

Thakeham Homes Limited

Response to MS-12: Post Hearings – Site Selection Methodology Review

Thakeham Homes Limited ('Thakeham') is responding to Mid Sussex District Council's ('MSDC') examination document MS-12. Thakeham has been actively involved to date with the Local Plan Examination in Public (EiP) and understands that this document has been prepared in response to the discussions at the Hearing sessions for Matters 5 and 6. It describes the methodology that the Council will apply to re-appraise housing sites in the SHELAA in light of the Inspector's request to increase housing supply.

Thakeham is largely content with the structure of the methodology and feels that for the most part it is a fair reflection of the discussions at Matters 5 and 6, and from other EiP hearing sessions. However, there are some obvious omissions from the methodology, which Thakeham feels require clarification in order for MSDC to maximise the opportunity of meeting the increased housing number through the allocation of additional land.

Paragraph 4 – Bullet 2

MSDC has mentioned the selection methodology and application of 'showstoppers' with an example of National Landscape. However, MSDC should be reiterating the Inspector's hypothetical example and ensure this is referenced. Thakeham draws MSDC's attention to the Inspector's comments around (https://www.youtube.com/watch?v=GQ51ttl_4DE), 2hours 12 mins into the EiP session.

Namely, sites close to/ adjacent to existing settlements, in sustainable locations with strong transport connections but in the National Landscape. The Inspector highlighted that there might be examples of such sites, which perform strongly but would be ruled out due to the landscape.

Paragraph 7 – Bullet 3

MSDC will seek the views of technical specialists which is fully endorsed, but if information is provided by the promoter will MSDC accept and endorse, and vice versa will MSDC allow the promoter to see their assessments and allow comments to avoid disputes?

Paragraph 15

Thakeham agrees with the in-combination assessment criteria but suggest it would be helpful to understand timing for doing this work and setting out a chronological order of events. Thakeham also feels that promoters of sites could support MSDC with its assessments in order to expedite the process.