

**Town and County Planning Act 1990
Section 78 (As Amended)**

**HOUSING LAND SUPPLY STATEMENT OF
COMMON GROUND**

Prepared by:

**Woolf Bond Planning Ltd
for
Fairfax Acquisitions Limited and The Norris Family
and
Mid Sussex District Council**



**Land East of Ansty, Cuckfield,
West Sussex, RG17 5AG**

**PINS Ref: 6002030
LPA Ref: DM/23/2866
WBP Ref: 9161**

2nd June 2026

1. Introduction

- 1.1. This Housing Land Supply (“HLS”) Statement of Common Ground (“SoCG”) has been prepared by (i) Mr Steven Brown (of Woolf Bond Planning Ltd), on behalf of the Appellant, Fairfax Acquisitions Ltd and The Norris Family and; (ii) Mr Steven Ashdown on behalf of Mid Sussex District Council (“MSDC”).
- 1.2. This HLS SoCG has been prepared following the Appellant’s review of the Council’s paper MS-TP4: Housing (**CD5.40**) which updates the Council’s five year housing land supply position as at 1st April 2026.
- 1.3. This HLS SoCG sets out both the agreed and disputed matters having regard to the five year housing land supply position.
- 1.4. This HLS SoCG identifies the requirement to be met during the five year period, the respective positions on the disputed components of supply; and the respective five year housing land supply positions.

2. The Agreed Position

- 2.1. It is common ground that the Council is not able to demonstrate a five year supply of deliverable housing land against the minimum five year requirement for the period 1st April 2026 to 31st March 2031.
- 2.2. It is common ground that the extent of the shortfall in housing land supply is at least 1,758 dwellings with a maximum supply of 3.75 years. The extent of the shortfall is therefore agreed as substantial.
- 2.3. It is agreed that there is a significant under supply of market and affordable housing when assessed against the local housing need figure calculated under the government’s standard method.
- 2.4. It is likely that the shortfall can be reduced if planning approval is given for a range of sites, including on land beyond settlement boundaries and land or sites not currently allocated for housing in the adopted development plan.
- 2.5. In the circumstances, it is agreed that for the purpose of paragraph 11 of the NPPF, the most important policies for determining the application are out of date and para. 11 (d) is engaged.
- 2.6. It is also agreed that the contribution of market housing proposed through the Appeal Scheme is a material consideration of substantial weight; and that the delivery of affordable housing from the Appeal Scheme also attracts substantial weight.

3. The Housing Requirement and Five Year Period

- 3.1. It is agreed between the parties that the five-year period to be used for the purpose of calculating the five year housing land supply position for this appeal is 1st April 2026 to 31st March 2031.

- 3.2. In so far as the strategic policies from the Mid Sussex District Plan 2014-2031 are more than five years old, it is agreed, by operation of paragraph 78 and footnote 39 of the NPPF, that the housing requirement falls to be measured against the local housing need figure calculated using the standard method.
- 3.3. As such, the starting point when calculating the five year requirement is the minimum 1,343 dwelling annual requirement derived from the application of the Standard Method, taking into account the latest data regarding the inputs¹. This equates to a minimum 6,715 dwelling base requirement.
- 3.4. As a result of the Housing Delivery Test (“HDT”) results published on 12 December 2024, it is agreed that it is appropriate to apply a 5% buffer to the requirement. This adds 336 dwellings to the requirement to be met in the current five year period.
- 3.5. The agreed minimum five year requirement for the period 1st April 2026 to 31st March 2031 is 7,015 dwellings.
- 3.6. The minimum 7,015 dwelling requirement is calculated as follows:

1,343dpa x 5 years = 6,715.
 Add 5% buffer = +336
 Total Requirement = 7,015 dwellings

4. Agreed Definition of Deliverable

- 4.1. It is agreed that the definition of deliverable is explained in the Glossary to the NPPF (page 72), and the PPG (ID 68-007-20190722). The parties agree that the definition of deliverable in the Glossary to the NPPF is not restricted to categories a) and b) because “in particular” means that it is not a closed list.

5. The Respective Housing Land Supply Positions

- 5.1. The table below paragraph 1.76 (page 18) of **CD5.40** refers to a supply of 7,136 dwellings.
- 5.2. However, that figure includes a supply of 1,843 dwellings from the 35 sites on the long list of potential sites for further testing included in the table on page 14 and 15 of the Document (Appendix 3 refers).
- 5.3. Including for the reasons explained at paragraphs 1.70, 1.77 of **CD5.40**, delivery from the long list of 35 sites is not relied upon for the purpose of the five housing land supply analysis for this Appeal. Rather, and subject to providing evidence of deliverability through the Local Plan process, some of the sites could potentially be relied upon by the Council once the Local Plan is adopted (if found sound by the EIP Inspector). However, it is agreed that this is not a matter for this inquiry, such the deliverability of these sites for this Appeal is not a matter to be tested and is not determinative.
- 5.4. In the circumstances, the Council relies upon a supply of 5,393 dwellings for the purpose of the five year housing land supply calculation for this Appeal (7,136 – 1,843 = 5,293).

¹ *Dwelling stock data released on 21st May 2026 (Table 125) and median workplace based affordability ratios issued on 26th March 2026*

- 5.5. This results in an agreed position between the Council and Appellant that the Council is not able to demonstrate a five year supply of deliverable housing land for the period 1st April 2026 to 31st March 2031.
- 5.6. As such, it is common ground between the Council and Appellant that the Council is not meeting the requirements at paragraphs 78 of the NPPF. In the circumstances, para. 11(d) of the NPPF is engaged.
- 5.7. In the time available since publication of **CD5.40**, the Appellant has not had the opportunity undertake a detailed review of the revised delivery assumptions now relied upon by the Council for the committed sites (including the allocations in the submission Local Plan). Accordingly, the Appellant reserves its position on the deliverability of the Council's components of supply. However, and on account of the agreement that there is a substantial shortfall even on the Council's figures, the matter is not determinative and need not be tested in evidence.
- 5.8. The Council's supply position for the five year period 1st April 2026 to 31st March 2031 is summarised in Table 1 below.

Table 1: The respective Five-Year Housing Land Supply Position

Step	MSDC
A - Annual requirement	1,343
B - Base year Requirement (A x 5):	6,715
C - Add 5% buffer pursuant to HDT (B x 5%)	336
D – Final five year requirement (B + C)	7,051
E - Annual requirement (D/5)	1,410
F – Deliverable supply	5,293
G - No. Years Supply (F/E)	3.75
H - Extent of Surplus / Shortfall compared to 5 year requirement (F – D)	-1,758

- 5.9. The Council considers the shortfall is only a short-term issue, which will be rectified on adoption of the emerging Local Plan. The Appellant disagrees. Notwithstanding, the parties agree that it is a matter to be tested through the Local Plan examination.

6. Summary

- 6.1. The agreed position between the Council and Appellant is that the Council is not able to demonstrate a five year supply of deliverable housing land for the period 1st April 2026 to 31st March 2031.
- 6.2. The Council's position is that it can demonstrate a maximum 3.75 years' supply of deliverable housing land, which results in a shortfall of at least 1,758 dwellings.
- 6.3. In the circumstances, it is agreed that the Council's housing land supply position does not need to be tested in evidence. This will save time and resources ahead of preparing evidence for the inquiry.
- 6.4. This HLS SoCG is signed and dated below.

Signatures

On behalf of the Appellant:

Signed:...*Steven Brown*...

Date: 2nd June 2026

Name: Steven Brown BSc Hons DipTP MRTPI for Woolf Bond Planning Ltd obo Fairfax Acquisitions Ltd and The Norris Family

On behalf of Mid Sussex District Council

S. Ashdown

Signed:

Date: 2nd June 2026

Name: Steve Ashdown BA (Hons) DipTP MRTPI for Mid Sussex District Council
