

Mid Sussex Site Allocations Plan

Post Hearing Actions

- 1.1 This further examination statement has been prepared by Nexus Planning on behalf of Miller Homes Ltd in response to the Post Hearing Action Points.
- 1.2 Miller Homes control land south of Lewes Road, Haywards Heath (“the Site”) (SHELAA ref. 844). The Site measures approximately 5 hectares, is available for development now and has an indicative capacity of 100 dwellings.

Action Point 22 / ID-08

- 1.3 We note that Action Point 22 / ID-08 seeks views on the implications of the revised NPPF published in July 2021.
- 1.4 Paragraph 11a of the NPPF states that plans and decision should apply a presumption in favour of sustainable development and that for plan-making, it sets out a number of requirements. Through changes introduced in this section of the revised NPPF, it places a greater emphasis on all plans promoting a *“sustainable pattern of development”*.
- 1.5 As set out in our Matter 3 Statement, we outlined that the use of detailed settlement figures are not appropriate in the context of preparing a District-wide site allocations documents, as the settlement specific figures simply serve to unduly restrict the growth strategy despite, which the Council freely admit have not been robustly tested such that the figures were actually known to be deliverable. We further highlighted that when considering further allocations at a District-wide level, fresh consideration must then be given to the fact that the District is subject to a number of constraints, including AONB and the setting of the SNDP and that suitable, available and achievable sites exist outside these locations.
- 1.6 We agreed that the SA DPD should not simply allocate all sites in Category 1 settlements as they should broadly align with the spatial strategy set out in the District Plan, but only where it is sustainable to do so - something paragraph 11a of the NPPF now further supports. Furthermore, we identified that where sufficient sites cannot be identified within a settlement category, any shortfall should then first be tested in Category 1 settlements.
- 1.7 This approach would promote a sustainable pattern of growth, which was supported by the previous NPPF and now further supported by the revised NPPF but importantly something the Plan currently fails to do.