

DP5: Housing

The Objectively Assessed Need (OAN) for housing has been established as 14,892 (an average of 876 dwellings per annum). This is based on the Government's most up-to-date household projections and an uplift to improve affordability, as required by Government Guidance (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 ~~15,942~~ 16,392 homes in the 17-year period 2014 – 2031 (~~an average of 938 dwellings per annum~~) which will therefore meet the Objectively Assessed Need as well as contributing towards the unmet need of neighbouring authorities, primarily the unmet need within the Northern West Sussex Housing Market Area. For the purposes of calculating the 5 year supply a stepped trajectory will be applied. The annual provision figure is 876 dpa for years 2014/15 until 2023/24, and ~~1,026~~ 1,090 dpa ~~for the years~~ 2024/25 until 2030/31.

Comment [SB1]: To be agreed

Comment [SB2]: To be agreed

The National Planning Policy Framework ([Paragraph 47](#)) requires local planning authorities to identify sites sufficient to provide five years' worth of housing against their housing requirements, with a 20% buffer where there has been a persistent under delivery of housing. It has been assumed that the 20% buffer is applicable to Mid Sussex, until it can be demonstrated that the District Plan housing requirement has been persistently met. The housing trajectory that accompanies the Plan therefore shows the 5 year supply position and a 20% buffer against the District Plan requirement of 876 per annum.

The start date of the Plan in terms of housing delivery is 1st April 2014. A total of 630 new homes were built between 1st April 2014 and 31st March 2015, 868 new homes were built between 1st April 2015 and 31st March 2016 and 912 new homes were built between 1st April 2016 and 31st March 2017. These count towards meeting the overall target. As at 1st April 2017, there were 7,091 commitments within the planning process. This leaves a remaining target of 6,421 to be identified. 3,500 new homes will be delivered as part of the strategic development to the north and northwest of Burgess Hill.

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 proposed 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 at the other towns and villages to support economic, infrastructure and social needs whilst maintaining the settlement pattern and where possible enhancing the quality of the rural and landscape character of the District. ~~The District Council's preference is that the location and nature of additional development be identified through Neighbourhood Plans.~~

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 document [and will undertake a review of the Plan](#) to enable the Plan’s housing requirement to be delivered in full. In addition, the Council will explore the potential to realise brownfield land housing capacity through the preparation of a Brownfield Sites register.

The Council will continue to engage constructively and on an ongoing basis with the authorities in the Northern West Sussex Housing Market Area to monitor housing supply and in order to explore the opportunities for each local planning authority to identify and seek to enable additional housing development capacity. The Council is a participant in the West Sussex and Greater Brighton Strategic Planning Board which has begun work on the question of unmet housing needs in the sub-region. The Council will continue participation in that process through work on Local Strategic Statement 3 (LSS3) with the aim of agreeing the final level of unmet need, and how it should be met across the sub-region.

DP5: Housing

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 Crawley’s unmet need is addressed. Policy DP5 sets There is a minimum District housing requirement of ~~15,942~~ 16,392 homes dwellings between 2014 – 2031.](#)

Comment [SB3]: This figure excludes the 35 dpa to be met elsewhere

Comment [SB4]: To be agreed

[The Plan will deliver a stepped trajectory with 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 a Habitats Assessment.](#)

Comment [SB5]: To be agreed

[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 also review the District Plan with submission to the Secretary of State in 2023.](#)

~~, at an average of 938 homes per annum. This will comprise:~~

District Plan minimum Requirement	15,942 <u>16,392</u>
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 <u>and</u> , the Site Allocations document <u>and identified SHLAA sites (years 1–5)</u> .	<u>2,491</u> <u>2,941</u>

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	10,341	1,066
2	Copthorne, Crawley Down, Cuckfield, Hassocks and Keymer, Hurstpierpoint and Lindfield	2,847	1,116
3	Albourne, Ardingly, Ashurst Wood, Balcombe, Bolney, Handcross, Horsted Keynes, Pease Pottage, Sayers Common, Scaynes Hill, Sharpthorne, Turners Hill and West Hoathly	2,153	290
4	Ansty, Staplefield, Slaugham, Twineham and Warninglid	151	19
5	Hamlets such as Birch Grove, Brook Street, Hickstead, Highbrook and Walstead	N/A	N/A ¹

Comment [SB6]: All these figures will change dependent upon final agreed figure

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¹ Assumed windfall growth only

Total		15,942	2,491
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A Housing Trajectory is set out in Appendix A. This will be updated annually through the Monitoring Report.

Housing Provision and Unmet Need

- 1.1. The Council commits to working with the neighbouring authorities in the HMA to resolve unmet needs over the full plan period.
- 1.2. 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 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.
- 1.3. The Council is a participant in the Coastal West Sussex and Greater Brighton Strategic Planning Board which has already begun work on the question of unmet housing needs in the coastal area through the Local Strategic Statement 3 (LSS3). The Council will participate in that process, with the aim of agreeing the final level of unmet need, and how that unmet need could be met across the sub-region.
- 1.4. 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, which complies with Habitats Regulations.