

Site Allocations DPD

MSDC 05c:

**Mid Sussex District Council and Thakeham
Homes Ltd regarding Pease Pottage site,
District Plan Policy DP10 (600 homes)**

**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 **XXX**th 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 was granted for approximately 600 dwellings (capped at 619 by condition), a care facility, a community building, a café, a retail unit and a 1 form entry school in November 2016.

The Council has worked closely with the Developer in bringing forward the detailed proposals for the site and all reserved matters have been approved (see below) with construction taking place at pace.

Master Planning and Applications

| | Planning Application Reference | Date of permission | Comments |
|--|---------------------------------------|---------------------------|--|
| | DM/15/4711 | 28.11.2016 | Outline permission for up to 619 units |
| Phase 1 – 156 dwellings and 24 bed care facility | DM/17/2534 | 13.10.2017 | Construction commenced with first completions 2019/20, now nearing completion |
| Phase 2 – 0 dwellings | DM/17/4656 | 19.02.2018 | 1 Form entry Primary School– opening September 2021 |
| Phase 3 – 186 dwellings | DM/19/3549 | 14.07.2020 | Construction commenced with first completions 2020/21 |
| Phase 4 and 5 – 277 dwellings | DM/19/4636 | 26.05.2021 | Final application for the remaining balance of permitted units under the outline planning permission |

All reserved matters are now approved.

Construction on site is well established with 199 (41 in 2019/20 and 158 in 2020/21) dwellings already complete. Construction rates on the site have remained strong during 2020/21 and it is notable that the 158 completions for last year were achieved notwithstanding that there was a 3 month period of underproduction due to Covid 19. The site is running up to 4 individual build locations across the site to enable maximum build capacity whilst ensuring Covid safe working practices. Sales are very strong and the site is operating as two outlets/products.

The Developer has confirmed that the forecast build completions of 202 units for 2021/22 is achievable as evidenced not only by the ability to build out at pace but also given that 72 affordable units have been pre-sold to Abri and 50% of the private units are already sold.

The Developer has confirmed build completion forecast at March 2024 which is three years ahead of the District Plan trajectory.

Infrastructure

There are no outstanding infrastructure major requirements for this site that will impact on delivery, with major road improvements in the vicinity of the site completed early 2020. There are no outstanding planning condition triggers that will impact on site delivery. Construction


of the on-site school is nearing completion and it will open for the start of the academic year in September 2021. The care facility element is being brought forward by a separate organisation (St Catherine’s Hospice, Crawley) and is in a separate landownership. It will provide an expanded replacement hospice facility. The site will be delivered in its entirety within the Plan Period.


Delivery Rates

| Pease Pottage site | Position for 1 st April 2021 |
|--|---|
| Financial Year (1st April – 31st March) | |
| 2019/20 | 41 (complete) |
| 2020/21 | 158 (complete) |
| 2021/22 | 202 |
| 2022/23 | 109 |
| 2023/24 | 109 |
| 2025/26 | |
| Total | 619 |

In light of the above anticipated delivery rates there is a change to the delivery trajectory for this site, as previous set out in MSDC – 01 p.18, and this is appended to this statement.

I, *Robert Boughton, Chief Executive Officer, Thakeham Homes Ltd* can confirm that the information set out in the table(s) above are an accurate reflection of the anticipated delivery rates on this site.

| | |
|---|---|
| Signed: Robert Boughton Chief Executive Officer Thakeham Homes Ltd |  |
| Date: | 09.06.21 |

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|---|--|
| Signed: Sally Blomfield Divisional lead for Planning and Economy Mid Sussex District Council |  |
| Date: | 09.06.21 |

