



**Nexus**  
Planning

# **Mid Sussex District Plan 2014-2031**

## **Hearing Statement**

### **Matter 9.1 – Housing Delivery Trajectories**

**Submitted on behalf of:**

**Gleeson Developments Limited  
Rydon Homes Limited  
Wates Developments Limited**

1. On behalf of our clients, Gleeson Developments Limited, Rydon Homes Limited, and Wates Developments Limited (hereinafter referred to as 'the Consortium'), please accept this Joint Hearing Statement in respect of Question 9.1. All three developers control the significant majority of land within the Mid Sussex District Plan allocation to the north of Burgess Hill (Policy DP9: Strategic Allocation to the north and north-west of Burgess Hill).

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

2. The Statement is written on behalf of all members of the Northern Arc Consortium, of which Nexus Planning represent Gleeson Developments Ltd and Rydon Homes Ltd in relation to their respective land interests within the Burgess Hill Northern Development Area (the "Northern Arc"), with Wates Developments Ltd advised by Savills.
3. The three developers and their respective consultant teams have been working closely with key local stakeholders over a number of years to bring forward plans for the Northern Arc. This consultation has involved various meetings with Burgess Hill Town Council, Mid Sussex District Council, West Sussex County Council and others. Masterplanning workshops were held in 2015 with these organisations to develop a shared vision for the strategic site and public consultation events held in 2014. As such the proposals for the Northern Arc are well advanced and the developers have sought to foster stakeholder support for this over a number of years.
4. The Northern Arc will be delivered through four separate but linked planning applications; Northern Arc West (Gleeson/Rydon); Northern Arc Central (Wates); and, Northern Arc East (Rydon) the latter comprising two planning applications. Technical work on these applications is progressing and the first planning application for Phase 1 of the East site (130 units) was submitted to the Council in September 2016. The developers are also progressing joint work on an Infrastructure Delivery Strategy and Strategic Framework Masterplan for the entire Northern Arc development which will inform the scope and content of the individual planning applications.
5. It is anticipated that the remaining applications can be submitted in 2017 following resolution of outstanding matters that the Consortium have raised previously on the District Plan through our representations to the Mid Sussex District Plan Focused Amendments Consultation January 2015 and prior to this the Pre Submission District Plan (July 2015). These issues relate principally, but not exclusively to:
  - The Council's proposed quantum of employment land to the south of the A2300 as opposed to residential land);
  - Provision of or, contribution to, provision of pitches for Gypsies and Travellers; and,
  - Residential densities.
6. Full resolution of these issues through policy is required which, based upon the submitted plan, means testing / challenging the Council's evidence through the formal Public Examination process. The Consortium is in current detailed dialogue with the Council and the Homes and Communities Agency on outstanding matters and supports the Council's latest proposed Further Modifications relating to Gypsy and Traveller accommodation and density policies with the only outstanding issue relating to the quantum of employment proposed within the policy area and subsequent reduction in residential capacity.
7. Based on early resolution of the outstanding matters identified above it is considered that delivery of the key components of the Northern Arc will be as follows.

## Gleeson / Rydon West

- Certainty on residential capacity i.e the potential for residential development to the south of the A2300. **December 2016.**
- Alongside further Examination Hearings/ consultation on Main Modifications, complete work on IDP and comprehensive masterplan. **February 2017.**
- Prepare and submit planning application for Gleeson / Rydon West / Rydon East (phase 2). **February 2017.**
- Resolution to grant planning permission. **June 2017.**
- Agree s.106 agreement based upon IDP principles and issue planning permission. **July 2017.**
- Market land to house builder, serve notice on agricultural tenancies and sale completion with VP. **January 2018.**
- Submit Reserved Matter applications. **March 2018.**
- Approve Reserved Matter Applications. **June 2018.**
- Discharge pre-commencement conditions and complete enabling works for first completion. **June 2019.**
- First monitoring year completions. **April 2019 – March 2020.**

## Wates Central

- Certainty on Northern Link Road delivery following wider policy decisions on residential capacity i.e land to the south of the A2300. **March 2017.**
- Prepare and submit planning application for Wates in accord with agreed IDP. **September 2017.**
- Resolution to grant planning permission. **February 2018.**
- Agree s.106 agreement based upon IDP principles and issue planning permission. **April 2018.**
- Market land to house builder, serve notice on agricultural tenancies and sale completion with VP. **October 2018.**
- Submit Reserved Matter applications. **January 2019.**
- Approve Reserved Matter Applications. **April 2019.**
- Discharge pre-commencement conditions and complete enabling works for first completion. **December 2019.**
- Note first housing completions for the Wates Central land will require the availability of the new foul water trunk main from the Goddards Green treatment works that will be laid under the route of the Northern Arc Link Road from A2300 to Cuckfield Road.
- First monitoring year completions. **April 2020 – March 2021.**

## Rydon East

- Planning application for 130 dwellings submitted. **September 2016.**
- Resolution to grant planning permission subject to s.106 agreement. **February 2017.**
- Planning Permission granted following IDP completion and s.106 agreed. **April 2017.**
- Land purchase of Mid Sussex land required for access completed. **May 2017.**
- Market land to house- builder, serve notice on agricultural tenancies and sale completion with VP. **November 2017.**

- Submit Reserved Matter applications. **January 2018.**
- Approve Reserved Matter applications. **April 2018.**
- Discharge pre-commencement conditions and enabling site works for first completion – **December 2018.**
- First monitoring year completions. **April 2018 – March 2019.**

8. From the Consortium's perspective, we can therefore confirm that the indicative housing delivery trajectory on the Northern Arc will be as set out below at Table 1 below. However, it should be noted that both the trajectory and total site capacity of 2,930 dwellings within land under the Consortium's control assumes land to the south of the A2300 is developed for housing – a position not currently supported in emerging policy. Should that area continue be excluded, the development capacity of the Northern Arc (under the control of the Consortium) would reduce by approximately 200 dwellings within the Gleeson / Rydon West area and the housing trajectory would need to be amended pending the outcome of the Examination.

**Table 1: Indicative Housing Trajectory**

Years (date)	Years (no.)	Northern Arc West (Gleeson/Rydon)	Northern Arc Central (Wates)	Northern Arc East (Rydon)	Total Units (per annum)	Total Units (Cumulatively)
2016/17	Policy situation clarified by MSDC and IDP agreed.					
2017/18	Planning Process / Planning Approvals in outline. Eastern Parcel first land sale and reserved matter approvals					
2018/19	1	0	0	25	25	25
2019/20	2	25	0	50	75	100
2020/21	3	50	50	55	155	255
2021/22	4	75	75	0	150	405
2022/23	5	100	90	60	250	655
2023/24	6	100	90	100	290	945
2024/25	7	150	90	50	290	1,235
2025/26	8	150	90	50	290	1,525
2026/27	9	150	90	50	290	1,815
2027/28	10	180	90	20	290	2,105
2028/29	11	200	90	0	290	2,395
2029/30	12	150	90	0	240	2,635
2030/31	13	30	90	0	120	2,755
2031/32	14		90	0	90	2,845
2032/33	15		60	0	60	2,905
2033/34	16		25	0	25	2,930
<b>Grand Totals</b>		<b>1,360</b>	<b>1,110</b>	<b>460</b>	<b>2,930</b>	

9. The delivery of housing relies upon a number of factors including market conditions and the number of house builder outlets operating on the site. The above trajectory assumes a relatively buoyant housing market over the delivery period with up to five outlets delivering during the peak delivery periods. This, in our view, is only possible due to the specific site configuration with access obtained from numerous existing roads, together with the scale providing the opportunity for differing market demand and product supply.

10. In terms of process, we appreciate the Inspector has indicated that he does not wish to consider site specific issues at this stage of the Examination prior to his consideration of strategic issues relating to overall housing numbers. However, in the interests of boosting the supply of housing and providing certainty on this important strategic site we request that, if he is minded to require the Council to hold the Examination in abeyance pending further work on housing, the Inspector programmes additional Examination hearings early in the new year to consider objections to this specific site and publish his interim findings on soundness. A similar approach was recently taken at the Stratford-on-Avon Examination in relation to a strategic employment allocation associated with a new settlement, and would allow the Consortium to continue to make progress in respect of the Planning Applications, with certainty in respect of the site specific Policy position.
11. We trust this Statement proves helpful in the consideration of the Housing Matters to be discussed at the Examination, and on behalf of the Consortium, both Nexus Planning and Savills would be happy to expand as necessary for the benefit of the Inspector at the Examination Hearing Session(s).