

Housing Land Supply

Explanatory Note to the Mid Sussex Local Plan Policy H1 and paragraphs 5.8- 5.12

1. This Explanatory Note is intended to set out further information to support the Council's approach to meeting its housing land requirements. This Note does not, itself, form part of the Statutory Local Plan.
2. The Local Plan includes a table in paragraph 5.8 setting out the housing requirement for 2002-2006 and the likely supply:

Table 1: Housing land supply requirement for Mid Sussex, 2002 – 2006, based on the Approved Structure Plan (1993) incorporating Inspector's Recommendations.

	Dwelling requirement – Mid Sussex	
1	1993 West Sussex Structure Plan housing provision 1989 – 2006	8,400
2	Dwellings built 1989 – 2002	5,660
3	Remaining Structure Plan provision to be met 2002 – 2006	2,740
	Dwelling supply	
4	Forecast housing building 2002 – 2006 on:	
	i large identified sites	2,150
	iii small identified sites	170
	iv reserve site	120
	v unidentified sites up to 1 hectare	<u>660</u>
	Total supply 2002 – 2006	3,100

3. Government guidance set out in PPG3 paragraph 34 states that "Sufficient sites should be shown on the plan's proposals map to accommodate at least the first five years (or two phases) of housing proposed in the plan".

4. Based on the PPG3 guidance above the Government Office for the South East (GOSE) takes the view that to ensure a five year supply of housing it should be identifiable, ie without reliance on unidentified sites. The Local Plan Inspector uses footnote 11 from 'Tapping the Potential' which states that the purpose of the 5 year requirement is to safeguard against unrealistic windfalls. Given the short timescale of the Mid Sussex Local Plan he states "I do not consider that in this situation the most appropriate safeguard is to identify a 5 year housing land supply." (Local Plan Inspector's Report paragraph 5.30)
5. The Local Plan Inspector supported the Plan period and was quite clear that the end date should not be changed. However, in his conclusions but not as a formal recommendation, he suggests that the Council should consider housing provision for the year 2006-2007 in case the Local Development Framework is not in place by mid 2006. He suggests that the extra requirement should be based on the 1993 Structure Plan requirement extrapolated for a further year and that supply should consist of any remaining allocated sites and the reserve site and sites assessed against the housing policy aims (these reflect the sequential approach of using previously developed sites before greenfield sites). In essence this will mean using the unidentified sites which come forward on previously developed land before those on greenfield sites.

Table 2: Housing land requirement for Mid Sussex, 2002 – 2007, based on the Approved Structure Plan (1993), with the requirement extrapolated by adding the annual average requirement (as suggested by the Local Plan Inspector)

Dwelling requirement – Mid Sussex 2002-2007		
1a	1993 West Sussex Structure Plan housing provision 1989 – 2006	8,400
1b	Housing provision 1989-2007 (extrapolated figure)	8,890
2	Dwellings built 1989 – 2002	5,660
3	Remaining Structure Plan provision to be met 2002 – 2007	3,240

6. The following table shows how a five year supply of land can be achieved from identified sites.

Table 3: Identifiable housing land supply 2002-2007

	No. of dwellings
1993 Structure Plan requirement (extrapolated) for 5 years 2002 - 2007	3,240
Identifiable housing supply:	
• large identified sites of 6+ dwellings up to 2007)	2,350
• small identified sites of less than 6 dwellings (as for up to 2006) ¹	170
• increased density on Hemsleys Nursery, Pease Pottage	30
• new allocation at Weald Cottage, Bolnore Farm Lane, Haywards Heath	16
• extended allocation at land west of Orchard Way, Hurstpierpoint	35
• Reserve site at Mackie Avenue, Hassocks ²	120
• Haywards Heath south west sector 2007+	209
• Planning permissions on sites of 6+ dwellings since 1.7.02 (see Tables A, B and C below)	276
• Planning permissions on sites of less than 6 dwellings since 1.7.02 ¹ (see Table D below)	82
Total identifiable dwellings	3,288
Identifiable dwellings as a proportion of five year requirement	5.1

Note 1: In order to reflect long term trends the allowance made by West Sussex County Council for completions on small identified sites is discounted so that it is based on 55% of permissions. The same discount is made for the recent small sites.

Note 2: See paragraphs 7 and 8 below.

Land at Mackie Avenue, Hassocks

7. A reserve, greenfield, site of 6 hectares is included in policy H1 for 120 dwellings. This is included as a contingency measure to ensure that sufficient housing land can be provided for the period to 2006 should there be delays in the delivery of identified or unidentified sites. This land will only be released should there be a shortfall in housing supply identified through regular monitoring of housing permissions and completions. The need for housing development on this site during the Plan period may not arise. The Council is committed to the plan, monitor and manage approach to ensure delivery of sufficient housing to meet the requirements of the District.
8. If residential development on this site is not permitted prior to 2006 because the requirement does not arise the Local Plan Inspector recommended that, together with an additional 2 hectares to the north and to the west, the site should be favourably considered for residential development after 2006 dependent upon the need to identify additional housing land in the District. Under the emerging legislation of the Planning and Compulsory Purchase Bill the Council's review of the Local Plan will take the form of a Local Development Framework for Mid Sussex consisting of a number of Development Documents. The Council will undertake a detailed assessment of all potential greenfield sites in the District, as part of the work needed to accommodate the emerging Deposit Draft Structure Plan housing requirement for the period 2006 – 2016. All potential housing sites will be subject to informal public consultation before the Local Development Document is submitted to the Government Office and is subject to formal consultation.

PLANNING PERMISSIONS ON SITES FOR DWELLINGS GRANTED SINCE 1ST JULY 2002*

TABLE A: PERMISSIONS FOR 6+ DWELLINGS AT 01/07/2002 (NOT RECORDED BY WSCC)*

SITE ADDRESS	APPLICATION REFERENCE	DATE OF PERMISSION	NUMBER OF DWELLINGS	STATUS
East Grinstead				
Heathcote Maypole Road East Grinstead	GR/01/1924/OUT	07/12/2001	7	
R/O 220-230 Holtye Road East Grinstead	GR/01/1926/FUL	27/11/2001	8	Building work started 17/04/2002
Hurstpierpoint				
St George's House Hassocks Road Hurstpierpoint	HP/136/99	14/04/2000	19	
			Total	34

TABLE B: PERMISSIONS FOR 6+ DWELLINGS FROM 01/07/2002 - 01/07/2003

SITE ADDRESS	APPLICATION REFERENCE	DATE OF PERMISSION	NUMBER OF DWELLINGS	STATUS
Burgess Hill				
3A and 4A Keymer Road, Burgess Hill	BH/03/1088/FUL	23/06/2003	6	
East Grinstead				
Land At Fairfield Pine View And Aldringham Fairfield Road East Grinstead	GR/02/470/FUL	26/07/2002	52	Building work started 08/05/03
Chapter House West Street East Grinstead	GR/02/1058/FUL	05/02/2003	6	Building work started 27/02/2003
Stildon London Road East Grinstead	GR/02/1262/FUL	27/08/2002	11	Building work started 12/05/03
Coombe Hall Coombe Hill Road East Grinstead	GR/02/1420/FUL	05/02/2003	15	Building work started 03/03/2003
Woodbury House Hotel Lewes Road East Grinstead	GR/02/1564/FUL	14/03/2003	8	Building work started 07/03/2003
Haywards Heath				
Rogers Ceramics Sydney House Sydney Road Haywards Heath West Sussex RH16 1QD	HH/01/483/OUT	03/09/2002	24	
34 Paddockhall Road Haywards Heath	HH/01/1969/FUL	28/04/2003	12	Building Regs- conditional approval, not commenced
Bridgers House Balcombe Road Haywards Heath West Sussex RH16 1NU	HH/02/971/OUT	16/04/2003	7	
Southdowns Park Colwell Road Haywards Heath	HH/02/1439/FUL	07/08/2002	14	
Maplehurst Nursing Home 53 Oathall Road Haywards Heath West Sussex	HH/02/1838/COU	29/10/2002	8	
Copthorne				
Kitsbridge House Copthorne Road Copthorne	WP/02/604/FUL	15/11/2002	33	

Handcross				
Caffyns Cottages And Dorset House High Street Handcross Haywards Heath	SV/02/1412/FUL	29/10/2002	9	
Pease Pottage				
Land at Corner of Old Brighton Road and Horsham Road (The Old Depot) Pease Pottage	SV/02/319/FUL	20/12/2002	14	
Sayers Common				
Land at Fielding Reeds Lane Sayers Common	HP/01/1468/FUL	08/08/2002	9	Building work started (no date)
TOTAL			228	

TABLE C: PERMISSIONS FOR 6+ DWELLINGS FROM 01/07/2003 - 30/09/2003

SITE ADDRESS	APPLICATION REFERENCE	DATE OF PERMISSION	NUMBER OF DWELLINGS	STATUS
East Grinstead				
Wealden House Annexe Lewes Road East Grinstead	GR/01/1611/FUL	29/08/2003	14	
Total			14	

Table D: PLANNING PERMISSIONS ON SITES FOR UP TO 5 DWELLINGS GRANTED SINCE 1ST JULY 2002

	NUMBER OF DWELLINGS
Permissions granted from 01/07/2002- 01/07/2003	115
Permissions granted from 01/07/2003- 30/09/2003	34
Total	149