

## **Site Allocations DPD**

### **MSDC 05a:**

**Mid Sussex District Council and Persimmon Homes  
regarding Kingsway, Burgess Hill, District Plan Policy  
DP8 (480 units)**

**Response to AP3 – Matter 3.1 (iv)  
Statements of Common Ground on the Delivery  
Trajectories of the Strategic Sites Allocated in the  
District Plan**

June 4<sup>th</sup> 2021

## **Purpose**

The Hearings into the Site Allocations DPD held on 2 June 2016 focussed on the residual housing requirement to be met through the additional allocations in the Sites DPD. Following a debate about the delivery trajectory of the four strategic sites allocated through the District Plan, the Council agreed to prepare and enter Statements of Common Ground with the developers of the four sites to provide confirmation of the position.

This work updates the position set out in Paper MSDC 01: Response to Inspector's Initial Questions (ID-01) 19 March 2021.

## **History**

Outline permission for the Kingsway was granted in 2013 and the first completions on site were seen during 2016/2017. Construction on the site has continued across phases 2 and 3, with phase 3b now nearing completion.

Following the expiry of the outline permission on the final phase of the site a full planning application was submitted in 2020 (DM/20/0886). This application is for 237 units and will increase the number of units delivered on the site to 513 an increase of 33 units.

## **Applications**

The reserved matters scheme is at a mature stage of development. It has been considered by the Council's Design Review Panel both at pre-application and planning application stage, where support was given subject to addressing a number of detailed points.

Anticipated to be considered by planning committee July/August 2021. Officers are confident that there should be nothing which fundamentally changes the positive view already given, including support for the increase in the number of units that can be accommodated on the site. Therefore it is anticipated that the application will be recommended for approval.

## **Infrastructure**

The site has been under construction since 2015 and the on-site and off-site infrastructure required are in place. As well as the delivery of housing the site also delivers an on-site shop and community building both of which are nearing completion, as part of phase 3 of the scheme. It is not considered that there are any infrastructure requirements which will delay the delivery of this site.

## Statement of Common Ground

Site address	Land east of Kingsway, Burgess Hill
SHELAA ID	233
District Plan allocation	DP8 – up to 480 units

### Planning Status

Planning application Reference		Planning Application Expiry date/ date of commencement on site
12/01532/OUT	OUT – up to 480 units	
14/3208/REM	REM – Phase 1 – 78 units	2 units remain (show home/car park)
DM/16/2204	REM – Phase 2 – 95 units	All complete
DM/18/2747	REM – Phase 3a – 64 units	All complete
DM/19/3144	FULL – Phase 3b – 39 units	Under construction
DM/20/0886	FULL – Phase 4 – 237 units	Application pending consideration. Anticipated to be considered by planning committee July/August 2021. Full application due to expired outline permission. Permission will also increase the number of units on the site to 513 units, an additional 33 from allocation.

The first three phases of the site are complete, with phase 3b nearing completion. Construction on the site will move to final phase on approval of the final application, which is anticipated in Summer 2021. The anticipated delivery rates are similar to those on earlier phases on the site which saw 76 units complete during 2016/17, 33 units 17/18 and 62 units 2018/19.

In light of the above anticipated delivery rates there is a change to the delivery trajectory for this site, as previously set out in MSDC -01 p. 13


There are no outstanding infrastructure requirements for this site which will delay the delivery. The site will be delivered in its entirety within the Plan Period.


I, *Laura Jackson, Planning Manager, Persimmon Homes Thames Valley* can confirm that the information set out in the table(s) below are an accurate reflection of the anticipated delivery rates on this site.

<b>Phase 1 – 78 units</b>	
2 units remain	
<b>Financial Year (1<sup>st</sup> April – 31<sup>st</sup> March)</b>	<b>Number of completions</b>
2023/24	2
(add any future years as required)	

<b>Phase 3b – 39 units</b>	
<b>Financial Year (1<sup>st</sup> April – 31<sup>st</sup> March)</b>	<b>Number of completions</b>
2021/22	39
2022/23	
2023/24	
(add any future years as required)	

<b>Phase 4 onwards – 237 units</b>	
<b>Financial Year (1<sup>st</sup> April – 31<sup>st</sup> March)</b>	<b>Number of completions</b>
2021/22	0
2022/23	40
2023/24	60
2024/25	60
2025/26	60
2026/27	17

Signed: Laura Jackson Planning Manager Persimmon Homes Thames Valley	
Date:	04.06.21

Signed: Sally Blomfield Divisional Leader for Planning and Economy Mid Sussex District Council	
Date:	04.06.21

**Extract from MSDC 01 - Update June 2021**

**DP 8 – East of Burgess Hill at Kingsway (480 units)**

As set out in MSDC 01 – March 2021

	201 4/15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	Total
District Plan March 2018	0	0	76	50	50	50	50	51	31	31	31	30	30					480
Actual delivery			76	33	62	37												208
Difference			0	-17	12	-13												
Update March 2021							66	20	30	50	50	56						272

Updated – June 2021

	201 4/15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	Total
District Plan March 2018	0	0	76	50	50	50	50	51	31	31	31	30	30					480
Actual delivery			76	33	62	37	27											235
Difference			0	-17	12	-13	-23											
Update March 2021								39	40	62	60	60	18					279 <sup>1</sup>

<sup>1</sup> 514 units in total assuming DM/20/0886 approved for 237 units (Description states 238 units but 237 is correct number proposed) .