

DP5: Housing

The Objectively Assessed Need (OAN) for housing has been established as 14,892 (an average of 876 dwellings per annum). This OAN reflects household projections for the district and an uplift of 20% to improve affordability (the evidence that underpins this figure is explained in Chapter 3 under 'Meeting Housing Needs').

The District Plan sets a minimum housing provision figure of 16,390 homes in the 17-year period 2014 – 2031 to meet the OAN as well as contributing towards the unmet need of neighbouring authorities, primarily the unmet need arising in the Northern West Sussex Housing Market Area from Crawley. For the purposes of calculating the 5 year supply a 'stepped trajectory' will be applied through the calculation of a 5-year rolling average. The annual provision in this stepped trajectory is 876 dwellings per annum (dpa) for years 2014/15 until 2023/24 and thereafter, from 1st April 2024 1,090 dpa until 2030/31.

In conformity with the National Planning Policy Framework (Paragraph 47) the plan makes provision for a five year supply of housing with an additional 20% buffer to safeguard against under-delivery. The Council will work to maintain a rolling five year supply against the need suggested by the stepped trajectory. The status of the 5 year supply and the housing trajectory is initially set out in the evidence base for the plan and will subsequently be published in the Annual Monitoring Report (AMR).

The start date of the Plan is 1st April 2014. A total of 2,410 new homes (dwellings) were built between 1st April 2014 and 31st March 2017. As at 1st April 2017, there were 7,091 commitments within the planning process. Some 3,500 new homes will be delivered as part of the strategic development to the north and northwest of Burgess Hill. This leaves sites for a minimum of 3,389 dwellings to be delivered through further site allocations or windfalls.

The spatial strategy of the District Plan is to focus the majority of housing and employment development at Burgess Hill as it has greater potential to deliver sustainable communities and to benefit from the opportunities that new development can deliver than at East Grinstead and Haywards Heath. A smaller-scale development is allocated in this plan and was granted outline planning permission in 2016 at Pease Pottage as a contribution towards meeting the needs of the Northern West Sussex Housing Market Area. The remainder of development will be delivered as sustainable developments, including possible new strategic developments and development in other towns and villages. These will also aim to support economic, infrastructure and social needs whilst maintaining the settlement pattern and protecting the quality of the rural and landscape character of the District.

The National Planning Policy Framework allows local planning authorities to make an allowance for windfall sites in the housing supply if there is compelling evidence to do so. A Windfall Study has been prepared to provide the evidence for such an allowance based on past delivery. This demonstrates that 45 units per year could be delivered on small windfall sites from year 6 of the Plan period onwards, providing a further 450 units. This allowance has been identified as a source of supply to meet the overall target. No allowance is made for large windfall sites to avoid double counting within the SHLAA.

The District Council will prepare a Site Allocations Development Plan Document (DPD). This will allocate non-strategic and strategic sites of any size over 5 dwellings (with no upper limit), in order to meet the remaining housing requirement over the rest of the Plan period as reflected in the 'stepped trajectory' of 876dpa until 2023/24 and 1,090dpa thereafter, and

with the aim of maintaining a 5 year land supply to meet this requirement. Town and parish councils may also bring forward revisions to their Neighbourhood Plans.

In preparing the DPD, the Council will liaise with town and parish councils and undertake further consultation. The Council will also explore the potential to realise brownfield land housing capacity through the preparation of a Brownfield Sites register. The Council also intends to undertake a review of the Plan after the adoption of the Site Allocations DPD which will reconsider need and allocate further dwellings if required. This will be submitted to the Secretary of State in 2023.

The Habitats Regulations require that the competent authority (Mid Sussex District Council) assess the effects of land use plans on European sites to determine whether there will be likely significant effects (LSEs) on European sites as a result of the plan's implementation (either on its own or 'in combination' with other plans or projects). The European site of interest is Ashdown Forest, which is located in neighbouring Wealden district.

This plan has assessed the effects of its allocations together with Neighbourhood Plan allocations and an allowance for windfall sites to the period 2023/24, based on 876dpa. At the time of adoption there is insufficient available information about the nature of development being proposed to meet the step in trajectory to 1,090dpa; therefore a robust conclusion cannot be reached as to whether there will be any likely significant effects of the higher number at this stage.

The Site Allocations DPD will aim to identify the nature, scale and location of development to meet the full plan requirement (inclusive of the uplift to 1,090dpa from 2024/25 onwards). As part of the preparation of the Site Allocations DPD, the Council will need to undertake further Habitats Regulations Assessment of identified housing sites for the rest of the plan period.

While the Council reasonably anticipates that the uplift in housing growth to 1,090dpa will be possible without causing further harm to the integrity of the Ashdown Forest SAC, the level of future growth will depend on the identification of further allocations that do not cause further harm to the integrity of the SAC.

The subsequent review of the plan, to be submitted in 2023, will also be subject to HRA.

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Strategic Objectives: All.

Evidence Base: Burgess Hill: A Town Wide Strategy; Burgess Hill: Visioning the Future; Feasibility Study for Development Options at Burgess Hill; Strategic Housing Land Availability Assessment; Mid Sussex District Council Windfall Study; Housing and Economic Development Needs Assessment; Capacity of Mid Sussex District to Accommodate Development; Sustainability Assessment of Cross-boundary Options.

The District's OAN is 14,892 dwellings over the Plan period. Provision is also made of 1,498 dwellings to ensure unmet need is addressed in the Northern West Sussex Housing Market Area. There is a minimum District housing requirement of 16,390 dwellings between 2014 – 2031.

The Plan will deliver an average of 876 dwellings per annum (dpa) until 2023/24. Thereafter an average of 1,090 dpa will be delivered between 2024/25 and 2030/31, subject to there being no further harm to the integrity of European Habitat Sites in

Ashdown Forest.

The Council commits to commencing preparation of a Site Allocations DPD in 2017 to be adopted in 2020. The DPD will identify further sites which have capacity of 5 or more residential units. The Council will review the District Plan, starting in 2021, with submission to the Secretary of State in 2023.

District Plan minimum Requirement	16,390
Completions 2014/15	630
Completions 2015/16	868
Completions 2016/17	912
Total Housing Commitments (including sites with planning permission, strategic development at Kings Way, Burgess Hill (DP8) and Pease Pottage (DP9a) and allocations in made Neighbourhood Plans)	7,091
Strategic development north and north-west of Burgess Hill	3,500
Windfall Allowance	450
Elsewhere in the District, as allocated through future Neighbourhood Plans and the Site Allocations document	2,939

Spatial Distribution of Housing Requirement

Settlement Category	Settlements	Minimum Requirement over Plan Period	Minimum Residual from 2017 onwards (accounting for completions and commitments)
1	Burgess Hill, East Grinstead, Haywards Heath	10,718	1,337
2	Copthorne, Crawley Down, Cuckfield, Hassocks and Keymer, Hurstpierpoint and Lindfield	2,923	1,256
3	Albourne, Ardingly, Ashurst Wood, Balcombe, Bolney, Handcross, Horsted Keynes, Pease Pottage, Sayers Common, Scaynes Hill, Sharpthorne, Turners Hill and West Hoathly	2,215	326
4	Ansty, Staplefield, Slaugham, Twineham and Warninglid	83	20
5	Hamlets such as Birch Grove,	N/A	N/A ¹

¹ Assumed windfall growth only

	Brook Street, Hickstead, Highbrook and Walstead		
	Windfall:	450	
Total		16,390	2,939

A Housing Trajectory is set out in Appendix A. This will be updated annually through the Monitoring Report.

Neighbourhood Plan Strategy

The preparation of Neighbourhood Plans is a part of the strategy for the delivery of housing. Twenty Neighbourhood Plan Areas have been designated in Mid Sussex, covering all of the Towns and Parishes within the District Plan Area. As at April 2017, 16 of these plans have been 'made'. The adopted Neighbourhood Plans have contributed 1,770 new dwellings to the housing supply, with many of these allocations delivering completions during the first 5 years.

The following table gives clarity between the District housing requirement and the role of individual Neighbourhood Plans in meeting this. It shows the minimum residual amount of development for each settlement over the rest of the plan period, as at April 2017.

During the life of the plan it is likely that the settlement requirements will need to change in response to:

- The allocation of additional sites by the District Council
- Under or over-delivery by settlements – albeit the figures are assumed to be minima
- The identification of future constraints

Therefore this position will be updated annually within the Authority Monitoring Report (AMR).

Cat.	Settlement	Minimum Requirement over Plan Period (Based on stepped trajectory)	Minimum Requirement to 2023/24 (Based on 876dpa)	Commitments² / Completions (as at April 1st 2017)	Minimum Residual from 2017 onwards (accounting for commitments and completions)
1	Burgess Hill	5,697	3,351	5,697	0
	East Grinstead	2,503	1,115	1,300	1,204
	Haywards Heath	2,518	1,403	2,385	133
2	Cuckfield	331	141	120	211
	Hassocks	757	336	382	375
	Hurstpierpoint	359	211	359	0
	Lindfield ³	598	235	31	567
	Copthorne ⁴	439	228	388	51

² Commitments here defined as Allocations within the District Plan, Neighbourhood Plans, Small Scale Housing Allocations DPD (2008) and planning permissions.

³ Note that Lindfield and Scaynes Hill (Lindfield Rural) are currently within the same Neighbourhood Plan area (the Lindfield and Lindfield Rural Neighbourhood Plan). A number of commitments/completions shown above at 'Scaynes Hill' are adjacent to the built-up-area of Lindfield.

⁴ Note that Copthorne and Crawley Down form Worth parish, therefore these figures should be read in conjunction with one another.

	Crawley Down ⁴	439	228	388	51
3	Albourne	59	25	16	43
	Ardingly	74	34	44	31
	Ashurst Wood	102	60	102	0
	Balcombe	81	37	49	32
	Bolney	115	52	64	51
	Handcross ⁴	0	0	0	0
	Horsted Keynes	72	29	16	55
	Pease Pottage ⁵	929	546	929	0
	Sayers Common	64	29	40	24
	Scaynes Hill ³	462	272	462	0
	Turners Hill	170	76	96	74
	West Hoathly	44	21	36	8
	Sharpthorne	44	21	36	8
4	Ansty	54	32	54	0
	Staplefield	3	2	3	0
	Slaugham ⁴	0¹	0	0	0
	Twineham	26	11	6	20
	Warninglid ⁴	0¹	0	0	0
		15,940	8,496	13,001	2,939

Based on the overall housing requirement, the minimum housing requirement for each settlement for the first 8 years of the Plan (until 2021/22) can be calculated; this is the 5-year supply period at the time of adoption. On this basis, the majority of settlements have sufficient commitments to meet their need until at least 2021/22. Therefore, the District Plan requirement at 876dpa to 2023/24 does not suggest that Neighbourhood Plans will necessarily need to be reviewed within the next 5 years (as at April 2017) to meet housing supply, although Town and Parish Councils may choose to do so in order to boost supply, or to meet need for the full plan period to 2031.

The Council will provide updated guidance on the future need and requirements during the life of the plan, as part of the Monitoring Report. The amount of development planned for in each settlement will need to have regard to the settlement hierarchy, and also take account of existing delivery, local development needs including any significant local infrastructure, and other constraints to development.

Housing Provision and Unmet Need

The Council commits to working with the neighbouring authorities in the HMA to resolve unmet needs over the full plan period.

The Council recognises that there is a shortfall of housing in the neighbouring coastal West Sussex area, caused in particular by the inability of Brighton & Hove, and some of the other coastal authorities, to meet their own needs. The level of unmet need is high and the Council

⁵ The required minimum provision at Pease Pottage (Slaugham Parish) is significantly greater than other settlements within Category 3 due to the allocation and subsequent permission granted for 600 homes within this settlement. Due to this, the other settlements within Slaugham Parish (Handcross, Slaugham and Warninglid) will not be required to identify further growth through the Plan process on top of windfall growth although may wish to do so to boost supply.

is taking steps, with its neighbouring authorities and those in the sub-region, to address the issue. The scale of the issue requires a sub-regional response.

The Council is a participant in the Coastal West Sussex and Greater Brighton Strategic Planning Board which is addressing the issue of unmet housing needs in the coastal area through the Local Strategic Statement 3 (LSS3). The Council will participate in that process.

The LSS3 work is progressing and the Council has committed to support this work including financial support to commission the necessary associated evidence base material. The exact timing of the LSS process is difficult to predict but the Council is committed to a proactive role within it.

Policy DP5a:

Planning to meet future housing need.

The Council will continue to work under the ‘Duty-to-Cooperate’ with all other neighbouring local authorities on an ongoing basis to address the objectively assessed need for housing across the Housing Market Areas.

The Council will work jointly and proactively with the Coastal West Sussex and Greater Brighton Strategic Planning Board to address unmet housing need in the sub region.

The Council’s approach will ensure that sites are considered and planned for in a timely manner and will be tested through a robust plan-making process, as part of a review of the Plan starting in 2021, with submission to the Secretary of State in 2023.