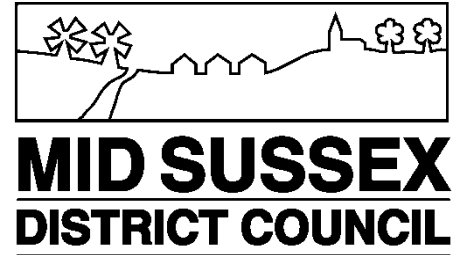


Mid Sussex District Council



Site Allocations DPD Housing Land Supply Statement

August 2020

1.0 Introduction

1.0 This paper provides an analysis of the impact that the adoption of the Site Allocations DPD will have on the housing land supply in Mid Sussex. It sets out an updated housing trajectory which demonstrates how the District Plan Housing Requirement will be met in full over the plan period to 2031.

2.0 Housing Land Supply

2.1 Table 1 below sets how the District Plan Housing Requirement will be met. In summary it will be met through Strategic Allocations from the District Plan, Neighbourhood Plan allocations, Local Plan and Small-Scale Housing Allocations DPD and planning permissions.

Table1:

Category		Number of Dwellings
Housing Requirement for the full plan period (April 2014 to March 2031)		16,390
Housing Completions (April 2014 to March 2020)		4,917
<i>Completions 2014/15</i>		<i>630</i>
<i>Completions 2015/16</i>		<i>868</i>
<i>Completions 2016/17</i>		<i>912</i>
<i>Completions 2017/18</i>		<i>843</i>
<i>Completions 2018/19</i>		<i>661</i>
<i>Completions 2019/20</i>		<i>1003</i>
Housing Supply (April 2014 to March 2031)	Commitments (including District Plan Allocations)	9,689
	Site Allocations DPD - Allocations	1,764
	Windfalls	504
Total Supply (at 1 April 2019)		16,874

2.2 The Site Allocations Document will add another 1,764 units to the housing land supply. This will result in an over-supply within the District Plan period of 484 units, against the District Plan requirement giving flexibility and resilience to the housing land supply.

2.3 There are a couple of updates to the planning position of three sites included in the Site Allocations DPD that impact on the housing supply. Site SA24 Land north of Shepherds Walk, Hassocks was granted planning consent in October 2019 and was therefore a commitment as at 1st April 2020. It is still included as an allocation within the Site Allocations DPD as the permission has yet to be implemented. In the DPD the supply from this site is zero to avoid double counting with sites in the commitments list.

2.4 The Regulation 18 version of the Site Allocations DPD included an allocation for 65 units at St Martin Close (East and West), Handcross. Since then the Slaugham Neighbourhood Plan has been made, which allocates the East site for 35 units and

was a commitment as at 1st April 2020. Therefore, Site Allocations DPD only allocates the West site for 30 units.

- 2.5 In June 2020 District Planning committee resolved to grant outline planning permission, subject to S106, on site SA 17 Woodfield House, Burgess Hill. It is likely that this site will be a commitment as at 1st April 2021 however it wasn't as at 1st April 2020 (the base date for Table 1). Therefore, the supply from this site is counted towards the Site Allocations DPD supply and not as an existing commitment.

3.0 Delivery of Site Allocations DPD

- 3.1 It is anticipated that the Site Allocations DPD will be submitted in Winter 2020, leading to an Examination in Spring 2021 and Adoption late Summer/Autumn 2021. It is not until the Site Allocation DPD is adopted that it can be given full weight in the decision-making process, however the weight that can be attached to emerging policies can vary as set out in paragraph 48 of the National Planning Policy Framework (NPPF) which states:

“Local planning authorities may give weight to relevant policies in emerging plans according to:

- a) The stage of preparation of the emerging plan (the more advanced its preparation, the greater weight that may be given);
- b) The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that maybe given);
- c) The degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).”

- 3.2 It may be that some site promoters of sites included within the Site Allocations DPD will submit planning applications ahead of the adoption of the Plan in the context of the policy set out in the NPPF. However, for the purposes of calculating the housing trajectory it has been assumed that planning applications on these sites will not be approved until the Plan is adopted.
- 3.3 During the preparation of the Site Allocation DPD there has been a close working relationship between the site promoters/developers and the council officers regarding delivery. This collaborative working has been important to ensure that issues that have arisen during the preparation of the plan through liaison with stakeholders and interested parties have been resolved, as far as practical possible, at the Plan making stage. This should ensure that there are fewer matters to resolve at the planning application stage resulting in timely determination of applications. This in turn will result in a speedier delivery of sites.
- 3.4 Site promoters/developers have also been asked to provide more detailed information and evidence to support their allocation to inform the Regulation 19 publication. Information such as indicative layouts, landscaping and access arrangements are available for most of the sites. This will enable interested parties including local residents to make more informed responses to the publication of the Plan.
- 3.5 For the purposes of informing the housing trajectory it as been assumed that, for the majority of sites, pre-application discussions can commence in quarter 2 2021;

submission of planning applications in quarter 3 2021; with planning approval quarter 1 of 2022. This would enable a commencement on site during quarter 4 2022. These assumptions will be refined on a site by site basis as the more certainty regarding the timescale for the adoption of the Plan emerges. In addition, the Council will explore with site promoters/developers the potential of securing Planning Performance Agreements, particularly on the large sites.

- 3.6 The Planning Policy and Development Management Teams at Mid Sussex work closely together and there is ongoing liaison between the teams. Site promoters and developers will be encouraged to enter pre-application discussions and early engagement with the Development Management team to ensure staff resources are available to deal with submitted planning applications.

4.0 Implications of COVID-19 on delivery

- 4.1 In order to get a good understanding of the potential implications of the COVID pandemic on the delivery of housing and in particular the delivery of housing sites allocated in the Site Allocations DPD, a short survey was sent to the site promoters/developers of the sites in May 2020.
- 4.2 18 developers/ site promoters responded to the questionnaire. None of the respondents indicated that the current Covid pandemic would delay the development on the site.
- 4.3 Whilst the initial response from site promoters/developers has been a positive one, the full impact of the pandemic on the wider economy and housing markets are still unknown. It is therefore important that ongoing monitoring of housing delivery in general and in relation to the allocated sites takes place.

5.0 Impact on 5-year Housing Supply

- 5.1 Based on an anticipated adoption of date of Summer/Autumn 2021, the majority of sites allocated in the DPD will count towards the 5-year supply calculated as at 1st April 2022. However, this will be reviewed each monitoring year as there maybe justification for including sites ahead of this date.
- 5.2 All but one of the respondents to the questionnaire anticipated delivery of their sites within years 1 – 5. The Council will need to ensure that there is sufficient evidence of deliverability of each of these sites for them to be included within a 5-year supply calculation. The Council is not including any sites in the Site Allocations DPD as part of its 5-year supply calculation as at 1st April 2020, with the exception of SA24 which now has planning permission (as set out in paragraph 2.3).

6.0 Housing Trajectory

- 6.1 A housing trajectory, which shows the impact that the Site Allocations DPD has on the overall housing supply in set out below.

