

Appeal ref: APP/D3830/W/24/3350075

LPA ref: DM/24/0446

Land off Scamps Hill, Lindfield, West Sussex

Updated Statement of Common Ground on Housing Land Supply

at 1st April 2024

between

Mid Sussex District Council

&

Gladman Developments Ltd

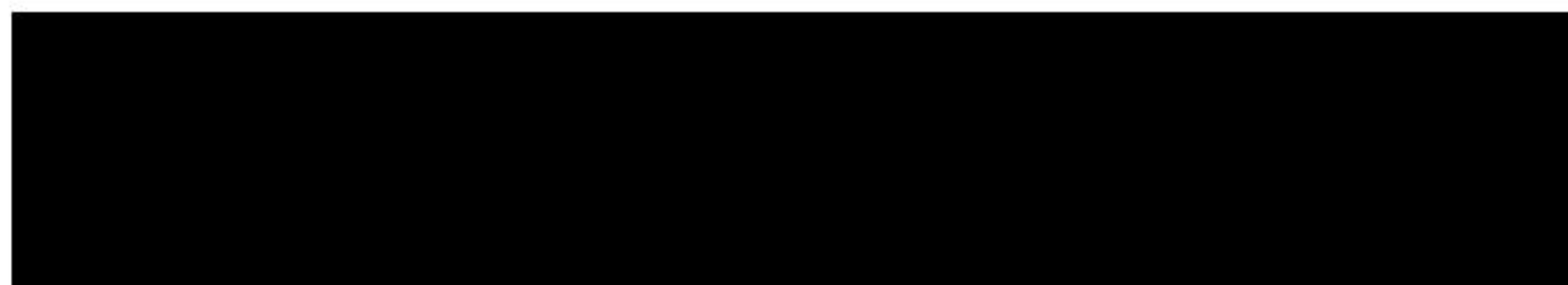
Signed

Date 18/12/2024



Gareth Giles – Director, Whaleback Planning

On behalf of Mid Sussex District Council



Date 18/12/2024

Ben Pycroft – Director, Emery Planning

On behalf of Gladman Developments Ltd

Updated Statement of Common Ground on Housing Land Supply

I. Introduction

- 1.1. This Updated Statement of Common Ground on Housing Land Supply supersedes and replaces an earlier version signed and dated 19th November 2024. It has been produced in light of the revised National Planning Policy Framework published in December 2024 which materially affects the calculations included in the previous Statement of Common Ground.
- 1.2. It relates to the appeal by Gladman Developments Ltd (“the Appellant”) against the failure of Mid Sussex District Council’s (“the Council”) to determine within the relevant timescales an outline planning application (Application Reference: DM/24/0446) for up to 90 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point. All matters reserved except for means of access (“the Application”) at land off Scamps Hill, Lindfield (“the appeal site”).
- 1.3. This SoCG deals with matters relating to the Council’s five year housing land supply (5YHLS) and details areas of agreement and disagreement between the Appellant and the Council.

2. Matters of agreement

The following points are agreed between the Appellant and the Council:

The base date for the 5 year housing land supply calculation

- 2.1. Both parties agree that the relevant 5-year period for the determination of this appeal is 1st April 2024 to 31st March 2029.

Housing requirement for the 5 year housing land supply calculation

- 2.2. Both parties agree that the strategic policies in the Mid Sussex District Plan (adopted 2018) are more than five years old and have not been reviewed and found to be up to date for the purposes of footnote 39 of the Framework. Therefore, both parties agree that the 5YHLS should be measured against the local housing need calculated using the standard method set out in the PPG. Both parties agree that at 1st April 2024 the standard method results in an annual local housing need of 1,356 dwellings per annum.

The buffer

- 2.3. The latest Housing Delivery (HDT) Test result for Mid Sussex was the 2023 HDT result (published 12th December 2024). This was 142% and as it is above 85%, the 20% buffer does not apply.
- 2.4. It is agreed that a 5% buffer applies in accordance with paragraph 78 of the Framework.

The five year requirement

2.5. It is agreed that the 5YHLS requirement is 7,119 dwellings as shown in the following table.

Table 1 – Agreed 5YHLS requirement at 1st April 2024 (December 2024 Framework and revised standard method)

	Requirement	
A	Annual local housing need	1,356
B	5YHLS requirement without buffer (A X 5 years)	6,780
C	5YHLS requirement plus 5% buffer (B + 5%)	7,119
D	Annual 5YHLS requirement including 5% buffer (C / 5 years)	1,424

A five year housing land supply cannot be demonstrated

2.6. Both parties agree that the Council cannot demonstrate a 5YHLS as it is required to under paragraph 78 of the Framework. Against the local housing need of 1,356 dwellings (calculated by the December 2024 revised Standard Method) and a 5% buffer (as now required by the updated Framework), the Council’s deliverable supply of 4,815 dwellings equates to 3.38 years. The extent of the deliverable supply is disputed by the Appellant.

Definition of deliverable

2.7. It is agreed that sites included in the five year supply must meet the definition of “deliverable” set out on page 72 in the Annex to the Framework, as follows:

“To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years”

3. Matters of disagreement

The extent of the deliverable Five Year Housing Land Supply

- 3.1. The Council considers that the deliverable 5YHLS at 1st April 2024 is 4,815 dwellings.
- 3.2. The Appellant considers that the deliverable 5YHLS at 1st April 2024 is 3,427 dwellings.
- 3.3. 1,388 dwellings are disputed on 13 sites¹ set out in the following table. It is agreed that these sites are within category b) of the definition of deliverable as identified above. The dispute is because the Appellant does not consider the Council has provided “clear evidence” for their inclusion.

Table 2 – Disputed Sites at 1st April 2024

Ref:	Address	No. of dwellings disputed
1125	Brookleigh, care element, Hill, 1C	60
493	Brookleigh, Burgess Hill (remainder)	635
832	Land west of Selsfield Road, Ardingly	35
1113	Linden House, Southdowns Park, Haywards Heath	14
827	Land south of 96 Folders Lane, Burgess Hill (SA12)	40
840	Woodfield House, Isaacs Lane, Burgess Hill (SA17)	29
479	Land at Hanlye Lane, east of Ardingly Road, Cuckfield (SA23)	55
196	Land south of Crawley Down Road, Felbridge	170
770	Land south and west of Imberhorne Upper School, East Grinstead (SA20)	75
246	Hurst Farm, Hurstwood Lane, Haywards Heath	215
807	Land south of the Old Police House, Birchgrove Road, Horsted Keynes (SA28)	25
477	Land adjacent to Cookhams, south of Top Road, Sharpthorne	13
847	Former East Grinstead Police Station, East Grinstead (SA18)	22
	Total	1,388

1.1. _____

¹ The appellant’s position has been updated from a difference of 1,438 dwellings on 14 sites as stated in the 19th November Statement of Common Ground, due to site #470 (Wealden House, Lewes Road, Ashurst Wood) securing planning permission on 19th November 2024.

3.4. The following table sets out the respective parties’ position on 5YHLS at 1st April 2024.

Table 3 – 5YHLS positions at 1st April 2024

		Council	Appellant
	Requirement		
A	Annual local housing need	1,356	
B	5YHLS requirement without buffer (A X 5 years)	6,780	
C	5YHLS requirement plus 5% buffer (B + 5%)	7,119	
D	Annual 5YHLS requirement including 5% buffer (C / 5 years)	1,424	
	Supply		
E	5YHLS at 1 st April 2024	4,815	3,427
F	Supply in years (E / D)	3.38	2.41
G	Shortfall in 5YHLS (E – C)	-2,304	-3,692

[ENDS]