



South Downs National Park Local Plan – Examination  
in Public

# Position Statement

West Sussex County Council Depot and former  
Brickworks site, Midhurst

October 2018

## Introduction

- 1.1. These comments are made on behalf of Metis Homes, who firmly support the allocation of this site for a residential led development.

## Comments on Matter 4 – Overall Housing Need and Supply

- 1.2. We have no comments to make in respect of 4(a) – (b) & 4(e) – (h).

*Matter 4(c) - Is the choice of housing sites allocated in the Plan justified by robust evidence and selection methodology?*

- 1.3. The Sites and Settlements Background Paper (2017) provides a clear and detailed account of the site selection process, which have been carried out in accordance with the National Planning Policy Framework (NPPF) and National Park Purposes in the first instance.
- 1.4. The comparative merits of individual sites have been further refined through the Strategic Housing Land Availability Assessment (SHLAA), Sustainability Appraisal (SA) and Habitat Regulations Assessment (HA), which provide a more detailed assessment of site constraints.
- 1.5. Alongside the assessment of site constraints as referenced above, a Settlement Facilities Assessment (2015) has been undertaken which ranks settlements in accordance with service provision and accessibility, with key indicators for education, retail, transport, health and other facilities. Together with Lewes and Petersfield, Midhurst is one of the highest order settlements for provision of services and facilities. This assessment has been used to identify which settlements have capacity to accommodate housing and employment growth and as such Midhurst represents a highly sustainable location for housing.

- 1.6. This process has led to the identification of individual allocations in the Plan, including the allocation of land under Policy SD81.

#### Proposed Allocation – Policy SD81

- 1.7. The site adjoins existing residential development to the south and east and represents a logical extension of the existing settlement policy boundary. It is a previously developed and underused site at a sustainable location which relates well to the existing settlement of Midhurst.

- 1.8. In accordance with the requirements of the NPPF the site is:

Available - All land owners are working in collaboration to ensure the comprehensive planning and delivery of this site.

Sustainably Located - the site is located within Midhurst, one of the highest order settlements within the National Park. It is only a short distance from the town centre and all of the facilities and amenities which are located therein. The development of this site will secure a number of environmental, social and economic benefits in line with national planning guidance and the stated aims of the South Downs National Park

Achievable - Metis Homes have already engaged in positive discussions with SDNPA officers regarding the principle of re-development of the site.

#### **Conclusions**

- 1.9 In conclusion, Metis Homes consider the overall spatial strategy to be sound and the plan accords with national planning policy in this respect. The site is both deliverable and achievable in accordance with the NPPF – 1) it is adjoined by existing residential development and forms a logical extension of the existing settlement; 2) it is within walking and cycling distance of facilities and amenities in the town centre; and 3) the site has no insurmountable constraints which would prevent its development for housing. As such, the site satisfies all of the requirements as outlined in the NPPF methodology and it represents a suitable site for housing.

1.10 Metis Homes firmly support the proposed allocation and we are committed to bringing forward a high-quality residential led development at this site which provides much needed new homes whilst delivering a development which accords with all relevant policies of the development plan and respecting the sensitive setting of the National Park.