# Mid Sussex District Council

MID SUSSEX DISTRICT COUNCIL

# Strategic Housing and Economic Land Availability Assessment (SHELAA)

May 2026

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## 1.0 Introduction

1.1 The National Planning Policy Framework ("NPPF") requires local planning authorities to produce a strategic housing and economic land availability assessment to identify sufficient land to meet their housing need over the plan period. The Planning Practice Guidance (PPG) goes onto state that local planning authorities should also assess the existing and future supply of land for economic development (PPG, Paragraph: 001 Reference ID: 3-001-20190722).

1.2 The SHELAA is an evidence-gathering exercise which identifies the location of potential housing and employment sites in the district to inform the plan-making process. It does not in itself determine whether a site should be allocated for housing development but is the first step in the process.

The purpose of this Document is to:

- Identify sites and broad locations with potential for housing and employment;
- Assess their development potential; and
- Assess their suitability for development and the likelihood of development coming forward.

1.3 **The SHELAA should be seen as a wide-ranging 'palette of sites' to inform possible choices for the development plan documents. It is an aid to plan-making only, presenting the facts about available housing and employment land. It is not a statement of Council policy and does not rank or compare sites. It does not allocate land, pre-empt or prejudice any decision the Council may make in the future on any particular site or settlement and does not alter any existing policies or land use designations as set out in the Development Plan.**

## 2.0 Methodology in brief

2.1 The Council has produced this Document in accordance with the published Strategic Housing and Employment Land Availability Assessment Methodology (April 2018) which is available to view on our website. It closely follows the recommended process set out in Government Planning Practice Guidance. Guidance states where the standard methodology is followed correctly, "a local planning authority should not need to justify the methodology used in preparing its Assessment, including at independent examination".

2.2 The preparation of the SHELAA methodology involved liaison with key stakeholders including representatives from the development industry and local authorities within the functional housing and economic market areas[1].

2.2 The SHELAA comprises a long list of nominated sites, that will be considered further in the Site Selection Report. There is a map for each site along with a completed pro forma that sets out the constraints and an initial conclusion regarding the suitability, availability and achievability of sites, along with an indicative timescale of delivery. There is a list of sites excluded from progressing on to detailed assessment as they do not meet the size threshold. Summary maps have also been prepared which identifies SHELAA sites by settlement.

2.3 Whilst the SHELAA forms part of the evidence base that informs the preparation of Development Plan Documents, a series of Site Selection Papers identify which sites are

[1] Further information on this liaison is set out within the SHELAA Methodology (April 2018)

suitable for allocation. It is the role of Site Selection Papers to provide a more detailed assessment of the sites set out in the SHELAA. It will look in more detail at constraints and opportunity of sites and provide a more detailed assessment of delivery timescales.

## 3.0 2026 Report

3.1 This report is an update of the 2024 SHELAA. The 2024 iteration of the SHELAA was a focussed update to include any new sites submitted to the Council during the Regulation 19 consultation. Since the 2024 SHELAA the Council has submitted its Submission Draft District Plan (2021-2039) for examination. The hearings were held during February and March 2026. The Inspector's Interim Conclusions Letter [IDJB-12] stated that the Council should test a higher housing target and, as far as possible, identify additional sites to meet this higher requirement figure.

3.2 To this end, the Council contacted promoters of all sites on its database inviting them to submit any updated information and supporting evidence to assist with the review of site assessments. The Council also invited the submission of new sites for consideration. The palette of sites to assess is sourced from:

- The sites considered as part of the Site Allocations Document;
- The 2021 call-for-sites;
- The Regulation 18 District Plan consultation (2022);
- The Regulation 19 District Plan consultation (2024); and
- The 2026 review of sites, including invitation to submit new sites.

3.3 The Council also operates an open 'rolling' call-for-sites enabling new sites and further supporting evidence to be submitted at any time. Any site that the Council is made aware of are registered and assessed through a subsequent update to the SHELAA.

### Time Period of the Strategic Housing and Economic Land Availability Assessment

3.3 The Assessment uses the base date of **'1st April 2026**'.

## 4.0 Results and Analysis

4.1 There are 262 housing sites and 24 employment sites in the Assessment. These are listed in site reference order in Appendix 1- Housing Sites and Appendix 2 – Employment Sites. 12 sites were excluded as they did not meet the size threshold, these are listed in Appendix 3. A list of housing commitments is set out in Appendix 4. Appendix 5 lists existing and committed employment sites[2].

4.2 Summary maps have also been produced, which set out the SHELAA sites by location. These are available to view on the Council web site at http://www.midsussex.gov.uk/planning-licensing-building-control/planning-policy/local-development-framework/evidence-base/strategic-housing-land-availability-assessment/

4.3 An Urban Capacity Study (2022) was undertaken to inform a projected quantum of dwellings from windfall development over the Plan period. This Study and other information relating to housing land supply are published separately to this report (District Plan 2021-2039 Evidence Base - Mid Sussex District Council).

[2] Commercial and employment data is monitored by WSCC. Data for as at 1st April 2026 is not yet available.