

Examination into the soundness of the Mid Sussex District Plan 2014-2031

Housing Matters

Notes

These questions might be further amended or refined prior to the Examination.

Unless it is relevant to soundness, it is not intended to look in detail at sites that have not been allocated.

An agenda with approximate timings for the housing session will be established when the number and nature of participants is known. As this part of the Examination will cover the technical aspects of housing, it is expected that all housing participants will be present for the whole session.

Questions for Examination

1. Evidence base

1.1 Do the West Sussex SHMA (2009), the Northern West Sussex SHMA (2012), the Housing and Economic Development Needs Assessment (HEDNA) (February 2015), the HEDNA Update (November 2015) and the HEDNA Addendum (June 2016) constitute an adequate evidence basis for the assessment of the District's Objectively Assessed Housing Need (OAN)?

2. Calculation of the OAN

2.1 Are the calculations that have led to the OAN starting point of 714dpa sound?

2.2 Have appropriate adjustments been made to the starting point of the OAN to reflect market signals? In particular, is the figure of 24dpa adequate to reflect affordability issues and trends?

2.3 Do the calculations adequately reflect projected jobs growth?

3. The Duty to Co-operate

3.1 Can it be demonstrated that active co-operation has taken place on strategic cross boundary issues, especially in respect of the assessment of wider and unmet housing need?

4. Unmet need

4.1 What factors should determine the amount of provision that should be made in Mid Sussex to accommodate the unmet needs of other authorities, notably Brighton and Hove, and Crawley?

4.2 What calculations have taken place on a cross-boundary basis to arrive at that provision?

5. Affordable housing

5.1 Will the housing requirement be sufficient to ensure that the District's affordable housing needs are met?

6. The ability of the market to deliver

6.1 Can the market deliver the requirement set out in the submitted plan? What would be the implications of a higher housing requirement for market deliverability?

7. Past under-delivery

7.1 Should the housing requirement be adjusted to compensate for a degree of under-provision against the South East Plan prior to 2014?

8. Site selection and housing distribution

8.1 Are the methodologies described in the Strategic Site Selection Paper and the SHLAA sound?

8.2 Is there any value in the concept of 'environmental capacity' and the 'tipping point' in the context of the whole district? Will the district's environmental constraints make the housing requirement undeliverable? What would the environmental implications be of raising the housing requirement? How far have the SHLAA and site selection methodologies taken into account the ability of development impacts to be mitigated through local landscape and infrastructure measures?

8.3 To what extent is the Sustainability Appraisal preferred option (*Focus development within or adjacent to Burgess Hill, East Grinstead and Haywards Heath, but encourage both larger villages and smaller villages to take growth to support the provision of additional services and meet local needs*) reflected in the

distribution of strategic allocations and the overall spatial strategy of the submitted plan?

8.4 Can the allocation of the Pease Pottage site be reconciled with the SA and SHLAA findings? How is the site expected to relate to Crawley in terms of connectivity?

8.5 Does the Plan need an expressly stated spatial strategy for the District with target figures for each area to provide guidance for neighbourhood plans and for any future site allocations plan? What are the implications of not having such a strategy?

9. Trajectories

9.1 What are the housing delivery trajectories overall and a reasonable estimate from the neighbourhood plans?

9.2 What are the reasons for the proposed timing of the site allocations plan?

10. Five year housing land supply

10.1 Given the advice in the PPG, what reason does the Council have for favouring the Liverpool methodology?

10.2 What is a realistic estimate for the contribution from deliverable sites in the next 5 years?

10.3 What is the level of under-provision from the start date of 2014?

10.4 With regard to the 'buffer', what is the District's record of housing provision over the economic cycle?

10.5 Having regard to the above, what is the 5 year housing supply using the Sedgefield methodology?

10.6 Will the plan's strategic allocations and policies, together with allocations from neighbourhood plans and any future site allocations plan, ensure that sufficient sites are available for a 5 year supply of deliverable land to be maintained into the future? What adjustments might be made to the plan to ensure a reliable supply?

Jonathan Bore
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