

FAO Charlotte Glancey
Banks Solutions
80 Lavinia Way
East Preston
West Sussex
BN16 1DD

22 June 2021

Dear Charlotte,

Mid Sussex Site Allocations Development Plan Document Examination
Response to Action Points 3 and 4
Andrew Black Consulting on behalf of Vanderbilt Homes

I write in response to the further information as set out in Post Hearing Action Points in order to provide comments on behalf of my client, Vanderbilt Homes. Each of the documents are taken in turn and comments provided against each.

MSDC-05a: Kingsway, Burgess Hill, District Plan Policy DP8 (480 homes)

No comments. The anticipated completion levels from the site are reasonable and supported by appropriate evidence.

MSDC-05b: Northern Arc, District Plan Policy DP9 (3,500 homes)

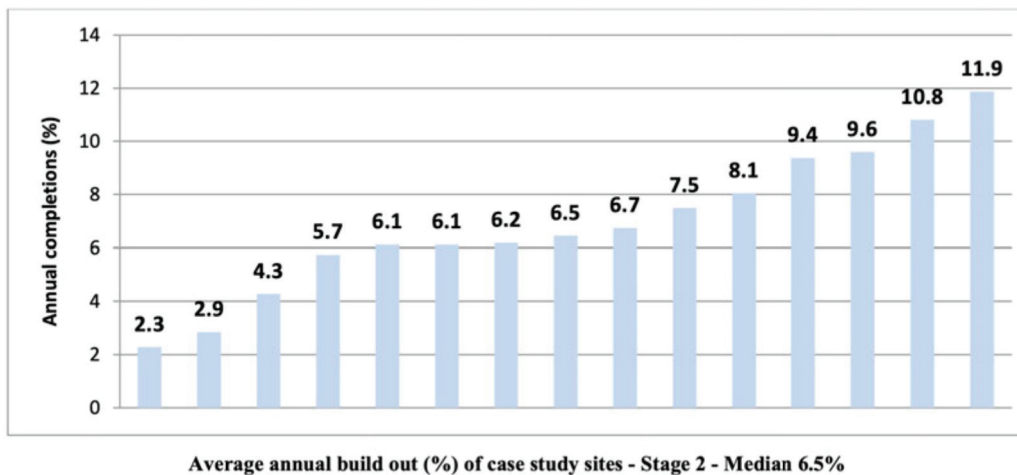
There is particular concern about the optimistic delivery assumptions for the combined sites of the Northern Arc and Freeks Farm. The two sites should be considered as one larger site given their connected nature and the completions from these would therefore be as follows when taken together:

Financial Year	Freeks Farm Completions	Northern Arc Completions	Combined Completions (% of total homes)
2021/22	56	0	56 (1.6%)
2022/23	138	135	273 (7.8%)
2023/24	120	172	292 (8.3%)
2024/25	131	272	403 (11.7%)
2025/26	15	335	350 (10%)
2026/27	0	272	272 (7.7%)
2027/28		260	260 (7.4%)
2028/29		278	278 (7.9%)
2029/30		306	306 (8.7%)

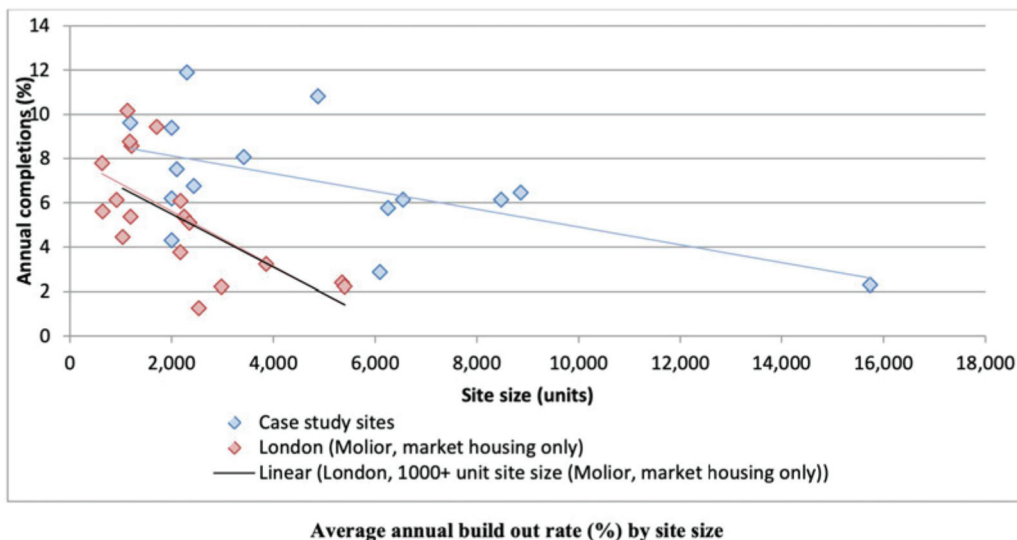
2030/31		280	280 (8%)
2031/32		276	276 (7.9%)
2032/33		284	284 (8.1%)
2033/34		170	170 (4.8%)
Total	460	3040	3500

The council have rightly referenced the Lichfields Start to Finish (second edition) report regarding lead in times. It is considered that the lead in times are correct bearing in mind the approved phasing plan and timetable as agreed under application DM/21/0787.

The council also references the findings of the Letwin Independent Review of Build Out (2018). A key consideration of the Letwin Review was analysis of the annual build out rate as a percentage of the total site size. The review showed a median build out rate of 6.5% as set out below:



The Letwin Review also set out a negative trend between the size of site and the percentage of total dwelling delivered as set out below:



It can be seen that the build out rates in excess of 10% are clear outliers. It is therefore considered that the predicted build out rates in excess of the median level as established by the Letwin Review requires strong justification by the council.

In their paper, MSDC point towards diversification, MMC and simplified procurement as factors to be taken into account in justifying an increased rate of delivery. The level of MMC to be delivered on site remains unclear and it is considered that most dwellings will continue to be built using traditional methods by volume housebuilders.

The council references the minimum build out rates for Countryside at Freeks Farm of a minimum of 8 homes per month and for Bellway at phase 1B of the Northern Arc at a minimum of 6 homes per month. However, taken together, these would only equate to minimums of 96 homes and 72 homes per year respectively. This is considered to only provide very limited comfort in contrast to the significant build out rates required to meet the total peak combined completions on the wider site.

The peak delivery at 403 dwellings per year from the site represents a rate of delivery at 11.7% of the total site size per annum, which is significantly in excess of the average rate set out within the Letwin Review and has not been adequately justified by the council for this rate to be accepted by the inspector.

Furthermore, there is a clear rate of market absorption within any housing market and the rate of delivery from the Northern Arc must be considered alongside delivery of other sites in Burgess Hill from allocations in the SADPD. The combined rate of delivery is set out from all sites within Burgess Hill below:

Site	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31
Northern Arc	56	273	292	403	350	272	260	278	306	280
SA12	0	0	0	35	5	0	0	0	0	0
SA13	0	0	0	50	60	60	60	60	10	0
SA14	0	0	0	0	12	0	0	0	0	0
SA15	0	0	0	30	0	0	0	0	0	0
SA16	0	0	0	0	0	25	50	50	50	25
TOTAL	56	273	292	518	427	357	370	388	366	305

It is clear that in certain years of the trajectory there is a significant amount of supply coming from the combined Burgess Hill Sites. No consideration has been given to the market absorption rate from this element of delivery. Even with multiple outlets it is not considered that the market would be able to absorb this high level of delivery without serious consequences on prices.

The inspector is invited to place a high degree of weight on this matter in the consideration of the wider strategy to place so much emphasis on delivery from Burgess Hill across the plan period with so little emphasis on Haywards Heath as a sustainable area for housing delivery.

Further consideration of an appropriate rate of delivery from these sites is set out in subsequent sections of this letter.

MSDC-05c: Pease Pottage Site, District Plan Policy DP10 (600 homes)

No comments. The anticipated completion levels from the site are reasonable and supported by appropriate evidence.

MSDC-05d: North of Clayton Mills, Hassocks, District Plan Policy DP11 (500 homes)

The council has set out that pre-application meetings are ongoing and a submission of the application is expected by the end of July 2021. It is then anticipated by the council that the matter could be determined by planning committee in mid-October 2021. This would represent a determination period of approximately 10 weeks. This is considerably quicker than the statutory determination process and timescales currently experienced in MSDC and as such considered to be hugely overly optimistic for a site of this size.

The delivery rates then show 40 units being completed in the 2022/23 financial year. The 'Start to Finish' Lichfields report, as referenced by the council elsewhere in their evidence sets out an average time from planning approval to completion of first dwelling of 1.9 years for sites of 100-499 homes. Even accounting for an overly optimistic planning approval in October 2021 this would mean that the first dwelling would not be delivered until Autumn 2023 which would fall outside of the 2022/23 delivery of 40 dwellings as anticipated.

The impact of this upon the five year housing land supply is set out in the next section of this letter.

MSDC-06a: 5 Year Housing Land Supply

No objection is raised to the five year housing land supply on the basis of the trajectory from sites with permission as set out in the A list of sites.

Significant concerns have been raised on the delivery of dwellings from the wider Burgess Hill area taking into account the level of market absorption within the wider market area. Concerns have also been raised on the timescales for the delivery of dwellings from the Land North of Clayton Mills site.

Amendments to the five year housing land supply have been made and this is set out below. The changes are summarised as follows:

- To cap the delivery of dwellings from the Northern Arc at 8% (this is still an increase from the average of 6.5% as established in the Letwin Review)
- Reduction in remaining Burgess Hill Sites of between 5-10% per annum to allow for market absorption in the wider market area.
- The delivery of dwellings from the Land North of Clayton Mills site back by a year to allow for a realistic lead in timetable.

	2021/22	2022/23	2023/24	2024/25	2025/26
Combined Northern Arc	56	273	292 280 (-12)	403 280 (-123)	350 280 (-70)
SA15	0	0	0	30 (25) -5	0
SA12	0	0	0	40 (35) -5	5 (3) -2
SA13	0	0	0	50 (45) -5	60 (55) -5
Land East of Kingsway	0	40 (35) -5	60 (55) -5	60 (55) -5	60 (55) -5
Land North of Clayton Mills	0	40 (0) -40	60 40 -20	80 60 -20	80
MSDC 5YHLS	1162	1420	943	810	577
Revised 5YHLS	1162	1375 (- 45)	906 (- 37)	647(- 163)	495 (- 82)

This would give a reduction to the total Five Year Housing Land Supply of 327 dwellings to a total of 4,585. Re-running the figures as set out in the 5 Year Housing Land Supply Paper in paragraph 4.10 and 4.11 this would give a five year supply of 4.50 years with a 5% buffer or 4.29 years with a 10% buffer.

It is therefore clear that even with a modest adjustment to delivery rates to take into account the key concerns as highlighted, the plan is highly unlikely to deliver a five year housing land supply at the point of adoption. This matter can be easily remedied by the inclusion of sustainable sites at the higher end of the settlement hierarchy that can deliver dwellings in the early part of the plan period.

For the reasons set out in our previous representations and matters statements, the omission sites in the control of my client should be considered for inclusion in an updated plan through the use of further consultation as part of main modifications to the plan.

MSDC-06b: Housing Land Supply Trajectory

The comments made in relation to housing land supply are applicable to the sites included within the housing land supply trajectory.

The sites included within appendix 1 are not disputed and it is noted that these have been updated following conversations between ABC and MSDC.

The comments made in relation to market absorption rates for Burgess Hill sites should be applied to the list of sites under appendix 3. Furthermore, it is noted that a number of sites have been included where the exact number of dwellings, or delivery timescales, are still in dispute as part of the examination process.

Within appendix 3, site SA22 (Land South of Burleigh Lane, Crawley Down) is included as providing 50 dwellings from 2026 onwards. Evidence provided to the inspector during the examination pointed to significant doubts on the deliverability of this site due to access issues. It was suggested by Cllr Gibson that the existing access point is within land that is currently

being disposed of to local residents. Whilst it is noted that the delivery of dwellings from this site has been moved out of the initial 5 year housing land supply, it would appear likely that delivery from this site is in significant doubt at any time moving forward. The council has not been able to demonstrate that access can be adequately achieved, and this site should therefore be removed altogether from the housing trajectory until such time that deliverability can be demonstrated.

It is also noted that sites SA12 and SA13, to the South of Folders Lane have been included with for 40 and 300 dwellings respectively. Further discussions on the exact capacity of these sites is ongoing between MSDC and SDNP and further site visits are scheduled to take place with the inspector. The capacity of these sites will need to be updated on the basis of common ground being agreed between the parties.

Conclusion

For the reasons set out within this letter, there are substantial concerns on the soundness of the Site Allocations DPD on the basis of assumptions on deliverability of key sites.

It is clear that the council will not be able to demonstrate a 5 year housing land supply on adoption of the plan as required. It is considered that these are matters of soundness which go to the heart of the plan. These are matters which could be addressed through further modifications to the plan as submitted and it is suggested that the inspector should request that the council undertake a review of omission sites which could be included as additional allocations.

It is logical that in the consideration of additional sites that priority should be given to sustainable sites at the higher end of the settlement hierarchy that can deliver in the early part of the plan period. The omission sites as set out within our previous representations are considered to be suitable for adoption and would go to address the matters of soundness as outlined within this letter.

Yours Sincerely



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