix 6 of this Paper.
- 6.2 The District Plan trajectory is based on evidence gathered through the annual monitoring of housing commitments and completions, the five-year land supply reviews and engagement with site promoters and case officers within the Council's Development Management Team.
- 6.3 The trajectory takes into account completions and extant planning permissions as at 1st April 2024, existing and 'saved' Development Plan allocations and a windfall allowance for small (less than five dwellings) and non-identifiable larger sites¹¹.
- 6.4 The trajectory demonstrates that there is sufficient overall capacity through existing commitments, proposed allocations and windfall allowance to meet the identified local housing need of 19,741 net dwellings. The trajectory shows that housing delivery is anticipated to be around, if not above, the annual housing need figure for much of the Plan period. The anticipated lower level of completions in 2024/25 is partly due to the high number of completions in 2023/24.
- 6.5 Allocations from the 2018 District Plan and Site Allocations DPD help maintain the housing delivery in the early to middle part of the Plan period. The delivery of completions from the Submission Draft District Plan allocations is anticipated to start in 2026/27. This lag in completions reflects that the District Plan needs to complete the final stages of the plan-making process and allows for the sites to come forward through the planning applications process, the discharge of pre-commencement conditions and the start of construction (including the laying of initial services and infrastructure).
- 6.6 As the Submission draft District Plan progresses through the next stages, an increasing degree of certainty can be given to the proposed sites. This in turn gives site promoters confidence to prepare the necessary evidence to support the submission of a planning application. As such, it may be that some sites, particularly smaller sites, may come forward quicker than currently shown in the trajectory.
- 6.7 In addition to the above, the Council is seeking to enter into Planning Performance Agreements (PPAs) with the three significant sites and some of the larger housing site allocations which will assist a collaborative approach in bringing the sites forward in a timely manner.
- 6.8 The District Plan trajectory shows that there will be a sufficient five-year housing land supply from the point of adoption under both the September and December versions of the NPPF.

¹¹ See paragraph 4.23.

7. Monitoring

- 7.1 Chapter 18 of the District Plan includes a Monitoring Framework. The Framework contains indicators which will help monitor the effectiveness of the policies within the District Plan and assess the overall impact of the strategy, as well as whether the vision and strategic objectives are being delivered.
- 7.2 A number of the indicators focus on housing delivery, crucially the number of net housing completions, including affordable housing, on the housing allocations. This data will feed into updating the housing trajectory.
- 7.3 Monitoring will be undertaken on at least an annual basis and the outcomes published through the Council's Authority Monitoring Report (AMR).

8. Conclusions

- 8.1 The total identified housing supply for the Mid Sussex District Plan (2021-2040) period is 20,783 net dwellings. This is against an identified local housing need of 19,741 net dwellings. The oversupply of 1,042 dwellings provides some resilience for the District Plan and a contribution to the Northern West Sussex HMA unmet need.
- 8.2 The 20,783 is comprised of completions delivered in 2021/22, 2022/23 and 2023/24 and the projected housing supply from commitments (existing planning permissions and allocations), proposed allocations and windfall allowance.
- 8.3 Regular monitoring, local analysis of built out rates and lead in times, engagement with site promoters and discussions with Development Management Officers have all ensured the robust inclusion of deliverable and developable sites within the housing trajectory.
- 8.4 As at the 1st April 2024, the Council is able to demonstrate a housing land supply of 5.84 years, based on a housing requirement of 1,039 dpa (without a 5% buffer).
- 8.5 The trajectory demonstrates that the identified local housing need will be met over the plan period and that there is projected to be a sufficient five-year housing land supply from the point of adoption.
- 8.6 The housing trajectory will be monitored through the Council's Authority Monitoring Report.

Appendix 1 – Build Out Rates

Planning Application Reference	Site address	Site Total number of units	Phase total number of units	Average build out rate	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Site of 400 units or more													
09/03697/OUT 14/02830/REM	Phase 1 Keymer Tile Works Burgess Hill	475	125	42			23	89	13				
DM/16/2718	Phase 2 Keymer Tile Works Burgess Hill		170	40				42	80		0	39	
DM/16/5617	Phase 3 Keymer Tile Works Burgess Hill		180	42					37	34	88	7	
12/01532/OUT 14/03208/REM	Phase 1 Land east of Kingsway Burgess Hill	480	78	76			76						
12/01532/OUT DM/16/2204	Phase 2 Land east of Kingsway Burgess Hill		95	48			33	62					
12/01532/OUT 14/03208/REM	Phase 3a Land east of Kingsway Burgess Hill		64	32					37	27			
12/01532/OUT DM/19/3144	Phase 3b Land east of Kingsway Burgess Hill		29	20								19	20
DM/17/2534	Land east of Brighton Road Pease Pottage Phase 1	600		100						41	158		
DM/19/3549	Land east of Brighton Road Pease Pottage Phase 3		186	70								108	32
DM/19/4636	Land east of Brighton Road Pease Pottage Phase 4 and 5		277	44								73	14
DM/18/4321	Phase 1 Land north of Copthorne Way Copthorne	500	303	53						3	61	74	74

DM/21/0644	Phase 3 and 4 Land north of Copthorne Way Copthorne		197	38									38
DM/19/3845	Land west of Freeks Lane Burgess Hill	460		50									50
	Average build out rate on sites of 400 units or more			50									

Site of 300 to 100 units													
DM/16/1312													
DM/16/2180	South of Rocky Lane, Phase 2	134		26				2	20	54	18	34	
DM/16/1803	Penland Farm Haywards Heath	210		42					32	64	32	56	26
DM/17/0331	Gamblemead Haywards Heath	170		34				4	42	66	7	53	
DM/15/4736	Little Park Farm Hurstpierpoint	140		28				16	40	49	20	16	
08/02692/REM	Land east of Hospital Playing Field (Parcel Y) Haywards Heath	132		44	44	71	17						
12/4032/OUT													
DM/17/1329	Land south and west of Handcross Primary School	102		34					32	65	5		
DM/15/5067	Martells Normans Road East Grinstead	129		43						22	106	1	
DM/17/4307	Land west of London Road Hassocks	129		65						63	66		
DM/18/2616	Former Golf Club London Road Hassocks	165		49							23	63	62
DM/18/4837	37 - 39 Perrymount Road Haywards Heath	145		48							41	44	60
DM/17/3311													
DM/16/5648	Land east of Gravlve Lane and Scamps Hill Lindfield	130		42						33	57	37	
DM/16/4496													
DM/17/4190	Rookery Farm Rocky Lane Haywards Heath	343		59						77	76	81	1
DM/20/2937													
DM/19/1148													
12/01540/OUT	Kingsland Laines Reeds Lane Sayers Common	133		58								50	66
DM/19/1067													
DM/15/0429	Hill Place Farm East Grinstead	200		98									98

Average build out rate on sites of 100 to 399 units				48									
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Sites of 99 -50 units													
12/00535/OUT 14/03124/REM	South of Rocky Lane, Phase 1	96		32		32	41	23					
13/02994/OUT DM/15/1208	Golf Club Driving Range Horsham Road Pease Pottage	95		48			57	38					
14/00294/FUL	The Old Convent, Moatfield Road East Grinstead	74		37		18	56						
DM/15/4379 DM/17/2729	Land adjacent to Kingsway Burgess Hill	64		32					37	27			
DM/15/3658	Land north of Fairfield Recreation Ground Chalkers Lane Hurstpierpoint	61		31			49	12					
DM/17/0205	Land at Hammonds Ridge Burgess Hill	51		26					8	43			
13/03312/OUT DM/15/1298	Phase 2 Land off Woodlands Close Crawley Down	51		26			32	19					
14/04492/FUL	R/O 88 folders Lane Burgess Hill	73		17						11	26	20	9
DM/15/3508	Former convent building, The Priory, Haywards Heath	53		53						53			
14/00294/FUL	South of the Old Convent East Grinstead	74		37		18	56						
DM/184039	Barns Cottage Lewes Road Scaynes Hill	51		26							48	3	
DM/17/2570	15 and 39 Crawley Down Road Felbridge	69		32								19	44
DM/19/2974	Hazel Close Crawley Down	60		46								31	60
DM/21/0401	Block E East Grinstead House East Grinstead	69		69									69
DM/21/0405	Block D East Grinstead House East Grinstead	40		40									40
12/02128/FUL	Land north of Black Swan Close Pease Pottage	51		26	26	25							

Average build out rate on sites of 99 - 50 units				36									
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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		16					6	27	14		
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					
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 DM/16/5547	Land north of Rocky Lane Haywards Heath	30		30					30				
DM/17/0839	Birchen Lane Haywards Heath	40		20					25	15			
DM/16/0650	Holly Farm Cophorne	45		23						12	33		

DM/19/2845	Land east of High Beech Lane Lindfield	43		20								23	17
DM/15/3614 DM/19/2242	Land west of Turners Hill Road Crawley Down	44		15								6	23
DM/19/1613	Ashplatts House Holtye Road East Grinstead	30		30									30
DM/21/1819	Central House Perrymount Road Haywards Heath	48		48									48
	Average build out rate on sites of 49 - 30 units			30									

Note: sites first year of completions not included.
Only site wholly complete since 2014 are included.

Appendix 2 – Lead In Times

Planning Application Reference	Site	Total number of units on site	Total number of units in phase	Outline application date received	Outline Decision date	Approved at Appeal	Reserved Matters or Full application Received date	Reserved Matters or Full approval	Date of First completion	Time between application received and permission		Time between outline decision and detailed permission		Total time application received to estimated first completion	
										Years	Months	Years	Months	Years	Months
Site of 400 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	0.6	7	0.0	0	1.7	20
09/03697/OUT DM/18/2747	Phase 3a Keymer Tile Works Burgess Hill		64	02/12/2009	30/04/2010		05/07/2018	20/12/2018	01/04/2019	0.5	5	0.0	0	0.7	9
12/01532/OUT 14/03208/REM	Phase 1 Land east of Kingsway Burgess Hill	480	78	30/04/2012	10/05/2013		04/09/2014	26/02/2015	01/04/2016	1.0	12	1.8	21	3.9	46
12/01532/OUT DM/16/2204	Phase 2 Land east of Kingsway Burgess Hill		95	30/04/2012	10/05/2013		01/06/2016	09/02/2017	01/08/2017	0.7	8	0.0	0	1.2	14
DM/16/4496 DM/17/4190	Rookery Farm Rocky Lane Haywards Heath	320		25/10/2016	10/04/2017		12/10/2017	25/05/2018	01/07/2018	0.5	5	1.1	13	1.7	20
DM/15/4711 DM/17/2534	Land east of Brighton Road Pease Pottage Phase 1	619	156	23/11/2015	28/11/2016		15/06/2017	13/10/2017	01/02/2019	1.0	12	0.9	10	3.2	38
DM/15/4711 DM/19/3549	Land east of Brighton Road Pease Pottage Phase 3		186	23/11/2015	28/11/2016		30/08/2019	14/07/2020	19/02/2021	1.0	12	3.6	43	5.2	62
DM/15/4711 DM/19/4636	Land east of Brighton Road Pease Pottage Phase 4 and 5		277	23/11/2015	28/11/2016		08/11/2019	26/05/2021	26/01/2022	1.0	12	4.5	53	6.2	73
13/04127/OUTES DM/18/4321	Phase 1 and 2 Land north of Copthorne Way Copthorne	500	303	04/12/2013	25/05/2016		24/10/2018	03/06/2019	01/06/2020	2.5	29	3.0	36	6.5	76

13/04127/OUTES DM/21/0644	Phase 3 and 4 Land north of Cophthorne Way Cophthorne		197	04/12/2013	25/05/2016			17/02/2021	13/09/2021	01/12/2022	2.5	29	5.3	62	9.0	106
DM/18/0509 DM/19/3845	Land west of Freaks Lane Burgess Hill	459		07/02/2018	24/07/2019			15/10/2019	19/12/2019	06/07/2022	1.5	17	0.4	5	4.4	52
DM/18/4979 DM/21/2841	Land north of Clayton Mills Hassocks	500		11/12/2018	16/03/2020			02/08/2021	20/12/2021	08/06/2023	0.4	5	0.0	0	1.8	22
											1.0	12.2	2.0	23.9	4.0	47.6

Site of 300 to 100 units																
12/04316/FUL	Phase 1 Land east of Gravelye Lane /Scamps Hill	230	82					04/01/2013	31/10/2013	01/12/2014	0.8	10	0.0	0	1.9	22
DM/15/0139	Phase 2 Land east of Gravelye Lane / Scamps Hill		148					15/01/2015	04/04/2016	01/04/2016	1.2	14	0.0	0	1.2	14
DM/16/1312 DM/16/2180	Phase 2 South of Rocky Lane Haywards Heath	134	134	23/03/2016	29/12/2016			05/09/2016	17/02/2017	01/02/2018	0.8	9	0.1	2	1.9	22
04/02681/OUT 10/03704/REM	Bolnore Village Phase 4a Haywards Heath	396	192	10/11/2004	09/01/2006	23/10/2007		23/11/2010	13/04/2011	01/04/2014	0.4	5	0.0	0	3.4	40
04/02681/OUT 14/00264/REM	Bolnore Village Phase 4b and 5 Haywards Heath		135	10/11/2004	09/01/2006	23/10/2007		23/01/2014	06/08/2014	01/04/2015	0.5	6	0.0	0	1.2	14
04/02681/OUT DM/16/3427	Bolnore Village Phase 5B Haywards Heath		69	10/11/2004	09/01/2006	23/10/2007		22/08/2016	10/05/2017	01/04/2017	0.7	8	0.0	0	0.6	7
DM/16/1803	Penland Farm Haywards Heath	210						28/04/2016	09/06/2017	01/04/2018	1.1	13	0.0	0	1.9	23
DM/17/0331	Gamblemead Haywards Heath	151						23/01/2017	08/09/2017	01/02/2018	0.6	7	0.0	0	1.0	12
12/04141/OUT DM/15/4736	Little Park Farm Hurstpierpoint	140		04/12/2012	22/07/2013	04/09/2014		09/12/2015	18/07/2016	01/12/2017	0.6	7	0.0	0	2.0	23
HH/130/98 08/02692/REM	Land east of Hospital Playing Field (Parcel Y) Haywards Heath	132		22/07/1998	17/03/2003	17/03/2003		11/08/2008	03/11/2008	01/05/2014	0.2	3	0.0	0	5.7	67

10/01898/FUL	Land opposite Manor Close Burgess Hill	122					20/10/2010	14/06/2011	01/02/2012	0.6	8	0.0	0	1.3	15
10/01317/OUT 12/00716/REM	Land rear of Ashplatts, Holtye Road, East Grinstead	117		05/05/2010	14/04/2011		08/02/2013	04/06/2013	01/04/2014	0.9	11	2.1	25	3.9	46
12/04032/OUT DM/17/1329	Land south and west of Handcross Primary School	102		21/11/2012	30/04/2013	01/05/2014	28/03/2017	01/12/2017	01/04/2018	0.7	8	0.0	0	1.0	12
10/02071/OUT 12/03843/REM	West of Imberhorne Lane, East Grinstead	100		05/07/2010	28/09/2010	22/06/2011	08/11/2012	08/04/2013	01/04/2014	0.4	5	0.0	0	1.4	16
DM/16/5648 DM/17/3311	Land east Graveley Lane Lindfield	130		22/12/2016	07/03/2017		16/08/2017	08/12/2017	01/10/2018	0.2	2	0.8	9	1.8	21
DM/17/4307	Lane west of London Road Hassocks	165					26/10/2017	12/07/2018	01/06/2019	0.7	8	0.0	0	1.6	19
DM/18/2616	Hassocks Golf Club London Road Hassocks	165					04/07/2018	28/03/2019	01/05/2019	0.7	9	0.0	0	0.8	10
DM/18/4837	37 -39 Perrymount Road Haywards Heath	145					30/11/2018	10/05/2019	18/03/2021	0.4	5	0.0	0	2.3	27
12/01540/OUT DM/19/1148	Kingsland Laines Reeds Lane Sayers Common	120		30/04/2012	09/10/2012	07/12/2017	21/03/2019	18/12/2019	11/06/2021	0.7	9	0.0	0	2.2	26
DM/15/5067	Martells Store East Grinstead	129					10/03/2017	22/05/2017	01/08/2019	0.2	2	0.0	0	2.4	28
DM/19/1895 DM/21/2627	Abberville Park Fairbridge Way Burgess Hill	325	307	17/05/2019	29/06/2021		14/07/2021	31/03/2022	31/03/2023	0.7	8	0.0	0	1.7	20
DM/15/0429 DM/19/1067	Hill Place Farm East Grinstead	200		02/02/2015	17/08/2015	01/03/2018	18/03/2019	01/11/2019	17/05/2022	0.6	7	0.0	0	3.2	37
DM/18/4979 DM/21/2841	Land north of Clayton Mills Hassocks	500		11/12/2018	16/03/2020		02/08/2021	20/12/2021	08/06/2023	0.4	5	0.0	0	1.8	22
										0.6	7.4	0.1	1.6	2.0	23.7

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
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13/02994/OUT DM/15/1208	Golf Club Driving Range Horsham Road Pease Pottage	95		02/09/2013	05/12/2013	04/11/2014	23/03/2015	10/08/2015	01/04/2016	0.4	5	0.0	0	1.0	12
09/00602/FUL	Land north of Maltings Park Burgess Hill	94				18/09/2009	27/02/2009	27/05/2009	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	0.2	3	0.0	0	1.3	16
14/00294/FUL	South of the Old Convent East Grinstead	74					28/01/2014	25/06/2014	01/10/2015	0.4	5	0.0	0	1.7	20
08/02532/OUT 10/02911/REM	Gravelye Lane Lindfield	65		30/03/2009	12/04/2010		14/09/2010	10/10/2010	01/05/2012	1.0	12	0.5	6	3.1	36
DM/15/4379 DM/17/2729	Land adjacent to Kingsway Burgess Hill	64		02/11/2015	12/10/2016		29/06/2017	16/10/2017	01/04/2018	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	1.1	12	0.0	0	0.5	6
DM/17/0205	Land at Hammonds Ridge Burgess Hill	51					18/01/2017	10/01/2018	01/01/2019	1.0	12	0.0	0	2.0	23
14/04492/FUL	R/O 88 Folders Lane Burgess Hill	73				15/06/2017	08/12/2014	15/01/2016	01/01/2020	0.0	0	0.0	0	2.5	30
13/03312/OUT DM/15/1298	Phase 2 Land off Woodlands Close Crawley Down	51		27/09/2013	12/02/2014	18/08/2014	30/03/2015	26/06/2015	01/04/2017	0.2	3	0.0	0	2.0	24
12/02128/FUL	Land north of Black Swan Close Pease Pottage	51				26/03/2013	18/06/2012	17/09/2012	01/09/2014	0.2	3	0.0	0	1.4	17
DM/16/3119 DM/18/4039	Barns Cottage Lewes Road Scaynes Hill	51		21/07/2016	07/02/2017		01/10/2018	03/12/2018	18/03/2020	0.2	2	0.0	0	1.5	17
DM/17/2570 DM/20/1078	15 and 39 Crawley Down Road Felbridge	63		19/06/2017	04/01/2018		16/03/2020	26/10/2020	19/04/2022	0.6	7	0.0	0	2.1	25
DM/21/0401	Block E Floor G- 4 East Grinstead House	69					01/02/2021	24/03/2021	17/03/2022	0.1	2	0.0	0	1.1	13
DM/15/4094 DM/19/2974	Hazel Close Crawley Down	60		12/10/2015	27/04/2016	01/03/2018	23/07/2019	22/11/2019	10/03/2022	0.3	4	0.0	0	4.0	47
Average site lead in time, 50 -99 units										0.4	5.2	0.2	2.9	2.1	24.5

Sites of 49 - 30 units															
DM/15/1025	Garland Court Garland Road East Grinstead	49					06/03/2015	12/02/2016	01/04/2017	0.9	11	0.0	0	2.1	24
11/01332/OUT DM/15/2182	Clock Field Turners Hill	47		16/02/2012	12/06/2012		11/06/2015	21/09/2015	01/01/2019	0.3	4	3.3	39	6.9	81
12/00672/OUT 14/00035/REM	Phase 1 Land off Woodlands Close Crawley Down	46		24/02/2012	12/11/2012	03/06/2013	17/01/2014	31/03/2014	01/01/2015	0.2	2	0.0	0	1.0	11
14/04662/OUT DM/16/0650	Holly Farm Copthorne Way	45		22/12/2014	21/07/2015		15/05/2016	20/12/2016	01/12/2019	0.6	7	1.4	17	4.9	58
13/03814/FUL	1 and 3 Church Road Haywards Heath	43					06/11/2013	05/02/2014	01/04/2016	0.2	3	0.0	0	2.4	28
09/03857/OUT 12/01497/REM	Land at Bylanes Close Cuckfield	42		21/12/2009	15/06/2010	24/02/2011	25/04/2012	23/07/2012	01/04/2014	0.2	3	0.0	0	3.1	37
14//01369/FUL 14/01370/FUL 14/00636/PDOFF	St James House 150 London Road East Grinstead	41					19/02/2014	01/04/2014	01/04/2016	0.1	1	0.0	0	2.1	25
11/01254/OUT 12/02822/REM	Land to north of Butlers Green Road Haywards Heath	40		21/04/2011	16/09/2011	16/03/2012	10/08/2012	11/12/2012	01/04/2016	0.3	4	0.0	0	4.0	48
DM/15/3415 DM/17/0839	Birchen Lane Haywards Heath	40		19/08/2015	29/10/2015	08/08/2016	29/06/2017	13/09/2017	01/04/2018	0.2	2	0.0	0	1.6	19
DM/16/2037	Kings House 13 -21 Cantelupe Road East Grinstead	38					11/05/2016	23/06/2016	01/04/2018	0.1	1	0.0	0	1.9	22
14/01395/PDOFF	Norris House Burrell Road Haywards Heath	38	30				15/04/2014	27/05/2014	01/04/2017	0.1	1	0.0	0	3.0	35
12/02838/FUL	Land at Chalkers Lane Hurstpierpoint	38					16/08/2012	19/12/2012	01/04/2014	0.3	4	0.0	0	1.6	19
DM/15/1511	Lodgeland and Stangrove College Lane Ardingly	36					07/04/2015	12/10/2015	01/04/2016	0.5	6	0.0	0	1.0	12

13/04256/FUL	Former Magistrates Court Bolnore Road Haywards Heath	36					06/02/2014	21/10/2014	01/04/2016	0.7	8	0.0	0	2.2	25
DM/16/1913	23 - 27 London Road East Grinstead	30					04/05/2016	22/06/2016	01/04/2017	0.1	2	0.0	0	0.9	11
DM/15/5107 DM/16/5547	Land north of Rocky Lane Haywards Heath	30		06/01/2016	14/10/2016		15/12/2016	10/03/2017	01/04/2018	0.8	9	0.4	5	2.2	26
DM/17/2271 DM/19/2845	Land East High Beech Lane Lindfield	43		31/05/2017	26/04/2018		12/07/2019	25/11/2019	15/12/2021	0.9	11	1.6	19	4.5	54
DM/15/3614 DM/19/2242	Land west of Turners Hill Road Crawley Down	44		07/09/2015	08/02/2016	01/03/2018	14/06/2019	23/01/2020	23/06/2022	0.4	5	4.0	47	6.8	80
DM/19/1613 DM/20/3932	Ashplats House Holtye Road East Grinstead	30		29/04/2019	10/12/2019		21/10/2020	08/03/2021	31/03/2023	0.4	4	1.2	15	3.9	46
DM/17/4392	Land Opposite Queens Head Bolney	30					26/10/2017	15/02/2019	21/12/2022	1.3	15	0.0	0	5.2	61
DM/21/0405	Block D East Grinstead House	40					01/02/2021	24/03/2021	17/03/2022	0.0	0	0.0	0	1.1	13
Average site lead in time, 49 -30 units										0.4	4.3	0.3	3.8	2.6	30.1
Average lead in time on all sites										0.5	6.0	0.3	3.7	2.4	27.8

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 2023 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 – Years 1 to 5 Housing Commitments

A List

Sites that do not involve major development with planning permission (9-5 units)

SHELAA REF Address		Parish	Outline permission Ref	Detailed Permission Ref	Decision Date	Expiry	Site Totals (Net)	Completions to Date	Year 1 - 5 Total	Delivery by Year				
										2024/25	2025/26	2026/27	2027/28	2028/29
208	Mount Pleasant Nursery, Carsiron Lane, Ashurst Wood	Ashurst Wood	DM/18/3242		22.07.19	application for REM within 3 years	5		5				5	
1144	Little Abbotsford Isaacs Lane Burgess Hill	Burgess Hill	DM/19/3234	DM/23/0151	12.02.24	application for REM within 2 years	9		9		9			
4	Land At Wintons And Wintons Fishery Folders Lane Burgess Hill	Burgess Hill		DM/21/3311	14.11.22	Begin within 3 years	8		8	8				
1089	Americas House 273 London Road Burgess Hill	Burgess Hill		DM/21/0688	20.04.21	Complete within 3 years of approval	6		6	6				
1145	5 - 8a Whitehall Parade East Grinstead	East Grinstead		DM/21/4105	17.10.22	Begin within 3 years	7		7		7			
1110	Pikfield Engineering Factory Durkins Road East Grinstead	East Grinstead		DM/20/1516	19.05.21	Begin within 3 years	8		8				8	
759	Tower Car Sales, Tower Close, East Grinstead	East Grinstead		DM/21/3534	07.03.22	Begin within 3 years	9		9	9				
409	Sussex House London Road East Grinstead	East Grinstead		13/0404/FUL	27.01.14	Begin within 3 years	8		8		8			
1155	Rear of 34 to 56 America Lane Haywards Heath	Haywards Heath		DM/21/2129	21.04.26	Begin within 3 years	8		8		4	4		
1118	14 - 16 Sussex Road Haywards Heath	Haywards Heath		DM/20/1881	17.12.21	Begin within 3 years	8		8		8			
1112	Workshop and Garages North Road Haywards Heath	Haywards Heath		DM/20/1470	12.01.22	Begin within 3 years	6		6		6			
597	Land rear of Devon Villas, Western Road, Haywards Heath	Haywards Heath		DM/20/0840	15.12.20	Begin within 3 years	9		9		9			
618	MSDC Car Park, north of Oaklands Road	Haywards Heath		DM/18/4841	19.06.20	Begin within 3 years	8		8	8				
1102	25 Boltro Road Haywards Heath	Haywards Heath		DM/17/0865 DM/22/3789	07.07.17	Begin within 3 years	6		6	6				
1132	Education Boarding - Hurstpierpoint College	Hurstpierpoint		DM/21/4020			5		5			5		
924	Twineham Grange Farm, Bob Lane, Twineham	Twineham	DM/17/1375	DM/20/3788	13.12.17 14.05.21	Begin 2 year REM	6		6	6				
211	Palmers Autocentre Steton Works Crawley Down	Worth		DM/22/0867			5		5		5			
1157	Crawley Down Village Hall Turners Hill Road	Worth		DM/23/2544	27.11.2023		6		6		6			
Total							127		127	43	62	9	13	0

Major Site - 10+ Units with full planning permission under construction

SHELAA REF Address		Parish	Outline permission Ref	Detailed Permission Ref	Decision Date	Expiry	Site Totals (Net)	Completions to Date	Year 1 - 5 Total	Delivery by Year				
										2024/25	2025/26	2026/27	2027/28	2028/29
150	Land to the west of the Rectory, Haywards Heath Road, Balcombe	Balcombe		DM/21/4235	04.08.22	Begin within 3 years	17		17			10	7	
45	Aberville Park Fairbridge Way Burgess Hill	Burgess Hill		DM/19/1895			307	37	250	50	50	50	50	50
91	Keymer Tile Works, Phase 2, Nye Road, Burgess Hill	Burgess Hill		DM/16/2718			170	161	20	5	15			
233	Land east of Kings Way Phase 1 and 4, Burgess Hill	Burgess Hill		DM/20/0886			315	76	178	60	60	58		
969	Land west of Freeks Lane Burgess Hill	Burgess Hill		DM/19/3845			460	50	319	45	108	106	60	
976	Thakeham_Land East of Keymer Road and South of Folders Lane, Burgess Hill.	Burgess Hill		DM/22/3049	26.07.2023		120	0	260	10	50	90	90	20
976	Persimmon_Land East of Keymer Road and South of Folders Lane, Burgess Hill.	Burgess Hill		DM/22/3049	26.07.2023		140	0						
1143	62 - 64 Folders Lane Burgess Hill	Burgess Hill		DM/22/0732	16.11.22	3 yrs from decision	17		17	5	12			
480	Courtmeadow School, Hanlye Lane, Cuckfield	Cuckfield		DM/21/3755			13	1	12	5	7			
21	Land rear of 11A Crawley Down Road, Felbridge	East Grinstead		DM/18/3022			31	0	13	13				
562	Land at Hill Place Farm to the south west of East Grinstead, west of	East Grinstead		DM/19/1067			200	98	13	13				
980	Oakhurst Maypole Road East Grinstead	East Grinstead		DM/20/0015			10	0	10	10				
923	Queensmere House, 49 Queens Road, East Grinstead	East Grinstead		DM/17/2725			14	0	14		14			
513	Blackwell Farm Road East Grinstead	East Grinstead		DM/20/1333			10	0	10		10			
221	Land to the north of Shepherds Walk (Friars Oak), Hassocks	Hassocks		DM/21/2628			130	2	128	40	40	48		
753	Land to the north of Clayton Mills, Mackie Avenue, Hassocks	Hassocks		DM/21/2841			500	84	400	80	80	80	80	80
744		Haywards Heath		DM/17/2384			64	0	64		20	20	24	
783	Rogers Farm, Fox Hill, Haywards Heath	Haywards Heath		DM/22/0733	21.10.22	3 yrs from decision	20	5	15	15				
1127	Oakwood Amberly Close Haywards Heath	Haywards Heath		DM/20/1503	13.03.2021	3 yrs from decision	31		13		13			
1090	Maxwellton House 41 - 43 Boltro Road Haywards Heath	Haywards Heath		DM/20/3516	20.12.21	3 yrs from decision	50		50		50			
151	Land east of Portsmouth Wood Close, Lindfield	Lindfield Rural		DM/19/2845			46	40	3	1				2
483	Land South of Scamps Hill, Lindfield	Lindfield Rural		DM/20/2763			200	0	187	50	50	50	37	
1126	Land to west of Goldcrest Drive Sayers Common	Sayers Common		DM/22/2021			66		28	28				
666	Hardriding Farm, Brighton Road, Pease Pottage	Slaugham		DM/17/2534	24.01.23	3 yrs from decision	619	413	88	88				
765	Slaugham Manor, Slaugham Place, Slaugham.	Slaugham		DM/16/2531			25	18	7		7			
1131	Rowan Turners Hill Road Crawley Down	Worth		DM/21/0028			17		7		7			
1103	Former Regency Hotel Old Hollow, Copthorne	Worth		DM/19/4549	28.01.21	3 yrs from decision	10		10		10			
38	Land north of the A264 at Junction 10 of M23	Worth		DM/21/0644	DM/18/4321		500	257	95	95				
TOTAL							4102		2228	613	603	512	348	152

Major sites (10+units) with full planning or Reserved Matter Permission not yet commenced

SHELAA REF	Address	Parish	Outline permission Ref	Detailed/ REM Permission Ref	Decision Date	Expiry	Site Totals (Net)	Completions to Date	Year 1 - 5 Total	2024/25	2025/26	2026/27	2027/28	2028/29
58	Former Hazeldens Nursery, London Road, Albourne (independent living)	Albourne	DM/19/1001	DM/22/2485	01.03.22	1 yr from last REM	84		84		34	50		
1109	60 - 64 Church Walk Burgess Hill	Burgess Hill		DM/19/4077	20.09.21	3 yrs from decision	15		15			15		
493	Brookleigh, Ph1.5 and P1.6, Bellway	Burgess Hill		DM/21/3870	24.05.22		249		249	104	96	49		
1042	Land south of Kings Way Burgess Hill	Burgess Hill		DM/21/3385	05.09.22	3 yrs from decision	68		29			29		
1108	66 Church Walk Burgess Hill	Burgess Hill		DM/21/3503	10.05.22		14		14	14				
96	Land at Queen Victoria Hospital (Stonequarry Woods) East Grinstead	East Grinstead		DM/21/1842	15.02.2024		30	0	30		10	15	5	
1101	Byanda, Brighton Road, Hassocks	Hassocks		DM/23/0002	12/09.23	3 yrs from decision	25		25			25		
970	23 - 25 Bolnore Road Haywards Heath	Haywards Heath		DM/20/3310	14.12.21	3 yrs from decision	67		28		28			
750	Downlands Park, Isaacs Lane, Haywards Heath (independent living)	Haywards Heath		DM/20/4159	05.05.22	3 yrs from decision	85		85			85		
1156	Rear of Central House Perrymount Road Haywards Heath	Haywards Heath		DM/22/2880	03.08.2023		28		28			28		
531	North of 99 Reed Pond Walk Franklands Village Haywards Heath	Haywards Heath		DM/22/1371	22.12.22	3 yrs from decision	24		24		24			
184	Land south of St. Stephens Church, Hamsland, Horsted Keynes	Horsted Keynes		DM/20/4692	01.08.2023		30	0	30		15	15		
829	Land to the north Lyndon, Reeds Lane, Sayers Common	Sayers Common		DM/22/0640	15.12.22	3 yrs from decision	36		38	5	33			
269	Land adjacent to Rowan, Turners Hill Road, Crawley Down	Worth		DM/20/3081	12.04.22	3 yrs from decision	64		27		27			
TOTAL							819		706	123	380	198	5	0

B list sites

Major sites (10+units) with outline permission

SHELAA REF	Address	Parish	Outline permission Ref	Detailed Permission Ref	Decision Date	Expiry	Site Totals (Net)	Completions to Date	Year 1 - 5 Total	2024/25	2025/26	2026/27	2027/28	2028/29
1125	Brookleigh, care element , Hill, 1C	Burgess Hill	DM/18/5114		04.10.2019			0	60	0	0	0	0	60
493	Northern Arc, Burgess Hill	Burgess Hill	DM/18/5114		04.10.2019			0	635	0	45	202	213	175
832	Land west of Selsfield Road, Ardingly	Ardingly	DM/22/1575		08.06.2023			0	35			10	25	
1113	Linden House Southdowns Park Haywards Heath	Haywards Heath	DM/18/0421		02.06.21	3 yrs from decision	14	0	14		7	7		
TOTAL									744	0	52	219	238	235

Major allocated sites with planning application submitted

SHELAA REF	Address	Parish	Outline permission Ref	Detailed Permission Ref	Decision Date	Expiry	Site Totals (Net)	Completions to Date	Year 1 - 5 Total	2024/25	2025/26	2026/27	2027/28	2028/29
470	Wealden House, Lewes Road, Ashurst Wood	Ashurst Wood		DM/22/2832	pending		50	0	50			10	30	10
827	Land South of 96 Folders Lane, Burgess Hill	Burgess Hill		DM/23/0532	pending		40	0	40			10	30	
840	Woodfield House Isaacs Lane Burgess Hill (SA17)	Burgess Hill		DM/24/0487	pending		29	0	29				10	19
479	Land at Hanlye Lane east of Ardingly Road Cuckfield (SA23)	Cuckfield		DM/23/2610	pending		55	0	55			25	30	
196	Land south of Crawley Down Road, Felbridge	East Grinstead		DM/23/0810	pending		198	0	170		20	50	50	50
770	Land south and west Imberhome Upper School East Grinstead (SA20)	East Grinstead		DM/23/2699	pending		550	0	150			25	50	75
246	Hurst Farm, Hurstwood Lane, Haywards Heath	Haywards Heath		DM/22/2272	pending		37	0	215			40	75	100
807	Land South of The Old Police House, Birchgrove Road, Horsted Keynes (SA28)	Horsted Keynes		DM/23/2171	pending		25	0	25			5	10	10
477	Land adjacent to Cookhams, South of Top Road, Sharpthorne	West Hoathly		DM/22/1384	pending		13	0	13			10	3	
TOTAL									747	0	20	175	288	264

Major site (10+ units) Allocated sites with no Planning Application submitted

SHELAA REF	Address	Parish	Allocation Details	Site Totals (Net)	Completions to Date	Year 1 -5 Total	2024/25	2025/26	2026/27	2027/28	2028/29
138	Hammerwood Road Ashurst Wood (SA26)	Ashurst Wood	Site Allocations DPD	12	0	12			6	6	
594	Land South of Southway, Burgess Hill (SA15)	Burgess Hill	Site Allocations DPD	30	0	30				15	15
510	Imberhome Lane Car Park, Imberhome Lane, East Grinstead (EG6B)	East Grinstead	East Grinstead Neighbourhood Plan	18	0	18			8	10	
847	Former East Grinstead Police Station East Grinstead (SA18)	East Grinstead	Site Allocations DPD	22	0	22			10	12	
897	Land to the rear of Firlands, Church Road Scaynes Hill (SA31)	Lindfield Rural	Site Allocations DPD	20	0	20				10	10
1010	St Martins Close (East)	Slaugham	Slaugham Neighbourhood Plan	30	0	30			15	15	
854	Withy Pitts Farm, Selsfield Road Turners Hill (SA32)	Turners Hill	Site Allocations DPD	16	0	16				8	8
519	Land north of Burleigh Lane Crawley Down (SA22)	Worth	Site Allocations DPD	50	0	50			10	20	20
TOTAL						198	0	0	49	96	53

Sites to be allocated in District Plan 2021 - 2030

SHELAA REF	Address	Parish	Allocation Details	Site Totals (Net)	Completions to Date	Year 1 -5 Total	2024/25	2025/26	2026/27	2027/28	2028/29
799	Land south of Reeds Lane, Albourne	Albourne	Submission Draft District Plan	2000	0	60					60
1148	Land west of North Cottages and Challoners, Ansty	Ansty and Staplefield	Submission Draft District Plan	30	0	15					15
784	Land to west of Marwick Close, Bolney Road, Ansty	Ansty and Staplefield	Submission Draft District Plan	40	0	40				20	20
984	The Paddocks Lewes Road Ashurst Wood	Ashurst Wood	Submission Draft District Plan	8	0	8				8	
1120	Land east of Foxhole Lane	Bolney	Submission Draft District Plan	25	0	100				50	50
	Broad location to the West of Burgess Hill	Burgess Hill	Submission Draft District Plan	1350	0	56					56
	Batchelors Farm, Keymer Road, Burgess Hill	Burgess Hill	Submission Draft District Plan	33	0	33			15	18	
198	Land off West Hoathly Road, East Grinstead	East Grinstead	Submission Draft District Plan	45	0	45				20	25
	Land rear of 2 Hurst Road	Hassocks	Submission Draft District Plan	25	0	25				10	15
	Land at Hurstwood Lane, Haywards Heath	Haywards Heath	Submission Draft District Plan	36	0	20					20
	Land at Junction of Hurstwood Lane and Colwell Lane, Haywards Hill	Haywards Heath	Submission Draft District Plan	30	0	30				15	15
601	Land at Coombe Farm, London Road, Sayers Common	Hurstpierpoint and S	Submission Draft District Plan	210	0	150			30	60	60
1003	Land to South of LVS Hassocks, London Road, Sayers Common	Hurstpierpoint and S	Submission Draft District Plan	200	0	110				50	60
830	Land to the west of Kings Business Centre, Reeds Lane, Sayers Common	Hurstpierpoint and S	Submission Draft District Plan	100	0	100			50	50	
1026	Land at Chesapeake and Meadow View, Reeds Lane, Sayers Common	Hurstpierpoint and S	Submission Draft District Plan	33	0	33		13	20		
1020	Ham Lane Farm House, Ham Lane Scaynes Hill	Lindfield Rural	Submission Draft District Plan	30	0	30			8	22	
688	Land to west of Turners Hill Road, Crawley Down	Worth	Submission Draft District Plan	350	0	105			5	50	50
743	Hurst Farm, Turners Hill Road, Crawley Down	Worth	Submission Draft District Plan	37	0	37			12	25	
TOTAL						4582	0	13	140	398	446

Small sites with permission 1-4 units

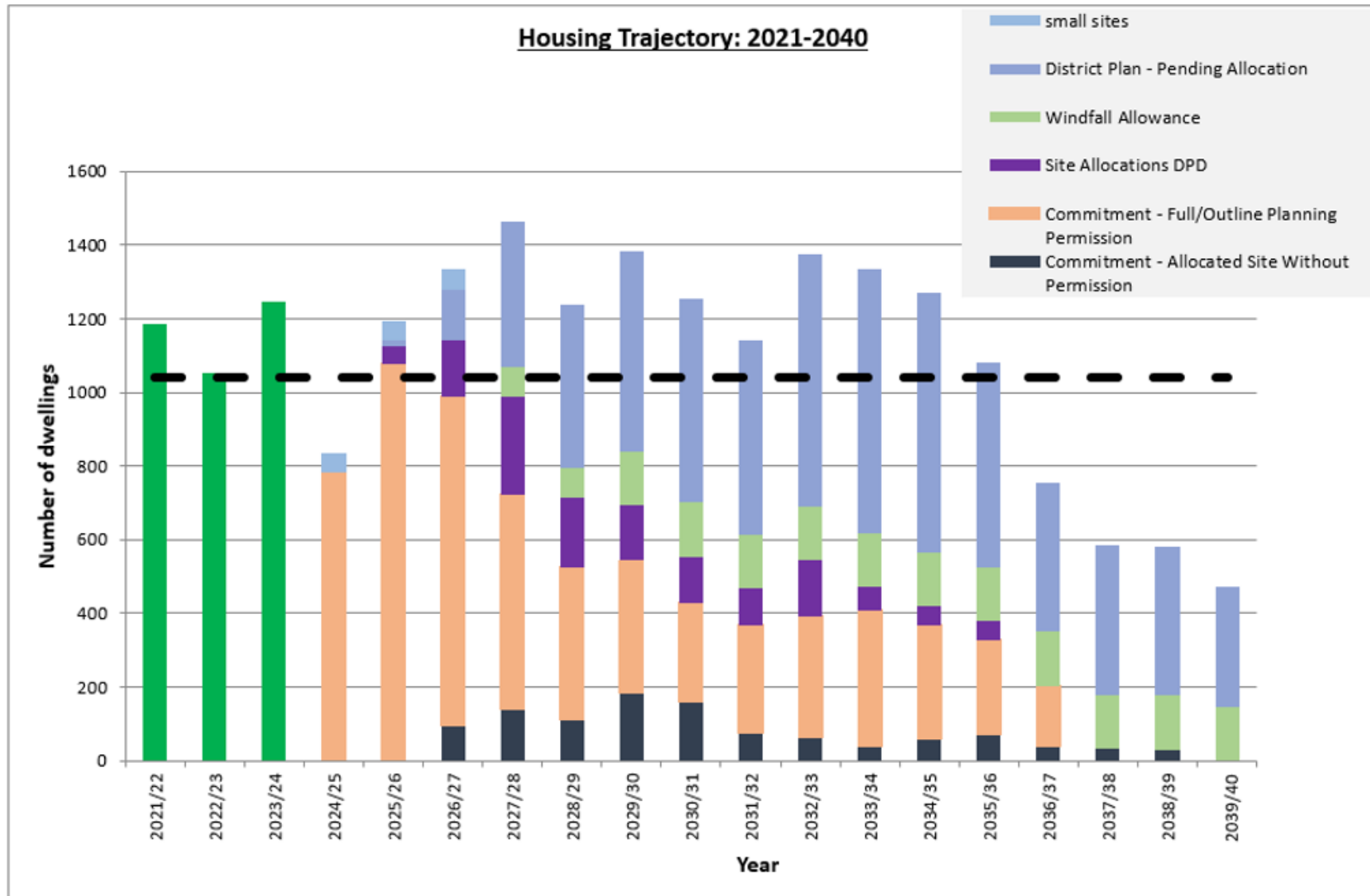
158

Windfall Allowance

158

GRAND Total 6063

Appendix 4 – Summary Housing Trajectory Chart



Appendix 5 - Summary Housing Trajectory Table

	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40	
Supply Year	0	0	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Plan Years Remaining	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	TOTAL
Completions	1187	1053	1247	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3487
Commitments with planning permission	0	0	0	781	1077	896	582	416	359	268	291	331	372	310	256	162	0	0	0	6101
Commitments without planning permission	0	0	0	0	0	93	140	110	185	161	76	62	37	58	72	40	32	29	0	1095
small sites	0	0	0	52	53	53	0	0	0	0	0	0	0	0	0	0	0	0	0	158
Commitments	0	0	0	833	1130	1042	722	526	544	429	367	393	409	368	328	202	32	29	0	7354
Site Allocations DPD	0	0	0	0	50	151	266	188	150	125	100	150	62	50	50	0	0	0	0	1342
NEW District Plan Without Permission	0	0	0	0	13	140	398	466	542	542	528	551	625	685	646	530	530	530	300	6832
TOTAL COMMITMENTS	0	0	0	833	1193	1333	1386	1160	1237	1110	995	1228	1189	1126	935	607	437	434	325	15528
Windfall Allowance	0	0	0	0	0	0	79	79	146	146	146	146	146	146	146	147	147	147	147	1768
(Commitments + Future) TOTAL PLANNED SUPPLY	0	0	0	833	1193	1333	1465	1239	1383	1256	1141	1374	1335	1272	1081	754	584	581	472	17296
(Planned Supply + Completions) ANNUAL SUPPLY	1187	1053	1247	833	1193	1333	1465	1239	1383	1256	1141	1374	1335	1272	1081	754	584	581	472	20783
CUMULATIVE SUPPLY	1187	2240	3487	4320	5513	6846	8311	9550	10933	12189	13330	14704	16039	17311	18392	19146	19730	20311	20311	+1042

Appendix 6 – Trajectory of Proposed District Plan Allocations

Allocation Reference	Site Address	Year 1 - 5 Total	Year 6 - 10 Total	Year 11 - 15 Total	Year 16 - 20 Total	Potential Units Total																
							2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40
DPSC1	Broad location to the West of Burgess Hill	56	949	345	0	1350	0	0	0	0	56	102	166	168	265	248	243	102	0	0	0	0
DPSC2	Crabbet Park, Old Hollow, Near Crawley	0	450	875	175	1500	0	0	0	0	0	50	100	150	150	175	175	175	175	175	175	175
DPSC3	Land south of Reeds Lane, Albourne	60	890	900	150	2000	0	0	0	60	170	180	180	180	180	180	180	180	180	180	180	150
DPSC4	Land at Chesapeake and Meadow View, Reeds Lane, Sayers Common	33	0	0	0	33	0	13	20	0	0	0	0	0	0	0	0	0	0	0	0	0
DPSC5	Land at Coombe Farm, London Road, Sayers Common	150	60	0	0	210	0	0	30	60	60	0	0	0	0	0	0	0	0	0	0	0
DPSC6	Land to the west of Kings Business Centre, Reeds Lane, Sayers Common	100	0	0	0	100	0	0	50	50	0	0	0	0	0	0	0	0	0	0	0	0
DPSC7	Land to South of LVS Hassocks, London Road, Sayers Common	110	90	0	0	200	0	0	0	50	60	60	30	0	0	0	0	0	0	0	0	0
DPA1	Batchelors Farm, Keymer Road, Burgess Hill	33	0	0	0	33	0	0	15	18	0	0	0	0	0	0	0	0	0	0	0	0
DPA2	Land South of Appletree Close, Janes Lane, Burgess Hill	0	25	0	0	25	0	0	0	0	0	0	0	10	15	0	0	0	0	0	0	0
DPA3	Burgess Hill Station	0	50	250	0	300	0	0	0	0	0	0	0	0	50	50	50	50	50	50	50	0
DPA4	Land off West Hoathly Road, East Grinstead	45	0	0	0	45	0	0	0	20	25	0	0	0	0	0	0	0	0	0	0	0
DPA5	Land at Hurstwood Lane, Haywards Heath	20	16	0	0	36	0	0	0	0	20	16	0	0	0	0	0	0	0	0	0	0
DPA6	Land at Junction of Hurstwood Lane and Colwell Lane, Haywards Heath	30	0	0	0	30	0	0	0	15	15	0	0	0	0	0	0	0	0	0	0	0
DPA7	Land east of Borde Hill Lane, Haywards Heath	0	50	10	0	60	0	0	0	0	0	0	0	20	30	10	0	0	0	0	0	0
DPA8	Orchards Shopping Centre	0	0	100	0	100	0	0	0	0	0	0	0	0	0	50	50	0	0	0	0	0
DPA9	Land to west of Turners Hill Road, Crawley Down	105	245	0	0	350	0	0	5	50	50	50	50	50	45	0	0	0	0	0	0	0
DPA10	Hurst Farm, Turners Hill Road, Crawley Down	37	0	0	0	37	0	0	12	25	0	0	0	0	0	0	0	0	0	0	0	0
DPA11	Land rear of 2 Hurst Road (Land opposite Stanford Avenue) Hassocks	25	0	0	0	25	0	0	0	10	15	0	0	0	0	0	0	0	0	0	0	0
DPA12	Land west of Kemps, Hurstpierpoint	0	90	0	0	90	0	0	0	0	0	20	30	30	10	0	0	0	0	0	0	0
DPA13	The Paddocks Lewes Road Ashurst Wood	8	0	0	0	8	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0
DPA14	Land east of Foxhole Lane	100	100	0	0	200	0	0	0	50	50	50	50	0	0	0	0	0	0	0	0	0
DPA15	Ham Lane Farm House, Ham Lane Scaynes Hill	30	0	0	0	30	0	0	8	22	0	0	0	0	0	0	0	0	0	0	0	0
DPA16	Land west of North Cottages and Challoners, Ansty	15	15	0	0	30	0	0	0	0	15	15	0	0	0	0	0	0	0	0	0	0
DPA17	Land to west of Marwick Close, Bolney Road, Ansty	40	0	0	0	40	0	0	0	20	20	0	0	0	0	0	0	0	0	0	0	0
TOTAL		997	3030	2480	325	6832	0	13	140	398	446	543	556	528	685	718	708	557	405	405	405	325