

Contact:

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Your Ref:

Our Ref: CT/LM

Date:

24th February 2017

Mr Jonathan Bore, MRTPI
Inspector
c/o 260 Collingwood Road
Sutton
Surrey SM1 2NX

Dear Mr Bore,

I refer to your letters of 23 February and 20 February 2017.

The Council is still considering your conclusions on OAN. If the Council decides at this stage to accept your interim view on OAN and unmet need, it would proceed to look at the sites issue, and do so genuinely in an attempt to identify deliverable sites and areas to meet the figure of 1026 dwellings per annum. However, it would only do so on the basis that it had your absolute assurance that if the work showed that the 1026 figure was not deliverable, you would revisit the issue of the appropriate requirement at that point.

The Council makes that request on the basis that, whilst you say that your view on the requirement is unlikely to change, and that it is based on "a large volume of evidence", it does not appear at all clear that there is any evidence which demonstrates that land and sites exist to deliver 1026 units a year or that these could be achieved within the available infrastructure capacity and having regard to environmental and Habitats considerations. The Forum did not produce any such evidence, and no other representor undertook an exercise which purported to show that deliverable sites with a capacity to yield over 1000 units a year.

The Council understands that you have reached the view, on the submitted evidence, that a requirement of 800 dwellings per year is insufficient. However, that is not the same thing as having evidence that a requirement of 1026 units would be deliverable and therefore sound.

The Council will also need to undertake the necessary reassessments including Habitats and Transport and secure agreement from the relevant Statutory Bodies as to the deliverability of the higher number which is by no means guaranteed at this stage.

The Council's work may show that 1026 can be delivered, one way or another. But the need to carry out that exercise underlines why it is not possible on the evidence as it currently stands – however large it is in "volume" – positively to conclude that the 1026 figure is deliverable. The Council trusts that you will see the force of this evidential point and provide the clear assurance which it seeks as set out above.

Yours sincerely,



Chris Tunnell
Interim Head of Economic Promotion and Planning

Working together for a better Mid Sussex

