

Affordable Housing Statement

Land to the East of Ansty, Cuckfield Bypass, Cuckfield,
West Sussex

Affordable Housing Statement

Outline planning application (All matters reserved except for access) for the development of land to the east of Ansty to create a new Garden Community, comprising of the erection of up to 1,450 homes (including 30% affordable housing).

Land to the East of Ansty Way, Cuckfield Bypass, Cuckfield, West Sussex

Fairfax Acquisitions Limited and the Norris Family

July 2024

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OUR REF: M24/0108-01.RPT

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Appendix TK1	Freedom of Information Response (06 February 2024)	
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Introduction

Section 1

- 1.1 This Affordable Housing Statement is prepared by **Tetlow King Planning** (“TKP”) on behalf of **Fairfax Acquisitions Limited And The Norris Family**. It examines the need for affordable housing in the Mid Sussex District Council administrative area (where the application site is located).
- 1.2 Outline planning permission is sought for the *“redevelopment of land to the east of Ansty to create a new Garden Community, comprising of the erection of up to 1,450 homes (including 30% affordable housing), up to 90 residential care units (C2 Class), a primary school, a SEND school, health hub, sports facilities including all weather hockey pitches and tennis centre, allotments, retail, community and employment uses together with ancillary and associated development including new and enhanced pedestrian/cycle routes, open spaces, and landscaping”*.
- 1.3 The proposed development includes 30% on site affordable housing provision (up to 435 dwellings), which meets the requirements of adopted Policy DP31 of the Mid Sussex District Plan 2014-2031 (2018).
- 1.4 The proposed tenure split comprises 25% First Homes (109 units) and 75% affordable rented units (326 units). This affordable mix reflects the requirements of Policy DP30 in the adopted District Plan, as well as emerging Policies DPH7 (Housing Mix), DPH8 (Affordable Housing) and DPH9 (First Homes).
- 1.5 The proposed affordable housing will be secured by way of a Section 106 planning obligation.
- 1.6 Providing a significant boost in the delivery of housing is a key priority of the Government’s National Planning Policy Framework (December 2023). Having a thriving active housing market that offers choice, flexibility and affordable housing is critical to our economic and social well-being.
- 1.7 This Affordable Housing Statement considers the need for affordable housing and the contribution that the proposed development can make towards meeting the affordable housing needs of the Mid Sussex District Council administrative area.

- 1.8 It concludes that there is a genuine and acute need for the proposed affordable homes now, and that **substantial positive weight** should be attributed to the provision of affordable housing at the application site in the planning balance.
- 1.9 The Statement takes account of a range of affordable housing indicators as well as consideration of national planning policy, performance against plan requirements, affordability issues, and the Council’s own corporate objectives.
- 1.10 In undertaking this work, reliance has been placed upon data obtained through a Freedom of Information (“FOI”) request which is included at **Appendix TK1** to this Statement. The request was submitted on 09 January 2024 and a full response was received on 06 February 2024.
- 1.11 This statement comprises the following five sections:
- Section 2 reviews relevant Development Plan policies and other material considerations relevant to the site;
 - Section 3 provides analysis of affordable housing needs;
 - Section 4 examines past affordable housing delivery;
 - Section 5 identifies a range of affordability indicators; and
 - Section 6 sets out our conclusions and recommendations.

The Development Plan and Related Policies

Section 2

Introduction

- 2.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, the application should be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 2.2 The relevant Development Plan in respect of affordable housing for the application site comprises the adopted Mid Sussex District Plan 2014-2031 (March 2018), and the Ansty, Staplefield and Brook Street Neighbourhood Plan (February 2017).
- 2.3 Other material considerations include the National Planning Policy Framework (2023), the Planning Practice Guidance (March 2014, ongoing updates), the Affordable Housing Supplementary Planning Guidance (July 2018) and the emerging Mid Sussex District Plan 2021 – 2039.

The Development Plan

Mid Sussex District Plan 2014-2031 (March 2018)

- 2.4 The Mid Sussex District Plan 2014-2031 (“DP”) was adopted in March 2018 and provides the strategic vision for the location of new development in Mid Sussex, including new homes and policies controlling the provision of affordable housing.
- 2.5 A key objective of the DP is to tackle the issue of housing affordability within the District, as Cllr Andrew MacNaughton states in the foreword:

“housing is relatively unaffordable to many with high numbers of people travelling outside of the district for work. The District Plan makes provision for more homes and jobs, to make homes more affordable and accessible to enable people to live and work in the district”.

- 2.6 Of the key issues faced by the District listed at paragraph 2.9 of the DP, house prices are acknowledged to be high relative to incomes, with affordability issues faced particularly by younger people.

- 2.7 At paragraph 3.10, the DP outlines the housing evidence upon which it is based, including the Mid Sussex Housing and Economic Development Needs Assessment (“HEDNA”) (February 2015, updated in November 2015) and its Addendum (August 2016). The HEDNA and its subsequent updates were based upon the evidence contained in the 2009 and 2012 Strategic Housing Market Assessments (“SHMAs”), as well as the 2014 Affordable Housing Needs Update (“AHNU”).
- 2.8 **Policy DP28** on page 78 requires 4% of affordable dwellings to be built to Building Regulations M4(3), suitable for wheelchair users. This figure is dependent on the suitability of each individual site, and the need at the time.
- 2.9 **Policy DP30** on page 82 outlines the district’s requirements for housing mix on new residential developments, including reference to consideration of affordable houses, the full policy text is included below (emphasis added):

DP30: Housing Mix
<p>To support sustainable communities, housing development will:</p> <ul style="list-style-type: none"> • Provide a mix of dwelling types and sizes from new development (including affordable housing) that reflects current and future local housing needs; • Meet the current and future needs of different groups in the community including older people, vulnerable groups and those wishing to build their own homes. This could include the provision of bungalows and other forms of suitable accommodation, and the provision of serviced self-build plots; and • On strategic sites, provide permanent pitches for Gypsies and Travellers and Travelling Showpeople, as evidenced by the Mid Sussex District Gypsy and Traveller and Travelling Showpeople Accommodation Assessment or such other evidence as is available at the time; or the provision of an equivalent financial contribution towards off-site provision (or part thereof if some on-site provision is made) if it can be demonstrated that a suitable, available and achievable site (or sites) can be provided and made operational within an appropriate timescale, commensurable with the overall scale of residential development proposed by the strategic development; and serviced plots for self-build homes where a need for such accommodation is identified. • If a shortfall is identified in the supply of specialist accommodation and care homes falling within Use Class C2 to meet demand in the District, the Council will consider allocating sites for such use through a Site Allocations Document, produced by the District Council. <p>Evidence of housing need will be based on the best available evidence (including local evidence provided to support Neighbourhood Plans).</p>

2.10 **Policy DP31** at page 103 covers the affordable housing requirements for new residential developments within the district. The policy is included in full below (emphasis added).

DP31: Affordable Housing
<p>The Council will seek:</p> <ol style="list-style-type: none"> 1. The provision of a minimum of 30% on-site affordable housing for all residential developments providing 11 dwellings or more, or a maximum combined gross floorspace of more than 1,000m²; 2. For residential developments in the High Weald Area of Outstanding Natural Beauty providing 6-10 dwellings, a commuted payment towards off-site provision, equivalent to providing 30% on-site affordable housing; 3. On sites where the most recent use has been affordable housing, as a minimum, the same number of affordable homes should be re-provided, in accordance with the current mix and tenure requirements; 4. A mix of tenure affordable housing, normally approximately 75% social or affordable rented homes, with the remaining 25% for intermediate homes, unless the best available evidence supports a different mix; and 5. Free serviced land for the affordable housing. <p>All affordable housing should be integrated with market housing and meet national technical standards for housing including “optional requirements” set out in this District Plan (Policies DP27: Dwelling Space Standards; DP28 Accessibility and DP42: Water Infrastructure and the Water Environment); or any other such standard which supersedes these.</p> <p>Proposals that do not meet these requirements will be refused unless significant clear evidence demonstrates to the Council’s satisfaction that the site cannot support the required affordable housing from a viability and deliverability perspective. Viability should be set out in an independent viability assessment on terms agreed by the relevant parties, including the Council, and funded by the developer. This will involve an open book approach. The Council’s approach to financial viability, alongside details on tenure mix and the provision of affordable housing will be set out in a Supplementary Planning Document.</p> <p>The policy will be monitored and kept under review having regard to the Council’s Housing Strategy and any changes to evidence of housing needs.</p>

2.11 With regards to monitoring indicators, these are included for each policy on pages 102 to 110. For policy DP31, it states that the indicators for affordable housing provision will be the ‘*number of affordable homes completed annually (gross)*’, and ‘*financial contributions towards housing provision*’. In relation to the target the Council should achieve, this is stated as: ‘*maximise in compliance with DP31: Affordable Housing*’.

Ansty, Staplefield & Brook Street Neighbourhood Plan 2015-2031 (February 2017)

- 2.12 The Ansty, Staplefield & Brook Street Neighbourhood Plan was made in February 2017, providing a vision of future development within the parish with guidance for applicants. These include preferred locations of new homes, and housing mix policies.
- 2.13 Within the ‘profile of the community today’ section of the Ansty, Staplefield and Brook Street Neighbourhood Plan, paragraph 2.24 begins to outline the affordability issues within the parish, stating: *“the affordability ratio is well above the national average, with average house prices more than 20 times the median incomes for the lowest 25% of household incomes...the average price of a detached property is over 40% higher than the national average”*. It concludes the housing profile with: *“Ansty, Staplefield and Brook Street is an area where affordability is an issue, coupled with a lack of affordable housing”*.
- 2.14 The lack of affordable housing is listed as a key challenge for the Parish area at paragraph 3.1, and at paragraph 3.3, affordable housing provision is contained within Neighbourhood Plan Objective 3: *“To contribute to meeting the local housing need, including affordable housing for those with a local connection to the parish”*.
- 2.15 Section 5 of the Neighbourhood Plan covers housing mix, which begins by stating that the parish has a disproportionate number of large properties, with almost half of all properties in the parish at the time of adoption having at least four bedrooms.
- 2.16 Paragraph 5.4 states that, based on the North West Sussex SHMA Update (2014), the recommendation for the Parish in terms of affordable housing mix is 25% 1-bed, 50% 2-bed, 20% 3-bed and 5% 4+ bed.
- 2.17 Paragraph 5.7 addresses the varying figures between the Housing Needs Survey and those on the Housing Register, stating that this is *“because many people will not put themselves on the Housing Register because they do not consider that there is any reasonable prospect of securing a homes this way.”*

- 2.18 **Policy AS4** covers housing mix across the Parish, including the need for providing affordable housing. The full text is included below (emphasis added):

Policy AS4: Housing Mix

Residential developments must provide a mix of dwelling sizes (market and affordable) that reflect the best available housing evidence.

In the early part of the plan period, the housing evidence indicates a particular emphasis on the provision of 1- and 2-bed dwellings. It is therefore expected that in the early part of the plan period developments will provide a mix of dwellings include the provision of 1 and 2 bedroom dwellings to reflect the local housing need.

- 2.19 The Neighbourhood Plan provides its definition of affordable housing within the glossary on page 39, this is based on the original March 2012 definition of affordable housing, which was in place at the time of its production and is therefore not reflective of the wider definition of affordable housing contained within the current 2023 NPPF.

Other Material Considerations

National Planning Policy Framework (December 2023)

- 2.20 The NPPF was last updated on 19 December 2023 and is a material planning consideration. It is important in setting out the role of affordable housing in the planning and decision-making process.
- 2.21 It sets a strong emphasis on the delivery of sustainable development. Fundamental to the social objective is to *“support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations”* (paragraph 8).
- 2.22 Chapter 5 of the NPPF focuses on delivering a sufficient supply of homes, in which paragraph 60 confirms the Government’s objective of *“significantly boosting the supply of homes”*.
- 2.23 The NPPF is clear that local authorities should deliver a mix of housing sizes, types, and tenures for different groups, which include *“those who require affordable housing; families with children; older people (including those who require retirement housing, housing-with-care and care homes); students; people with disabilities; service families; travellers [FN28]; people who rent their homes and people wishing to commission or build their own homes [FN29].”* (paragraph 63).

- 2.24 It places a great responsibility on all major developments (involving the provision of housing) to provide an element of affordable housing. Paragraph 66 establishes that *“at least 10% of the total number of homes to be available for affordable home ownership [FN32]”*.
- 2.25 Affordable housing is defined within the NPPF glossary as affordable housing for rent (in accordance with the Government’s rent policy for Social Rent or Affordable Rent or is at least 20% below market rents), Starter Homes, discounted market sales housing (at least 20% below local market value) and other affordable routes to home ownership including shared ownership, relevant equity loans, other low-cost homes for sale (at least 20% below local market value) and rent to buy (which includes a period of intermediate rent).

Planning Practice Guidance (March 2014, ongoing updates)

- 2.26 The Planning Practice Guidance (“PPG”) was first published online on 6 March 2014 and is subject to ongoing updates. It replaced the remainder of the planning guidance documents not already covered by the NPPF and provides further guidance on that document’s application.

Emerging Mid Sussex District Plan Review 2021 – 2039

- 2.27 Mid Sussex are currently undertaking a District Plan Review which will supersede their current District Plan upon adoption, it will guide the type and location of new housing development, one of its social challenges is to address the issue that *“the need for affordable homes is not met by existing or planned supply”*, stating that *“there is a need for affordable housing in Mid Sussex where house prices are high compared to incomes”*.
- 2.28 The emerging Plan was submitted for examination in July 2024, which is in line with the Councils current timetable which anticipated submission in Summer 2024, with examination expected to begin at the end of 2024, and adoption some time in 2025.
- 2.29 While a material consideration, given its emerging status and the fact that it is yet to undergo examination, the emerging Plan should only be afforded limited weight in the determination of this application.

2.30 **Emerging Policy DPH7** on page 147 outlines the intended housing mix principles for the District, with one of its purposes stated as being *“this policy seeks to ensure that the right size and mix of housing (including affordable housing) is provided within the district”*. It sets out the following mix requirement for affordable ownerships and rented units, which is based on a more recent SHMA released in 2021, than the 2014 AHNU upon which existing policies are based:

Tenure	1-bed/2-person	2/bed/4-person	3-bed/5-person	4+bed/6-person
Affordable Ownership	10-15%	50-55%	25-30%	5-10%
Affordable Rented	30-35%	40-45%	15-20%	5-10%

2.31 **Emerging Policy DPH8** on page 151 is intended to replace the existing affordable housing policy. It outlines the requirement to provide 25% First Homes, with the remaining 75% of the tenure split being provided as affordable rent. The policy text confirms that the Council will continue to seek 30% on-site affordable housing on developments of 10 dwellings or more (6 – 9 if within the AONB), or with a combined gross floorspace greater than 1,000m², and also carries forward the 4% requirement for M4(3) accessible units.

2.32 **Emerging Policy DPH9** on page 154 sets out the 25% requirement for First Homes as part of the affordable tenure split, stating the Government’s May 2021 Written Ministerial Statement and amended PPG as reasons for its inclusion.

Affordable Housing Supplementary Planning Document (July 2018)

2.33 The Affordable Housing Supplementary Planning Document (“SPD”) was adopted in 2018, it is intended to provide guidance on how the Council will secure affordable housing, with the intention of supporting proposed developments and helping to deliver sustainable communities.

2.34 It primarily supports Policies DP31 (Affordable Housing) and DP32 (Rural Exception Sites) within the District Plan. It should also be noted that this SPD was also produced under the 2012 NPPF definition of affordable housing, so its definition (page 8) once more cannot be considered to contain all those who would fall under the updated broader definition from the 2023 NPPF.

- 2.35 As well as defining what it considers to be affordable housing, it also outlines the eligibility criteria for those able to access it, namely, local incomes and local house prices.
- 2.36 At paragraph 2.32 it supports the 75:25 tenure split for social or affordable rent and intermediate homes respectively.
- 2.37 It also sets out the Councils mechanism for reviewing viability assessments, making clear that whilst the expectation is that developments will meet their quota in full, DP31 is not intended to render development unviable and harm the delivery of housing overall.
- 2.38 At paragraph 2.43 the SPD makes clear that affordable housing should be fully integrated *“in clusters of no more than 10 dwellings (unless in high density flatted schemes where clusters of more than 10 units may be allowed) rather than concentrated in one location”*. It expands on this by requiring a ‘tenure blind’ approach to the aesthetics of houses, so that market and affordable homes are indistinguishable.

Development Infrastructure and Contributions Supplementary Planning Document (July 2018)

- 2.39 The Council formally adopted the Development Infrastructure and Contributions SPD in 2018, it outlines how affordable housing will be secured in residential applications. It states at paragraph 2.11 that affordable housing will generally be secured through S106 Planning Obligations.

Development Viability Supplementary Planning Document (July 2018)

- 2.40 The Council formally adopted the Development Viability SPD in July 2018, it provides guidance on what is expected of developers submitting viability assessments and how they will be considered by the Council. This application is not seeking to make a case for reduced affordable housing provision based on viability, therefore this SPD is largely irrelevant.

Conclusions on the Development Plan and Related Policies

- 2.41 The relevant Development Plan for Mid Sussex District Council currently comprises the Mid Sussex District Plan 2014-2031 (March 2018) and the Ansty, Staplefield and Brook Street Neighbourhood Plan 2015-2031 (February 2017).

- 2.42 The evidence set out in this section clearly highlights that within adopted and emerging policy, providing affordable housing has long been established as, and remains, a key issue which needs to be addressed within Mid Sussex District Council.
- 2.43 The current application commits to meeting the Councils 30% affordable housing requirement as required by Policy DP31 of the District Plan.
- 2.44 The total number of homes proposed is a maximum (up to 1,450 dwellings), meaning the exact number of affordable homes will be established at reserved matters stage, although the S106 will include clauses to ensure the 30% target is met on site, as is commonplace with legal agreements relating to outline planning permissions.
- 2.45 Policy DP31 requires a tenure split of 75% social or affordable rent, and 25% intermediate homes. The emerging affordable housing policy DPH8 requires the 25% intermediate portion to be provided as First Homes, in line with the recent Government Written Ministerial Statement and updated planning guidance on First Homes. This Statement confirms that the applicant will enter into a S.106 Agreement to secure the above, in line with Policy DP31 and the Development Infrastructure and Contributions SPD.
- 2.46 The proposals provide an affordable housing contribution which meets the requirements of Policy DP31 of the District Plan, as well as Policy DPH8 of the emerging District Plan. It also conforms to the emerging Housing Mix Policy as outlined by Policy DPH7 in the emerging Plan, which is based on the most up to date information.
- 2.47 The up to 435 affordable homes at the application site will make a significant contribution towards the annual affordable housing needs of the district, particularly when viewed in the context of past rates of affordable housing delivery which is considered in more detail in Section 4 of this statement.

Affordable Housing Needs

Section 3

The Development Plan

- 3.1 The adopted Development Plan does not define a numerical target for the provision of affordable homes. Instead, the adopted District Plan seeks 30% affordable housing provision is made from qualifying developments.
- 3.2 In the absence of a defined affordable housing target figure in adopted or emerging policy, it is important to consider the objectively assessed need for affordable housing within the assessments of local housing need.

Affordable Housing Needs Evidence Base

- 3.3 Four Housing Market Assessments have been published over the course of the past 15 years, that form part of the evidence base for the adopted and emerging Mid Sussex District Plans.
- 3.4 Across three of the four assessments, no exact need figure is provided, rather the respective authors have opted to provide high and low estimates, and often across various scenarios. The most recent assessment provides a single annualise figure in line with current practice.
- 3.5 In 2009, GVA Grimley published the initial Northern West Sussex Strategic Housing Market Assessment (“2009 SHMA”), which established that the Councils of Crawley, Horsham, and Mid Sussex would make up the assessed Housing Market Area (“HMA”).
- 3.6 The 2009 SHMA was updated in 2012 (“2012 SHMA”), also by GVA Grimley, to ensure each authority maintained an up-to-date estimate of future affordable housing requirements. At paragraph 1.4, the 2012 SHMA states:

“As much of the original analysis remains robust, it was agreed that this could be achieved through a focussed update of the work, having regard to recent market trends and signals and the implications for affordability as well as new evidence on projected housing requirements. It was also evident that a number of the sections in the previous SHMA held true and/or did not require updating.”

- 3.7 Paragraph 4.4 highlights the changes in methodology from the 2009 SHMA, they include:
- Use of lower quartile rent values rather than average as this better reflects the lower end of the market, available to those on lower incomes;
 - Proportion of households being unable to buy or rent, is now calculated using minimum value percentage of households that are unable to buy and those unable to rent, rather than the average of the two;
 - Percentage of affordable housing requirement no longer based on RSS (Regional Spatial Strategies) targets, as these had been abolished at this time, and locally derived housing requirements were now produced.
- 3.8 The use of lower quartile rents, and no longer using needs derived from RSS were sensible changes keeping pace with contextual changes. While the calculation change from proportion of households being unable to buy or rent may have been justified, it served to decrease the number of households being unable to access housing. This may partially explain the lower difference in affordable housing need figures from those contained within the 2009 SHMA.
- 3.9 Following the 2009 and 2012 SHMAs, Chilmark Consulting Ltd produced an Affordable Housing Needs Model Update ("2014 AHNU") for the Northern West Sussex Housing Market Area in October 2014, which updated various elements from when the HMA was first established within the 2009 SHMA. This was the final update to the affordable housing need figures before the adoption of the District Plan in 2018.
- 3.10 The most recent SHMA produced by Mid Sussex was from Icen Projects in 2021 ("2021 SHMA"), and forms part of the evidence base for the emerging District Plan Review, which has not yet undergone examination. One of the purposes of this update was to *"provide an updated assessment of affordable housing need which addresses the widened definition of need in the 2019 NPPF, and advises on the appropriate mix of homes"*.

Northern West Sussex Housing Market Area Affordable Housing Needs Update Model (October 2014)

- 3.11 The 2014 AHNU presented its findings on affordable housing needs for the period 2014 to 2033. On page 7 of the 2014 AHNU, it is confirmed that: *"the current affordable housing needs of each authority remain acute with evident need to continue to deliver new affordable housing in the future"*.

- 3.12 The 2014 AHNU provided its affordable housing need figures in the form of two scenarios, based on high and low estimates for each: total gross households on the waiting list; or the reasonable preference waiting list.
- 3.13 It concluded the following four need figures based on each scenario over the 19-year period:
- Scenario A – CLG Projection for New Household Formation, Reasonable Preference Groups (Low Estimate) – **116 dwellings per annum**
 - Scenario B – 16-44 Years Cohort Constrained, Reasonable Preference Groups (Low Estimate) – **367 dwellings per annum**
 - Scenario C – CLG Projection for New Household Formation, Total Waiting List (High Estimate) – **223 dwellings per annum**
 - Scenario D – 16-44 Years Cohort Constrained (High Estimate) – **474 dwellings per annum**
- 3.14 The use of high and low estimates was addressed previously within the 2009 SHMA, with paragraph 9.13 stating “*the use of high and low estimates allows us to address some of the potential questions regarding the robustness of waiting lists for estimating current households in housing need*”. With regards to the purposes of both the high and low estimates, the 2009 SHMA summarises at paragraphs 9.14 to 9.15 that:

*“the **high estimate** recognises that while waiting lists may include some households who would not be found as in need by traditional surveys or may have found suitable housing, equally not all households in need will have registered with a local authority with a potential undercount of concealed and overcrowded households. It is based on the assumption that it is unlikely that any of those on waiting lists will be able to meet their housing requirements in the open market.*

*The purpose of the **low estimate** is particularly to demonstrate that there is a continued need for substantial new affordable housing provision even when only those households with a current acute housing need are considered. It is a lower estimate of housing need than is set out in Government policy”.*
(emphasis added)

- 3.15 Paragraph 9.16 of the 2009 SHMA goes on to state that the lower estimate *“looks specifically at social rented housing. This is a more narrow definition than the Government’s definition”*. It is clear from the 2009 SHMA’s definition of the low estimate that it does not provide a realistic estimate of need and does not consider the full scope of households contained within Government’s definition of affordable housing at the time – which have since been widened further.
- 3.16 The 2012 SHMA is clear that it considers much of the 2009 SHMA analysis and methodology to be robust, and not at need of updating, while the 2014 AHNU provides no updated analysis of the methodology for the low estimate.
- 3.17 It is therefore considered that the above constraints of the low estimate explained within the 2009 SHMA remain relevant in the analysis made by the 2014 AHNU, and for this reason, it is not considered that the low estimates should be relied upon as the Councils affordable housing need figure.
- 3.18 For the purposes of this Statement, scenarios C and D (High Estimates) have been applied in the subsequent analysis as they are considered to be more representative of the Annex 2 NPPF definition of affordable housing, which includes all those whose needs are not met by the market. It is not considered that taking into account only those within reasonable preference groups would cover the broader scope of the NPPF definition.
- 3.19 The AHNU concluded that the tenure split for affordable housing should be between 20% and 30% provided as intermediate, with the remaining as social rent. It stated that the exact figure within this recommendation would be down to each individual authority.
- 3.20 Paragraph 4.39 discusses the reductions in waiting list numbers for affordable housing from the 2009 and 2012 SHMAs, citing a number of reasons for this decline:
- *“Increases in the level of affordable housing supply delivered and available for the social sector in each of the local authority areas;*
 - *Revisions to the way in which housing registers are managed and households included within the registers. For example, Mid Sussex has implemented a new ‘local connection criteria’ for inclusion on its waiting list and has also removed households that were previously registered but where there had been no application bid for housing in the past 12 months”.*

- 3.21 The additional tests for inclusion on the register generally serve to reduce the numbers on waiting lists, but do not accurately reflect a reduction in the numbers in need of affordable housing.
- 3.22 Furthermore the 2014 AHNU was prepared prior to the implementation of the updated Annex 2 definition of affordable housing in the revised 2018 NPPF (now July 2021 version).
- 3.23 The calculation of need within the 2014 AHNU Update therefore does not make provision for the range of affordable routes to home ownership included within the current definition of affordable housing.
- 3.24 If these households were also to be factored in to the calculation of affordable housing need it is likely that the net affordable housing need figure for Mid Sussex would increase further.

Strategic Housing Market Assessment (2021)

- 3.25 One of the purposes of the 2021 SHMA was to *“provide an updated assessment of the affordable housing need which addresses the widened definition of need in the 2019 NPPF, and advises on the appropriate mix of homes”*.
- 3.26 Whilst the 2021 SHMA is yet to be tested at examination, it provides the most up to date affordable need figure for Mid Sussex and is the only assessment that takes account of the current definition of affordable housing within the NPPF.
- 3.27 It concludes at Table 12.1 that over the 17-year period from 2021 to 2038, **a total of 925 net affordable houses are required per annum**, equivalent to 15,275 net affordable homes over the period.
- 3.28 The affordable housing need figure is split between 470 net homes for affordable rent / social rented units, and 455 net homes for affordable home ownership products per annum.
- 3.29 This is a significant rise from the affordable housing need identified in 2014 AHNU, and points to a significant increase in demand for affordable houses within the District.

Local Housing Need vs Affordable Housing Need

- 3.30 The council's latest Five-Year Housing Land Supply (“5YHLS”) Statement published in July 2023 sets out that the council’s housing supply has been measured against a figure based on the Government’s Standard Methodology for assessing Local Housing Need, as the figure contained within the adopted Local Plan was over 5 years old.

- 3.31 Whilst the Standard Method for calculating Local Housing Need applies an affordability adjustment, the PPG is clear that:

*“The affordability adjustment is applied in order to ensure that the standard method for assessing local housing need responds to price signals and is consistent with the policy objective of significantly boosting the supply of homes. The specific adjustment in this guidance is set at a level to ensure that minimum annual housing need starts to address the **affordability of homes**¹.”*
(Emphasis)

- 3.32 Evidently providing an affordability adjustment to start to address the affordability of homes in an authority is clearly not the same as calculating an affordable housing need figure. The affordability uplift is simply a function of the standard methodology, and it is not a basis for determining the numerical need for affordable housing nor the types of affordable housing required as defined in Annex 2 of the NPPF (2021).

- 3.33 This is further supported by the fact that calculating such need for an authority is dealt with under a separate section of the PPG titled ‘*How is the total annual need for affordable housing calculated?*’ which clearly sets out that:

“The total need for affordable housing will need to be converted into annual flows by calculating the total net need (subtract total available stock from total gross need) and converting total net need into an annual flow based on the plan period².”

- 3.34 Whilst the Standard Method calculation may be appropriate for monitoring general housing needs and supply across the authority it does not provide a need figure for affordable housing in line with the PPG. As such it does not reflect affordable housing need; nor is it an appropriate basis with which to monitor affordable housing supply.

- 3.35 In a similar fashion, the achievement of Housing Delivery Test targets does not signify that affordable housing needs have been being met over a period when using the standard method to calculate the ‘number of homes required’ for a Local Authority area.

¹ Paragraph: 006 Reference ID: 2a-006-20190220

² Paragraph: 024 Reference ID: 2a-024-20190220

Conclusions on Affordable Housing Needs

- 3.36 The adopted Mid Sussex District Plan is based on the 2014 AHNU, which updates both the 2009 and 2012 SHMAs. There is a further update provided by the 2021 SHMA, which forms part of the evidence base for the emerging District Plan Review.
- 3.37 The 2014 AHNU provided four figures for affordable housing need, based on four separate scenarios, split between high and low estimates. These are as follows:
- Scenario A Low Estimate: **116 per annum**
 - Scenario B Low Estimate: **367 per annum**
 - Scenario C High Estimate: **223 per annum**
 - Scenario D High Estimate: **474 per annum**
- 3.38 Deficiencies in the methodologies of the assessment of affordable housing need within the adopted evidence base have been identified, particularly the use of low estimates for annual need figures which rely heavily on reasonable preferences groups, **meaning that the need figures identified in these assessment of need can only be considered a minimum figures.**
- 3.39 As outlined above, it is considered that the two high estimate figures, scenarios C and D, should be used for analysis of Mid Sussex's supply of affordable housing against their identified need, as they most align with the definition of affordable housing contained with the NPPF.
- 3.40 The most recent 2021 SHMA identifies an increased total net affordable housing need of 925 dwellings per annum within Mid Sussex, equivalent to **15,725 dwellings over the period 2021 to 2038**. This represents a **significant increase in annual need figures from those informing the currently adopted Local Plan.**

Affordable Housing Delivery

Section 4

Past Affordable Housing Delivery

- 4.1 Figure 4.1 illustrates the delivery of affordable housing (“AH”) in Mid Sussex District Council since the start of the District Plan period in 2014/15.

Figure 4.1: Gross Additions to Affordable Housing Stock, 2014/15 to 2022/23

Monitoring Period	Total Housing Completions (Net)	Additions to AH Stock (Gross)	Gross AH as a %age of total completions
2014/15	566	229	40%
2015/16	829	79	10%
2016/17	944	82	10%
2017/18	558	178	32%
2018/19	609	73	12%
2019/20	992	139	14%
2020/21	1,042	197	19%
2021/22	1,122	398	35%
2022/23	1,062	524	49%
Total	7,724	1,899	25%
Avg. Pa.	858	211	

Source: DLUHC Open data (2014/15 to 2022/23).

- 4.2 Between 2014/15 and 2022/23, a total of 7,724 dwellings were delivered in Mid Sussex, equivalent to 858 per annum. Of these, 1,899 gross dwellings were affordable tenures, equivalent to 211 per annum. This equates to 25% gross affordable housing delivery.

- 4.3 However, it is important to note that the gross affordable completions figure does not take into account any losses from the affordable housing stock through demolitions nor through Right to Buy (“RtB”) sales from existing Registered Provider (“RP”) affordable housing stock.
- 4.4 Figure 4.2 below calculates the affordable housing delivery per annum since the start of the District Plan period in 2014, net of Right to Buy sales. A net loss of 27 affordable dwellings over this period equates to 1.4% of the gross affordable housing completions of 1,899 affordable dwellings over the nine-year period.

Figure 4.2: Net of Right to Buy Additions to Affordable Housing Stock, 2014/15 to 2022/23

Monitoring Period	Total housing completions (Net)	Additions to AH Stock (Gross)	RP RtB sales	Additions to AH Stock (Net of RtB)	Additions to AH Stock (Net of RtB) as a %age of total completions
	<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i> (<i>B</i> – <i>C</i>)	<i>E</i> (<i>D</i> / <i>A</i>) X 100
2014/15	566	229	3	226	40%
2015/16	829	79	7	72	9%
2016/17	944	82	4	78	8%
2017/18	558	178	1	177	32%
2018/19	609	73	4	69	11%
2019/20	992	139	3	136	14%
2020/21	1,042	197	1	196	19%
2021/22	1,122	398	2	396	35%
2022/23	1,062	524	2	522	49%
Total	7,724	1,899	27	1,872	24%
Avg. Pa.	858	211	3	208	

Source: DLUHC Open Data (2014/15 to 2022/2023); and Private Registered Provider Statistical Data Returns (2014/15 to 2022/23).

- 4.5 Figure 4.2 demonstrates that on average between 2014/15 and 2022/33, the council has added just 208 affordable dwellings per annum net of Right to Buy sales and additions from acquisitions, equivalent to 24% of the total average number of net housing completions. This figure is likely to fall even further if demolitions to existing stock were to be accounted for.

Affordable Housing Delivery Compared to Affordable Housing Needs

- 4.6 As discussed in Section 3 of this Statement, the 2014 AHNU provided four scenarios each with a different annual affordable housing need figure. For the purposes of this assessment, Scenarios C and D have been used, which provide figures of 223 dwellings per annum and 474 dwellings per annum respectively.
- 4.7 Figures 4.3 and 4.4 below illustrates net of Right to Buy affordable housing delivery compared to the housing need of scenarios C and D between 2014/15 and 2022/23, as set out in the 2014 AHNU.

Figure 4.3: Net of Right to Buy Additions to Affordable Housing Stock vs Needs Identified in the 2014 AHNU (Scenario C), 2014/15 to 2022/23

Monitoring Period	Additions to AH Stock (Net of RtB)	2014 AHNU Scenario C AH Needs Per Annum (Net)	Annual Shortfall / Surplus	Cumulative Shortfall / Surplus	Additions as a %age of Needs
2014/15	226	223	+3	+3	101%
2015/16	72	223	-151	-148	32%
2016/17	78	223	-145	-293	35%
2017/18	177	223	-46	-339	79%
2018/19	69	223	-154	-493	31%
2019/20	136	223	-87	-580	61%
2020/21	196	223	-27	-607	88%
2021/22	396	223	+173	-434	178%
2022/23	522	223	+299	-135	234%
Total	1,872	2,007	-135		93%
Avg. Pa.	208	223	-15		

Source: 2014 AHNU and Private Registered Provider Statistical Data Returns (2014/15 to 2022/23).

- 4.8 With regards to the affordable housing Scenario C, since the start of the 2014 AHNU period in 2014/15, affordable housing completions (net of Right to Buy) have averaged just 208 net affordable dwellings per annum, against a need of 223 net affordable dwellings per annum. A shortfall of -135 affordable dwellings has arisen over the nine-year period, equivalent to an average annual shortfall of -15 affordable dwellings.

Figure 4.4: Net of Right to Buy Additions to Affordable Housing Stock vs Needs Identified in the 2014 AHNU (Scenario D), 2014 to 2023

Monitoring Period	Additions to AH Stock (Net of RtB)	2014 AHNU Scenario D AH Needs Per Annum (Net)	Annual Shortfall / Surplus	Cumulative Shortfall / Surplus	Additions as a %age of Needs
2014/15	226	474	-248	-248	48%
2015/16	72	474	-402	-650	15%
2016/17	78	474	-396	-1,046	16%
2017/18	177	474	-297	-1,343	37%
2018/19	69	474	-405	-1,748	15%
2019/20	136	474	-338	-2,086	29%
2020/21	196	474	-278	-2,364	41%
2021/22	396	474	-78	-2,442	84%
2022/23	522	474	48	-2,394	110%
Total	1,872	4,266	-2,394		44%
Avg. Pa.	208	474	-266		

Source: 2014 AHNU and Private Registered Provider Statistical Data Returns (2014/15 to 2022/23).

- 4.9 In respect of affordable housing Scenario D, since the start of the 2014 AHNU period in 2014/15, the 208 affordable housing completions (net of Right to Buy) per annum, are compared against a need of 474 net affordable dwellings per annum. A shortfall of -2,394 affordable dwellings has arisen over the nine-year period, equivalent to an average annual shortfall of -266 affordable dwellings.
- 4.10 Whilst it does appear from both Figures 4.3 and 4.4 that in the last two monitoring years, Mid Sussex have begun delivering closer to their annual requirement, there has been a further SHMA, produced in 2021, which sets out a more updated position of Mid Sussex's annual affordable housing need, set much higher at 925 net affordable dwellings per annum. This figure represents a 95% and 315% increase against Scenarios C and D respectively within the 2014 AHNU.

- 4.11 The 2021 SHMA forms part of the evidence base for the emerging District Plan, although TKP acknowledge it has not been subject to independent examination, it is the only assessment of affordable housing need that considers the current definition of affordable housing included within Annex 2 of the NPPF in full.
- 4.12 Figure 4.5 below illustrates net of Right to Buy affordable housing delivery compared to the updated need of 925 net affordable dwellings per annum as identified in the 2021 SHMA, between 2021/22 and 2022/23.

Figure 4.5: Net of Right to Buy Additions to Affordable Housing Stock vs Needs Identified in the 2021 SHMA, 2014 to 2023

Monitoring Period	Additions to AH Stock (Net of RtB)	2021 SHMA AH Needs Per Annum (Net)	Annual Shortfall	Cumulative Shortfall	Additions as a %age of Needs
2021/22	396	925	-529	-529	43%
2022/23	522	925	-403	-932	56%
Total	918	1,850	-932		50%
Avg. Pa.	459	925	-466		

Source: 2021 SHMA and Private Registered Provider Statistical Data Returns (2011/12 to 2022/23).

- 4.13 Figure 4.5 illustrates that over the first two years of the 2021 SHMA period, where the affordable housing requirement is calculated much higher at 925 per annum, there has been a total of 918 addition to affordable housing stock net of Right to Buy losses, resulting in a total shortfall of -932 net affordable homes over the period.
- 4.14 Again, TKP acknowledges this is a small time period, but the data does highlight deficiencies in delivery against increased annual requirement for affordable housing, which the Council has not come close to meeting in either year.

Affordable Housing Delivery in Cuckfield and Antsy and Staplefield Parishes

- 4.15 The site falls primarily within the of Antsy and Staplefield Parish, but also falls partially within the boundary of Cuckfield Parish, for this reason, the delivery of affordable dwellings across both Parish areas have been analysed to provide a more local picture of delivery.
- 4.16 Figure 4.6 illustrates the delivery of affordable housing in Cuckfield and Antsy and Staplefield Parishes (where the application site is located) since the start of the District Plan period in 2014/15.

Figure 4.6: Gross Additions to Affordable Housing Stock in Cuckfield Parish, 2014/15 to 2022/23

Monitoring Period	Total Housing Completions (Net)	Additions to AH Stock (Gross)	Gross AH as a %age of total completions
2014/15	43	17	40%
2015/16	16	10	63%
2016/17	20	0	0%
2017/18	7	0	0%
2018/19	9	0	0%
2019/20	1	0	0%
2020/21	2	0	0%
2021/22	4	0	0%
2022/23	1	0	0%
Total	79	27	11%
Avg. Pa.	9	3	

Source: Freedom of Information Response (6 February 2024)

- 4.17 Over the nine year period between 2014/15 and 2022/23 there have been a total of 79 net overall housing completions and 27 affordable housing completions in Cuckfield Parish. Losses of existing stock through the RtB are not recorded on a parish basis. The figure given above is therefore a gross figure.
- 4.18 Within Cuckfield Parish, no affordable housing has been delivered since the 2015/16 monitoring year, a period of seven years without any new affordable homes.
- 4.19 Affordable housing delivery in Cuckfield Ward over the past nine years should be viewed in context of the fact that as of 31 March 2022 there were 23 households on the councils housing register specifying Cuckfield as their preferred choice of location.
- 4.20 With regards to Ansty and Staplefield Parish, Figure 3.4 below details the delivery of affordable housing since the beginning of the plan period in 2014/15.

Figure 4.7: Gross Additions to Affordable Housing Stock in Ansty & Staplefield Ward, 2014/15 to 2022/23

Monitoring Period	Total Housing Completions (Net)	Additions to AH Stock (Gross)	Gross AH as a %age of total completions
2014/15	0	0	0%
2015/16	41	10	10%
2016/17	42	19	24%
2017/18	40	2	5%
2018/19	23	10	43%
2019/20	140	24	17%
2020/21	117	61	52%
2021/22	116	23	20%
2022/23	6	31	516%
Total	519	178	34%
Avg. Pa.	57.7	20	

Source: Freedom of Information Response (6 February 2024)

- 4.21 Figure 4.7 shows that over the nine year period between 2014/15 and 2022/23 there have been a total of 519 net overall housing completions and 178 affordable housing completions in Ansty and Staplefield Parish, equivalent to just 20 new affordable homes per annum.
- 4.22 Once again, the affordable figure given above is a gross figure due to the lack of RtB data at parish level. This represents 34% of total net housing delivery across the plan period.

Conclusions on Affordable Housing Delivery

- 4.23 The above evidence demonstrates that across Mid Sussex, the delivery of affordable housing has fallen persistently short of meeting identified needs.
- 4.24 In the nine-year period since the start of the District Plan period in 2014/15, net of Right to Buy affordable housing delivery represented just 24% of overall housing delivery, equating to just 208 affordable dwellings per annum.

- 4.25 The most up to date assessment of affordable housing need within the evidence base of the adopted District Plan is the 2014 AHNU. This includes four different need figures, each based on a different scenario. It is considered that scenarios A and B exclude a large proportion of those who would fall under the definition of affordable housing, therefore scenarios C and D have been applied against Mid Sussex's annual affordable housing delivery numbers, as they are more representative of the current definition of affordable housing.
- 4.26 However, it should be noted that these scenarios are still not representative of the updated 2023 affordable housing definition, being closer aligned to the 2012 definition, and the resultant figures are still considered conservative as a result.
- 4.27 Against the lower need figure of 223 net dwellings per annum (Scenario C), over the nine-year period since the start of the District Plan, Mid Sussex have a total shortfall of -135 affordable dwellings, or -15 per annum on average. Against the higher need figure of 474 net dwellings per annum (Scenario D), Mid Sussex have a total shortfall of -2,394 affordable dwellings, or -266 per annum on average.
- 4.28 The shortfall in affordable housing provision in Mid Sussex is even greater when considering the findings of the 2021 SHMA, which forms part of the evidence base for the emerging District Plan, identifying a net affordable housing need of 925 per annum.
- 4.29 This is a 95% increase on the previously identified net affordable housing need figure within Scenario D of the 2014 Updated SHMA, or a 315% increase from the Scenario C housing need figure.
- 4.30 A shortfall of -932 affordable dwellings (net of Right to Buy) has arisen in the first two-years of the 2021 SHMA assessment period.
- 4.31 It is clear that a 'step change' in affordable housing delivery is needed now in Mid Sussex to address these shortfalls and ensure that the future authority-wide needs for affordable housing can be met.
- 4.32 In light of the identified level of need there can be no doubt that the delivery of up to 435 affordable dwellings on the proposed site will make an important contribution to the affordable housing needs of Mid Sussex District Council.

Affordability Indicators

Section 5

Market Signals

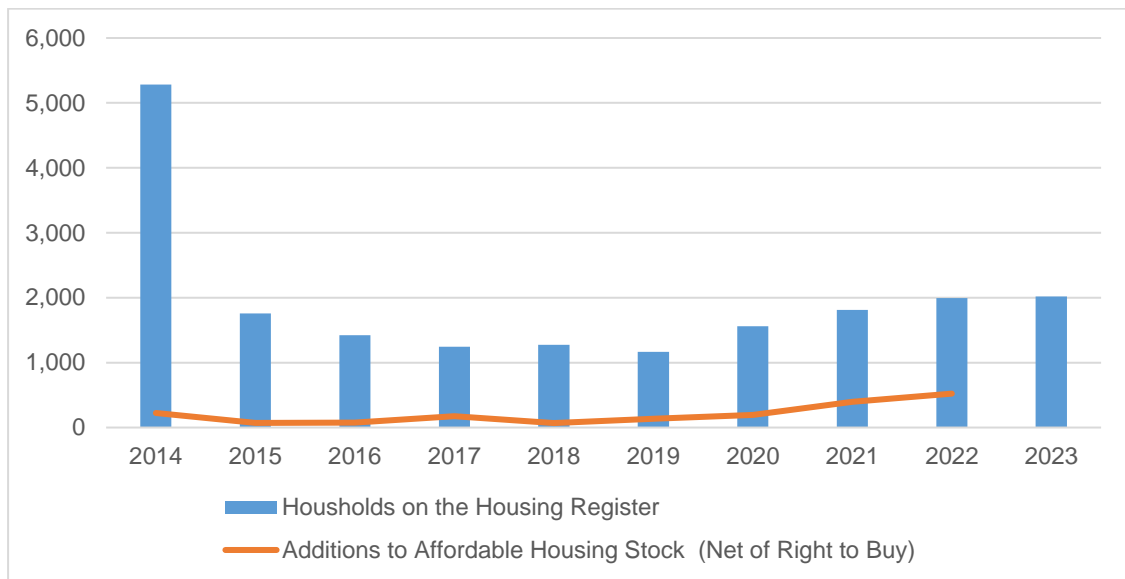
- 5.1 The PPG recognises the importance of giving due consideration to market signals as part of understanding affordability. It is acknowledged that this is in the context of plan making.

Housing Register

- 5.2 On 31 March 2023, there were 2,020 households on the Housing Register with Mid Sussex³. This represents a 1% increase in a single year from 1,993 households in 2022 (which itself was a 9% increase from 1,811 households in 2021).
- 5.3 Figure 5.1 provides a comparative analysis of the number of households on the Housing Register and affordable housing delivery (net of Right to Buy) across Mid Sussex District Council since the start of the District Plan period in 2014.

³ Data from DLUHC Live Table 600

Figure 5.1: Number of Households on the Housing Register Compared with Additions to Affordable Housing Stock (Net of Right to Buy), 2014 to 2023



Source: Private Registered Prover Statistical Data Returns (2011/12 to 2020/21) and DLUHC Live Tables 600, 122, 1008C and 691.

Note: completions figures are not yet available for the 2023/2024 monitoring period

5.4 As Figure 5.1 clearly illustrates, affordable housing delivery has failed to keep pace with identified need on the housing register by a considerable margin for every single year in Mid Sussex District since 2014.

5.5 Footnote 4 of DLUHC⁴ Live Table 600 highlights that:

“The Localism Act 2011, which came into force in 2012, gave local authorities the power to set their own qualification criteria determining who may or may not go onto the housing waiting list. Previously, local authorities were only able to exclude from their waiting list people deemed guilty of serious unacceptable behaviour. The Localism Act changes have contributed to the decrease in the number of households on waiting lists since 2012” (emphasis added).

5.6 Evidently the result of the Localism Act is that many local authorities, including Mid Sussex, have been able to exclude applicants already on Housing Register waiting lists who no longer meet the new narrower criteria but who are still in need of affordable housing.

⁴ Department for Levelling Up, Housing and Communities

- 5.7 Following the 2012 changes brought about by the Localism Act, Mid Sussex published a revised Housing Allocations Scheme in May 2014 which received final revisions in August 2019.
- 5.8 Whilst restricting the entry of applicants on to the Housing Register may temporarily reduce the number of households on the waiting list, this does not reduce the level of need, it merely displaces it.
- 5.9 It may also have other negative impacts when you consider that those who are excluded from the register may be forced to move away from Mid Sussex to cheaper more affordable areas but due to their connections to the area, they still have to commute back into the area to visit friends, family, and travel to their place of work.
- 5.10 One clear impact of this is that such an eventuality would generate extra traffic which brings in to question the sustainability of such an approach. Within the foreword of the adopted District Plan, Councillor Andrew MacNaughton emphasises that out commuting from the district is a major problem in Mid Sussex, something that the affordability of housing is required to address.
- 5.11 The ability of Local Authorities to set their own qualification criteria in relation to Housing Registers was recognised by the Planning Inspector presiding over an appeal at Oving Road, Chichester⁵ in August 2017. In assessing the need for affordable housing in the district, and in determining the weight to be attached to the provision of affordable housing for the scheme which sought to provide 100 dwellings; the Inspector acknowledged at paragraph 63 of their report that:

“The provision of 30% policy compliant affordable houses carries weight where the Council acknowledges that affordable housing delivery has fallen short of meeting the total assessed affordable housing need, notwithstanding a recent increase in delivery. With some 1,910 households on the Housing Register in need of affordable housing, in spite of stricter eligibility criteria being introduced in 2013 there is a considerable degree of unmet need for affordable housing in the District. Consequently, I attach substantial weight to this element of the proposal” (emphasis added).

⁵ Appeal Reference: APP/L3815/W/16/3165228

- 5.12 Furthermore, in the recent appeal decision at Oxford Brookes University Campus at Wheatley⁶, Inspector DM Young asserted at paragraph 13.101 of their report that in the context of a lengthy housing register of 2,421 households:

“It is sometimes easy to reduce arguments of housing need to a mathematical exercise, but each one of those households represents a real person or family in urgent need who have been let down by a persistent failure to deliver enough affordable houses” (emphasis added).

- 5.13 The Inspector went on to state at paragraph 13.102 that:

“Although affordable housing need is not unique to this district, that argument is of little comfort to those on the waiting list” before concluding that “Given the importance attached to housing delivery that meets the needs of groups with specific housing requirements and economic growth in paragraphs 59 and 80 of the Framework, these benefits are considerations of substantial weight”.

- 5.14 In undertaking the planning balance, the Inspector stated at paragraph 13.111 of their report that:

“The Framework attaches great importance to housing delivery that meets the needs of groups with specific housing requirements. In that context and given the seriousness of the affordable housing shortage in South Oxfordshire, described as “acute” by the Council, the delivery of up to 500 houses, 173 of which would be affordable, has to be afforded very substantial weight”.

- 5.15 In determining the appeal, the Secretary of State concurred with these findings, thus underlining the importance of addressing needs on the Housing Register, in the face of acute needs and persistent under delivery. As this Statement has demonstrated the numbers on Mid Sussex’s housing register remains high.

- 5.16 It is important to note that the Housing Register is only part of the equation relating to housing need. The housing register does not constitute the full definition of affordable housing need as set out in the NPPF – Annex 2 definitions i.e. affordable rented, starter homes, discounted market sales housing and other affordable routes to home ownership including shared ownership, relevant equity loans, other low-cost homes for sale and rent to buy, provided to eligible households whose needs are not met by the market.

⁶ Appeal Reference: APP/Q3115/W/19/3230827

- 5.17 In short, there remains a group of households who fall within the gap of not being eligible to enter the housing register but who also cannot afford a market property and as such are in need of affordable housing. It is those in this widening affordability gap who, TKP suggests, the Government intends to assist by increasing the range of affordable housing types in the most recent NPPF.
- 5.18 The Franklands Drive Secretary of State appeal decision in 2006⁷ underlines how the Housing Register is a limited source for identifying the full current need for affordable housing. At paragraph 7.13 of the Inspector's report the Inspector drew an important distinction between the narrow statutory duty of the Housing Department in meeting priority housing need under the Housing Act, and the wider ambit of the planning system to meet the much broader need for affordable housing.
- 5.19 As such the number of households on the Housing register will only be an indication of those in priority need and whom the Housing Department have a duty to house. But it misses thousands of households who are in need of affordable housing, a large proportion of whom will either be living in overcrowded conditions with other households or turning to the private rented sector and paying unaffordable rents. Furthermore, as previously raised the wider definition of affordable housing is not reflected in the 2014 AHNU, which relies heavily on waiting list figures which are not representative of actual need figures.

Housing Register Bids and Lettings

- 5.20 Figure 5.2 below demonstrates average number of bids per property in Cuckfield and Antsy and Staplefield Parish over the 2022/23 monitoring period for a range of types of affordable property.

⁷ Appeal Reference: APP/Q3630/A/05/1198326

Figure 5.2: Bids Per Property in Anstey and Staplefield and Cuckfield Parishes, 1 April 2022 to 31 March 2023

Type of affordable property	No. of properties advertised		Average Bids Per Property (1 April 2022 to 31 March 2023)	
	Anstey & Staplefield Parish	Cuckfield Parish	Anstey & Staplefield Parish	Cuckfield Parish
1-bed affordable dwelling	1	3	34	25
2-bed affordable dwelling	0	6	0	23
3-bed affordable dwelling	0	3	0	90
4+ bed affordable dwelling	0	0	0	0

Source: Freedom of Information Response (6 February 2024)

- 5.21 Figure 5.2 demonstrates a high number of bids for each property types advertised across both parishes, while also showing that very few properties were advertised across the year. Within Anstey and Staplefield Parish, only one property was advertised, a 1-bed that received 34 bids. There were no properties of any other size advertised.
- 5.22 Within Cuckfield Parish, there were three 1-bed properties advertised which received an average of 34 bids, six 2-bed properties which received an average of 23 bids, and three 3-bed properties which received an average of 90 bids each. No 4+ bed affordable dwellings were advertised for let over the period in either parish.
- 5.23 For every successful letting, there are clearly tens, if not hundreds of households who have missed out and are left waiting for an affordable home. Within the Anstey and Staplefield Parish, only one 1-bed property was advertised, receiving 34 bids. Evidently there is a clear and pressing need for affordable homes across both parishes which not being met.

Help to Buy Register

- 5.24 Further evidence in respect of the need across Mid Sussex for affordable housing is provided in information from Help to Buy South.
- 5.25 Help to Buy South was one of three agents appointed by the Government to help provide Help to Buy schemes across England. They covered the South of England. Households who were seeking shared ownership homes are required to register with Help to Buy South so that they may apply for properties.

5.26 The Help to Buy Register provides details of those seeking shared-ownership accommodation in the South of England. This demonstrates that as of March 2023, 986 households were seeking a shared ownership home in Mid Sussex District Council. This is clearly a significant proportion of those seeking assistance with their housing.

Temporary Accommodation

5.27 DLUHC statutory homelessness data highlights that on 31 March 2023 there were 68 households housed in temporary accommodation by the District. Of these 30 households (42%) were households with children. The council has a responsibility to house these households.

5.28 Not only does this mean that those in need of affordable housing are being housed in temporary accommodation, which is unlikely to be suited to their needs, but they may also be located away from their support network.

5.29 The *“Bleak Houses: Tackling the Crisis of Family Homelessness in England”* report published in August 2019 by the Children’s Commissioner found that temporary accommodation presents serious risks to children’s health, wellbeing, and safety; particularly for families in B&Bs where they are often forced to share facilities with adults engaged in crime, anti-social behaviour, or those with substance abuse issues.

5.30 Other effects include lack of space to play (particularly in cramped B&Bs where one family shares a room) and a lack of security and stability. The report found (page 12) that denying children their right to adequate housing has a *“significant impact on many aspects of their lives”*.

Homelessness

5.31 DLUHC statutory homelessness data shows that in the 12 months between 1 April 2022 and 31 March 2023, the Council accepted 179 households in need of homelessness prevention duty⁸, and a further 217 households in need of relief duty⁹ from the Council.

⁸ The Prevention Duty places a duty on housing authorities to work with people who are threatened with homelessness within 56 days to help prevent them from becoming homeless. The prevention duty applies when a local authority is satisfied that an applicant is threatened with homelessness and eligible for assistance.

⁹ The Relief Duty requires housing authorities to help people who are homeless to secure accommodation. The relief duty applies when a local authority is satisfied that an applicant is homeless and eligible for assistance.

- 5.32 In 2020 Mid Sussex published their District Council Homelessness and Rough Sleeping Strategy, at page 14, it emphasised that of the key challenges to relieve homelessness in the district, the *“expectations of accessing social housing are not realistic relative to actual supply and demand of social housing locally”*, with one of the five priorities to address homelessness being to enable *“access to suitable and affordable accommodation”* (page 40). It finally concludes that the Council needs to *“work closely with development partners to maximise the development of affordable homes”*, and that ultimately, the aim is to increase *“the supply of affordable homes to prevent homelessness”* (page 43).
- 5.33 The Strategy also addressed the role of the Private Rented Sector as a cause for homelessness, stating: *“the costs and challenges of accessing the private rented sector limit our ability to prevent/relieve homelessness this way. The end of assured shorthold tenancies (within private rented accommodation) is also one of the two most common causes of homelessness in Mid Sussex”*.
- 5.34 Furthermore a 2017 report by the National Audit Office (“NAO”) found that:
- “The ending of private sector tenancies has overtaken all other causes to become the biggest single driver of statutory homelessness in England. The proportion of households accepted as homeless by local authorities due to the end of an assured shorthold tenancy increased from 11% during 2009-10 to 32% during 2016-17. The proportion in London increased during the same period from 10% to 39%. Across England, the ending of private sector tenancies accounts for 74% of the growth in households who qualify for temporary accommodation since 2009-10. Before this increase, homelessness was driven by other causes. These included more personal factors, such as relationship breakdown and parents no longer being willing or able to house children in their own homes. The end of an assured shorthold tenancy is the defining characteristic of the increase in homelessness that has occurred since 2010.”***
(Emphasis in original).
- 5.35 The NAO report also noted that *“The affordability of tenancies is likely to have contributed to the increase in homelessness”* and that *“Changes to Local Housing Allowance are likely to have contributed to the affordability of tenancies for those on benefits, and are an element of the increase in homelessness.”*

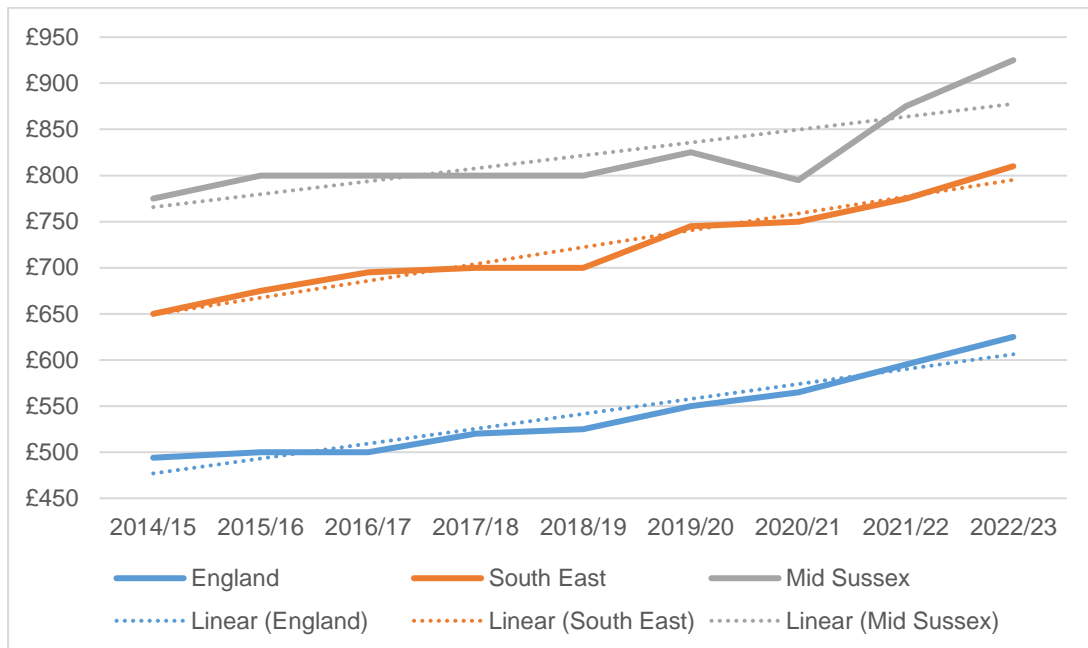
Private Rental Market

- 5.36 Lower quartile private sector rents are representative of the ‘entry level’ of the private rented sector and include dwellings sought by households on lower incomes.

5.37 The average lower quartile monthly rent in Mid Sussex in 2022/23 was £925 pcm. This represents a 33% increase from 2013/14 where average lower quartile monthly rents stood at £695 pcm.

5.38 Figure 5.3 below shows the average lower quartile rent prices over the current plan period, showing a continual increase.

Figure 5.3: Lower Quartile Private Sector Rents, 2014/15 to 2022/23



Source: VOA and ONS Private Rental Market Statistics

5.39 A lower quartile rent of £925 pcm in 2022/23 is 14% higher than the South East region figure of £810 pcm and 48% higher than the national figure of £625 pcm.

Lower Quartile House Prices

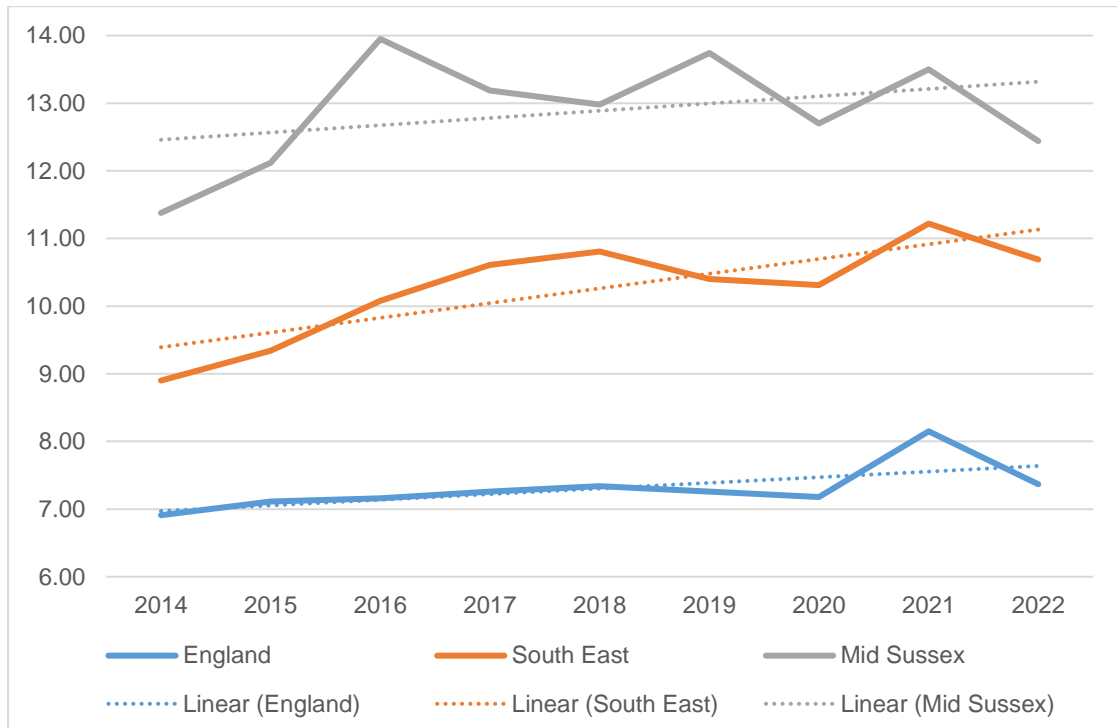
5.40 For those seeking a lower quartile priced property (typically considered to be the ‘more affordable’ segment of the housing market), the ratio of lower quartile house price to incomes in Mid Sussex now stands at 12.44, a 9% increase since the start of the District Plan period in 2014 where it stood at 11.38.

5.41 This means that those on lower quartile incomes in Mid Sussex, seeking to purchase a median sized property, will now need to find more than 12 times their annual income to do so.

5.42 As demonstrated by Figure 5.5, there is no clear trend of improvement in the affordability ratio, with the linear lines for each area clearly trending upwards.

5.43 Once again it remains the case that the ratio in Mid Sussex stands significantly above the national average 7.37 and just below the South East region average of 10.69.

Figure 5.4: Lower Quartile Workplace-Based Affordability Ratio comparison, 2014 to 2022



Source: ONS Ratio of House Price to Work-place Based Earnings

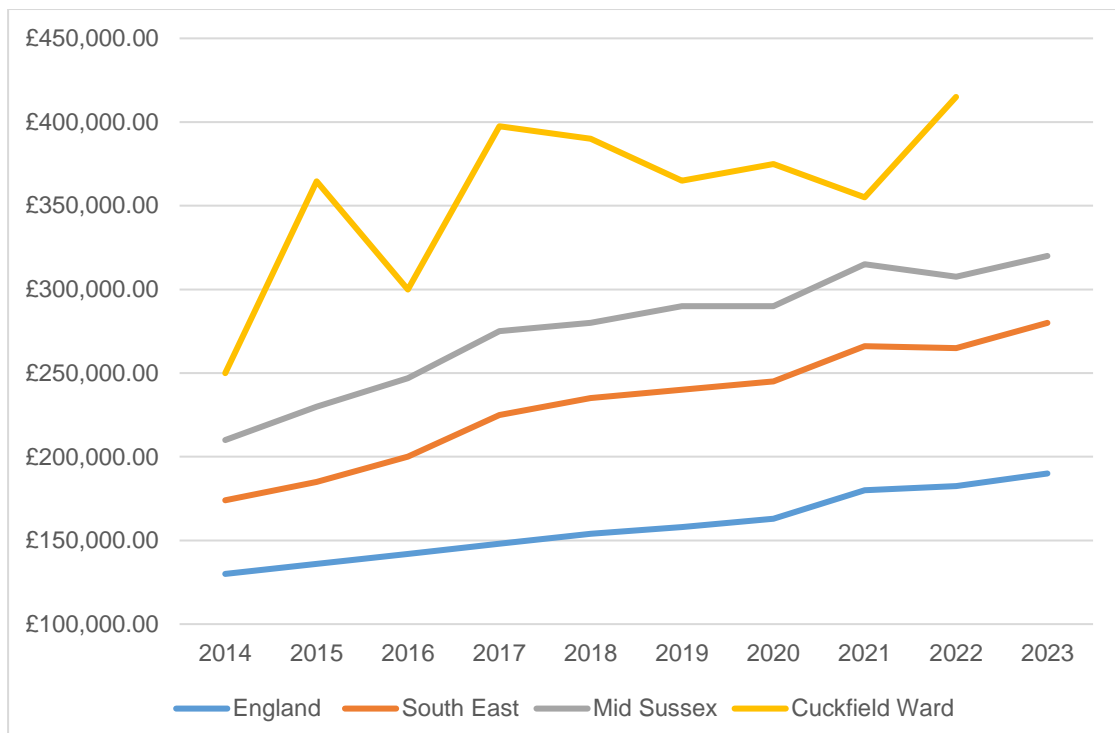
5.44 It is also worth noting that mortgage lending is typically offered on the basis of up to 4.5 times earnings (subject to individual circumstances). Here, the affordability ratio is some 176% higher than that.

5.45 Figure 5.6 illustrates the lower quartile house sale prices for England, the South East, Mid Sussex District, and the now inactive Cuckfield Ward. It demonstrates that they have increased dramatically between the start of the District Plan period in 2014 and 2022.

5.46 The lower quartile house price across the Cuckfield Ward has risen by 66% from £249,950 in 2014 to £415,000 in 2022. This compares to a 46% increase across Mid Sussex, a 52% increase across the South East, and a national increase of 38% over the same period.

5.47 In the 12-month period between March 2022 and March 2023 lower quartile house prices across Mid Sussex has increased by 4% from £307,500 to £320,000. While no 2023 figures are available for Ward level prices, between March 2021 and March 2022, prices increased by 17% from £355,000 to £415,000 across Cuckfield Ward.

Figure 5.5: Lower Quartile House Prices, 2014 to 2023



Source: ONS HPSSA Datasets

- 5.48 The importance of providing affordable tenures in high value areas for housing was recognised by the Planning Inspector presiding over an appeal at Land at Filands Road/Jenner Lane, Malmesbury, Wiltshire¹⁰ in January 2022. In considering the provision of affordable housing at the site and the weight to be attached to this provision the Inspector set out the following at paragraphs 78 and 79 of the decision:

*“78. The proposed affordable housing would not be as cheap, either to rent or buy, as housing in some other parts of Wiltshire, because Malmesbury is a relatively high value area for housing. However, the housing would meet all policy requirements in terms of amount, mix, and type of provision. Both Appeals A and C would offer affordable housing products as defined by national and local planning policy. I do not diminish the weight to be provided to this provision because such housing might be even cheaper in a theoretical location elsewhere. **In fact, that Malmesbury is a relatively high value area for housing adds more weight to the need for affordable housing products.**”*

79. Evidence has been provided that there is more affordable housing either already provided or committed for Malmesbury than the identified need. However, that need is as identified in a Development Plan that is out-of-date in

¹⁰ Appeal Reference: APP/Y3940/W/21/3278256

*relation to housing, and there is an overall identified shortfall in Wiltshire as a whole. I therefore place **substantial positive weight** on the proposed provision of affordable housing in Appeals A and C. The slightly reduced provision in Appeal C, after taking account of the nursery land, is of no material difference in this regard” (emphasis added).*

Conclusions on Affordability Indicators

- 5.49 As demonstrated through the analysis in this section, affordability across Mid Sussex District Council has been, and continues to be, in crisis.
- 5.50 House prices and rent levels in the lower quartile segments of the market are generally increasing whilst at the same time the stock of affordable homes is failing to keep pace with the level of demand. This only serves to push buying or renting in Mid Sussex out of the reach of more and more people.
- 5.51 Analysis of market signals is critical in understanding the affordability of housing. TKP advises that there is an acute housing crisis in Mid Sussex, with a lower quartile house price to average income ratio of 12.44.
- 5.52 Market signals indicate a continually poor trend of affordability in Mid Sussex and within Cuckfield Ward area, where house prices continue to rise. By any measure of affordability, this is an authority in the midst of an affordable housing crisis, and one through which urgent action must be taken to deliver more affordable homes.

Conclusions and Recommendations

Section 6

Affordable Housing Offer

- 6.1 Fairfax Acquisitions Limited and the Norris Family proposes the development of up to 1,450 dwellings of which 30% (up to 435 units) will be provided as affordable units at Land to the East of Ansty Way, Cuckfield Bypass, Cuckfield, West Sussex.
- 6.2 This level of provision meets the requirements of adopted Policy DP31 of the Mid Sussex District Plan 2014-2031 (2018).
- 6.3 The proposed tenure split comprises 25% First Homes (109 units) and 75% affordable rented units (326 units). This affordable mix reflects the requirements of Policy DP30 in the adopted District Plan, as well as emerging Policies DPH7 (Housing Mix), DPH8 (Affordable Housing) and DPH9 (First Homes).

Policy Position

- 6.4 The adopted Development Plan for Mid Sussex currently comprises the Mid Sussex District Plan, which was adopted in March 2018 and the Ansty, Staplefield and Brook Street Neighbourhood Plan which was made in February 2017.
- 6.5 This Statement clearly highlights that within adopted and emerging policy, providing affordable housing has long been established as, and remains, a key priority for Mid Sussex District Council.

Affordable Housing Needs

- 6.6 Section 3 of this Statement examined the relevant housing needs assessments for the Mid Sussex area, primarily contained within the 2014 AHNU, as well as the most recent 2021 SHMA.
- 6.7 There is a significant need for affordable homes in Mid Sussex with the 2014 AHNU identifying four need figures based on high and low estimates, and varying scenarios.
- 6.8 The low estimates are not considered accurate reflections of the updated definition of affordable housing, therefore have not been used in this assessment. The two high figures are 223 and 474 affordable dwellings per annum over the period 2014 to 2036.

- 6.9 As stated within Section 2, it is considered these figures can only be considered minimums given their reliance on household waiting lists which have been artificially reduced and are not true reflections of the actual number of households in need.
- 6.10 The most recent 2021 SHMA identifies an increased total net affordable housing need of 925 dwellings per annum within Mid Sussex, equivalent to 15,725 dwellings over the period 2021 to 2038. This represents a significant increase in annual need figures from those informing the currently adopted Local Plan.

Affordable Housing Delivery

- 6.11 Comparative analysis of recorded affordable housing completions (net of Right to Buy) over the nine-year period between 2014/15 and 2022/23 demonstrate a shortfall in the delivery of affordable homes of some -135 affordable homes against the 223 per annum identified need figure, and a shortfall of some -2,394 affordable homes against the 474 per annum figure, over the same period.
- 6.12 Analysis has also been undertaken against the identified need figure of 925 within the 2021 SHMA, leaving a shortfall of some -932 dwellings across the first two years of the 2021 SHMA period, equivalent to an average annual shortfall -466 affordable dwellings.
- 6.13 Given the recognised shortfalls in affordable housing across Mid Sussex against any of the three identified need figures analysed, the application proposals provide an affordable housing contribution which would contribute significantly towards addressing this key priority.

Affordability

- 6.14 In addition to the current shortfalls in delivery against the objectively assessed need for affordable housing identified in the 2014 AHNU and 2021 SHMA, other indicators further point to an affordability crisis in Mid Sussex.
- 6.15 Set out below are the key findings in respect of affordability across Mid Sussex:

Housing Needs

- On 31 March 2023 there were 2,020 households on the Housing Register.
- Between 1 April 2022 and 31 March 2023, within Antsy and Staplefield Parish, only one affordable property was advertised for let, a 1-bedroom dwelling which received 34 bids. Within Cuckfield Parish, three 1-bed properties were advertised which received an average of 34 bids, six 2-bed properties which received an

average of 23 bids, and three 3-bed properties which received an average of 90 bids each. No 4+ bed affordable dwellings were advertised.

- As of 24 March 2023, 986 households are seeking a shared ownership home in the Mid Sussex area.
- DLUHC statutory homelessness data highlights that on 31 March 2023 there were 68 households housed in temporary accommodation by the District. Of these 30 households (42%) were households with children. The council has a responsibility to house these households.
- In the 12 months between 1 April 2022 and 31 March 2023, the Council accepted 179 households in need of homelessness prevention duty, and a further 217 households in need of a relief duty.

Private Rents

- For 2022/23, average lower quartile rents in the Mid Sussex area (£925pcm) were 14% higher than that in the South East (£810pcm) and 48% higher than across England (£625pcm), which suggests that the entry level to the private rented sector is generally higher in the Mid Sussex area.

House Prices

- The ratio of lower quartile house prices to incomes in Mid Sussex now stands at 12.44, a 9% increase since the start of the District Plan period in 2014 where it stood at 11.38.
- Further, the ratio of lower quartile house price to incomes in Mid Sussex stands above the South East average (10.69) and significantly above the national average (7.37). This reflects the generally high house prices in the area, where even a lower quartile priced property (typically considered to be the 'more affordable' segment of the housing market) is less affordable than at both a regional and national level.
- The lower quartile house price across the Cuckfield Ward (now inactive) has risen by 93% from £215,000 in 2006 to £415,000 in 2022.
- In 2022 lower quartile house prices in the Ward (£415,000) were 35% higher than across Mid Sussex's area (£307,500), 57% higher than across the South East (£265,000) and 127% higher than the national figure (£182,500)

- 6.16 All these factors combine to create a challenging situation for anybody in need of affordable housing to rent or to buy in Cuckfield Ward as well as across Mid Sussex more generally.
- 6.17 This demonstrates an acute need for affordable housing in Mid Sussex and one which the Council and decision takers need to do as much as possible to seek to address as required to do so, proactively, by the NPPF (2023).

Conclusions

- 6.18 There are serious and persistent affordability challenges across Mid Sussex. This is exemplified by the affordability indicators which show a poor and worsening affordability across the Mid Sussex area.
- 6.19 It is the opinion of Tetlow King Planning that there is an acute housing crisis in Mid Sussex, with an average house price to average income ratio of 12.44. Mortgage lending is typically offered on the basis of up to 4.5 times earnings (subject to individual circumstances). Here, the affordability ratio is some 176% higher than that.
- 6.20 Boosting the supply of affordable homes will mean that households needing affordable housing will spend less time on the waiting list and in unsuitable accommodation. This will improve the lives of those real households who will benefit from the provision of high quality, affordable homes that meet their needs.
- 6.21 The affordable housing benefits of the application scheme are therefore:
- Policy compliant 30% (up to 435 dwellings) of the scheme provided as affordable housing;
 - A deliverable scheme which provides much needed affordable homes;
 - In a sustainable location;
 - With the affordable homes managed by a Registered Provider;
 - Which provide better quality affordable homes; and
 - Greater security of tenure than the private rented sector.
- 6.22 Evidently, there can be no doubt that the provision of up to 435 affordable dwellings on this site to help those in acute need in Mid Sussex should be afforded **substantial weight** in the determination of this application.

Appendix TK1

Freedom of Information Response (06 February 2024)



Nathan Price

From: Freedom of Information <foi@midsussex.gov.uk>
Sent: 06 February 2024 16:32
To: Nathan Price
Subject: RE: Freedom of Information Request - Housing Data Our Ref: R271079
Attachments: Response.xlsx

Dear Mr Price,

Thank you for your request. Please find our response below.

Housing Register

1. The total number of households on the Council's Housing Register at 31 March 2023. – **Please see attached spreadsheet for these answers.**
2. The average waiting times at 31 March 2023 for the following types of affordable property across the Authority:
 - a. 1-bed affordable dwelling;
 - b. 2-bed affordable dwelling;
 - c. 3-bed affordable dwelling; and
 - d. A 4+ bed affordable dwelling.
3. The average waiting times at 31 March 2022 for the following types of affordable property across the Authority:
 - a. 1-bed affordable dwelling;
 - b. 2-bed affordable dwelling;
 - c. 3-bed affordable dwelling; and
 - d. A 4+ bed affordable dwelling.
4. The total number of households on the Council's Housing Register at 31 March 2023 specifying the following locations as their preferred choice of location:

Location	Household Preferences (31 March 2023)
Ansty and Staplefield Civil Parish	
Cuckfield Civil Parish	

5. The number of properties advertised, and the average number of bids per property over the 2022/23 monitoring period for the following types of affordable property in the locations listed below:

Type of affordable property	Ansty and Staplefield Civil Parish		Cuckfield Civil Parish	
	Number of properties advertised	Average Bids per Property	Number of properties advertised	Average Bids per Property
1-bed affordable dwelling				

2-bed affordable dwelling				
3-bed affordable dwelling				
4+ bed affordable dwelling				

6. Any changes the Council has made to its Housing Register Allocations Policy since 2011 including:

- The date they occurred;
- What they entailed; and
- Copies of the respective documents

Social Housing Stock

7. The total number of social housing dwelling stock at 31 March 2023 in the following locations:

Location	Total Social Housing Stock (31 March 2023)
Ansty and Staplefield Civil Parish	
Cuckfield Civil Parish	

Social Housing Lettings

8. The number of social housing lettings in the period between 1 April 2021 and 31 March 2022; and between 1 April 2022 and 31 March 2023 in the following locations:

Location	Social Housing Lettings	
	1 April 2021 to 31 March 2022	1 April 2022 to 31 March 2023
Ansty and Staplefield Civil Parish		
Cuckfield Civil Parish		

Temporary Accommodation

9. The number of households on the Housing Register housed in temporary accommodation within and outside the Mid Sussex District Council region on the following dates:

Households in Temporary Accommodation	31 March 2022	31 March 2023
Households Housed within Mid Sussex District Council		
Households Housed outside Mid Sussex District Council		
Total Households		

10. The amount of money spent on temporary accommodation per household within the Mid Sussex District Council region over the following periods:

- 1 April 2022 to 31 March 2023.

11. The amount of money spent on temporary accommodation per household outside the Mid Sussex District Council region over the following periods:

- 1 April 2022 to 31 March 2023.

Housing Completions

12. The number of NET housing completions in the Mid Sussex District Council region broken down on a per annum basis for the period between 2000/01 and 2022/23. **See table below**
13. The number of NET affordable housing completions in the Mid Sussex District Council region broken down on a per annum basis for the period between 2000/01 and 2022/23. **See table below**
14. The number of NET housing completions in Ansty and Staplefield Civil Parish broken down on a per annum basis for the period between 2000/01 and 2022/23. **See table below**
15. The number of NET affordable housing completions in Ansty and Staplefield Civil Parish broken down on a per annum basis for the period between 2000/01 and 2022/23. **See table below**
16. The number of NET housing completions in Cuckfield Civil Parish broken down on a per annum basis for the period between 2000/01 and 2022/23. **See table below**
17. The number of NET affordable housing completions in Cuckfield Civil Parish broken down on a per annum basis for the period between 2000/01 and 2022/23. **See table below**

Year	Total Housing completions	Total AH completions	Total Housing completions Ansty & Staplefield	Total AH completions Ansty & Staplefield	Total Housing completions Cuckfield	Total AH completions Cuckfield
2007/08	502	105	2	0	32	4
2008/09	480	158	14	0	35	15
2009/10	353	157	1	0	1	0
2010/11	179	85	1	0	-1	0
2011/12	522	202	16	0	26	13
2012/13	749	108	60	0	23	0
2013/14	536	126	0	0	-12	0
2014/15	630	221	0	0	43	17
2015/16	868	113	41	10	16	10
2016/17	912	176	42	19	20	0
2017/18	843	97	40	2	7	0
2018/19	661	102	23	10	9	0
2019/20	1,003	214	140	24	1	0
2020/21	1,116	245	117	61	2	0
2021/22	1,187	349	116	23	4	0
2022/23	1,053	369	6	31	1	0

If for whatever reason you are unhappy with our response you are entitled to pursue any dissatisfaction, in the first instance, by contacting Kevin Toogood, Assistant Director Legal & Democratic Services, Mid Sussex District Council, Oaklands, Oaklands Road, Haywards Heath, West Sussex, RH16 1SS, email: kevin.toogood@midsussex.gov.uk, quoting your Reference Number, and if an exemption/exception has been applied, stating your reasons why you believe the public interest is best served by the release of the withheld information. You have a maximum of 40 working days in which to request a review.

If you still remain dissatisfied with the response you can complain to the Information Commissioner - details available at: <https://ico.org.uk/concerns/>.

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yours sincerely,

FOI/EIR/DP Team

Digital and Technology
01444 477422
foi@midsussex.gov.uk
<http://www.midsussex.gov.uk/my-council/freedom-of-information/>

Working together for a better Mid Sussex

OFFICIAL

From: Nathan Price <nathan.price@tetlow-king.co.uk>
Sent: Tuesday, January 9, 2024 5:00 PM
To: Freedom of Information <foi@midsussex.gov.uk>
Cc: Annie Gingell <Annie.Gingell@tetlow-king.co.uk>
Subject: Freedom of Information Request - Housing Data

You don't often get email from nathan.price@tetlow-king.co.uk. [Learn why this is important](#)

Dear Sir/Madam,

I hope this email finds you well. I write to you to make a request under the Freedom of Information Act 2000 in respect of housing matters in the Ansty and Staplefield Civil Parish and the Cuckfield Civil Parish, and the Mid Sussex District Council region.

Please see below the FOI request. Please let me know if you have any queries or require any clarification; I look forward to hearing from you within the relevant timescales.

Confirmation of receipt would be greatly appreciated.

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Questions 12 to 17 of this request relate to data held by the Planning Department.

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1. The total number of households on the Council's Housing Register at 31 March 2023.
2. The average waiting times at 31 March 2023 for the following types of affordable property across the Authority:
 - a. 1-bed affordable dwelling;
 - b. 2-bed affordable dwelling;
 - c. 3-bed affordable dwelling; and

d. A 4+ bed affordable dwelling.

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4. The total number of households on the Council's Housing Register at 31 March 2023 specifying the following locations as their preferred choice of location:

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5. The number of properties advertised, and the average number of bids per property over the 2022/23 monitoring period for the following types of affordable property in the locations listed below:

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Glossary of Terms

Housing Register	The housing register is a waiting list of households in a given authority area who are eligible and in need of an affordable home.
Affordable Property	Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions: <ul style="list-style-type: none"> a) Affordable housing for rent b) Starter Homes c) Discounted market sales housing; and d) Other affordable routes to home ownership.^[1]
Housing Completion	A dwelling is counted as completed when construction has ceased, and it becomes ready for occupation. This includes new build dwellings, conversions, changes of use and redevelopments. Housing completions should be provided as net figures.
Net	Net refers to total (gross) figures minus any deductions (for example, through demolitions).
Monitoring Period	From 1 April in any given calendar year through until 31 March in the following calendar year.
Prevention Duty	The prevention duty applies when a local authority is satisfied that an applicant is threatened with homelessness and eligible for assistance.
Relief Duty	The relief duty applies when a local authority is satisfied that an applicant is homeless and eligible for assistance.
Parish	The smallest unit of local government.
Ward	A division of a city or town, for representative, electoral, or administrative purposes.

^[1] As defined by Annex 2 of the National Planning Policy Framework (2023) which can be viewed [here](#).

I look forward to hearing from you. If there are any issues with providing any of the data then please get in touch.

Nathan Price BA (Hons) MSc
Assistant Planner
TETLOW KING PLANNING



Unit 2, Eclipse Office Park, High Street, Staple Hill, Bristol, BS16 5EL

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^[1] As defined by Annex 2 of the National Planning Policy Framework (2023) which can be viewed [here](#).

Nathan Price

From: Nathan Price
Sent: 09 January 2024 17:00
To: foi@midsussex.gov.uk
Cc: Annie Gingell
Subject: Freedom of Information Request - Housing Data

Dear Sir/Madam,

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Households Housed outside Mid Sussex District Council		
Total Households		

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11. The amount of money spent on temporary accommodation per household outside the Mid Sussex District Council region over the following periods:
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Glossary of Terms

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Net	Net refers to total (gross) figures minus any deductions (for example, through demolitions).

Monitoring Period	From 1 April in any given calendar year through until 31 March in the following calendar year.
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Relief Duty	The relief duty applies when a local authority is satisfied that an applicant is homeless and eligible for assistance.
Parish	The smallest unit of local government.
Ward	A division of a city or town, for representative, electoral, or administrative purposes.

[1] As defined by Annex 2 of the National Planning Policy Framework (2023) which can be viewed [here](#).

I look forward to hearing from you. If there are any issues with providing any of the data then please get in touch.

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[1] As defined by Annex 2 of the National Planning Policy Framework (2023) which can be viewed [here](#).

1	The total number of households on the Council's Housing Register at 31 March 2023	1994			
2	The average waiting times at 31 March 2023 for the following types of affordable property				
	1-bed affordable dwelling				We are unable to provide this information at the current time
	2-bed affordable dwelling				
	3-bed affordable dwelling				
	4+ bed affordable dwelling				
3	The average waiting times at 31 March 2022 for the following types of affordable property				
	1-bed affordable dwelling				
	2-bed affordable dwelling				
	3-bed affordable dwelling				
	4+ bed affordable dwelling				
4	The total number of households on the Council's Housing Register at 31 March 2023 specifying the following locations as their preferred choice of location	Ansty and Staplefield	Cuckfield		
		1	23		
5	The number of properties advertised, and the average number of bids per property over the 2022/23 monitoring period for the following types of affordable property in the locations listed below	Ansty and Staplefield		Cuckfield	
		Number of properties advertised	Average Bids per Property	Number of properties advertised	Average Bids per Property
	1-bed affordable dwelling	1	34	3	25
	2-bed affordable dwelling	0		6	23
	3-bed affordable dwelling	0		3	90
	4+ bed affordable dwelling	0		0	
	Any changes the Council has made to its Housing Register Allocations Policy since 2011	The Housing Allocation scheme was amended as of 01/08/19 as detailed on our website, together with a link to the allocation policy (How housing allocation works) https://www.midsussex.gov.uk/housing-council-tax/apply-for-social-housing/			
6	The total number of social housing dwelling stock at 31 March 2023 in the following locations	Ansty and Staplefield	Cuckfield		
7		13	162		
8	The number of social housing lettings in the period between 1 April 2021 and 31 March 2022; and between 1 April 2022 and 31 March 2023 in the following locations	Ansty and Staplefield	Cuckfield		
		We are unable to provide this information at the current time			
9	The number of households on the Housing Register housed in temporary accommodation within and outside the Mid Sussex District Council region on the following dates	31/03/2022	31/03/2023		
		45	31		
10	The amount of money spent on temporary accommodation per household within the Mid Sussex District Council region 01/04/22 - 31/03/23	440,103			We cannot provide this information. I have provided the net spend per year on all temporary accommodation in and outside of Mid Sussex.
11	The amount of money spent on temporary accommodation per household outside the Mid Sussex District Council region 01/04/22 - 31/03/23				

Year	12. Total Housing completions	13. Total AH completions	14. Total Housing completions Ansty & Staplefield	15. Total AH completions Ansty & Staplefield	16. Total Housing completions Cuckfield	17. Total AH completions Cuckfield
2007/08	502	105	2	0	32	4
2008/09	480	158	14	0	35	15
2009/10	353	157	1	0	1	0
2010/11	179	85	1	0	-1	0
2011/12	522	202	16	0	26	13
2012/13	749	108	60	0	23	0
2013/14	536	126	0	0	-12	0
2014/15	630	221	0	0	43	17
2015/16	868	113	41	10	16	10
2016/17	912	176	42	19	20	0
2017/18	843	97	40	2	7	0
2018/19	661	102	23	10	9	0
2019/20	1,003	214	140	24	1	0
2020/21	1,116	245	117	61	2	0
2021/22	1,187	349	116	23	4	0
2022/23	1,053	369	6	31	1	0