

Housing Numbers Debate Mid Sussex

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What we are going to cover

- ▶ Housing in the South East - the numbers debate
- ▶ Mid Sussex - Housing Land Supply Statement
- ▶ Mid Sussex Local Plan
- ▶ Strategic Site Proposals
- ▶ Duty to Cooperate Issues
- ▶ Local Housing Assessment
- ▶ SHELAA
- ▶ Sustainability Appraisal and objectives
- ▶ Statement of Community Involvement

Housing in the South East - the numbers debate

- ▶ The government themselves say that it is very difficult to predict how much housing is needed.
- ▶ In a [House of Commons Research Briefing Paper](#) it was stated:
 - ▶ “It’s difficult to put a precise number on the amount of new housing needed in England”
- ▶ The Research Paper goes on to say that :
 - ▶ “There’s some consensus around increasing housing supply to address the backlog of housing need, but there’s less agreement about how best to achieve it.”
- ▶ Michael Gove said in late 2021 that “he is looking again at the way housing needs targets are calculated”
- ▶ “Because I think that some of the assumptions there are probably out of date.”
- ▶ “And I also think that some of the ways in which the use of those numbers is deployed by the planning inspector can be done in a more sophisticated way. But I don’t want to over promise at this stage.”

Further Ministerial statements

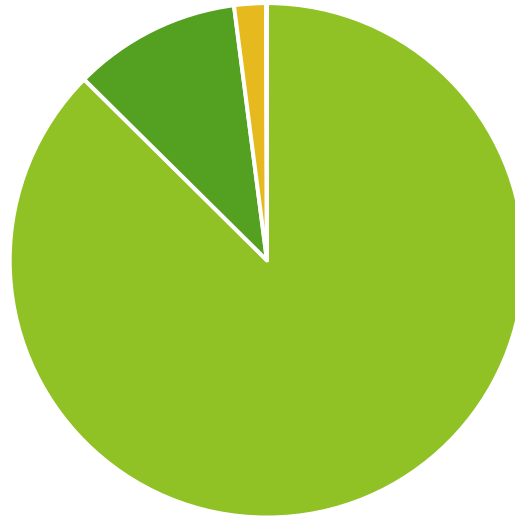
- ▶ The standard method delivers a figure for housing need upon which most local authorities base their local housing targets. It uses projected household growth figures, adjusted for areas with high house prices, with the increases in new homes for any local planning authority capped.
- ▶ Gove confirmed the government still wants to deliver 300,000 homes a year by the mid 2020s but downplayed the importance of hitting the target at all costs and admitted it would be “stretching” due to issues such as materials and labour market pressure and the pandemic

Housing In Mid Sussex

- ▶ Total housing stock in Mid Sussex is as follows:

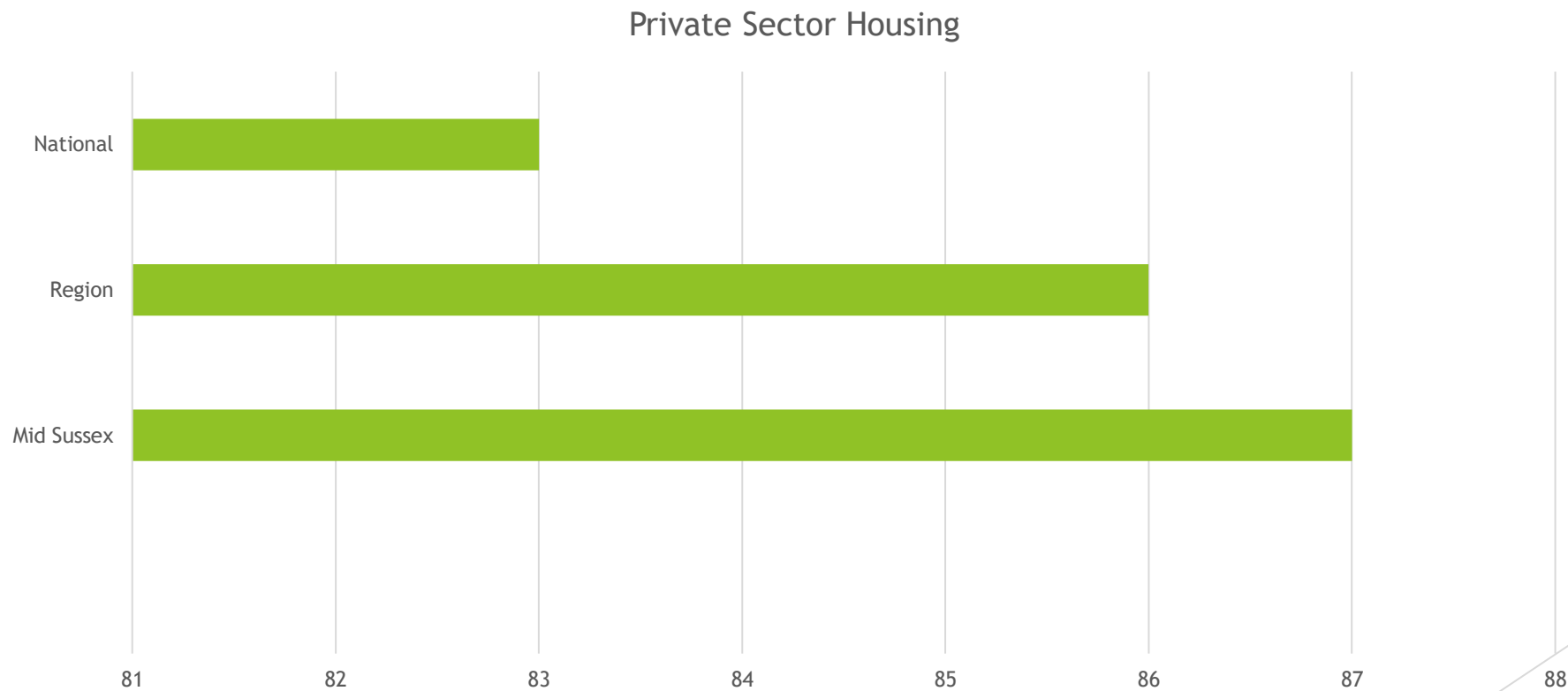
- ▶ Private Sector 57,226 Housing Association 6896 Other Public Sector 1310 Local Authority 31

Housing Stock in Mid Sussex



■ Private Sector ■ Housing Association ■ Other Public Sector ■ Local Authority

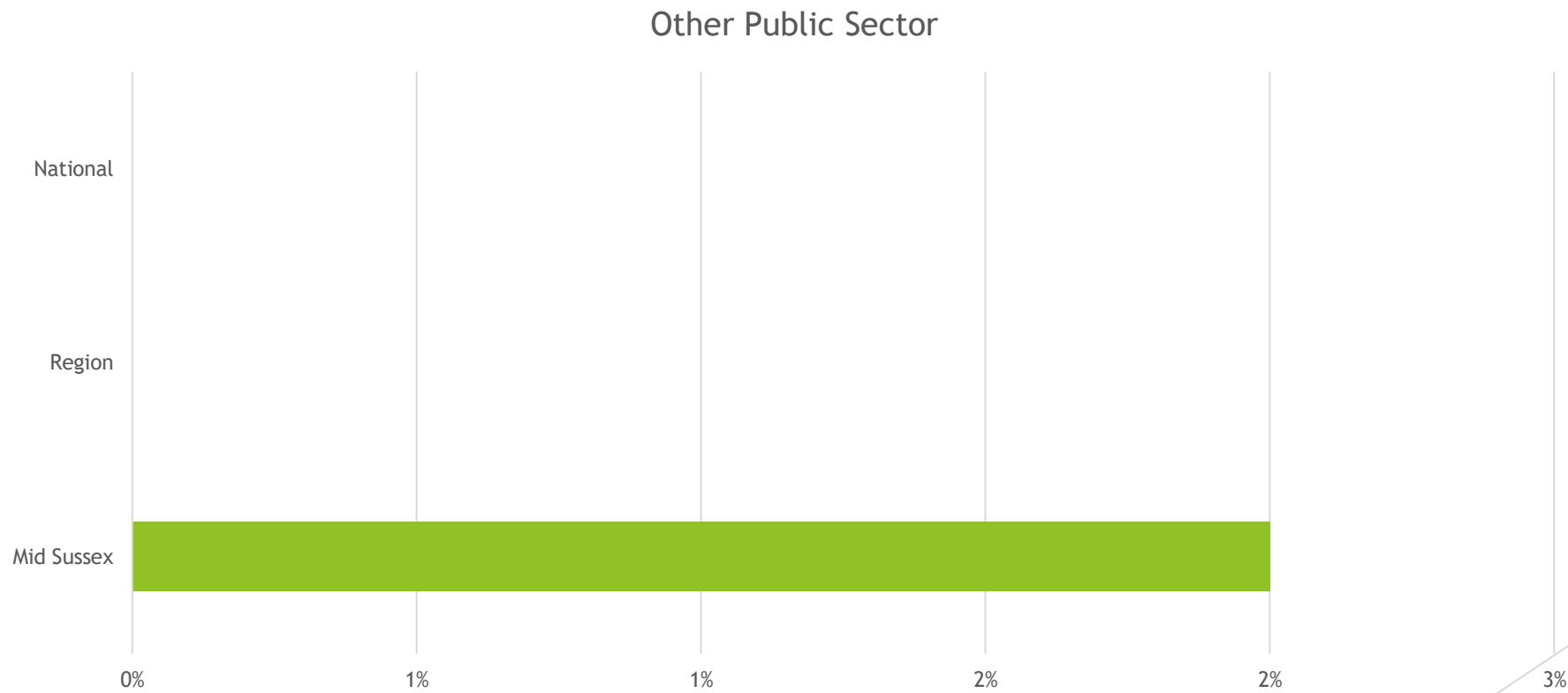
How does *Mid Sussex* compare regionally and nationally?



How does Mid Sussex compare regionally and nationally?



How does Mid Sussex compare regionally and nationally?



How does Mid Sussex compare regionally and nationally?



Housing Land Supply Statement

- ▶ Published in December 2020
- ▶ Sets out Mid Sussex District Council's housing land supply position with a base date of 1st April 2020 and covers the five year period from 1st April 2020 and 31st March 2025
- ▶ Housing land supply is measured against the housing requirement set out in the Adopted Mid Sussex District Plan 2018.

Housing Delivery Test Results

- ▶ Adur
 - ▶ Number of houses required from 2018 - 2021 = 457
 - ▶ Number of houses delivered from 2018 - 2021= 353
 - ▶ HDT Measurement 2021 = 77% - Buffer
- ▶ Arun
 - ▶ Number of houses required from 2018 - 2021 = 2891
 - ▶ Number of houses delivered from 2018 - 2021= 1872
 - ▶ HDT Measurement 2021 = 96% - Presumption
- ▶ Chichester
 - ▶ Number of houses required from 2018 - 2021 = 1238
 - ▶ Number of houses delivered from 2018 - 2021= 1682
 - ▶ HDT Measurement 2021 = 136% - no penalty

Housing Delivery Test results

▶ Crawley

- ▶ Number of houses required from 2018 - 2021 = 368
- ▶ Number of houses delivered from 2018 - 2021= 1495
- ▶ HDT Measurement 2021 = 406% - no penalty

▶ Horsham

- ▶ Number of houses required from 2018 - 2021 = 2157
- ▶ Number of houses delivered from 2018 - 2021= 3165
- ▶ HDT Measurement 2021 = 147% - no penalty

▶ Mid Sussex

- ▶ Number of houses required from 2018 - 2021 = 2261
- ▶ Number of houses delivered from 2018 - 2021= 2793
- ▶ HDT Measurement 2021 = 124% - no penalty

- ▶ NB Under the housing delivery test, all councils under 95% of target have to produce an action plan showing how they intend to boost delivery. **Those under 85% must also have a 20% buffer on their housing land supply, while those 55 authorities under 75% face the NPPF's presumption in favour of sustainable development**

Mid Sussex Local Plan

- ▶ Draft updated [Local Plan](#) released 12th January 2022
- ▶ This required 18,581 homes up to 2038, of which 11,519 are already in the Local Plan, neighbourhood plans and the site allocations document.
- ▶ The Council therefore need to identify sites for 7,062 new homes
- ▶ The draft plan identifies allocations for: 1,600 homes on land at Ansty Farm in Ansty; 1,400 homes at Broad to the West of Burgess Hill; 1,850 homes on land south of Reeds Lane, Sayers Common; and 1,000 homes at Crabbet Park. To ensure the full housing requirement is met, several additional housing sites are allocated for a total of 1,562 homes
- ▶ A decision came after Jonathan Ash-Edwards, leader of the Conservative-led council, issued a statement on 18 January saying it should “press the pause button” on its draft plan.
- ▶ He said he planned to write to Gove to ask for the council’s housing targets to be reset “to a level more consistent with our environmental and infrastructure constraints”.
- ▶ The scrutiny committee voted in favour of a motion to discuss the district plan review so that “further work and consideration can take place and the outcome of any change in government policy can be known”, the committee’s chairman said. Scrutiny committees have the power to “call in” decisions and ask the executive to reconsider them before they are implemented.
- ▶ A public consultation on the draft plan had been due to launch in February and run for six weeks until 28 March.

Pause to local plans

Ashfield	East Midlands	Yes	Council has paused work on its local plan, while it waits for clarification on housing targets from the government.	Oct 2021
Basildon	East of England	Yes	Members voted to withdraw its emerging local plan from examination due to concerns about the level of green belt release and the levelling up white paper. However, plan withdrawal now paused due to senior officers' legal concerns.	Feb 2022
Dacorum	East of England	Yes	The council approved a new plan timetable under which the draft document will not be submitted for examination until 2024, after the government's December 2023 adoption deadline.	Feb 2022
Hertsmere	East of England	Yes	Members resolved to abandon its newly-published draft plan due to opposition from residents about the level of proposed green belt release.	Jan 2022
St Albans	East of England	Yes	Council is considering pushing back the adoption of its new local plan by three years due to resourcing pressures.	Jan 2022
Welwyn Hatfield	East of England	Yes	Council paused work on its local plan to await clarification on government policy, but work has since resumed.	Oct 2021

Pause to local plans

Mid Sussex	South East	Yes	Members voted to defer discussion of its draft updated local plan to await the outcome of any change in government policy.	Jan 2022
Arun	South East	No	Council paused work on its local plan to await proposed reforms to the planning system.	Oct 2021
Dorset	South West	Yes	Council has requested a two year extension from the housing secretary to allow more time for the plan to be developed.	Jan 2022
Sheffield	Yorkshire and Humber	Yes	Council has announced a 15-month delay to the adoption of its local plan, citing Covid and government changes to housing targets.	Oct 2021

Local Development Scheme

- ▶ Required by the Planning and Compulsory Purchase Act 2004 (As amended) to set out the timetable for the production of Development Plan documents including key production and consultation stages.
- ▶ Current LDS only covers up to 2021 so there is a need to produce a new one
- ▶ Revised LDS must reflect the recently announced pause
- ▶ Current LDS said that the Site Allocations DPD would look to be adopted in June 2021 but the Council are now saying Spring 2022 and that may be impacted by the 'pause' statement

Spatial Distribution of Housing Requirement

SA10: Housing (continued)				
Table 2.4: Spatial Distribution of Housing Requirement				
Settlement category	Settlements	Minimum Required over Plan Period	Updated Minimum Residual Housing Figure	Site Allocations – Housing Supply
1 – Town	Burgess Hill East Grinstead Haywards Heath	10,853	708	<u>1,4091,379</u>
2 – Larger Village (Local Service Centre)	Copthorne Crawley Down Cuckfield Hassocks Hurstpierpoint Lindfield	3,005	198	105
3 – Medium Sized Village	Albourne Ardingly <u>Ashurst Wood</u> Balcombe Bolney Handcross Horsted Keynes Pease Pottage Sayers Common Scaynes Hill Sharpthorne Turners Hill West Hoathly	2,200	371	<u>238,208</u>
4 – Smaller Village	Ansty Staplefield Slaugham Twineham Warninglid	82	5	12
5 – Hamlets	Hamlets such as: Birch Grove Brook Street Hickstead Highbrook Walsted	N/A *	N/A *	N/A *
Total		16,390**	1,280	<u>1,764,1,704</u>

* Assumed windfall growth only
 ** including windfalls of 450 dwellings as identified in the District Plan (now updated to 504 dwellings)

Strategic Sites

Settlement/ Parish	Settlement Type	Site Name	Number of Dwellings
Burgess Hill	Category 1 - Town	North and North West Burgess Hill (Northern Arc)	3,500 ¹²
Burgess Hill		Kings Way	480
Hassocks	Category 2 - Larger Village (Local Service Centre)	North Clayton Mills	500
Pease Pottage (Slaugham)	Category 3 - Medium Sized Village	Pease Pottage	600
Total			5,080*

*The District Plan 2014-2031 allocated 3,500 dwellings. 3,287 dwellings are anticipated to be delivered in the plan period up to 2031.

Additional Sites

SA11: Additional Housing Allocations

In addition to the strategic site allocations set out in District Plan Policy DP4: Housing, development will be supported at the additional site allocations, through a comprehensive approach involving the community, local planning authority, developer and other stakeholders, where development meets the requirements set out within the Policy Requirements SA12 to 33, SA GEN :General Principles for Site Allocations and are in accordance with the Development Plan read as whole. Table 2.5 below shows how the level of housing required through the Site Allocations DPD will be distributed:

Table 2.5: Sites DPD Housing Allocations

Settlement Type	Settlement	Site Name	Policy Reference	Number of Dwellings	
				Site	Category
Category 1 - Town	Burgess Hill	Land South of 98 Folders Lane	SA 12	40	1,409
		Land South of Folders Lane and East of Keymer Road	SA 13	300	
		Land South of Selby Close	SA 14	12	
		Land South of Southway	SA 15	30	
		St.Wilfrid's School	SA 16	200	
		Woodfield House, Isaacs Lane	SA 17	N/A (30) ^c	
	East Grinstead	Former East Grinstead Police Station	SA 18	22	
		Land South of Crawley Down Road	SA 19	200	
		Land South and West of Imberhorne Upper School	SA 20	550	
	Haywards Heath	Land at Rogers Farm, Fox Hill	SA 21	25	
Category 2 – Larger Village (Local Service Centre)	Crawley Down	Land North of Burleigh Lane	SA 22	50	105
	Cuckfield	Land at Hanlye Lane East of Ardingly Road	SA 23	55	
	Hassocks	Land North of Shepherds Walk	SA 24	N/A (130) ^a	
Category 3 – Medium Sized Village	Ardingly	Land West of Selsfield Road	SA 25	7035	238
	Ashurst Wood	Land South of Hammerwood Road	SA 26	12	
	Handcross	Land at St. Martin Close (West)	SA 27	3035 (65) ^b	
	Horsted Keynes	Land South of The Old Police House	SA 28	25	
		Land South of St. Stephens Church	SA 29	30	
	Sayers Common	Land to the North of Lyndon, Reeds Lane	SA 30	35	
	Scaynes Hill	Land to the rear of Rear-of Firlands, Church Road	SA 31	20	
Turners Hill	Withypitts Farm, Selsfield Road	SA 32	16		
Category 4 – Smaller Village	Ansty	Ansty Cross Garage	SA 33	12	12
Total				1,764	1,764
				1,704	1,704

a – Planning permission has been granted on this site and it is now a commitment as at 1st April 2020. Therefore, no yield counted here to avoid double counting, although the allocation is to be retained for 130 dwellings.

b – Slaugham Neighbourhood Plan is now made and Land at St Martin Close (east) for 3530 units is now a commitment as at 1st April 2020. Therefore only 3035 units are counted here to avoid double counting.

c- Planning permission has been granted on this site and it is now a commitment as at 1st April 2021. Therefore, no yield

Duty to Cooperate

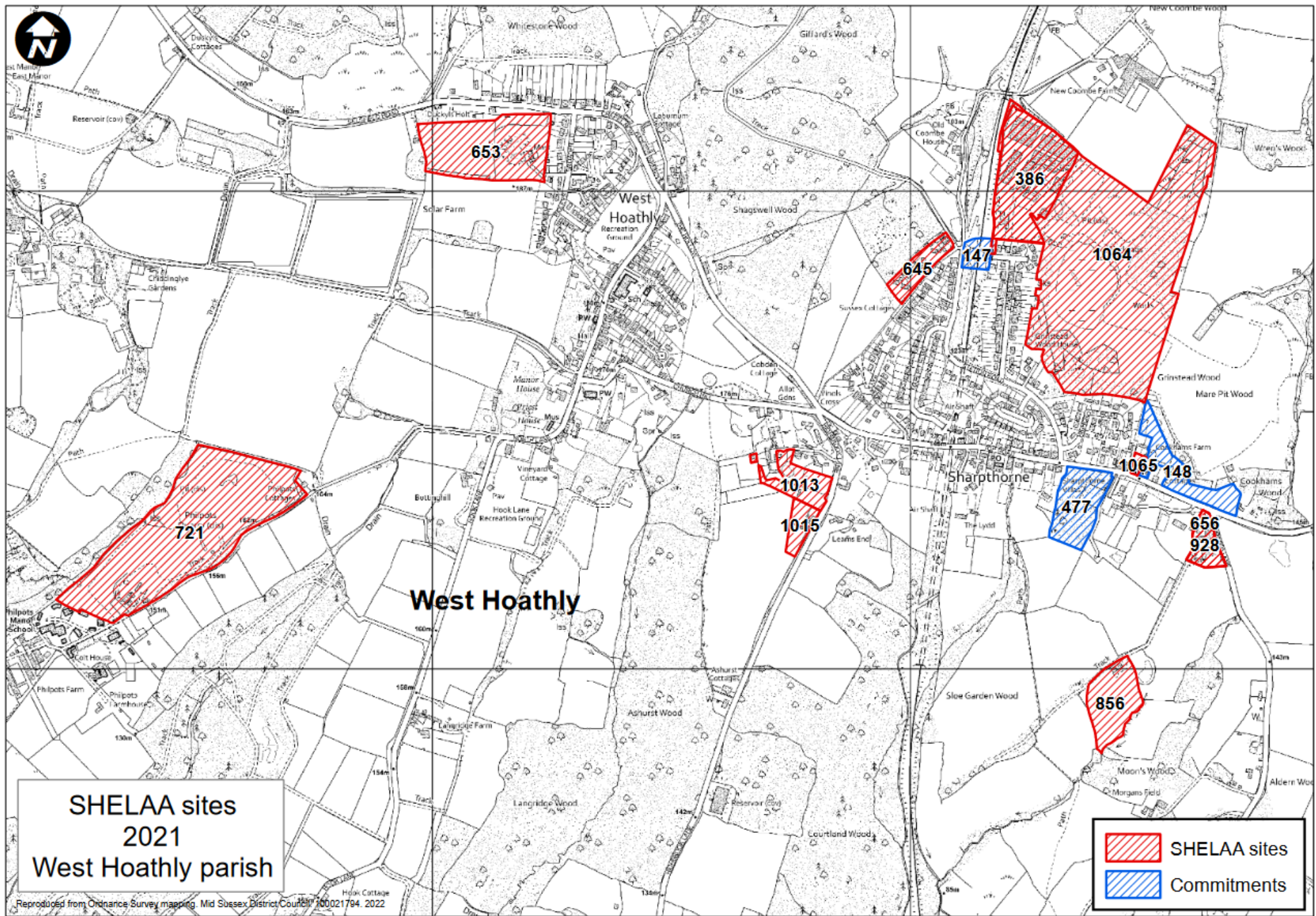
- ▶ Currently local authorities are under a duty to cooperate over strategic planning matters i.e. those that cross boundaries.
- ▶ Mid Sussex have identified the following issues as relevant
 - ▶ Housing Need
 - ▶ Jobs and employment
 - ▶ Infrastructure including transport
 - ▶ Ashdown Forest Special Protection Area and Special Area of Conservation
 - ▶ High Weald Area of Outstanding Natural Beauty
 - ▶ Impact on South Downs National Park
- ▶ More details of the approach to neighbouring authorities can be found in the [Duty to Cooperate Statement](#)

Local Housing Assessment

- ▶ A Local Housing Assessment was produced to look at the potential housing requirement via some different scenarios which were either demographic based or economic based.
 - ▶ Meeting demographic need - the NPPF requirement
 - ▶ Population based - a trend based population estimate resulted in a requirement of 411 dwellings per annum
 - ▶ This represents the demographic need that the Local Plan is expected to cater for but does not take account of aspirations for economic growth
 - ▶ Meeting demographic need and economic need - delivering above the NPPF requirements
 - ▶ Economic growth : 3% increase in GVA per annum (380 additional jobs) results in a requirement of 530 dwellings per annum

Strategic Housing and Economic Land Assessment

- ▶ The National Planning Policy Framework requires local planning authorities to produce a Strategic Housing and Economic Land Availability Assessment (SHELAA)
- ▶ Mid Sussex 2020 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 the SHELAA 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.
- ▶ NB Inclusion in the SHELAA does not confer any preferential status on the sites. It provides a palette of sites to choose from to meet the development needs of the district



SHELAA sites
2021
West Hoathly parish

	SHELAA sites
	Commitments

Reproduced from Ordnance Survey mapping, Mid Sussex District Council 100021794, 2022

Sustainability Appraisal and Objectives

- ▶ In order to assess the contribution the Site Allocations DPD will make towards achieving sustainable development, a range of sustainability objectives have been developed. These objectives are based on the three strands of sustainability: Social, Environmental and Economic.
- ▶ Social
 - ▶ Housing, access to facilities, maintain opportunities for work and education, access to retail and community facilities, create safe communities, encourage social cohesion and reduce inequality
- ▶ Environmental
 - ▶ Flood risk, efficiency of land use, conserve and enhance biodiversity, protect, enhance and make accessible for enjoyment, the District's countryside and ensure no harm to protected landscapes, and historic environment, reduce road congestion and pollution, increase energy efficiency and renewal energy, maintain and improve water quality, and achieve sustainable water resources management.
- ▶ Economic
 - ▶ Regeneration and prosperity, employment and economic growth.

Statement of Community Involvement (SCI)

- ▶ The SCI should act as a guide and benchmark for the Council's services when involving the community in planning and sets out key principles that need to be met.
- ▶ Legal standards for consultation will be met
- ▶ Six principles for community engagement
 - ▶ Principle 1 - be timely
 - ▶ Principle 2 - be inclusive
 - ▶ Principle 3 - be transparent
 - ▶ Principle 4 - be respectful of each others views
 - ▶ Principle 5 - be efficient
 - ▶ Principle 6 - be clear about results

Any questions?