

Housing Need Considerations for Slaughtam Neighbourhood Plan

Prepared for
Slaughtam Parish Council

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Slaugham Parish: Planning Permissions Granted and Completions since April 2014

1. INTRODUCTION

- 1.1. This document is part of the evidence base that will support and inform decisions made by Slaugham Parish Council (SPC) in respect of the emerging Slaugham Neighbourhood Plan (SNP).
- 1.2. The document seeks to bring together a range of empirical data from a variety of sources, in order to enable assessments and judgements about the level of housing that may need to be delivered in the Parish up to the period 2031; and for this to be facilitated by policies in the emerging SNP.
- 1.3. The Neighbourhood Plan, once adopted, will comprise part of the Development Plan of Mid Sussex District Council (MSDC). It will have a significant influence on the determination of planning applications within the Parish, for amongst other things, new housing.
- 1.4. As a result, the Neighbourhood Plan, must be prepared having regard to higher tier planning policies, including at a District and National level.
- 1.5. The current adopted Development Plan for MSDC is the Mid Sussex Local Plan 2004. The Plan sets out policies and specific proposals for the development and use of land to guide planning decisions. The Mid Sussex Local Plan 2004, initially covered the period 2004 to 2006. The majority of the policies were saved in 2007 until replaced by a new Development Plan document
- 1.6. The Parish have also been mindful of the emerging District Plan which MSDC are preparing to cover the period up to 2031. Pre-Submission consultation took place in June-July 2015. The Council published a further consultation on “Focussed Amendments” to the Pre-Submission Draft District Plan in November 2015. As part of this, the Council reviewed it’s strategy on housing and set out a revised housing provision figure of 13,600 (an increase of 2,550 since the previous consultation).
- 1.7. The Council have now published the Submission Version District Plan and this was submitted to the Secretary of State on 23 August 2016. In due course, it will be the subject of independent examination and the Council anticipate this will be in Autumn 2016. Adoption is therefore not anticipated until the end of 2016 at the earliest.
- 1.8. In preparation of this document, regard has been paid to relevant higher tier planning guidance, together with and including MSDC’s Objectively Assessed Need for Housing including the Housing and Economic Development Needs Assessment (HEDNA) which was published in February 2015 and updated in November 2015. Regard has also been paid to the ‘Addendum to the Housing and Economic Development Needs Assessment’ (June 2016) which establishes the OAN for Mid Sussex as 754dpa, an increase of 59dpa. This increase is largely due to newly released population projections showing a higher level of population growth than previously estimated. The rates at which the population are likely to form households remain unchanged
- 1.9. Slaugham Parish lies in the northern part of the Mid Sussex and covers 24sq km (9.459 sq miles). To the north and west of the Parish are the Borough of Crawley and the District of Horsham respectively. It is predominantly rural in character, with the majority¹ set in the High Weald Area of Outstanding Natural Beauty (AONB). The Parish has four distinct settlements, comprising the

¹ the exception is a small area north of Pease Pottage

villages of Handcross, Pease Pottage, Warninglid and Slaugham and is one of the larger parishes within Mid Sussex.

- 1.10. In preparing this document, empirical data on the Parish has predominantly been sourced from published Census data from 2001 and 2011. This shows that the total population of the Parish in 2011 was 2,769. This was an increase of 543 people from 2001. There were a total of 1,131 households.
- 1.11. This report sets out Housing Need Considerations for the Parish over the period 2014 to 2031. This is to reflect the period of the District Plan (2014-2031).
- 1.12. Since April 2014 up to May 2016 planning permission has been granted for 215/230² new houses in the Parish. A total of 54 dwellings have also been completed since the start of the Plan period (see Appendix 1).
- 1.13. This report sets out a variety of methodologies for undertaking housing need considerations. These both stand alone, and in combination, have resulted in a range of potential housing numbers for consideration to be facilitated through the Neighbourhood Plan, up to the period 2031.

2. METHOD 1 - AIRS AFFORDABLE HOUSING NEEDS ASSESSMENT PROJECTION

- 2.1. In May 2010, Action in Rural Sussex (AIRS) produced a report for the Parish Council on the existing need for affordable housing within the Parish. This looked to provide a “snap shot” of those people living in, or with links to, the Parish who were in need of affordable housing.
- 2.2. At the time of the report being produced, there were 15 households identified as being in need of housing within the Parish (8 in housing need were families with children and 7 in housing needs were couples). In order to deliver this level of affordable housing, it is assumed there would be a need for some associated open market housing. This open market housing would facilitate the provision of affordable housing.
- 2.3. The emerging District Plan has an affordable housing requirement ³ which notes the LPA will seek;
 - For all residential developments with a site area which exceed 0.5 hectares in size (irrespective of the number of dwellings or the combined gross floorspace area to be provided) to provide a minimum of 20% starter homes.
 - For residential development providing a combined gross floorspace area of more than 1,000m² but a net increase of less than 10 dwellings and with a site area of less than 0.5 hectares in size the provision of a minimum of 40% affordable housing (with no starter homes).
 - For residential developments providing a net increase of 10 dwellings, the provision of a minimum 20% starter homes units is required. If such sites exceed a maximum combined gross floorspace area of more than 1,000m² the provision of a minimum 40% affordable

² The difference of 15 dwellings arises from the grant of two planning permissions on the same site for different numbers of dwellings - see 12/04032 and 12/04033

³ Policy DC29 of the Submission Version District Plan (August 2016)

housing provision of which 20% will be starter home units with the remaining 20% affordable housing provision will also be provided.

- For all residential developments providing a net increase of 11 dwellings or above (irrespective of if a combined gross floorspace area of 1,000m² is exceeded), a minimum of 40% (20% starter home units/ 20% affordable housing provision) will be required.

2.4. The policy also states that within the High Weald AONB:

- For residential developments providing a net increase of 6-9 dwellings, a commuted payment towards off-site provision, equivalent to providing a minimum 40% on-site affordable housing (with no starter home units)
- For such sites exceeding 0.5ha, a minimum 40% affordable housing provision of which half will be on-site starter home units; and half other forms of affordable housing as a commuted payment towards off-site provision, equivalent to providing the remaining half of the affordable housing on-site.

2.5. On this basis there are 3 scenarios proposed, against which to assess how 15 new affordable houses might be delivered within the Parish.

- AD1 - Assume an overall affordable housing delivery rate of 20% as a proportion of total housing delivered.
- AD2 - Assume an overall affordable housing delivery rate of 30% as a proportion of total housing delivered.
- AD3 - Assume an overall affordable housing delivery rate of 40% as a proportion of total housing delivered.

2.6. The additional housing requirement in these scenarios is:

- AD1 - **75 new dwellings.**
- AD2 - **50 new dwellings.**
- AD3 - **38 new dwellings.**

3. METHOD 2 - PARISH CHANGE BETWEEN 2001 AND 2011 PROJECTION

3.1. The Census data of 2001-2011 reveals the change that has occurred within the Parish over the period, in terms of both population and household formation. This is detailed below:

- 2001 Census, Slaugham Parish: Total Population - 2226. Total Households - 948.
- 2011 Census, Slaugham Parish: Total Population - 2769. Total Households -1131.
- Increase in Population between 2001 & 2011: 543.
- Increase in Households between 2001 & 2011: 183.

3.1. Based on this 10 year period of change, and assuming it continues at the same rate, it is possible to consider the housing need that would result over the period 2011-2031.

3.2. If the number of dwellings in the Parish continued to grow at the same rate as occurred between 2001-2011, over the period 2011-2031, there would be a need for **366 new dwellings**.

4. METHOD 3 - HOUSEHOLD FORMATION PROJECTION

4.1. The size of each household in the Parish, and any change to this, has a direct impact on the number of dwellings needed to serve any given population.

4.2. There is a long term trend in England of decreasing household size. This reflects socio and demographic profiles of an ageing population, and increasing independence of both the young and old.

4.3. Census data from 2001 and 2011 reveals that:

- 2001 Slaugham Parish average household size: 2.348 people per dwelling.
- 2011 Slaugham Parish average household size: 2.448 people per dwelling.
- 2001 Mid Sussex District average household size: 2.451 people per dwelling.
- 2011 Mid Sussex District average household size: 2.436 people per dwelling.

4.5. The latest central government projections⁴ released in July 2016 indicate that Mid Sussex District is expected to see average household size decrease to 2.27 in 2029 and 2.23 in 2034. Assuming the figure in 2031 would be 2.25 this would equate to a decrease in average household in size of 7.6%⁵ between 2011 and 2031.

4.6. The average household size in the Parish was smaller than the Mid Sussex District average in 2001 but was marginally higher in 2011. This would suggest that the type of housing being delivered in Slaugham over that 10 year period tended to be larger, family sized dwellings, rather than smaller houses and flat developments; and/ or that previous households have increased in size.

4.7. From this information there are two scenarios which could be reasonably assumed to arise over the plan period from changes to average household sizes.

- AHS1 - Projected reduction in average household size in the Parish, inline with projections for Mid Sussex District; a decrease in the average household size by 7.6%. This would equate to an average household size in Slaugham Parish of some 2.26 people per dwelling.
- AHS2 - Projected average household size remaining unchanged from 2011. This would remain at an average household size in Slaugham Parish of 2.448 people per dwelling.

4.8. Based on these projections, it is possible to estimate the number of additional dwellings required to meet the existing population of the Parish:

- ASH1 - would result in the need for an additional **94 new dwellings**.
- ASH2 - would result in the need for an additional **0 new dwellings**.

⁴ DCLG 2014-based Household Projections

⁵ Based on the average household size in the District of 2.436 people as at 2011

5. METHOD 4 - TREND-BASED DEMOGRAPHIC PROJECTION

- 5.1. Population projections published in May 2016⁶, predict a population increase in Mid Sussex district from 139,860 in 2011⁷ to some 166,000 in 2031. This is an 18.6% population increase. This would equate to a further 26,140 people living in Mid Sussex District.
- 5.2. If an 18.6% population growth were applied to Slaugham Parish between 2011-2031, this would equate to a population growth of 515 new people living in the Parish, and an overall population of 3284.
- 5.3. This projection can be combined with the household formation projections in Methodology 3 to provide the following housing need requirements:
 - TB1/AHS1 (average household size of 2.26): **322 new dwellings.**
 - TB1/AHS2 (average household size of 2.448): **210 new dwellings.**

6. METHOD 5 - POLICY PROJECTION

- 6.1. The District Plan sets out the planned housing growth over 2014-2031, for a total of 13,600 new homes. Integral to this is 2,262 homes throughout the District as allocated through future⁸ Neighbourhood Plans, the Site Allocations document and identified SHLAA sites⁹.
- 6.2. Based on this, it is possible to assess a 'fair-share' distribution of the Neighbourhood Plan housing delivery figure within the Parish based on the population of the Parish as a % of the rest of Mid Sussex District.
- 6.3. This is calculated via a distribution of 2,262 new homes amongst those parishes which had yet to have their Neighbourhood Plan "made" as at June 2016¹⁰. This is all the parishes of Mid Sussex except for;
 - Ardingly - population 1695¹¹;
 - Ashurst Wood - population 723;
 - Burgess Hill - population 29750;
 - Crawley Down - 5,500 population¹²;

⁶ Office for National Statistics (ONS) Populations Projections for England and Wales 2015

⁷ Source - Census data 2011

⁸ As at June 2016

⁹ Policy DC5 of the Submission Version District Plan (August 2016)

¹⁰ see page 29 of the Submission Version District Plan (August 2016)

¹¹ Source of populations - Census data 2011

¹² Source - Crawley Down Neighbourhood Plan

- Cuckfield - population of 3500;
- Hurstpierpoint and Sayers Common - population 7112;
- Lindfield and Lindfield Rural - population 8362;
- Turners Hill - population 1623;
- Twineham - population 306;
- West Hoathly - population 2065.

6.4. By excluding the population of these parishes (60,635), this leaves a residual District population of 79,224¹³. Slaugham Parish comprises 3.5% of this figure¹⁴.

6.5. By applying 3.5% to the 2262 new homes sought to be delivered under emerging policy DC5 of the District Plan in future number plans¹⁵, the Parish would need to provide 79 new dwellings between 2014-2031.

- Slaugham Parish fair-share against population = **79 new dwellings**.

6.7. It should be noted that this methodology relates to the Parish's contribution to the "2,262" new homes to be delivered via site allocations in Neighbourhood Plans. This methodology therefore does not include any allowance for housing coming forward via "windfall" development i.e. sites which come forward for housing over the Plan period on unidentified sites.

6.8. Policy DP5 of the District Plan makes a allowance for 450 dwellings within the District to come forward via windfall sites over the Plan period.

7. METHOD 6 - HOUSING AND ECONOMIC DEVELOPMENT NEEDS ASSESSMENT

7.1. The District Plan (Policy DP5) proposes delivery of some 13,600 new dwellings in the District between 2014-2031 at an average of 800 homes per annum. The Plan envisages strategic developments north and north-west of Burgess Hill (3,500 new homes), east of Pease Pottage (600 new homes) and 2262 through future Neighbourhood Plans, Site Allocations document and identified SHLAA sites. The Policy also makes an allowance of 450 dwellings to come forward via windfall. Policy DP5 includes the number of completions for 2014/2015 which total 630 and the number of completions for 2015/16 which total 868.

7.2. The District published a HEDNA in February 2015. Since then further updates have been undertaken in light of new household projections and further analysis on market signals. The latest update was published in November 2015. An addendum to the HEDNA was subsequently released in August 2016 to take into account the impact of new population and household projections and housing for older people; provision of specialist accommodation or care.

¹³ based on a district population of 139,860 - source census 2011

¹⁴ based on a parish population of 2769 - source census 2011

¹⁵ as at June 2016

- 7.3. The HEDNA sets out the methodology and calculation of the District's housing and economic development need and is in effect the District Councils Strategic Housing Market Assessment. It sets out;
- Starting point OAN
 - Sensitivity testing and adjustments
 - Market signals
 - Affordable housing /specific housing need
 - Balancing housing and jobs
- 7.1. The HEDNA concludes that a housing provision that meets the OAN of 754dpa, an increase of 59 dpa since the November 2015 update. The increase is largely due to newly released population projections showing a higher level of population growth than previously estimated. The rate at which the population are likely to form households remain unchanged.
- 7.2. The HEDNA (November 2015) references the implications for Neighbourhood Plans. It notes that the identified OAHN figure for the District of 11152 new homes over the Plan period (695 pa) has been distributed to each town/parish based on the proportion of the District's households and population (as per Census 2011); and this provides a 'starting point' for parishes in preparing neighbourhood plans. For Slaugham, this approach results in **220 dwellings** over the SNP period.
- 7.3. However, it is important to note that the HEDNA explains that "the numbers are by no means a requirement or target". They note that that figures can be used alongside local evidence on housing need that the parish may have; and that Neighbourhood Plans will give further consideration to determine the overall plan provision within each Neighbourhood Plan.
- 7.4. As previously acknowledged the District Plan (DP5) sets out the number of homes to be delivered over the Plan period. However the neighbourhood plan allocation of 2262 does not correlate with the 11,152 homes distributed to parishes as a 'starting point' in Table 24 of the HEDNA Update November 2015.
- 7.5. It is considered the main reason for this conflict is due to Table 24 of the HEDNA making no allowance for the delivery of housing via completions since 2014; housing commitments; and strategic development allocations which includes 3,500 in Burgess Hill and 600 at Pease Pottage.

8. METHOD 7 - ECONOMIC PROJECTION

- 8.1. MSDC has commissioned a number of studies related to the future economic performance and demand, which together make up a full assessment of economic development needs. These include;
- Northern West Sussex Economic Growth Assessment (NLP, 2014)
 - Burgess Hill Employment Sites Study (Chilmark, 2015)
 - Strategic Employment Land Availability Assessment (Chilmark, 2015)

- 8.1. The 2011 Census contains information about employment rates in Slaugham Parish and Mid Sussex District.
- 8.2. For Slaugham Parish, the working age population (16-74) in 2011 was 1949. This equated to some 70% of the total population. Of this figure 1521 were economically active and 428 economically inactive (studying, retired, unable to work or unemployed). The economic activity rate of the total population was therefore 55%.
- 8.3. From this, it is possible to calculate the proportion of new jobs that might be formed within Slaugham Parish; based on the population and household data.
- 8.4. Within the HEDNA (November 2015), the economic development needs of the District over the Plan period is considered.
- 8.5. This notes that latest forecasts for the period 2014-2031 are for an increase of 4790 jobs (Full time equivalent FTE), and that this equates to 282 jobs per annum¹⁶. Noting the planned provision of additional employment space, the report concludes that a total of 5000 jobs are therefore anticipated to be created during the plan period until 2031, equating to an average of 294 jobs per annum¹⁷.
- 8.6. Applying a fair share population distribution of this job growth through the Plan area would result in the need for Slaugham to deliver 99 jobs over the Plan period (including 1.98% of 5000). If all those jobs were to be filled by residents of Slaugham and all on a FTE basis, it is possible to calculate the number of new dwellings needed to meet this level of economic growth.
- 8.7. Applying the economic active rate of parish residents in 2011 (55%) results in the need for a population increase of 180.
- 8.10. This population increase can then be cross referenced with the household formation scenarios to produce 2 potential housing growth scenarios.
 - E1/AHS1: **80 new dwellings.**
 - E1/AHS2: **74 new dwellings.**

9. CONSIDERATIONS

- 9.1. This report considers a variety of sources of empirical data and range of methodologies to enable assessments to be made with regard to the Housing Need Considerations within the Parish over the period 2011 - 2031.
- 9.2. These have been determined with full regard to adopted planning policy at a National and Local level.

¹⁶ para 7.12 HEDNA November 2015

¹⁷ para 7.16 HEDNA November 2015

- 9.3. The housing need calculation for the parish is complicated by the emerging strategic allocation of 600 dwellings on land to the north-east of Pease Pottage in the Submission Version District Plan.¹⁸ The supporting text to this allocation indicates that this development will contribute towards the unmet housing need within Crawley. This lies immediately beyond the district boundary.
- 9.4. Noting this, and notwithstanding the identification of 13,600 homes in Mid Sussex over the plan period includes, in part, a contribution to meeting the needs of adjoining authorities, the allocation of 600 dwellings within the parish under Policy DP9A is omitted from this Housing Needs Consideration report. It therefore assumes that this allocation will not contribute toward the delivery of housing to meet the parish's needs.
- 9.5. It should also be noted that the methodologies are based on time periods that vary between 2011¹⁹ to 2014²⁰. This is necessary, having regard to the base data upon which the methodology is reliant.
- 9.6. Methodology 1 is based on a housing need taken as an indicative snapshot in time; methodologies 2, 3 and 4 are based on a time period of 2011-2031; and methodologies 5, 6 and 7 are based on a time period of 2014-2031.
- 9.7. Therefore, in order to provide a 'like-for-like' comparison of the results of these methodologies over the plan period, it is reasonable to apply a pro-rata calculation based on a the annualised housing need over the plan period of 2014 to 2031. This would result in the following housing need from the methodologies over the plan period:
- ▶ Methodology 1 - AD1 - 75 new dwellings;
 - ▶ Methodology 1 - AD2 - 50 new dwellings;
 - ▶ Methodology 1 - AD3 - 38 new dwellings;
 - ▶ Methodology 2 - $366/20 \times 17$ - 311 new dwellings;
 - ▶ Methodology 3 - AHS1 - 80 new dwellings;
 - ▶ Methodology 3 - AHS2 - 0 new dwellings;
 - ▶ Methodology 4 TB1/AHS1 - $322/20 \times 17$ - 273 new dwellings;
 - ▶ Methodology 4 TB1/AHS2 - $210/20 \times 17$ - 179 new dwellings;
 - ▶ Methodology 5 - 79 new dwellings;
 - ▶ Methodology 6 - 220 new dwellings;
 - ▶ Methodology 7 - E1/AHS1 - 80 new dwellings;
 - ▶ Methodology 7 - E1/AHS2 - 74 new dwellings.

¹⁸ see Policy DP9A

¹⁹ the date of the last census

²⁰ the start date of the Neighbourhood Plan and emerging District Plan period

- 9.1. It is also important to note that since the start of the Neighbourhood Plan (i.e. 01st April 2014), there have been a number of residential development schemes that have either been built (completions) or approved (commitments). These are detailed at Appendix 1.²¹
- 9.2. These show that dwellings 54 have been completed and 215/230 dwellings have been approved.
- 9.3. Both of these sources contribute toward meeting housing need over the plan period. They therefore need to be considered when determining the residual housing need over the remainder of the plan period.
- 9.4. This indicates that the completions and commitments in the parish since the start of the plan period result in a housing delivery well in excess of the lower end of the housing need range identified by the methodologies, and close to the upper end. This suggests that further housing need, to be facilitated through the Neighbourhood Plan via allocations and/ or windfall, under most methodologies is relatively modest.
- 9.5. It is noted that the methodologies produce a wide range of housing need. Having regard to this, it is important to note that Methodology 3, does not take account of an increase in population, but rather considers the housing need for the resident population only. At the upper end of the range, it is important to note that methodology 2 is an extrapolation of housing growth figures within the parish between 2001 and 2011. Both of these methodologies fail to take account of the more analytical approach to projections contained in other methodologies.
- 9.6. Furthermore, it is important to note that some other methodologies are reliant upon emerging District Plan figures. It is acknowledged that these may change prior to adoption of that Plan.
- 9.7. Also, it is important to note that the housing need figure from methodology 5 should not discount completions, commitments or windfall, as these are all identified separately under Policy DP5 of the Submission Version District Plan.

²¹ Source - Mid Sussex District Council

APPENDIX 1

**(Slaugham Parish: Planning Permissions Granted
and Completions since April 2014)**

Appendix 1: Slaugham Parish: Planning Permissions Granted and Completions since April 2014

Application Reference	Number of Units	Address	Granted	Completion date
14/01871/FUL	Replacement dwelling	Oaklands Farm	25/07/2014	MSDC note development has not commenced.
14/02534/FUL	7	Municiple Security Ltd Seaspase House Brighton Road Handcross	25/09/2014	MSDC note development has not commenced.
11/02022/FUL	Replacement dwelling	Brantridge Forest Farm Handcross Road Balcombe Haywards Heath West Sussex RH17 6JX	31/08/2011	MSDC note development complete 15/16
12/04033/OUT and 12/04032/OUT	90 75	Land South West Of Handcross Primary School London Road Handcross West Sussex	Allowed on appeal 01 May 2014	MSDC note development has not commenced.
14/01377/FUL	1	The Old Squash Court, Warninglid Grange, Warninglid.	19/08/2014	MSDC note development has commenced.
09/00172/FUL	1	The Old Squash Court Warninglid Grange Warninglid Lane Warninglid	05/05/2010	MSDC note development has commenced
10/03621/FUL	1	Herrings Barn The Street Warninglid Haywards Heath West Sussex RH17 5TR	25/01/2010	MSDC note development complete 14/15
13/04251/FUL	1	Herrings Barn The Street Warninglid Haywards Heath West Sussex RH17 5TR	12/02/2014	MSDC note development not commenced.

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Application Reference	Number of Units	Address	Granted	Completion date
14/02400/FUL Demolition of existing two storey detached dwelling and replacement with single dwelling house and ancillary accommodation. This application is a renewal of approved application 11/01735/FUL	1	The Hollies Slaugham Lane Warninglid Haywards Heath West Sussex RH17 5TH	01/09/2014	MSDC note development not commenced.
12/03383/FUL	1 Part conversion of existing office building into 2 storey dwelling.	Devonshire House, High Street, Handcross, Haywards Heath	23/11/2012	MSDC note development complete 15/16.
12/02128/FUL	51	Land North Of Black Swan Close Pease Pottage West Sussex	Granted on appeal 26 March 2013	MSDC note development complete 15/16
13/00550/FUL	1	Wicket View, Cuckfield Lane, Warninglid, Haywards Heath	18/04/2013	MSDC note development complete 15/16
13/04069/FUL	1	High Beeches Nurseries, High Beeches Lane, Handcross, Haywards Heath	17/01/2014	MSDC note development not commenced.

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Application Reference	Number of Units	Address	Granted	Completion date
13/03768/FUL	7	Land At Caburn And St Georges House Brighton Road Handcross Haywards Heath West Sussex RH17 6BZ	04/02/2014	MSDC note development not commenced.
14/01884/PDOFF	2	Baron Hall, Horsham Road, Pease Pottage, West Sussex	03/07/2014	MSDC note development not commenced.
14/02243 16/0733	1	Land adjacent to 47 Black Swan Close Pease Pottage	22/09/2014 12/04/2016	MSDC note development not commenced.
14/02766/FUL	Replacement dwelling	Fir Tree Cottage Warninglid Lane Warninglid Haywards Heath West Sussex RH17 5TQ	02/10/2014	MSDC note development commenced.
14/02942/FUL	1	Rose Cottage Warninglid Lane Warninglid Haywards Heath West Sussex RH17 5TY	13/10/2014	MSDC note development not commenced.
14/02870/FUL	1	SOUTHGATE FARM, CUCKFIELD LANE, WARNINGLID, HAYWARDS HEATH	16/02/2015	MSDC note development not commenced.
13/02994/OUT	95	Pease Pottage Golf Course and Driving Range	Granted on appeal 04 Nov 2014	MSDC note development commenced.

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Application Reference	Number of Units	Address	Granted	Completion date
DM/15/0458	7	Sherwood Works, Brighton Road	24 July 2015	MSDC note development not commenced.
DM/15/0359	6	Allotment Gardens High Street Handcross West Sussex	09 October 2015	MSDC note development not commenced.
DM/15/0160	N/A- Replace corrugated iron roof with Decra tiling.	Dumbrells Church Platt Cuckfield Haywards Heath West Sussex RH17 5LA.	N/A	N/A
14/01165	2	Home Farm Tilgate Forest Lodge Brighton Road Pease Pottage Crawley West Sussex RH11 9AF	27/05/15	MSDC note development not commenced.
DM/15/1705	Replacement dwelling	Cedar Cottage Tilgate Forest Lodge Brighton Road Pease Pottage Crawley West Sussex RH11 9AF	16/06/15	MSDC note development not commenced.
DM/16/1249	1	The Reservoir Starvemouse Farm Parish Lane Pease Pottage West Sussex RH10 5NY	17/05/2016	MSDC note development not commenced.

Completions up to 14/15 -15/16 = 54

Permissions from 01/04/14 - 17/05/2016= 215 or 230 (This total differs given the numbers granted on appeal under 12/04033/OUT and 12/04032/OUT)

TOTAL= 269/2844