

## **Site Allocations DPD**

### **MSDC 05d:**

Mid Sussex District Council and Taylor Wimpey regarding North of Clayton Mills, Hassocks, District Plan Policy DP11 (500 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 9<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 Clayton Mills site was granted in 2020. However, the grant of permission was subject of an application for judicial review, which was not dismissed until December 2020. The permission has thus been upheld, but the challenge did cause an initial delay in the delivery of the site.

Since then, the site has been purchased by Taylor Wimpey who have engaged with the Council's Development Management team and significant progress has been made in pre-application discussions regarding the detailed planning of site ahead of the submission of a reserved matters application.

## **Master Planning and Applications**

The reserved matters scheme is at a mature stage of development. It has been considered by the Council's Design Review Panel, where support was given subject to addressing a number of detailed points. The scheme will be reported back to the Panel as part of the Council's consideration of the reserved matters application but, providing the detailed points are addressed officers are confident that there should be nothing which fundamentally changes the positive view already given.

Taylor Wimpey met with Hassocks Parish Council in May to present their involving scheme and a public consultation event is taking place, virtually, on the 8th June 2021.

Pre-application meetings are taking place with the Council's Development Management team, with a final one planned for 17<sup>th</sup> June 2021, prior to the submission of the reserved matter application.

The pre-application discussions have not given rise to any fundamental issues and main focus of discussion are around detailed design matters.

It is intended that the application will be submitted by the end of July 2021.

It is anticipated that it could be considered for determination by the planning committee in mid-October 2021.

It is considered that the anticipated timetable for determination of the reserved matters application will not hinder the intended delivery rates set out below.

## **Infrastructure**

The position on infrastructure associated with the development of this site remains as set out in paper MSDC 01: Response to Inspector's Initial Questions (ID-01) 19 March 2021. It is not considered that there are any infrastructure requirements which will delay the delivery of this site.

## Delivery Rates

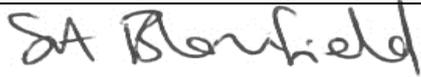
North of Clayton Mill, Hassocks	Position for 1 <sup>st</sup> April 2021
Financial Year (1 <sup>st</sup> April – 31 <sup>st</sup> March)	
2021/22	
2022/23	40
2023/24	60
2024/25	80
2025/26	80
2026/27	80
2027/28	80
2028/29	80
<b>Total</b>	<b>500</b>

The developer of the site anticipates operating two build outlets on the site which will enable an accelerated build rate on the site, from year three onwards.

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.19, and this is appended to this statement.

I, James Newton, Planning Manager at Taylor Wimpey South Thames 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: James Newton Planning Manager Taylor Wimpey	
Date:	09/06/2021

Signed: Sally Blomfield Divisional lead for Planning and Economy Mid Sussex District Council	
Date:	09/06/2021

**Appendix**

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

**DP11 – North of Clayton Mills, Hassocks (500 units)**

As set out in MSDC 01 – March 2021

	2014/ 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	0	0	0	50	50	50	70	70	70	70	70					<b>500</b>
Actual delivery						0												<b>0</b>
Difference						-50												
Update March 2021									50	50	50	75	75	75	75	25		<b>500</b>

Update June 2021

	2014/ 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	0	0	0	50	50	50	70	70	70	70	70					<b>500</b>
Actual delivery						<b>0</b>	<b>0</b>											<b>0</b>
Difference						-50	-50											
Update June 2021									40	60	80	80	80	80	80			<b>500</b>