

# Self-Build and Custom Housebuilding Proof of Evidence of Andrew Moger BA (Hons) MA MRTPI

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Land east of Ansty Way, Cuckfield Bypass, Cuckfield,  
West Sussex

# Self-Build and Custom Housebuilding Proof of Evidence of Evidence of Andrew Moger BA (Hons) MA MRTPI

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Outline planning application (all matters reserved except for access) 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.

Land east of Ansty Way, Cuckfield Bypass, Cuckfield, West Sussex

Fairfax Acquisitions Limited and the Norris Family

May 2026

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# Introduction

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## Section 1

- 1.1 This Self-Build and Custom Housebuilding Proof of Evidence has been prepared by **Andrew Moger BA (Hons) MA MRTPI**, on behalf of **Fairfax Acquisitions Limited and the Norris Family**.
- 1.2 I am a Director at Tetlow King Planning, and my evidence examines the need for Self-Build and Custom Housebuilding plots in Mid Sussex.
- 1.3 My credentials in relation to the Self-Build and Custom Housebuilding sector are as follows:
- I hold a Bachelor of Arts (Hons) degree in Design, Development and Regeneration from Nottingham Trent University (2005) and a Master's degree in Spatial Planning from Birmingham City University (2009). I am a Chartered Member of the Royal Town Planning Institute.
  - I have 20 years professional experience in the field of town planning and housing. I was employed across various local authorities in the Midlands and South West regions between 2006 and 2012 and I have been in private practice since 2013.
  - I acted as planning consultant for Carillion-Igloo Regeneration Partnership and Coastline Housing Association to secure consent for 54 Custom Build homes, 70 affordable homes and 20 open market dwellings in Pool, Cornwall in 2015. This was the first pilot scheme implemented by Homes England to kick-start the Government's commitment to maximising opportunities for Custom Build homes and tap into the growing demand from the British public to create their own unique and individual home.
  - I advised on the Frome Neighbourhood Plan in relation to the introduction of a Self-Build and Custom Housebuilding policy to encourage community-led housing and co-housing.
  - I am retained by the Ministry for Homes, Communities and Local Government (MHCLG) funded Right to Build Task Force to act for a range of clients as a national Self-Build and Custom Housebuilding expert. The Task Force has been established by the National Custom and Self-Build Association (NaCSBA) to help

local authorities, community groups, and other organisations across the UK to deliver Self-Build and Custom Housebuilding projects. The Task Force is Government endorsed and funded, having been recognised in the Housing White Paper: Fixing our Broken Housing Market.

- I have advised a number of private clients on Self-Build and Custom Housebuilding schemes through my role within the Right to Build Task Force in Bristol, Suffolk and Cornwall as well as advising local authorities in Devon, Carlisle, Eden, Humberside, Essex and Oxfordshire on their Self-Build and Custom Housebuilding Registers and their Policy approach.
- I have provided an ‘ask-an-expert’ service and delivered seminars on Self-Build and Custom Housebuilding at both the annual East and West Self-Build and Design Shows.
- I have been guest speaker at Grand Designs Live on the subject matter of understanding the ‘Right to Build.’
- I am a regular speaker at the NaCSBA Annual Conference on the subject matter of self-build and custom housebuilding applications and appeals and provide market insight on self and custom housebuilding in their annual market report.
- I am the retained planning consultant for Custom Build Homes, the UK’s leading Custom Build specialists.
- I have provided expert evidence in relation to self-build and custom housebuilding at more than 50 appeal inquiries and hearings.

1.4 The appeal scheme seeks permission for up to 1,450 residential units inclusive of market and affordable homes, and self-build plots. A total of 30 plots is proposed to be secured as serviced plots for self-build and custom housebuilding. The appeal proposals also propose up to 90 care home beds, a primary school, land for a Special Education Needs (SEND) school, a health hub, a local centre with retail, community and employment uses, sports and recreation facilities and open space, allotments and associated landscape and infrastructure works.

1.5 The full description of development to which the appeal proposals relate is as follows:

*“Outline planning application (All matters reserved except for access) for the redevelopment of the 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”.*

1.6 In preparing this Proof of Evidence reliance has been placed upon information sought through a Freedom of Information (FOI) request made to Mid Sussex Council with the response received on 27 March 2026. A full copy of the response is included at **Appendix 1**.

1.7 In accordance with the Planning Inspectorate’s Procedural Guidance, I hereby declare that:

*“The evidence which I have prepared and provide for this appeal in this Statement is true and has been prepared and is given in accordance with the guidance of the Royal Town Planning Institute. I confirm that the opinions expressed are my true and professional opinions.”*

1.8 In addition, I confirm that no part of my evidence, including the data presented has used any form of artificial intelligence (AI).

1.9 This Self-Build and Custom Housebuilding Proof of Evidence comprises the following five sections:

- Section 2 considers the relevance of Self-Build and Custom Housebuilding as an important material consideration in the planning balance;
- Section 3 considers the planning policy context and other material considerations;
- Section 4 considers the demand for self-build and custom housebuilding in Mid Sussex;
- Section 5 considers the extent to which serviced plots are being delivered to meet this demand within the Mid Sussex area;
- Section 6 considers the weight to be attributed to the provision of self-build and custom housebuilding through the appeal proposals within the planning balance; and
- Section 7 draws together my summary and conclusions.

# Self-Build and Custom Housebuilding as an Important Material Consideration

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## Section 2

### **Introduction**

- 2.1 The need to make provision for Self-Build and Custom Housebuilding is now an established part of the planning system and continues to form an important part of the government's strategy for addressing the national housing crisis, irrespective of the controlling political party.
- 2.2 The demand for this tenure of housing was first detailed in the 2011 Housing Strategy for England and has since become enshrined in national policy within the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).

### The Self-Build and Custom Housebuilding Act (2015)

- 2.3 The Self-Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) placed a legal duty on local authorities to keep a Register of individuals and associations of individuals (i.e., groups) who want to acquire serviced plots of land and to have regard to that Register when carrying out its planning, housing, land disposal and regeneration functions.
- 2.4 Local authorities can separate their Register into two parts (Part 1 and Part 2) if they introduce a local connection test, with those people who meet the criteria of such a test being placed on Part 1 of the Register. Those who meet all the statutory eligibility criteria to join the Register except for the local connection test must be entered onto Part 2 of the Register. This does not apply to members of the Armed Forces.
- 2.5 The duty to give planning permission for enough serviced plots of land to meet the demand on the Register only applies to the number of households entered on Part 1 of the Register. Those on Part 2 of the register remain a material consideration.

### The Housing and Planning Act (2016)

- 2.6 The 2016 Housing and Planning Act at Section 10 placed a duty (which came into force on 31 October 2016) on local authorities to grant sufficient development permissions to meet the demand for Self-Build and Custom Housebuilding in their area arising in each Base Period within the three years after the end of the Base Period.
- 2.7 A legal definition of Self-Build and Custom Housebuilding, for the purpose of applying the Act, is contained in Section 1(A1) and (A2) of that Act as:

*“(A1) In this Act ‘Self-Build and Custom housebuilding’ means the building or completions by-*

*(a) Individuals,*

*(b) Associations of individuals, or*

*(c) Persons working with or for individuals or associations of individuals,*

*Of houses to be occupied as homes by those individuals.*

*(A2) But it does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person”.*

### The Self-Build and Custom Housebuilding (Time for Compliance and Fees)

#### Regulations (2016)

- 2.8 The Time for Compliance and Fees Regulations set out at part two that *“the time allowed for an authority to which section 2A of the Act (duty to grant planning permission etc) applies to comply with the duty under subsection (2) of that section in relation to any Base Period is the period of 3 years beginning immediately after the end of that Base Period (d).”*
- 2.9 Any permissions granted on or before 30 October 2016 (the date on which Base Period 1 ended) cannot therefore be counted towards addressing the statutory duty to meet Part 1 register demand.

#### Planning Practice Guidance (2021)

- 2.10 The Self-Build and Custom Housebuilding section was first introduced on 1 April 2016 and last updated on 8 February 2021.

2.11 It sets out<sup>1</sup> that:

*“In considering whether a home is a Self-Build or Custom Build home, relevant authorities must be satisfied that the initial owner of the home will have primary input into its final design and layout.*

*Off-plan housing, homes purchased at the plan stage prior to construction and without input into the design and layout from the buyer, are not considered to meet the definition of self-build and custom housing.”*

2.12 The benefits of self-build and custom housebuilding are explained out at paragraph 16a<sup>2</sup> which states that *“self-build or custom build helps to diversify the housing market and increase consumer choice. Self-build and custom housebuilders choose the design and layout of their home and can be innovative in both its design and construction.”*

2.13 Paragraph 011<sup>3</sup> details that *“local planning authorities should use the demand data from the registers in their area, supported as necessary by additional data from secondary sources (as outlined in the housing and economic development needs guidance) to understand and consider future need for this type of housing in their area.”*

2.14 It goes on to explain that *“secondary data sources can include data from building plot search websites, enquiries for building plots recorded by local estate agents and surveys of local residents. Demand assessment tools can also be utilised.”*

2.15 The PPG also sets out<sup>4</sup> that *“section 2(1) of the Self-Build and Custom Housebuilding Act 2015 places a duty on relevant bodies to have regard to each self-build and custom housebuilding register”* and that *“the registers that relate to the area of a local planning authority – and the duty to have regard to them – needs to be taken into account in preparing planning policies, and are also likely to be a material consideration in decisions involving proposals for self and custom housebuilding”*.

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<sup>1</sup> Paragraph 016 Reference ID: 57-016-20210208

<sup>2</sup> Paragraph 16a Reference ID: 57-016a-20210208

<sup>3</sup> Paragraph 011 Reference ID: 57-011-20210208

<sup>4</sup> Paragraph 014 Reference ID: 57-014-20210508

The Levelling Up and Regeneration Act (2023)

2.16 The Levelling Up and Regeneration Act (LURA) made further amendments to the 2015 Self-Build and Custom Housebuilding Act so that it now reads as follows:

*Section 2A Duty to grant planning permission etc.*

- (1) *This section applies to an authority that is both a relevant authority and a local planning authority within the meaning of the Town and Country Planning Act 1990 (“the 1990 Act”).*
- (2) *An authority to which this section applies must give development permission for the carrying out of self-build and custom housebuilding on enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority’s area in respect of each base period.*
- (3) *Regulations must specify the time allowed for compliance with the duty under subsection in relation to any base period.*
- (4) *The first base period, in relation to an authority, is the period—*
  - (a) *beginning with the day on which the register under section 1 kept by the authority is established, and*
  - (b) *ending with the day before the day on which section 10 of the Housing and Planning Act 2016 comes into force. Each subsequent base period is the period of 12 months beginning immediately after the end of the previous base period.*
- (5) *In this section “development permission” means planning permission or permission in principle (within the meaning of the 1990 Act).*
- (5A) *Regulations may make provision specifying descriptions of planning permissions or permissions in principle that are, or are not, to be treated as development permission for the carrying out of self-build and custom housebuilding for the purposes of this section.*
- (6) *For the purposes of this section—*
  - (a) *the demand for self-build and custom housebuilding arising in an authority’s area in a base period is the aggregate of –*
    - (i) *the demand for self-build and custom housebuilding arising in the authority’s area in the base period; and*



The Levelling Up and Regeneration Act 2023 (Commencement No.2 and Transitional Provisions) Regulations 2024

- 2.17 On 25 January 2024, the Secretary of State made regulations which brought into force Section 123 of the LURA from 31 January 2024.

Radio 4 interview with Labour Government Housing Minister Matthew Pennycook (9 July 2024)

- 2.18 In an interview on BBC Radio 4 discussing the Labour Governments plans for housing delivery, Housing Minister, Matthew Pennycook stated that:

*“When it comes to a target such as 1.5 million new homes, which is very stretching, but we think achievable, we will need a variety of actors to play their part... ..we could have a separate whole conversation on what we can do on self-build which I think does have a part to play in bringing forward new supply”.*

Letter from Housing minister Matthew Pennycook to the Chair of Homes England (30 September 2024)

- 2.19 In his September 2024 letter to Homes England, the Housing Minister made clear that *“boosting housing supply and unlocking economic growth is a top priority for this government”* and outlined seven immediate priorities, the fifth of which includes to *“support the self and custom build...sectors”*.

National Planning Policy Framework (2024)

- 2.20 In December 2024, a revised National Planning Policy Framework (NPPF) was published. Paragraph 61 makes clear that local authorities need to make sufficient provision of land with permission without delay to meet the needs of different groups.

- 2.21 At paragraph 62 it sets out that in determining the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the Standard Method.

- 2.22 NPPF Paragraph 63 states that within this context, the size, type, and tenure of housing needed for different groups in the community should be assessed and reflected in policy, including *“people wishing to commission or build their own homes”* with footnote 28 detailing that:

*“Under Section 1 of the Self-Build and Custom Housebuilding Act 2015, local authorities are required to keep a Register of those seeking to acquire serviced plots in the area for their own Self-Build and Custom Housebuilding. They are also subject*

*to duties under sections 2 and 2A of the Act to have regard to this and to give enough suitable development permissions to meet the identified demand. Self and Custom Build properties could provide market or affordable housing.”*

2.23 Support for mixed tenure sites is included at paragraph 71 where it is stated that:

*“Mixed tenure sites can provide a range of benefits including creating diverse communities and supporting timely build out rates and local planning authorities should support their development through their policies and decisions. Mixed tenure sites can include a mixture of ownership and rental tenures, including rented affordable housing and build to rent, as well as housing designed for specific groups such as older people’s housing and student accommodation, and plots sold for custom or self-build.*

2.24 Annex 2 of the NPPF defines Self-Build and Custom Housebuilding as:

*“Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-Build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.”*

Consultation draft National Planning Policy Framework (2025)

2.25 In December 2025, the Government published a revised draft NPPF for consultation. The consultation closed on 10 March 2026.

2.26 Under the Plan-making policies in chapter six, draft Policy HO1: Assessing the need for homes, at HO1(2)(j) identifies that development plans should also take into account an assessment of the size, type and tenure of housing or other accommodation needed for different groups to include people wishing to build or commission their own homes.

2.27 Footnote 31 of the consultation draft NPPF explains that *“under section 1 of the Self Build and Custom Housebuilding Act 2015, local authorities are required to keep a register of those seeking to acquire serviced plots in the area for their own self-build and custom house building. They are also subject to duties under sections 2 and 2A of that Act to have regard to this and to give enough suitable development permissions to meet the identified demand. Self and custom-build properties could provide market or affordable housing.”*

- 2.28 Draft Policy HO4: Land for large scale residential and mixed-use development, at HO4(2)(c) sets out that local plans should identify specific sites, infrastructure and other site-specific requirements for large-scale development, including supporting delivery by setting expectations for an appropriate mix of tenures which would meet the needs of different groups. It states that this can include a mixture of ownership and rental tenures, including Social Rent, other rented affordable housing and build to rent, as well as housing designed for specific groups such as older people's housing and student accommodation, and plots for custom or self-build.
- 2.29 Under draft Policy HO5: Meeting the needs of different groups, at HO5(1)(c)(iii) it details that the development plan should, at the most appropriate level, set out policies to address the housing needs of different groups assessed under Policy HO1 and that this should include identifying sites or setting requirements for parts of allocated sites, which can provide specific types of housing where there is an identified need, including plots for self and custom build housing.

#### **Conclusions on self-build and custom housebuilding as an important material consideration**

- 2.30 Central Government, regardless of the controlling political party, has been consistent in seeking to boost the supply of Self-Build and Custom Housebuilding for more than a decade. There is a national unmet demand for this type of housing.
- 2.31 Changes to the 2015 Self-Build and Custom Housebuilding Act (as amended) through the 2023 LURA imposed a tightening of the legislative provisions on local authorities with Section 123 coming into force on 31 January 2024.
- 2.32 There are no transitional arrangements therefore the provisions can be applied retrospectively. The imposition of the requirement for local authorities to count cumulative register numbers where there have been previous base period shortfalls further indicates that this is the way the legislative amendments are intended to be applied.
- 2.33 Local authorities are required to address this through granting sufficient development consents to meet the demand for Self-Build and Custom Housebuilding arising from the self-build register and examining secondary data sources in addition to their Register numbers to obtain a robust assessment of demand and to understand and consider future needs for this type of housing in their area.

- 2.34 The requirement to deliver Self-Build and Custom Build homes is enshrined in statute and within national policy through both the NPPF 2024 and the PPG. The December 2024 NPPF expressly supports the provision of self-build and custom housebuilding on mixed tenure sites to create diversity and support timely build out rate at paragraph 71.
- 2.35 The December 2025 consultation draft NPPF proposes that development plans take account of the needs of those wishing to build or commission their own homes and encourages a mix of housing for specific groups including plots of custom or self-build on large scale residential and mixed-use development. In addition to which it proposed that where the housing needs of different groups have been identified, the development plan should incorporate policies to address this through identifying sites or setting requirements for parts of allocated sites.

# The Development Plan and Other Material Considerations

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## Section 3

### Introduction

- 3.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 3.2 The Development Plan for Mid Sussex comprises the District Plan 2014-2031 (2018) (**CD-5.1**), the Site Allocations Development Plan Document (2022) (**CD-5.2**), the Cuckfield Neighbourhood Plan (2014) (CD-5.6) and the Ansty, Staplefield and Brook Street Neighbourhood Plan (2017) (**CD-5.7**).
- 3.3 Other material considerations include the emerging District Plan Review, the NPPF (2024), the PPG (ongoing updates), the 2015 Self-Build and Custom Housebuilding Act (as amended by the 2016 Housing and Planning Act and the 2023 Levelling Up and Regeneration Act), and The Self-Build and Custom Housebuilding (Time for Compliance and Fees) Regulations (2016).

### The Development Plan

#### Mid Sussex District Plan 2014 - 2031 (2018) – CD-5.1

- 3.4 The Mid Sussex District Plan was adopted in 2018 and covers the Plan period up to 2031.
- 3.5 Policy DP30: Housing Mix, sets out the type of housing needed within the Council area within the Plan period, including to:  
  
*“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”.*
- 3.6 The Mid Sussex Self Build Register is identified as part of the evidence base for Policy DP30.

Mid Sussex Site Allocations Development Plan Document (2022) – CD-5.2

- 3.7 The Mid Sussex Site Allocations Development Plan Document (SADPD) was adopted in 2022 and covers the period to 2031 setting out plans for the location of new homes and jobs. It does not contain any additional policies relating to self-build and custom housebuilding.

Cuckfield Neighbourhood Plan (2014) – CD-5.6

- 3.8 The Cuckfield Neighbourhood Plan was ‘Made’ in 2014 and covers the period up to 2031. It contains no policies relating to self-build and custom housebuilding.

Ansty, Staplefield and Brook Street Neighbourhood Plan (2017) – CD-5.7

- 3.9 The Ansty, Staplefield and Brook Street Neighbourhood Plan was ‘Made’ in February 2017 and also covers the period up to 2031. It contains no policies relating to self-build and custom housebuilding.

**Other material considerations**

Emerging District Plan Review for Mid Sussex – CD-5.18

- 3.10 The emerging District Plan Review for Mid Sussex was submitted for independent examination in July 2024. The Mid Sussex Council website states that the Council currently anticipates the emerging District Plan Review to be adopted at the end of 2026.
- 3.11 The District Plan Review contains emerging Policy DPH6: Self and Custom Build Housing, at page 145 which supports the provision of self and custom build housing.
- 3.12 It is acknowledged within the reasoned justification to Policy DPH6 that *“it can offer a form of housing which is generally more affordable and complements the supply of mainstream housing”* and that *“the provision of self or custom build plots on a range of development types and sizes will support sustainable communities and offer a variety of opportunities to those who wish to build their own home.”*
- 3.13 The proposed wording for emerging policy DPH6 states that:
- “The District Council believes that self and custom build housing has an important role to play in increasing housing choice in the district, consequently...*
- ...3) A minimum of 2% of the residential plots on housing sites comprising of 100 or more dwellings will need to be provided as serviced plots for self or custom build housing”.*

National Planning Policy Framework (2024) – CD-6.1

- 3.14 NPPF Paragraph 63 states that within the context of determining the number of homes needed, the size, type, and tenure of housing needed for different groups in the community should be assessed and reflected in policy, including “*people wishing to commission or build their own homes*” with footnote 28 detailing that:

*“Under Section 1 of the Self-Build and Custom Housebuilding Act 2015, local authorities are required to keep a Register of those seeking to acquire serviced plots in the area for their own Self-Build and Custom Housebuilding. They are also subject to duties under sections 2 and 2A of the Act to have regard to this and to give enough suitable development permissions to meet the identified demand. Self and Custom Build properties could provide market or affordable housing.”*

- 3.15 Support for mixed tenure sites is included at paragraph 71 where it is stated that:

*“Mixed tenure sites can provide a range of benefits including creating diverse communities and supporting timely build out rates and local planning authorities should support their development through their policies and decisions. Mixed tenure sites can include a mixture of ownership and rental tenures, including rented affordable housing and build to rent, as well as housing designed for specific groups such as older people’s housing and student accommodation, and plots sold for custom or self-build.*

- 3.16 Annex 2 of the NPPF defines Self-Build and Custom Housebuilding as:

*“Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-Build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.”*

Planning Practice Guidance (2021) – CD-6.4

- 3.17 The Self-Build and Custom Housebuilding section was first introduced on 1 April 2016 and last updated on 8 February 2021.

- 3.18 The benefits of self-build and custom housebuilding are explained out at paragraph 16a<sup>5</sup> which states that *“self-build or custom build helps to diversify the housing market and increase consumer choice. Self-build and custom housebuilders choose the design and layout of their home and can be innovative in both its design and construction.”*
- 3.19 Paragraph 011<sup>6</sup> details that *“local planning authorities should use the demand data from the registers in their area, supported as necessary by additional data from secondary sources (as outlined in the housing and economic development needs guidance) to understand and consider future need for this type of housing in their area.”*
- 3.20 It goes on to explain that *“secondary data sources can include data from building plot search websites, enquiries for building plots recorded by local estate agents and surveys of local residents. Demand assessment tools can also be utilised.”*
- 3.21 The PPG also sets out<sup>7</sup> that *“section 2(1) of the Self-Build and Custom Housebuilding Act 2015 places a duty on relevant bodies to have regard to each self-build and custom housebuilding register”* and that *“the registers that relate to the area of a local planning authority – and the duty to have regard to them – needs to be taken into account in preparing planning policies, and are also likely to be a material consideration in decisions involving proposals for self and custom housebuilding”*

#### The Self-Build and Custom Housebuilding Act (2015) – CD-6.5

- 3.22 The Self-Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) placed a legal duty on local authorities to keep a Register of individuals and associations of individuals (i.e., groups) who want to acquire serviced plots of land and to have regard to that Register when carrying out its planning, housing, land disposal and regeneration functions.
- 3.23 Local authorities can separate their Register into two parts (Part 1 and Part 2) if they introduce a local connection test, with those people who meet the criteria of such a test being placed on Part 1 of the Register. Those who meet all the statutory eligibility criteria to join the Register except for the local connection test must be entered onto Part 2 of the Register. This does not apply to members of the Armed Forces.

<sup>5</sup> Paragraph 16a Reference ID: 57-016a-20210208

<sup>6</sup> Paragraph 011 Reference ID: 57-011-20210208

<sup>7</sup> Paragraph 014 Reference ID: 57-014-20210508

- 3.24 The statutory duty requirement to grant planning permission for enough serviced plots of land to meet the demand on the Register only applies to the number of households entered on Part 1 of the Register. Those on Part 2 remain a material consideration.

The Housing and Planning Act (2016) – CD-6.6

- 3.25 The 2016 Housing and Planning Act at Section 10 placed a duty (which came into force on 31 October 2016) on local authorities to grant sufficient development permissions to meet the demand for Self-Build and Custom Housebuilding in their area arising in each Base Period within the three years after the end of the Base Period.
- 3.26 A legal definition of Self-Build and Custom Housebuilding, for the purpose of applying the Act, is contained in Section 1(A1) and (A2) of that Act as:

*“(A1) In this Act ‘Self-Build and Custom housebuilding’ means the building or completions by-*

*(a) Individuals,*

*(b) Associations of individuals, or*

*(c) Persons working with or for individuals or associations of individuals,*

*Of houses to be occupied as homes by those individuals.*

*(A2) But it does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person”.*

The Levelling Up and Regeneration Act (2023) – CD-6.7

- 3.27 The Levelling Up and Regeneration Act (LURA) further amends the 2015 self-build and custom housebuilding legislation to ensure that any shortfall in previous base periods is carried forward until such time that it is met, and introduces provision to ensure that only permissions that are for self and custom build are to be counted towards the statutory duty to meet register demand.

The Self-Build and Custom Housebuilding (Time for Compliance and Fees)

Regulations (2016) – CD-6.8

- 3.28 The Time for Compliance and Fees Regulations set out at part two that *“the time allowed for an authority to which section 2A of the Act (duty to grant planning permission etc) applies to comply with the duty under subsection (2) of that section in*

*relation to any Base Period is the period of 3 years beginning immediately after the end of that Base Period (d).”*

- 3.29 Any permissions granted on or before 30 October 2016 (the date on which Base Period 1 ended) cannot therefore be counted towards addressing the statutory duty to meet Part 1 register demand.

### **Conclusions on the Development Plan and other material considerations**

- 3.30 The Development Plan for Mid Sussex Council includes a policy that promotes the provision of self and custom housebuilding plots.
- 3.31 The emerging Mid Sussex District Plan Review includes a draft policy that as well as generally supporting the provision of this tenure of housing, will require a minimum of 2% of dwellings to be self and custom build on all sites of 100 dwellings or more.
- 3.32 The 2015 Self-Build and Custom Housebuilding Act (as amended) places a statutory duty on the Council to have met demand arising from each Base Period of its Register within three years of the end of each Base Period.
- 3.33 Further changes to the 2015 Self-Build and Custom Housebuilding Act (as amended) through the 2023 LURA imposed a tightening of the legislative provisions on local authorities including the requirement to carry forward unmet demand from earlier Base Periods until such time that it has been met, and ensure that only permissions that are for self and custom build are to be counted towards addressing the statutory duty.
- 3.34 The NPPF requires the needs of those wishing to commission or build their own home to be assessed and reflected in policy and the PPG is clear that to undertake a robust assessment of demand the register can be supplemented with secondary data sources to understand and consider future needs for this type of housing.
- 3.35 At a national level there continues to remain a clear desire by central Government to significantly boost the supply of Self-Build and Custom Housebuilding through both the NPPF and the PPG.

# Demand for Self-Build and Custom Housebuilding in Mid Sussex

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## Section 4

### **Mid Sussex housing market needs assessments**

- 4.1 A series of housing need and supply evidence base documents have been undertaken to inform the adopted and emerging Plans. These are considered below in the context of self-build and custom housebuilding evidence.

Northern West Sussex – Mid Sussex: Strategic Housing Market Assessment Update (2012) – CD-5.24

- 4.2 The 2012 Strategic Housing Market Assessment Update (2012 SHMA) does not contain any assessment of self-build and custom housebuilding, nor does it seek to understand and consider the future need for this type of housing in Mid Sussex.

Housing and Economic Development Needs Assessment (February 2015) – CD-5.25

- 4.3 The 2015 Housing and Economic Development Needs Assessment (2015 HEDNA) does make reference to 'people wishing to build their own home' at page 77, stating at paragraph 4.135 that at the time of the 2015 HEDNA *"Mid Sussex does not currently keep a record of households wishing to build their own homes therefore there is currently no identified need to make provision of land for such use"*.

- 4.4 The 2015 HEDNA pre-dates the legislative requirement for local authorities to maintain a self-build register but recognises at paragraph 4.136 that *"the Government is supportive of the self-build sector"*.

Housing and Economic Development Needs Assessment Update (November 2015) – CD-5.26

- 4.5 The 2015 HEDNA Update does not contain any assessment of self-build and custom housebuilding, nor does it seek to understand and consider the future need for this type of housing in Mid Sussex.

Addendum to the Housing and Economic Development Needs Assessment (June 2016) – CD-5.27

- 4.6 The 2016 HEDNA Addendum does not contain any assessment of self-build and custom housebuilding, nor does it seek to understand and consider the future need for this type of housing in Mid Sussex.

Strategic Housing Market Assessment (2021) – CD-5.28

- 4.7 The 2021 SHMA considers self and custom housebuilding, stating at paragraph 2.19 on page 7 that:

*“The Self-Build Guidance section sets out the requirements of the Self-Build and Custom Housebuilding Act 2015 (as amended) including the requirements on Councils to maintain a Register of those interested in self-build housing and to grant consents to meet the need shown. It also sets out that needs assessments can consider other secondary data sources.”*

- 4.8 A specific section on self and custom housebuilding is provided at page 153, with paragraph 11.80 making clear that *“the Government has long had a clear agenda for supporting and promoting the self-build and custom-building sector”*.
- 4.9 Paragraph 11.81 considers the Housing and Planning Act 2016, and its introduction of a legal duty for Councils to grant enough planning permissions to meet the demand on their self and custom housebuilding registers.
- 4.10 Paragraph 11.87 provides details of the Self Build Register that was introduced in Mid Sussex in August 2015, stating that in October 2020 a review of the Register was undertaken which included the following changes:
- Introduction of Local Connection Test;
  - Amended application form;
  - Annual review/re-registration process;
  - Initial registration fee of £50 for all entrants; and
  - Annual renewal fee of £25 for Part 1 entrants.
- 4.11 Paragraph 11.88 confirms that entries were removed from the Register following the introduction of these changes.
- 4.12 At paragraph 11.94 the 2021 SHMA acknowledges that:

*“The number of individuals on a local authority’s self-build register may underestimate demand. The number of individuals – which is low in relative terms to other parts of England – is also likely to be influenced by the Council’s review in October 2020.”*

- 4.13 Paragraphs 11.95 to 11.97 considers secondary data sources and reports that NaCSBA evidence on ‘Mapping the Right to Build’ illustrates that self-build demand within Mid Sussex *“ranks the District in the top 25% of authorities in England”*.

**Housing Need and Requirement – Topic Paper (2024) – CD-5.29**

- 4.14 The Housing Need and Requirement Topic Paper (2024) do not contain any assessment of self-build and custom housebuilding, nor does it seek to understand and consider the future need for this type of housing in Mid Sussex.

**Strategic Housing Market Assessment Update (2024) – CD-5.30**

- 4.15 The SHMA 2024 Update was intended to support the emerging District Plan Review. It does not contain any additional assessment of self-build and custom housebuilding above and beyond that contained in the 2021 SHMA.

**MS03: Homes to meet the needs of all the community: Hearing Statement (February 2026) – CD-5.31**

- 4.16 The MS03 Hearing Statement for the emerging Plan discusses homes to meet the needs of all the community (February 2026) and includes a specific section on self and custom housebuilding.
- 4.17 At paragraph 3.24 it outlines the intention of emerging Policy DPH6 which seeks to provide *“the policy framework for the delivery of self and custom build to meet the identified need”*, via its requirement for 2% delivery on sites of 100 dwellings or more.
- 4.18 Paragraph 3.25 then states that the most recent Base Period (October 2024 to October 2025) shows a demand of 16 applicants registered. It also sets out the Council’s position of there being *“existing self-build commitments (which comprise 14 (net) self-build dwellings).”*

**The Self-Build Register in Mid Sussex**

- 4.19 The Self-Build and Custom Housebuilding Act 2015 requires local authorities to keep a Register of households who wish to Self-Build or Custom Build in their administrative area. From 31 October 2016 amendments to the Act<sup>8</sup> placed further duties on local

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<sup>8</sup> Through the Housing and Planning Act (2016)

authorities requiring them to grant sufficient development permissions for serviced plots of land to meet the demand arising from their Self-Build Register.

4.20 Two data sources have been used to collate the Mid Sussex self-build register data, these are:

- Data returns to the Ministry of Housing, Communities and Local Government (MHCLG) (formerly DLUHC) on Right to Build Register monitoring; and
- Freedom of Information (FOI) data received March 2026 (**Appendix 1**).

MHCLG Right to Build register monitoring (21 February 2025)

4.21 The Council's data returns to MHCLG cover Base Periods 1 to 9. The data returns indicate that a Local Connection Test (LCT) was introduced for entry onto the Mid Sussex self-build register on 1 April 2018 (halfway through Base Period 4) which splits the register into two parts. Part 1 entries are those to whom the statutory duty applies. Although the statutory duty does not apply to Part 2 entries, they remain a material consideration.

4.22 The MHCLG data returns do not distinguish between how many Part 1 and Part 2 entries were added within a Base Period until the data returns for Base Period 8. Entries added to the register prior to the implementation of the LCT are all part 1 entries for the purposes of the application of the Section 2A duty.

4.23 Given that according to the MHCLG data the LCT was introduced halfway through Base Period 3, it is not possible from the MHCLG data to ascertain how many of these joined in the first six months prior to its introduction. As a result of which it has been assumed that all entries in Base Period 3 are Part 1 entries and the application of the LCT occurred from the first full Base period to follow its introduction, which was Base Period 4.

4.24 Utilising the MHCLG data for Base Periods 1, 2 and 3 as 'Part 1' entries for the purposes of the Section 2A duty indicates a total of 400 Part 1 entries across these three initial Base Periods.

#### Freedom of Information Response (March 2026)

- 4.25 The FOI data received in March 2026 (**Appendix 1**) shows a total of 249 individuals joining part 1 of the register across Base Periods 1 to 11, with an additional 58 associations also on Part 1 over the same period. Cumulatively this results in a total of 307 part 1 entries.
- 4.26 The data bears little resemblance to the Councils data returns to MHCLG which illustrate a total of 400 Part 1 entries across the first three Base Periods alone.

#### **Collating the register data sources**

- 4.27 As there are different datasets that provide differing register numbers figure 4.1 below provides a comparative analysis of these to illustrate the disparity and inconsistencies between them. A 'dash' has been used in the table where the data is not held or was not provided.

Figure 4.1: Comparative illustration of register data sources

Source		Mid Sussex MHCLG data returns (February 2025)			Mid Sussex FOI data (March 2026)		
Entries		Total	Total Part 1	Total Part 2	Total	Total Part 1	Total Part 2
<b>Base Period</b>	<b>1</b>	163 individuals 0 groups	163 individuals 0 groups	-	6 individuals 3 groups	5 individuals 2 groups	1 individual 1 group
	<b>2</b>	179 individuals 0 groups	179 individuals 0 groups	-	10 individuals 6 groups	6 individuals 6 groups	4 individuals 0 groups
	<b>3</b>	58 individuals 0 groups	58 individuals 0 groups	-	37 individuals 21 groups	31 individuals 14 groups	6 individuals 7 groups
	<b>4</b>	61 individuals 0 groups	-	-	41 individuals 20 groups	28 individuals 17 groups	13 individuals 3 groups
	<b>5</b>	13 individuals 0 groups	-	-	63 individuals 21 groups	45 individuals 18 groups	18 individuals 3 groups
	<b>6</b>	31 individuals 1 group	-	-	53 individuals 1 group	46 individuals 1 group	7 individuals 0 groups
	<b>7</b>	13 individuals 0 groups	-	-	28 individuals 0 groups	20 individuals 0 groups	8 individuals 0 groups
	<b>8</b>	15 individuals 0 groups	2 individuals 0 groups	13 individuals 0 groups	28 individuals 0 groups	24 individuals 0 groups	4 individuals 0 groups
	<b>9</b>	8 individuals 0 groups	8 individuals 0 groups	0 individuals 0 groups	23 individuals 0 groups	21 individuals 0 groups	2 individuals 0 groups
	<b>10</b>	-	-	-	21 individuals 0 groups	20 individuals 0 groups	1 individual 0 group

	<b>11</b>	-	-	-	11 individuals 0 groups	8 individuals 0 groups	3 individuals 0 groups
<b>Cumulative Totals</b>		540 individuals 1 group	410 individuals 0 groups	13 individuals 0 groups	321 individuals 72 groups	254 individuals 58 groups	67 individuals 14 groups
		<b>Total</b>	<b>Total Part 1</b>	<b>Total Part 2</b>	<b>Total</b>	<b>Total Part 1</b>	<b>Total Part 2</b>

Source: MHCLG data returns (February 2025), FOI data (March 2026)

### **The Part 1 Self-Build Register in Mid Sussex**

- 4.28 Given the extent of the disparity between the two datasets, it is necessary to ascertain which register numbers are to be utilised for measuring performance against the section 2A statutory duty.
- 4.29 For the purposes of the Section 2A duty therefore the dataset used for Base Periods 1 to 3 are taken from the MHCLG data returns.
- 4.30 Thereafter the FOI data has been utilised as it provides a breakdown of Part 1 and Part 2 entries for both individuals and associations for Base Periods 4 to 11.
- 4.31 Figure 4.2 sets out the number of Part 1 entries to which the statutory duty is applied with this data comprised of the MHCLG data returns for Base Periods 1 to 3 and the FOI response data across Base Periods 4 to 8.
- 4.32 This results in a total of 599 Part 1 entries in Mid Sussex to which the Section 2A duty applies and for which consents are required to be granted by 30 October 2026.

Figure 4.2: Mid Sussex Self-Build Register Part 1 to which the statutory duty applies.

Base Period	Start and Finish Dates	Individual Part 1 Register Entries	Associations Part 1 Register Entries	Date by which permissions must be granted
1	31 April 2016 to 30 October 2016	163	0	30 October 2019
2	31 October 2016 to 30 October 2017	179	0	30 October 2020
3	31 October 2017 to 30 October 2018	58	0	30 October 2021
4	31 October 2018 to 30 October 2019	28	17	30 October 2022
5	31 October 2019 to 30 October 2020	45	18	30 October 2023
6	31 October 2020 to 30 October 2021	46	1	30 October 2024
7	31 October 2021 to 30 October 2022	20	0	30 October 2025
8	31 October 2022 to 30 October 2023	24	0	30 October 2026
<b>Total Part 1 Entries</b>		<b>599</b>		

Source: FOI Response (March 2026)

## Suppression of self-build register entries in Mid Sussex

### Local connection test

- 4.33 Approximately halfway through Base Period 4 (on 1 April 2018) the Council introduced a Local Connection Test (LCT). The Councils data returns to MHCLG consistently state this to be the case in every single monitoring year data return between 2017/18 and 2023/24.
- 4.34 The FOI response of March 2026 however claims that the LCT was introduced in 2015 and had been applied to all Base Periods.
- 4.35 It is plainly incorrect to state that the LCT was introduced in 2015 given the consistency of the Councils responses in respect of the date on which it was introduced in their MHCLG data returns.

- 4.36 Furthermore, it is also relevant to note that the Self-Build and Custom Housebuilding Regulations (2016) that provided the regulatory framework to apply an LCT did not come into force until October 2016. Therefore, it would not be possible for an LCT to have been imposed in 2015.
- 4.37 In addition to which, such tests should not be applied retrospectively to the Base Periods that pre-dated their inception and the evidence suggests that the Council have retrospectively removed entries from its register and then sought to measure statutory duty performance against this contrary to the legislative provisions.
- 4.38 The self-build and custom housebuilding section of the PPG<sup>9</sup> (**CD-6.4**) states in respect of local connection tests that the Government “*expects that relevant authorities will apply one or both of these tests only where they have a strong justification for doing so*” and that authorities should “*ensure that they provide clear information to individuals and groups on the rational underpinning local eligibility tests*”
- 4.39 In response to question 7c the FOI data (**Appendix 1**) sets out that the Council state its ‘strong justification’ for introducing the LCT was as follows:
- “To ensure that plots delivered (especially via S106) are offered to those with a local connection first as they are a limited resource. This is in line with the allocation of other types of Affordable Housing provision provided within the District”.*
- 4.40 Firstly, it should be noted that self and custom housebuilding does not meet the NPPF Annex 2 definition of affordable housing, so it is unclear why the Council are linking the imposition of the LCT to how it allocates affordable housing as a means to justify its introduction.
- 4.41 Secondly, there is no requirement in policy, legislation nor regulation for any plots secured by section 106 to be offered firstly to those who are able to demonstrate a local connection to the District.

#### Entry and retainer fees

- 4.42 The 2021 SHMA indicates that the annual register review/re-registration process was introduced in October 2020 together with a register entry fee of £50 and retainer fees of £25 per annum for those wishing to join and remain on Part 1 of the Register.

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<sup>9</sup> Paragraph: 019 Reference ID: 67-019-20210208

- 4.43 In response to question 17 the FOI data (**Appendix 1**) indicates that the Council alerts individuals via email and through its website when plots become available when they have been secured by section 106 agreement.
- 4.44 However, in response to question 14 the FOI data revealed that only three permissions have been secured by S106 agreements whilst in response to question 18 the FOI data indicates that only one register entrant has been successfully matched with a planning permission. It is important to contextualise this by noting that the Council are statutorily required to have consented 599 plots by 30 October 2026 to match Part 1 demand that arose within Base Periods 1 to 8.
- 4.45 One must also then question why anybody would be willing to pay £50 to join the register and then £25 per annum - with no apparent end date to such payments – to remain on it when they appear to receive little in return, with just one permission successfully matched with a register entrant.
- 4.46 It is questionable therefore what the purpose of the local connection test or the application of entry and retainer fees are other than to suppress the number of register entries.

#### **Retrospective removal of self-build register entries**

- 4.47 The legislation is clear at Section 2A(2) that:

*“An authority to which this section applies must give suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority’s area arising in each base period.”*

- 4.48 It goes on at Section 2A(6)(a) to (aa) to clarify that:

*(a) “the demand for self-build and custom housebuilding in an authority’s area in respect of a base period is the aggregate of –*

- (i) the demand for self-build and custom housebuilding arising in the authority’s area in the base period; and*
- (ii) any demand for self-build and custom housebuilding that arose in the authority’s area in an earlier base period in relation to which-*

*(A) the time allowed for complying with the duty in subsection (2) expired during the base period in question, and*

*(B) the duty in subsection (2) has not been met.*

*(aa) the demand for self-build and custom housebuilding arising in an authority's area in a base period is evidenced by the number of entries added during that period to the register under section 1 kept by the authority” (emphasis added).*

- 4.49 The primary legislation is clear that performance against the statutory duty applies to number of entries that were added during that Base Period – and not against a retrospectively revised Self-Build Register.
- 4.50 Therefore, the legislation is clear that retrospectively removing entrants from the self-build register does not absolve the Council of the statutory duty to meet the needs of those that had already joined the register in earlier Base Periods.
- 4.51 The way the legislation is to be applied was subject to discussion in the May 2024 appeal decision relating to land adjacent to 110 Ribchester Road, Clayton Le Dale, Blackburn<sup>10</sup>.
- 4.52 At paragraph 11 Inspector Partington stated that *“I have been provided with differing figures for both the demand for, and supply of, self-build and custom housebuilding in the borough by the appellant and the Council. However, section 123 of the Levelling-up and Regeneration Act 2023 which came into force on 31 January 2024 made changes to the way both the demand and supply of self-build and custom housebuilding are to be calculated.”*
- 4.53 Clarifying the position at paragraph 12 the Inspector set out that:
- “Demand is evidenced not by the number of people on the register at any one time but by the number of entries added to the register in each base period. Whilst authorities may remove individual details from the register, the number of entries remains the same, and retrospective removal of an entry does not reduce the demand figure. Moreover, unmet demand is now cumulative, so any demand that has not been met within the three year compliance period does not dissipate but rolls over and remains part of the demand that an authority has to meet.”*

### **Secondary data sources**

- 4.54 The Councils evidence base in the form of its 2021 SHMA (**CD-5.28**) acknowledges that the self-build register can under-estimate demand and endorses the consideration of secondary data sources.

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<sup>10</sup> APP/T2350/W/23/3335737

- 4.55 The self-build and custom housebuilding section of the PPG<sup>11</sup> explains that local authorities should use the demand data from the registers in their area, supported as necessary by additional data from secondary sources, to understand and consider future need for this type of housing in their area. It states that:

*“Secondary sources can include data from building plot search websites, enquiries for building plots recorded by local estate agents and surveys of local residents. Demand assessment tools can also be utilised.”*

#### Custom Build Homes Group Demand Data

- 4.56 Information received from Custom Build Homes Group (**Appendix 2**) shows that in March 2026 within postcode areas covering the Mid Sussex administrative area there were 916 registrants on Custom Build Homes’ Right to Build Register who were seeking to create their own self-build or customisable home.
- 4.57 It is acknowledged that there may be some people who are registered on the Council’s Self-Build Register as well as the Custom Build Homes Group register. Nevertheless, the figures on the Custom Build Homes Group platform indicate that there remains a substantial level of unmet demand for this type of housing in Mid Sussex.

#### Ipsos Mori and NaCSBA Polling

- 4.58 Local Self-Build Registers only provide a short-term supply-led picture because they rely upon people knowing about the Self-Build Register and then registering their interest. Numbers on the Self-Build Register can therefore be a significant under-representation of latent demand.
- 4.59 Other data sources indicate that the actual demand for Self-Build and Custom Housebuilding plots is higher than indicated by the Council’s Self-Build Register including Ipsos Mori statistics and ONS population estimates.
- 4.60 The Ipsos Mori statistics commissioned by NaCSBA have consistently shown<sup>12</sup> that 1 in 50 of the adult population wish to self or custom build.
- 4.61 Whilst it is acknowledged that this secondary data utilises national data and applies it on a localised level, when taking into account Mid Sussex Council’s adult population<sup>13</sup>

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<sup>11</sup> Paragraph: 011 Reference ID: 57-011-20210208

<sup>12</sup> 2013 to 2020 surveys of 2,000 people aged 15+ with survey data weighted to the known population profile.

<sup>13</sup> Those aged 16 and over- ONS population estimates by local authority based on single year of age [extracted from NOMIS April 2026]

(152,570 based on ONS data) it results in an estimated 3,051 people interested in building their own home across the Mid Sussex Council area.

#### AMA Market Research

- 4.62 Data collected at a national level by AMA Market Research<sup>14</sup> indicates that self and custom build accounts for around 7-10% of housebuilding across the UK. Applying this 7-10% range to the housing need identified by the standard method for Mid Sussex<sup>15</sup> would result in an estimated need for between 95 to 136 self-build and custom housebuilding plots per annum.
- 4.63 Whilst it is acknowledged that this secondary data utilises national data and applies it on a localised level, when applying this range to the emerging District Plan Review period which is proposed to run from 2021 to 2039 this would result in an estimated overall need for between 1,710 and 2,448 self-build and custom housebuilding plots over the 18-year period.
- 4.64 Secondary data sources indicate that demand for self-build and custom housebuilding across Mid Sussex may be substantially higher than the numbers on the Self-Build Register suggests.
- 4.65 In this context, it is relevant to note that national surveys<sup>16</sup> have revealed that eight out of 10 people were unaware that Council's keep a Register of people seeking a plot for a self-build and custom housebuilding project.
- 4.66 Considering which, I am of the view that latent demand is likely to be considerably higher than currently recorded on the Council's own Self-Build Register.

#### **Secondary data sources – Other relevant appeals**

- 4.67 The importance of secondary data sources was recognised by Inspector Mike Hayden in the 11 August 2020 appeal decision in relation to land at Pear Tree Lane, Euxton<sup>17</sup>. In his report at paragraph 60, Inspector Hayden held that:

*“The PPG advises that data on registers can be supplemented from secondary data sources to obtain a robust assessment of demand. The Buildstore Custom Build Register, the largest national database of demand for self and custom build properties, has 185 people registered as looking to build in Chorley, with 699 subscribers to its PlotSearch service. Data from a national survey conducted by Ipsos Mori for the*

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<sup>14</sup> House of Commons Briefing Paper No. 06784 – Self-Build and Custom Build Housing (England)

<sup>15</sup> 1,356 dwellings per annum (December 2024 Standard Method)

<sup>16</sup> Ipsos Mori polls commissioned by NaCSBA between 2014 to 2020.

<sup>17</sup> APP/D2320/W/20/3247136

*National Custom and Self-Build Association, when applied to Chorley's population, indicates that as many as 1,929 people may wish to purchase serviced plots in Chorley over the next 12 months".*

4.68 Paragraph 60 concluded that:

*"They provide evidence of a greater level of demand for self-build than the Council's register shows."*

4.69 The relevance of the use of secondary data sources was also referenced in the June 2021 appeal decision relating to land off Bullens Green Lane, Colney Heath<sup>18</sup> with Inspector Masters setting out at paragraph 50 of her decision how *"the Planning Practice Guidance advises that local authorities should use the demand data from registers, supported by additional data from secondary sources, to understand and consider future need for this type of housing in their area."*

4.70 She went on at paragraph 51 to explain that *"neither authority has an up-to-date assessment of likely future demand for this type of housing in line with the planning practice guidance"* and that *"the appellant provided detailed evidence in relation to the Custom Build Register, none of which was disputed"*.

4.71 In setting out how the two relevant authorities had not met their statutory duty, Inspector Masters also found at paragraph 51 that *"taking into account other secondary data sources, these shortfalls may well be on the conservative side"*.

#### **Conclusions on self-build and custom housebuilding demand in Mid Sussex**

4.72 There are 599 cumulative Part 1 entries on the Mid Sussex self-build register across Base Periods 1 to 8 seeking a serviced plot to build or commission their own home and to whom the Section 2A statutory duty applies.

4.73 Whilst the Self-Build Register is an important tool to help gauge local demand and inform how many permissioned serviced plots need to be made available on a rolling basis each year by the Council, it cannot predict longer term demand for plots.

4.74 I consider that local Self-Build Registers only provide a short-term supply-led picture because they rely upon people knowing about the Self-Build Register and then Registering their interest. It is considered therefore that the numbers on the Self-Build Register can be a significant under-representation of latent demand.

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<sup>18</sup> APP/B1930/W/20/326592 and APP/C1950/W/20/3265926

- 4.75 The PPG explains that local authorities should use the demand data from the registers in their area, supported as necessary by additional data from secondary sources, to understand and consider future need for this type of housing in their area.
- 4.76 The Council considered secondary data sources in the 2021 SHMA to seek to understand and consider the future need for this type of housing in their area and reported that self-build demand within Mid Sussex *“ranks the District in the top 25% of authorities in England”*.
- 4.77 Consideration of secondary data sources within my evidence indicates that in Mid Sussex:
- It is estimated that as many as 3,051 people may be interested in building their own home across the authority area when national survey data is applied to ONS adult population data for Mid Sussex.
  - It is estimated that there may be a need for between 1,710 and 2,448 self-build and custom housebuilding plots over the 18-year emerging period when national data on self and custom build is applied to the standard method figure for Mid Sussex.
  - Within postcode areas covering the Mid Sussex Council administrative area in March 2026 there were 916 registrants on Custom Build Homes’ Group Right to Build Register who were seeking a plot to create their own self-build or customisable home.
- 4.78 The importance of secondary data sources when considering demand was recognised by Inspector Hayden in the Pear Tree Lane decision<sup>19</sup> and Inspector Masters in the Bullen’s Green Lane, Colney Heath decision<sup>20</sup>.
- 4.79 There remains a substantial level of unmet need for this type of housing in Mid Sussex.

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<sup>19</sup> APP/T2350/W/23/3335737

<sup>20</sup> APP/B1930/W/20/326592 and APP/C1950/W/20/3265926

# Supply of Self-Build and Custom Housebuilding in Mid Sussex

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## Section 5

### **The Section 2A Duty to Grant Planning Permission**

- 5.1 The 2015 Self-Build and Custom Housebuilding Act (as amended) requires enough planning permissions for plots to be granted to meet the demand for self-build and custom housebuilding, noting that the level of demand is established by reference to the number of entries added to the self-build register during a Base Period.
- 5.2 At the end of each Base Period, the authority has three years in which to permission an equivalent number of plots for self-build and custom housebuilding which meet the definitions set out in the Act, as there are entries for that Base Period.
- 5.3 The definition of what constitutes self-build and custom housebuilding is set out at section 1(A1) and 1(A2) of the Act (as amended) as follows:

*“(A1) In this Act ‘Self-Build and Custom housebuilding’ means the building or completions by-*

*(a) Individuals,*

*(b) Associations of individuals, or*

*(c) Persons working with or for individuals or associations of individuals,*

*Of houses to be occupied as homes by those individuals.*

*(A2) But it does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person”.*

### **Self-build and custom housebuilding permissions in Mid Sussex**

- 5.4 There are two data sets to consider in respect of the supply of permissions for self-build and custom housebuilding in Mid Sussex, these comprise:
- Data returns to MHCLG on Right to Build Register Monitoring; and

- Freedom of Information data received (March 2026<sup>21</sup>).

#### MHCLG Right to Build Register monitoring (21 February 2025)

5.5 The Council's data returns to MHCLG indicate a total of 31 plots permissioned across Base Periods 1 to 9 with these attributed to the following Base Periods based upon the date permission are recorded within the data returns:

- Base Period 1 – 12 permissions
- Base Period 2 – 2 permissions
- Base Period 3 – 6 permissions
- Base Period 4 – 2 permissions
- Base Period 5 – 5 permissions
- Base Period 6 – 4 permissions

5.6 No information is provided on the permissions being counted however within the MHCLG data returns to enable any meaningful analysis of them to consider whether they contain any evidence of being for self or custom build or are secured to be delivered as such by condition or legal agreement.

#### Freedom of information response (March 2026)

5.7 The FOI data received in March 2026 sets out at question 13 the number of planning permissions, along with their reference numbers, that the Council claims to have granted towards addressing demand arising from each Base Period.

5.8 This results in a total of 79 permissions (providing 89 plots) that the Council claim to be counting towards their Section 2A duty.

5.9 The Council were asked at FOI question 16 how permissions are identified as being for self and custom housebuilding, meeting the legislative definitions in the 2015 Self-Build and Custom Housebuilding Act (as amended) and the PPG requirements for primary input into design and layout. The FOI data indicates that this is *“through the planning officer checking the planning application”*.

5.10 I have undertaken an assessment (**Appendix 3**) of all the permissions set out in the FOI data and found a total of 60 plots which contained evidence of constituting self or

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<sup>21</sup> Appendix 1

custom build and/or a mechanism to secure as such through condition or legal agreement in a 'best case' scenario.

- 5.11 Of these only two permissions had a mechanism to secure as self or custom build in the form of a completed legal agreement, which between them secured a total of eight plots which represents a 'worst case' scenario.
- 5.12 A total of 13 permissions were granted prior to 30 October 2016 (the date on which Base Period 1 ended) and therefore fail the requirements of the Self-Build and Custom Housebuilding (Time for Compliance and Fees) Regulations 2016, which directs that these cannot be counted towards the Section 2A duty.

### **Summary of the self-build and custom housebuilding supply position in Mid Sussex**

- 5.13 The Council appears to place considerable reliance upon CIL self-build exemption applications as a proxy for supply of self and custom build permissions. However, I do not consider reliance upon such exemptions to be a robust approach to monitoring the actual supply of permissions for self-build and custom housebuilding – a position that is supported by a recent appeal decision.
- 5.14 In the 5 August 2025 appeal decision relating to land west of Leighton Buzzard Road, Hemel Hempstead<sup>22</sup> at paragraph 137 Inspector Dillon set out that:
- “Community Infrastructure Levy (CIL) self-build exemption applications are not a reliable proxy for the actual level of the supply of this housing product. This is because the Borough Council’s duty applies to the grant of development permission and the CIL Regulations provide a different definition of this housing product for their own distinct purpose.*
- 5.15 Furthermore, at paragraph 138 the Inspector recorded that:
- “The Borough Council has not clearly demonstrated that it had interrogated each permission against the definition in the Self-build and Custom Housebuilding Act (2015), whereas the appellant has.”*
- 5.16 It is particularly relevant to note that the CIL Regulations do not correlate with the Self-Build and Custom Housebuilding legislation or the provisions of the self-build and custom housebuilding section of the PPG.

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<sup>22</sup> APP/A1910/W/24/3345435

- 5.17 To qualify for the CIL self-build exemption there is no requirement to have had primary input into design and layout which means there can be no certainty that the legislative definitions at Section 1(A1) and 1(A2) of the 2015 Act (as amended) are achieved.
- 5.18 For example, Landowner A could achieve full planning permission and sell the land with permission to Purchaser B who then builds (or commission someone to build for them) the home in line with the permission for which they had no input whatsoever into design and layout and yet they can still achieve the CIL self-build exemption under the CIL Regulations.
- 5.19 When one considers this against the definition of a self or custom-builder at Section (1)(A2) of the 2015 Act (as amended) it is clearly stated there that: “It does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person”
- 5.20 Plainly such a scenario would not meet with the legislative requirements under Section 2A of the Act and nor could the Council be satisfied that the development permission being counted meets the legislative requirements as required by the PPG<sup>23</sup>.
- 5.21 There is considerable uncertainty therefore as to the robustness of the Councils approach to which permissions are being counted towards its supply.
- 5.22 In addition to which one must also consider the amendments to the 2015 Self-Build and Custom Housebuilding Act (as amended) through the 2023 LURA which makes clear at Section 2A(2) that in the context of the statutory duty, development permissions that are counted towards this must be *“for the carrying out of self-build and custom housebuilding”* on serviced plots. Where such permissions are secured by condition or legal agreement then this provides certainty in this regard.
- 5.23 The explanatory notes to the LURA amendments set out that the revisions to the 2015 Act were made *“to ensure that only planning permissions that are specifically to be built out for self or custom build (for example via a planning condition or obligations) qualify towards meeting demand.”*
- 5.24 Without an enforceable mechanism such as a planning obligation or condition to secure provision of a permission, or part thereof, as self-build and custom housebuilding there can be no certainty that this is what will be delivered or that it would meet the legal definitions contained within the 2015 Act (as amended).

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<sup>23</sup> Paragraph: 038 Reference ID: 57-038-20210508

### **Statutory duty performance in Mid Sussex**

- 5.25 Section 4 of my evidence set out the number of Part 1 entries on the Mid Sussex Self-Build register to which the statutory duty to grant planning permission applies with figure 5.1 utilising this data to illustrate the Appellants position in respect of statutory duty performance when considering permissions that have a mechanism to secure as self-build and custom housebuilding.

Figure 5.1: Statutory duty performance in Mid Sussex

Base Period	No. of Part 1 Entries (individuals and associations)	Long-stop date to Meet Demand	No. of plots permissioned with mechanism to secure	Base Period Shortfall/ Surplus	Cumulative shortfall/surplus
<b>1</b> (1 April 2016 to 30 October 2016)	163	30 October 2019	0	<b>-163</b>	<b>-163</b>
<b>2</b> (31 October 2016 to 30 October 2017)	179	30 October 2020	0	<b>-179</b>	<b>-342</b>
<b>3</b> (31 October 2017 to 30 October 2018)	58	30 October 2021	0	<b>-58</b>	<b>-400</b>
<b>4</b> (31 October 2018 to 30 October 2019)	45	30 October 2022	0	<b>-45</b>	<b>-445</b>
<b>5</b> (31 October 2019 to 30 October 2020)	63	30 October 2023	2	<b>-61</b>	<b>-506</b>
<b>6</b> (31 October 2020 to 30 October 2021)	47	30 October 2024	0	<b>-47</b>	<b>-553</b>
<b>7</b> (31 October 2021 to 30 October 2022)	20	30 October 2025	6	<b>-14</b>	<b>-567</b>
<b>8</b> (31 October 2022 to 30 October 2023)	24	30 October 2026	0	<b>-24</b>	<b>-591</b>
<b>Totals</b>	599	<b>Totals</b>	<b>8</b>	<b>-591</b>	

Source: FOI Response (March 2026)

- 5.26 The Appellant's position is that when the correct Part 1 register entry numbers are used to compare statutory duty performance against the Appellant's position on supply then there remains a cumulative shortfall of 591 plots across Base Periods 1 to 8 which results in statutory duty failure in every single Base Period to date. In this scenario 99% of self-build register need have gone unmet since 2016.
- 5.27 Even if one were to adopt an alternate supply position whereby one was to count the permissions providing 60 plots that contain evidence of being for self-build and custom housebuilding (though not all include a mechanism to secure as such) towards supply, then there would still be a substantial shortfall of 539 plots. In this scenario 90% of self-build register need have gone unmet since 2016.
- 5.28 And even if one were to erroneously count all the permissions that the Council rely upon their FOI response providing for 76 plots<sup>24</sup> despite the lack of evidence and/or lack of any mechanism to secure and self or custom build in many of these permissions, then there would also still be a substantial shortfall of 523 plots. In this scenario 87% of self-build register needs have gone unmet since 2016.
- 5.29 In every supply scenario there is a substantial shortfall relative to the Section 2A duty.

#### **Future delivery of self-build and custom housebuilding plots in Mid Sussex**

- 5.1 Despite the inclusion of a policy that is supportive of self and custom build the adopted Development Plan in Mid Sussex has failed to make any meaningful contribution to address the substantive shortfall in serviced plot provision relative to the statutory duty that has accrued during the Plan period to date.
- 5.2 The emerging District Plan Review includes a proposed policy requiring 2% of all dwellings be provided as self and custom build on sites of 100 or more. However, the Plan examination has been a protracted process, and it is currently unclear if, or when, the Plan is capable of being found to be sound. As such the emerging Plan strategy will also not address the substantive cumulative shortfall anytime soon.
- 5.3 In order to address the substantive shortfall that has already accrued sites such as the appeal site are essential to begin to address unmet needs.

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<sup>24</sup> Having discounted those which fail the Self-Build and Custom Housebuilding (Time for Compliance and Fees) Regulations 2016

### **Conclusions on self-build and custom housebuilding supply in Mid Sussex**

- 5.4 There is a total of 599 Part 1 register entries to which the statutory duty applies between Base Periods 1 to 8.
- 5.5 The Appellant's position is that – at best – there are just 60 plots in reply which results in a shortfall of 539 plots across Base Periods 1 to 8.
- 5.6 When consideration is only given to plots that have a mechanism to secure (such as condition or legal agreement) as self or custom build then there are only two permission (providing for a total of 8 plots) that the Council is able to count towards its supply which would result in a shortfall of 591 plots across Base Periods 1 to 8 and statutory duty failure for every single Base Period to date.
- 5.7 The amendments to the 2015 Self-Build and Custom Housebuilding Act (as amended) through the 2023 LURA make clear at Section 2A(2) that in the context of the statutory duty, development permissions that are counted towards this must be *“for the carrying out of self-build and custom housebuilding”* on serviced plots. Only where such permissions are secured by condition or legal agreement can there be certainty in this regard.
- 5.8 The explanatory notes to the LURA amendments set out that the revisions to the 2015 Act were made *“to ensure that only planning permissions that are specifically to be built out for self or custom build (for example via a planning condition or obligations) qualify towards meeting demand”*.
- 5.9 Even if one were to erroneously count all the permissions that the Council rely upon their FOI response providing for 76 plots<sup>25</sup> despite the lack of evidence and/or lack of any mechanism to secure and self or custom build in many of these permissions, then there would also still be a substantial shortfall of 523 plots.
- 5.10 In every supply scenario there is a substantial shortfall relative to the Councils Section 2A duty.
- 5.11 Whilst the Council has an adopted Development Plan policy for self and custom build it has proven to be wholly ineffective in addressing needs and the cumulative shortfall hat has accrued appears highly unlikely to be addressed by the current adopted Development Plan.

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<sup>25</sup> Having discounted those which fail the Self-Build and Custom Housebuilding (Time for Compliance and Fees) Regulations 2016

- 5.12 The emerging District Plan Review includes a proposed policy requiring 2% of all dwellings on sites of 100 or more dwellings to be self or custom build which the appeal scheme accords with. However, it currently remains unclear if, or when, the emerging Plan will be capable of being found to be sound. Resultantly it will also not address the substantive shortfall that has accrued anytime soon.
- 5.13 What is abundantly clear is that action needs to be taken now to address unmet identified demand. Serviced plots secured by legal agreement – such as the 30 proposed by the appeal scheme - are necessary to address both current and future unmet need for this type of housing in Mid Sussex.

# Weight to be Attributed to the Provision of Self-Build and Custom Housebuilding

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## Section 6

### Introduction

- 6.1. The Government attaches weight to achieving the objective of significantly boosting the supply of homes. The NPPF is clear at paragraph 61 that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward and that the needs of groups with specific housing requirements are addressed.
- 6.2. Paragraph 62 of the NPPF sets out that to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment. It goes on at paragraph 63 to detail that the type of housing needed for different groups in the community should be assessed and reflected in planning policy, including for people who wish to commission or build their own homes.
- 6.3. Irrespective of the controlling political party, there has been longstanding Government support for increasing the supply of plots for self-build and custom housebuilding.
- 6.4. As has been set out in the preceding section of my evidence, there is a substantial shortfall in the supply of serviced plots in Mid Sussex in all possible supply scenarios and there remains an unmet need for this type of housing in Mid Sussex.
- 6.5. The adopted Plan strategy appears highly unlikely to address the unmet needs for this type of housing without sites such as the appeal site which makes provision for serviced plots secured by legal agreement which provides certainty that legislative definition compliant self and custom build homes will be delivered.
- 6.6. The emerging District Plan Review, which is currently at examination, contains proposed Policy DPH6 which will require 2% of all dwellings on sites of 100 dwellings or more to be delivered as self or custom housebuilding plots. The appeal proposals are in accordance with this emerging Plan requirement.

## **The weight to be attributed to the proposed self-build and custom housebuilding plots**

### Committee Report – CD-3.1

- 6.7. In recommending the appeal scheme for approval, self-build and custom housebuilding was discussed at paragraphs 12.38 to 12.42.
- 6.8. Paragraph 12.38 stated that:
- “Furthermore, it is proposed that the development will provide up to 30 self-build units, as defined under the Self-Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016). The Act does not distinguish between self-build and custom housebuilding and provides that both are when an individual, and association of individuals, or persons working with or for individuals or associations of individuals, build or complete houses to be occupied as homes by those individuals.”*
- 6.9. Paragraph 12.39 went on to discuss emerging Policy DP30 and the requirements within the NPPF to meet the needs of different groups, including those that wish to build their own homes, stating that:
- “Policy DP30, as set out above, identifies that development will need to meet the current and future needs of different groups within the district, including those who wish to build their own homes. This reflects the requirements of paragraph 63 of the NPPF to ensure that local policies meet the established need within an area. Moreover, paragraph 73(b) of the NPPF that local planning authorities should:*
- ‘b) seek opportunities, through policies and decisions, to support small sites to come forward for community-led development for housing and self-build and custom-build housing’”.*
- 6.10. Paragraph 12.40 acknowledged that the Council *“must grant ‘suitable development permissions’ in respect of enough serviced plots of land to meet the demand for self-build and custom housing building in the authority’s area”.*
- 6.11. Paragraph 12.41 discusses the Councils Self Build register, stating that *“as of 24<sup>th</sup> October 2024 (date of last publication) there were 23 applicants on the ‘MSDC Self and Custom Build Register of Interest’, of whom 21 had an evidenced local connection to Mid Sussex”.*
- 6.12. These figures from the Committee Report do not correlate with the numbers identified by the Council on Part 1 of its Register through the March 2026 FOI response and nor

do they bear any resemblance to the Councils data returns to MHCLG. In addition to which there is no consideration given to the supply of plots in response to demand.

- 6.13. The consideration of the 30 plots provided for through the appeal proposals do not therefore appear to have been considered against the appropriate demand and supply data.
- 6.14. Paragraph 12.42 concluded that:
- “The proposals provision of up to 30 self/custom build dwellings is a material consideration in the determination of the application, which is supported by planning policy. This provides a positive benefit to the proposed development”.*
- 6.15. Paragraph 12.182 set out the benefits of the scheme to weigh against the less than substantial heritage harm, including the provision of housing which includes self and custom housebuilding plots.
- 6.16. Paragraph 12.183 stated that *“it is your Planning Officer’s view that these are important benefits and should attract significant weight in the planning balance. Taken together, your Planning Officer considers the public benefits outlined above outweigh the less than substantial harm to the setting of the heritage assets outlined above”.*
- 6.17. Paragraph 13.8 afforded substantial positive weight to the delivery of housing, including the 30 self-build plots, in the context of the Councils inability to *“demonstrate a five-year housing land supply and the goal of national policy significantly boost the supply of housing”.*
- 6.18. Paragraph 13.35 set out the various benefits of the proposed scheme, including the provision of *“up to 1,450 new dwellings (including specialist units and self/custom build plots) at a time when the Council cannot demonstrate a five-year housing land supply”*, concluding that *“these benefits, each of which are considered to be significant, would accord with the economic, social and environmental objectives as set out in paragraph 8 of the NPPF”* (emphasis added).

#### Secretary of State and appeal decisions

- 6.19. The importance of self-build and custom housebuilding as a material consideration has been reflected in several Secretary of State and appeal decisions.
- 6.20. Of particular interest is the amount of weight which has been afforded to the provision of Self-Build and Custom Housebuilding plots relative to other material considerations. Brief summaries of relevant appeals are outlined below.

**Appeal decision: Land east of Park Lane, Coalpit Heath, South Gloucestershire (6 September 2018)<sup>26</sup>**

6.21. The Inspector found at paragraph 61 of his report that:

*“There are three different components of the housing that would be delivered: market housing, affordable housing (AH) and Custom-Build housing (CBH). They are all important and substantial weight should be attached to each component” (emphasis added).*

6.22. Furthermore, the Inspector was clear in his decision that:

*“The fact that the much-needed AH and CBH are elements that are no more than required by policy is irrelevant – they would still comprise significant social benefits that merit substantial weight” (emphasis added).*

6.23. Notably, substantial weight was awarded in this case to the provision of serviced plots despite the Council having not failed their statutory duty at that time.

**Appeal decision: Land off Hepworth Road, Woodville (25 June 2019)<sup>27</sup>**

6.24. The Inspector set out at paragraph 28 that *“the Council is required by the provisions in Section 2A of the Self-Build and Custom Housebuilding Act 2015 (as amended) to grant planning permission for enough serviced plots of land to meet the demand for self-build and custom housebuilding in the District which arises in each Base Period. I consider the appeal proposal is necessary to enable the Council to meet its statutory obligations with respect to the duty under Section 2A of the Self-Build and Custom Housebuilding Act 2015 (as amended), given that there appears to be an inadequate supply of serviced plots coming forward for development in the District.”*

6.25. In weighing matters in the planning balance, at paragraph 47 he concluded that *“I attach substantial weight in terms of the economic benefits that would arise from the provision of 30 dwellings in Woodville. The new residents that would live in these homes are likely to use and support local services, local facilities and local businesses. Therefore, the proposal is likely to make a positive contribution to the local economy. The development of each property should create opportunities for local builders, tradesmen and builder’s merchants. This has the potential to create local employment and training opportunities” (emphasis added).*

<sup>26</sup> APP/P0119/W/17/3191477

<sup>27</sup> APP/G2435/W/18/3214451 and APP/G2435/Q/18/3214498

6.26. Furthermore, paragraph 48 found that:

*“The appeal proposal does not represent unnecessary development because it would greatly assist NWLDC to meet its statutory obligations with respect to providing serviced plots for self-build and custom-build housing. This would ensure that the proposed development plays a major role in meeting an evidenced housing need in North West Leicestershire. Moreover, the mix of housing types that come forward on the site would respond to the needs of local residents in accordance with Policy H6 of the LP and paragraph 59 of the NPPF. The overall layout of the site has been designed to ensure that a high standard of amenity can be provided for existing and future residents in line with Policy D2 and paragraph 127f of the NPPF. This comprises a substantial social benefit” (emphasis added).*

6.27. Notably, in this case too, the provision of serviced plots was considered to be a substantial social benefit despite the Council having not failed their statutory duty at that time.

**Secretary of State decision: Land off Darnhall School Lane, Winsford, Cheshire (4 November 2019)<sup>28</sup>**

6.28. Whilst it is acknowledged that despite the Inspectors recommendation to approve the appeal, the Secretary of State dismissed it, it is of relevance to consider the weight attributed to self-build by both the Inspector and the Secretary of State.

6.29. At paragraph 412 of the Inspectors report, they stated that:

*“The self-build plots would help meet the government’s objective expressed in the Housing White Paper and now included in the revised Framework, to support the growth of self and custom build homes. Whilst maintaining a register of those seeking to acquire serviced plots under Section 1 of the Self-Build and Custom Housebuilding Act 2015, to date there are no specific development permissions in CW&C to meet the identified demand. As identified through the Council’s self-build register that amounts to 309 households. In cross-examination the Council confirmed that it did not know how many self-build plots it had granted planning permissions for during the plan period. The extent to which the Council has supplemented this data with secondary information, as recommended by the Framework, was also not clear but despite Build Store’s database identifying 443 registrants within ten miles of the appeal site, the*

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<sup>28</sup> APP/A0665/W/14/2212671

*Council maintained that there is no demand at all in Winsford for such housing on a large scale.”*

6.30. He went on at paragraph 413 to explain that:

*“I do not share the Council’s pessimism about the need for self and custom build housing at Winsford. Its stance is largely based on conjecture rather than hard evidence and I also note that despite government advice, emerging Policy DM20 of the CW&CLP P2 sets no targets for self and custom-build housing nor allocates any specific sites. The twenty-six plots on adjacent Peacock Avenue, which were developed in such a way some years ago, suggests that such a development can be achieved at Winsford in the right circumstances.”*

6.31. At paragraph 414 the Inspector found that:

*“The self-build element would carry some social benefits in helping to respond to the needs of a particular group, identified by the SHMA and the Government, who wish to build their own homes...I consider that the self-build element of the scheme should attract substantial weight” (emphasis added).*

6.32. The Secretary of State agreed with the Inspector at paragraph 28 of their decision letter where they stated that:

*“The social benefits of the provision of the self-build element of the scheme should attract substantial weight” (emphasis added).*

**Appeal decision: Corner Mead, Newland Lane, Droitwich Spa (13 July 2020)<sup>29</sup>**

6.33. The Inspector found at paragraph 31 that:

*“I do not consider the evidence provided by the Council is sufficiently reliable for me to conclude that the Council has met its duty under Section 2A. To my mind, some further analysis of the raw data is necessary...*

*...It is not sufficient to rely on CIL exemption forms without this type of further analysis, which is lacking in the Council’s evidence. I conclude that the Council has not satisfactorily demonstrated that it has granted enough permissions for serviced plots to meet the demand for self-build and custom build plots in the first base period.”*

6.34. In undertaking the planning balance at paragraph 51, the Inspector considered that:

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<sup>29</sup> APP/H1840/W/19/3241879

*“While there is no dispute that the Council can demonstrate a 5-year supply of housing land, I consider that the Development Plan is out-of-date in respect of self-build housing....*

*...In view of the importance attached to provision for self-build housing in the NPPF and PPG I do not accept the Council’s view that it should be treated simply as a component of general market housing. The tilted balance is therefore engaged in this case.”*

- 6.35. Finally, at paragraph 52 the Inspector set out that *“the proposed development would make a significant contribution to the supply of sites for self-build housing in Wychavon in accordance with section 5 of the NPPF and the associated PPG. There would be an economic benefit during construction and from on-going support for local facilities, and significant social benefit in terms of the diversity of housing type which would contribute towards meeting the Council’s duty under the 2015 Act. I attach substantial weight to this benefit”* (emphasis added).

***Appeal decision: Land at Church Lane, Whittington (20 November 2020)***<sup>30</sup>

- 6.36. The appeal proposals were for two self-build dwellings.
- 6.37. At paragraph four the Inspector found that for the second base period there was a significant undersupply and that *“consequently, and notwithstanding the existence of a five-year housing land supply more generally, the significant undersupply of self-build housing in the second Base Period carries substantial weight in favour of the proposal in helping to meet statutory requirements”* (emphasis added).
- 6.38. They also recognised at paragraph five that *“the self-build nature of the proposal has been appropriately secured by the executed Unilateral Undertaking submitted by the appellant”* which they considered met the three tests in the NPPF and Regulations 122(2) of the Community Infrastructure Levy Regulations 2010 (emphasis added).
- 6.39. In drawing together their conclusions at paragraph 10, the Inspector set out that although *“the proposal would not be in an appropriate location, conflicting with Policies SWDP1, SWDP2 and SWDP21 of the SWDP, as these policies seek to protect the countryside and significant gaps from urbanising development. However, I have identified an undersupply of self-build housing, and the policy objectives under paragraph 61 of the Framework, as a material consideration carrying substantial*

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<sup>30</sup> APP/H1840/W/20/3255350

weight in favour of the proposal that outweighs the limited harm from conflict with the development plan in this particular case” (emphasis added).

**Appeal decision: Land behind 31-33 The Causeway, Steventon (28 May 2021)<sup>31</sup>**

6.40. Inspector McGlone found at paragraph 24 that the Council “has not granted enough suitable planning permissions to address the demand arising from the first two base periods (70 and 109 entries respectively) which was to be met by 30 October in 2019 and 2020.”

6.41. At paragraph 26 the Inspector set out that “the proposal would help meet the demand arising from the third base period (80 entries). As of 24 February 2021, the Council had granted 7 suitable planning permissions” and that “the proposed provision would be of a substantial benefit given the period of time left for the Council to meet the demand for the third base period.”

6.42. He went on to explain at paragraph 28 that:

*“Approaches to unmet demand, which is a relevant consideration, have been considered in several appeal decisions. If I were to take unmet demand into account, the scale of the proposal would not change the substantial weight that I have set out above, nevertheless, the position would only confirm my opinion about the weight that I have given to the provision of this type of housing”.*

6.43. In undertaking the planning balance, Mr McGlone found at paragraph 47 that:

*“The provision of self-build and custom-build houses would be a public benefit as they would help the Council meet its duty, help address the established demand for this type of house and widen the type and size of housing in the area. These are substantial social benefits. The S106 would secure the provision of the self-build or custom-build houses and satisfy the relevant tests. Future occupiers would be likely to use and support local services, local facilities and local businesses. Consequently, the proposal would make a positive contribution to the local economy. The development of each house should also create opportunities for local builders, tradesmen and builders’ merchants leading to local employment opportunities.”*

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<sup>31</sup> APP/V3120/W/20/3265465

***Appeal Decision: Land off Bullens Green Lane, Colney Heath (14 June 2021)***<sup>32</sup>

- 6.44. Inspector Masters in her 14 June 2021 decision to allow 100 dwellings in the Green Belt (10% of which were self-build plots) at Colney Heath.
- 6.45. At paragraph 50 of her decision, she set out at paragraph 50 of her decision how *“the Planning Practice Guidance advises that local authorities should use the demand data from registers, supported by additional data from secondary sources, to understand and consider future need for this type of housing in their area.”*
- 6.46. Inspector Masters went on at paragraph 51 to explain that *“neither authority has an up-to-date assessment of likely future demand for this type of housing in line with the planning practice guidance”* and that *“the appellant provided detailed evidence in relation to the Custom Build Register, none of which was disputed”*.
- 6.47. She discussed how the authorities in that case had not met their statutory duty and stated that *“taking into account other secondary data sources, these shortfalls may well be on the conservative side.”*
- 6.48. Inspector Masters concluded at paragraph 52 that *“the provision of 10 self-build serviced plots at the appeal site will make a positive contribution to the supply of self-build plots in both planning authority areas. I am attaching substantial weight to this element of housing supply.”*

***Appeal decision: Land to the rear of Brock Cottage, Burford Road, Brize Norton (11 July 2022)***<sup>33</sup>

- 6.49. The appeal decision relates to an outline application for two plots for self-build and custom housebuilding.
- 6.50. At paragraph 18 the decision set out that there was a total of 499 entries across Base Period 1 to 3 with paragraph 23 identifying a total supply of 91 plots. This equates to a shortfall of 408 plots. Paragraph 23 goes on to find that *“it can only be concluded that there is a substantial shortfall in provision during the different periods.”*
- 6.51. Within this context, in the planning balance section of their report, the Inspector found at paragraph 34 that *“the Council has fallen well short of granting suitable planning permissions to meet the identified SBCH demand.”*

<sup>32</sup> APP/B1930/W/20/326592 and APP/C1950/W/20/3265926

<sup>33</sup> APP/D3125/W/21/3274197

6.52. And that “*although the contribution to SBCH supply would be small, the extent of the shortfall, the statutory SBCH duty, and the identified economic and social benefits would cumulatively amount to substantial weight in the balance.*”

***Appeal decision: Land adjacent to Walton Hall, Chapel Lane, Walton (8 September 2022)***<sup>34</sup>

6.53. The appeal proposals were for one self-build dwelling.

6.54. Inspector Young set out at paragraph 6 that “*the Council has not met its statutory duty to have issued a sufficient number of permissions to meet demand arising from its Self-Build Register in respect of Base Periods 1, 2 and 3*”.

6.55. The Inspector further found that “*while the Council is looking to redress the shortfall, current policies seem unlikely to prevent the situation from getting worse in the foreseeable future. I therefore find it probable that the demand arising from Base Period 4 will also go unmet.*”

6.56. And as a result “*in the light of the shortfall in provision the need to increase the supply of self and custom-build housing is an important planning consideration which must carry substantial weight*” (emphasis added).

***Appeal decision: Land South of (East of Griffin Place) Radwinter Road, Swards End, Saffron Walden (5 October 2022)***<sup>35</sup>

6.57. The appeal proposals were for 230 dwellings with 5% custom build provision secured by legal agreement. The Appellants contended that the Council had failed its statutory duty for Base Periods 1, 2 and 3 and were on course to fail Base Period 4 too.

6.58. At paragraph 88, Inspector Masters stated that:

*“I have concluded that the benefits of housing delivery, affordable housing and custom-build housing should all individually carry substantial weight”* (emphasis added).

***Appeal decision: Land between Lodge Lane and Burtons Lane, Little Chalfont, Amersham (8 March 2023)***<sup>36</sup>

6.59. The appeal proposals – which were within the Green Belt - made provision for up to 15 serviced plots for self-build and custom housebuilding secured by legal agreement. Paragraph 138 of the Inspectors report set out that:

<sup>34</sup> APP/F2415/W/22/3296353 and APP/F2415/W/22/3300240

<sup>35</sup> APP/C1570/W/22/3296426

<sup>36</sup> APP/X0415/W/22/3303868

*“Provision for this form of housing is included within statute, which requires that Councils publish local registers of custom house builders who wish to acquire suitable land on which to build their own home. It requires that authorities must give suitable permissions to allow a supply of serviced plots to meet demand. These requirements have been given greater impetus by the recommendations of the Bacon Report and the Framework.”*

- 6.60. At paragraph 140 the Inspector noted that *“the Council has no adopted or interim policy for this form of housing, despite the imperative accorded to its delivery by statute”* and identified *“that there is an unmet need of 347 units for the period 2016-2021”*.
- 6.61. He stated at paragraph 141 that *“evidence demonstrates that cumulatively across the Base Periods the Council has continually failed to meet the demand for self-build homes identified in the Register”* and that *“in these circumstances the provision of 15 units would be a significant benefit given the Government’s commitment to this sector and the continued shortfall across the Council’s area”*.
- 6.62. The Inspector concluded at paragraph 142 that they *“afford this matter substantial weight in this appeal. Fifteen units would meet local demand and widen housing choice.”*

***Appeal decision: Land adjoining Pondview, Sturt Green, Holyport, Berkshire (17 April 2023)***<sup>37</sup>

- 6.63. The appeal proposals were for four serviced plots for self-build and custom housebuilding within the Green Belt. At paragraph 20 the Inspector found that the proposals did not meet with the relevant exceptions at NPPF paragraph 149 and were *“therefore inappropriate development in the Green Belt”*.
- 6.64. Furthermore, he found at paragraph 23 that the proposals would result in a substantial loss of openness. Paragraph 26 acknowledged that self-build registers are likely to be material considerations in decisions involving self and custom build.
- 6.65. At paragraph 27 it was found that:
- “The Council’s own figures show that the total number of entries on the register across the four base periods from April 2016 to October 2019 is 429. In that time, the Council has granted permission for 111 units, a shortfall of some 318 units”*.

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<sup>37</sup> APP/T0355/W/22/3309281 and APP/T0355/W/23/3314990

- 6.66. The Inspector reported that whilst the Council offered some pushback to these numbers, *“it concedes that the number may also underestimate the actual demand, a point made by the appellant when pointing to secondary sources of demand for self-build and custom housebuilding.”*
- 6.67. He went on at paragraph 29 to detail that *“the Council did not dispute the appellant’s figures that allocated sites within the development plan would collectively only be expected to contribute 197 plots for SBCH, some of which may take the length of the plan period to 2033 or beyond to come to fruition.”*
- 6.68. In the context of which, he found that:  
*“Therefore, the projected SBCH delivered on large scale sites under Policy HO2 falls significantly short of meeting the outstanding demand for SBCH plots, let alone the demand coming forward to be met at the moment from base periods 5, 6 and 7 and future base periods. It is therefore highly likely that demand for SBCH will have to be met in large part through smaller allocated and windfall sites.”*
- 6.69. Paragraph 31 of the Inspectors report set out that:  
*“In such a scenario, and against a very substantial and acknowledged shortfall, the proposals for four SBCH plots, which would be secured through the submitted UU, must merit very significant favourable weight in the planning balance.”*
- 6.70. In undertaking the planning balance, at paragraph 45 the Inspector found there would be a significant loss of Green Belt openness and that the NPPF directs substantial weight to be given to harm to the Green Belt.
- 6.71. However, he went on at paragraphs 46 and 47 to conclude that *“for the reasons set out above, the provision of four self-build and custom housebuilding dwellings in the face of a substantial shortfall in delivery of such housing against statutory requirements is a matter of overriding weight”* and *“consequently I conclude that the very special circumstances necessary to justify the proposal exist”*.

***Appeal decision: Land west of Suffolk House, Ixworth Road, Norton (27 June 2023)***<sup>38</sup>

- 6.72. The appeal proposals were for nine serviced plots for self-build and custom housebuilding situated in open countryside in policy terms.

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<sup>38</sup> APP/W3520/W/23/3316136

6.73. At paragraph 10 the Inspector noted that there was a legal agreement in place to secure as self and custom build and that the appellant had stated the Council had failed its statutory duty which weighed in favour of allowing the appeal.

6.74. The Inspector found at paragraph 13 that:

*“I have reviewed the evidence and there is no doubt, even on the best-case position of the Council, that there is an actual shortfall of self-build and custom dwellings of a minimum of 133 units...in these circumstances, even if the reality is that the shortfall in supply may be greater than envisaged, the weight of failing to meet the statutory duty is substantial.”*

6.75. And that:

*“I recognise the Council has been making progress in seeking to provide for self-build dwellings, but this does not reduce the weight or the failed duty. Such weighs in favour of the proposal as a departure from the Development Plan.”*

6.76. He concluded at paragraph 21 that:

*“The planning benefits of providing 9 self-build units, in light of an identified shortfall, would be substantial.”*

***Appeal decision: Land adjacent to 110 Ribchester Road, Clayton Le Dale, Blackburn (1 May 2024)***<sup>39</sup>

6.77. The appeal proposals were for a single unit of self-build housing, secured in line with the legislative definitions by way of unilateral undertaking.

6.78. At paragraph 11 the Inspector set out that Section 123 of the Levelling Up and Regeneration act (LURA) 2023 made changes to the way both the demand and supply of self-build and custom housebuilding are to be calculated.

6.79. Paragraph 12 explained how *“demand is evidenced not by the number of people on the register at any one time but by the number of entries added to the register in each base period. Whilst authorities may remove individual details from the register, the number of entries remains the same, and retrospective removal of an entry does not reduce the demand figure. Moreover, unmet demand is now cumulative, so any demand that has not been met within the three year compliance period does not dissipate but rolls over and remains part of the demand that an authority has to meet.*

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<sup>39</sup> APP/T2350/W/23/3335737

- 6.80. Wit paragraph 13 then going on to explain that *“the recent amendments mean that a development permission now only counts in meeting the duty if it is actually for self-build or custom housebuilding – a permission is no longer considered suitable if the development could include self-build and custom housing. Whilst regulations are still awaited that will define exactly what can be counted as a development permission, the government have indicated that it is likely to require that for a permission to count it will need to be characterised by a condition or planning obligation making that requirement explicit.”*
- 6.81. Paragraph 14 detailed that *“As such, it is clear the intention is that only land specifically for self-build or custom housebuilding qualifies towards a grant of permission to meet demand. This change means that it is no longer reasonable to count extant outline planning permissions as meeting the definition unless they have a mechanism attached to them to secure the development is restricted to self-build and custom housebuilding.”*
- 6.82. Paragraph 15 identified a total of 65 register entries and a single dwelling permission secured by legal agreement in supply.
- 6.83. At paragraph 17 the Inspector found that *“In the light of this, although the appeal scheme is only for 1 dwelling, I consider that substantial weight should be given to the fact that it is a self-build dwelling that would contribute towards meeting the significant demand for such housing in the borough.”*

***Appeal decision: Land adjacent to Langton Hall, West Langton (28 August 2024)***<sup>40</sup>

- 6.84. The conjoined appeal proposals were for two self-build plots (Appeal A) and a single self-build plot (Appeal B) on the same site which was located within a Registered Park and Garden and within the setting of Grade II listed heritage assets.
- 6.85. At paragraph 43 the Inspector identified that the Council had a duty to permission 182 plots by 30 October 2023, rising to 218 plots by October 2024. Paragraph 44 identified that the Council claimed 27 plots in supply whilst the Appellant claimed 17 plots in supply.
- 6.86. At paragraph 44 the Inspector found that in respect of the statutory duty in Harborough, *“there is still a very large deficit when the Council has a duty to give enough suitable development permissions to meet the identified demand”*.

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<sup>40</sup> APP/F2415/W/24/3340441 and APP/F2415/W/24/334044

- 6.87. In the context of which at paragraph 50, in respect of Appeal B the Inspector set out that they “*attach substantial weigh to the provision of a self-build and custom build house.*”
- 6.88. While the Inspector dismissed Appeal A, she allowed Appeal B, setting out at paragraph 51 that: “*The harm to heritage assets would be at the lower level within the less than substantial spectrum of harm but nonetheless of considerable importance and weight. The benefits would be substantial, and I am satisfied that in this instance they would outweigh the harm to the heritage assets.*”

***Appeal decision: Land at Barnet Lane and Furzehill Road, Borehamwood, Hertfordshire (27 November 2024)***<sup>41</sup>

- 6.89. The appeal proposals for up to 220 dwellings in the Green Belt included provision for 5% of the open market units to be secured as self-build and custom housebuilding, equivalent to six plots.
- 6.90. At paragraph 96, the Inspectors report set out that:
- “What is important is that the evidence before me indicates that only 40 self-build or custom-build housing plots have been delivered in Hertsmere over the last 8 years. The current supply appears to be the 4 plots arising from the planning permission granted on appeal by the Hartfield Avenue Inspector in March of this year. The appellant points out that the Council had until 30 October 2024 to address the shortfall of at least 18 plots that had accrued in the period up to Base Period 5 as well as meeting demand for a further 15 additional plots arising from Base Period 6, or it will fail in its statutory duty for the fifth consecutive year. The Council now has until 30 October 2025 to address this existing shortfall and to make provision for at least 7 further plots.”*
- 6.91. And continued at paragraph 97 to explain that “*against this background the appeal scheme would provide 6 plots for self/custom build homes*”.
- 6.92. The Inspector found at paragraph 98 of their decision that “*the appeal proposal would address 86% of the Council’s current Base Period requirement of 7 plots, which it is required to meet by 30 October 2025. Having regard to all of these points I conclude that substantial weight to this matter is justified in this case.*”

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<sup>41</sup> APP/N1920/W/24/3346928

***Appeal decision: Land west of Leighton Buzzard Road, Hemel Hempstead (5 August 2025)***<sup>42</sup>

6.93. The appeal proposals were for up to 390 dwellings and included 5% serviced plots for self-build secured by planning obligation.

6.94. At paragraph 136 Inspector C Dillon noted that there were no adopted policies to secure the provision of self-build and custom build plots.

6.95. She continued at paragraph 137 where the Inspector stated that:

*“The appellant has clearly demonstrated that the demand calculated by the Borough Council significantly under-represents true demand for this housing product. On the supply side, I concur that Community Infrastructure Levy (CIL) self-build exemption applications are not a reliable proxy for the actual level of the supply of this housing product. This is because the Borough Council’s duty applies to the grant of development permission and the CIL Regulations provide a different definition of this housing product for their own distinct purpose.”*

6.96. With paragraph 138 detailing how:

*“The Borough Council has not clearly demonstrated that it had interrogated each permission against the definition in the Self-build and Custom Housebuilding Act (2015), whereas the appellant has. Furthermore, there is evidence of double counting across the base periods. Consequently, there is a substantial shortfall in supply the order of 156 units for the relevant accounting periods.”*

6.97. Paragraph 139 set out that *“the planning obligation would secure this housing component of the appeal proposal which is a public benefit carrying substantial favourable weight here”*.

***Appeal decision: Land North of Dixons Wharf, Wilstone, Tring (18 August 2025)***<sup>43</sup>

6.98. The appeal made provision for nine self-build plots, secured in line with the legislative definitions by way of planning obligation.

6.99. At paragraph 40 Inspector B Pattison found that *“insufficient permissions have been given in accordance with the statutory duty and so this matter is a material consideration in favour of granting planning permission”*.

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<sup>42</sup> APP/A1910/W/24/3345435

<sup>43</sup> APP/A1910/W/25/3360073

6.100. He continued at paragraph 43 to explain that *“in light of the shortfall in provision, the need to increase the supply of SBCH is an important planning consideration which carries substantial weight. Nine units would meet local demand and widen housing choice.”*

6.101. In undertaking the planning balance, at paragraph 60 the Inspector stated that *“the proposal would also contribute self-build dwellings towards meeting the significant current unmet demand for SBCH in the area. I have found that there would be substantial beneficial contributions to the provision of SBCH plots in a context of ongoing undersupply.”*

### **Conclusions on the weight to be attributed to the provision of self-build and custom housebuilding plots**

6.102. Sections 4 and 5 of my evidence demonstrate that there is a substantive unmet need for this type of housing within Mid Sussex. Supply has failed to keep pace with demand and as a result a substantive shortfall has accrued.

6.103. The Appellant’s position is that when the correct Part 1 register entry numbers are used to compare statutory duty performance against the Appellant’s position on supply then there remains a cumulative shortfall of 591 plots across Base Periods 1 to 8 which results in statutory duty failure in every single Base Period to date. In this scenario 99% of self-build register need have gone unmet since 2016.

6.104. Even if one were to adopt an alternate supply position whereby one was to count the permissions providing 60 plots that contain some evidence of being for self-build and custom housebuilding (though not all include a mechanism to secure as such) towards supply, then there would still be a substantial shortfall of 539 plots. In this scenario 90% of self-build register need have gone unmet since 2016.

6.105. And even if one were to erroneously count all the permissions that the Council rely upon their FOI response providing for 76 plots<sup>44</sup> despite the lack of evidence and/or lack of any mechanism to secure and self or custom build in many of these permissions, then there would also still be a substantial shortfall of 523 plots. In this scenario 87% of self-build register needs have gone unmet since 2016.

6.106. In every scenario there remains a substantial shortfall and unmet need for this type of housing.

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<sup>44</sup> those which fail the Self-Build and Custom Housebuilding (Time for Compliance and Fees) Regulations 2016

6.107. A number of appeal decisions have found that significant to substantial weight has been afforded to the provision of serviced plots for self-build and custom housebuilding by Inspectors and the Secretary of State and that helping to address statutory duty failure can outweigh policy conflicts:

- Even where such provision is in line with policy requirements
- Where there has been statutory duty failure – even if only for a single base period
- Where secondary data sources indicate a level of demand that has not been captured by and exceeds that on the self-build register
- Prior to demonstration of any statutory failure
- Where the contribution to addressing shortfall is as low as a single plot
- Where the provision of plots meets the majority of the ‘current’ Base Period unmet demand
- Within the Green Belt where such provision can form part of the Very Special Circumstances
- Where smaller shortfalls exist than in Mid Sussex

6.108. As recorded at paragraph 5.9 of the Planning Statement of Common Ground (**CD-7.1**), the parties agree that the provision of up to 30 self-build and custom housebuilding plots from the appeal proposals is a benefit that should be afforded substantial weight.

6.109. Given the scale of shortfall in serviced plots secured as self-build and custom housebuilding relative to identified demand in Mid Sussex, my evidence demonstrates that nothing less than **substantial weight** should be attributed to the provision of 30 serviced plots for self-build and custom housebuilding through the appeal proposals in the planning balance.

6.110. The imposition of an enforceable mechanism to secure provision of plots as self-build and custom housebuilding is important as it is the only way in which there can be certainty that those permissions would be delivered as such.

6.111. Only in such circumstances can one be sure that they are therefore permissions which meet the legal definition within the 2015 Act (as amended) and can therefore be counted towards the Section 2A statutory duty.

6.112. Based on the Appellants assessment of supply contained in section five of my evidence which found that only eight plots were currently secured by legal agreement,

the 30 plots provided by the appeal proposals would represent a 375% increase in supply of plots in Mid Sussex with a mechanism to secure as self-build and custom housebuilding.

6.113. In addition to which, the provision of 30 plots secured by legal agreement would address 100% of the current unmet needs for Base Period 8 in Mid Sussex as well as contributing towards addressing the cumulative shortfall from earlier Base Periods.

6.114. It is also relevant to consider the approach taken by Inspectors in other appeals in respect of the numerical plot provision relative to the shortfall and the weight that this attracts in the planning balance, with reference to:

- Land between Lodge Lane and Burtons Lane, Little Chalfont, Amersham, Buckinghamshire<sup>45</sup> - see paragraphs 6.59 to 6.62 above.
- Land at Barnet Lane and Furzehill Road, Borehamwood<sup>46</sup> - see paragraphs 6.89 to 6.92 above.
- Land west of Leighton Buzzard Road, Hemel Hempstead<sup>47</sup> - see paragraphs 6.93 to 6.97 above.

#### Summary

6.115. The Planning Statement of Common Ground records that the parties are agreed (paragraph 5.9 of **CD-7.1**) that the provision of up to 30 plots is a benefit that should be afforded substantial weight.

6.116. The reasons that I consider that substantial weight is appropriate in respect of the provision of 30 serviced plots can be summarised as follows:

- (a) In Mid Sussex across Base Periods 1 to 8 there were a total of 599 Part 1 register entries. It is the Appellants position that in every supply scenario there is a substantial shortfall of plots and there has been persistent statutory duty failure.
- (b) The Development Plan strategy to address the need for this type of housing has been ineffective. Without sites such as the appeal site making provision by way of legal obligation the Council has no clear strategy through which to remedy the substantial shortfall that has accrued anytime soon.

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<sup>45</sup> APP/X0415/W/22/3303868

<sup>46</sup> APP/N1920/W/24/3346928

<sup>47</sup> APP/A1910/W/24/3345435

- (c) The imposition of an enforceable mechanism to secure provision of plots as self-build and custom housebuilding is important as it is the only way in which there can be certainty that those permissions would be delivered as such. Based on the Appellant's assessment of the Council's supply within my evidence the appeal proposals would result in a 375% increase in the supply of plots with an enforceable mechanism to secure.
- (d) There are 24 Part 1 entries for Base Period 8 in Mid Sussex which the Council has a statutory duty to have met by 30 October 2026. The appeal proposals would address 100% of this current unmet need as well as contributing towards the earlier cumulative Base Period shortfalls that have accrued.
- (e) The emerging District Plan Review for Mid Sussex is at examination and includes Policy DPH6 which requires 2% of all dwellings on sites of 100 dwellings or more to come forward and self or custom build. The Examination process has been particularly protracted, and the emerging Plan appears unlikely to begin to address the substantive shortfall that has accrued anytime soon.
- (f) The Council's own evidence base endorses the use of secondary data sources and in doing so reports that the level of demand "*ranks the District in the top 25% of authorities in England*".
- (g) Secondary data sources considered in my evidence indicate that the need for this type of housing in Mid Sussex may be substantively higher than the number of entries recorded by the self-build register suggest.
- (h) Several other appeal decisions have found that similar and even smaller contributions towards shortfall in both numerical and percentage terms have merited substantial weight in the planning balance given the importance of the statutory duty and self-build registers and the duty to have regard to them as a material consideration in decision taking.
- (i) The appeal site, which secures 30 serviced plots by legal agreement, is necessary to address the unmet need for this type of housing that the Development Plan has failed to address.

# Summary and Conclusions

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## Section 7

### Summary

7.1 This Self-Build and Custom Housebuilding Proof of Evidence has been prepared by **Andrew Moger BA (Hons) MA MRTPI**, on behalf of **Fairfax Acquisitions Limited and the Norris Family**.

7.2 I am a Director at Tetlow King Planning, and my evidence examines the need for self-build and custom housebuilding plots in Mid Sussex.

7.3 In accordance with the Planning Inspectorate's Procedural Guidance, I hereby declare that:

*"The evidence which I have prepared and provide for this appeal in this Statement is true and has been prepared and is given in accordance with the guidance of the Royal Town Planning Institute. I confirm that the opinions expressed are my true and professional opinions."*

7.4 The appeal scheme seeks permission for up to 1,450 residential units inclusive of market and affordable homes and self-build plots. A total of 30 plots is proposed to be secured as serviced plots for self-build and custom housebuilding. The appeal proposals also propose up to 90 care home beds, a primary school, land for a Special Education Needs (SEND) school, a health hub, a local centre with retail, community and employment uses, sports and recreation facilities and open space, allotments and associated landscape and infrastructure works.

### Self-build and custom housebuilding as an important material consideration

7.5 Central Government, regardless of the controlling political party, has been consistent in seeking to boost the supply of Self-Build and Custom Housebuilding for more than a decade. There is a national unmet demand for this type of housing.

7.6 Changes to the 2015 Self-Build and Custom Housebuilding Act (as amended) through the 2023 LURA imposed a tightening of the legislative provisions on local authorities with Section 123 coming into force on 31 January 2024.

- 7.7 There are no transitional arrangements therefore the provisions can be applied retrospectively. The imposition of the requirement for local authorities to count cumulative register numbers where there have been previous base period shortfalls further indicates that this is the way the legislative amendments are intended to be applied.
- 7.8 Local authorities are required to address this through granting sufficient development consents to meet the demand for Self-Build and Custom Housebuilding arising from the self-build register and examining secondary data sources in addition to their Register numbers to obtain a robust assessment of demand and to understand and consider future needs for this type of housing in their area.
- 7.9 The requirement to deliver Self-Build and Custom Build homes is enshrined in statute and within national policy through both the NPPF 2024 and the PPG. The December 2024 NPPF expressly supports the provision of self-build and custom housebuilding on mixed tenure sites to create diversity and support timely build out rate at paragraph 71.
- 7.10 The December 2025 consultation draft NPPF proposes that development plans take account of the needs of those wishing to build or commission their own homes and encourages a mix of housing for specific groups including plots of custom or self-build on large scale residential and mixed-use development. In addition to which it proposed that where the housing needs of different groups have been identified, the development plan should incorporate policies to address this through identifying sites or setting requirements for parts of allocated sites.

#### The Development Plan and other material considerations

- 7.11 The Development Plan for Mid Sussex Council includes a policy that promotes the provision of self and custom housebuilding plots.
- 7.12 The emerging Mid Sussex District Plan Review includes a draft policy that as well as generally supporting the provision of this tenure of housing, will require a minimum of 2% of dwellings to be self and custom build on all sites of 100 dwellings or more.
- 7.13 The 2015 Self-Build and Custom Housebuilding Act (as amended) places a statutory duty on the Council to have met demand arising from each Base Period of its Register within three years of the end of each Base Period.
- 7.14 Further changes to the 2015 Self-Build and Custom Housebuilding Act (as amended) through the 2023 LURA imposed a tightening of the legislative provisions on local

authorities including the requirement to carry forward unmet demand from earlier Base Periods until such time that it has been met, and ensure that only permissions that are for self and custom build are to be counted towards addressing the statutory duty.

- 7.15 The NPPF requires the needs of those wishing to commission or build their own home to be assessed and reflected in policy and the PPG is clear that to undertake a robust assessment of demand the register can be supplemented with secondary data sources to understand and consider future needs for this type of housing.
- 7.16 At a national level there continues to remain a clear desire by central Government to significantly boost the supply of Self-Build and Custom Housebuilding through both the NPPF and the PPG.

#### Self-build and custom housebuilding demand in Mid Sussex

- 7.17 There are 599 cumulative Part 1 entries on the Mid Sussex self-build register across Base Periods 1 to 8 seeking a serviced plot to build or commission their own home and to whom the Section 2A statutory duty applies.
- 7.18 Whilst the Self-Build Register is an important tool to help gauge local demand and inform how many permissioned serviced plots need to be made available on a rolling basis each year by the Council, it cannot predict longer term demand for plots.
- 7.19 I consider that local Self-Build Registers only provide a short-term supply-led picture because they rely upon people knowing about the Self-Build Register and then Registering their interest. It is considered therefore that the numbers on the Self-Build Register can be a significant under-representation of latent demand.
- 7.20 The PPG explains that local authorities should use the demand data from the registers in their area, supported as necessary by additional data from secondary sources, to understand and consider future need for this type of housing in their area.
- 7.21 The Council considered secondary data sources in the 2021 SHMA to seek to understand and consider the future need for this type of housing in their area and reported that self-build demand within Mid Sussex *“ranks the District in the top 25% of authorities in England”*.
- 7.22 Consideration of secondary data sources within my evidence indicates that in Mid Sussex:

- It is estimated that as many as 3,051 people may be interested in building their own home across the authority area when national survey data is applied to ONS adult population data for Mid Sussex.
- It is estimated that there may be a need for between 1,710 and 2,448 self-build and custom housebuilding plots over the 18-year emerging period when national data on self and custom build is applied to the standard method figure for Mid Sussex.
- Within postcode areas covering the Mid Sussex Council administrative area in March 2026 there were 916 registrants on Custom Build Homes' Group Right to Build Register who were seeking a plot to create their own self-build or customisable home.

7.23 The importance of secondary data sources when considering demand was recognised by Inspector Hayden in the Pear Tree Lane decision<sup>48</sup> and Inspector Masters in the Bullen's Green Lane, Colney Heath decision<sup>49</sup>.

7.24 There remains a substantial level of unmet need for this type of housing in Mid Sussex.

#### Self-build and custom housebuilding supply in Mid Sussex

7.25 There is a total of 599 Part 1 register entries to which the statutory duty applies between Base Periods 1 to 8.

7.26 The Appellant's position is that – at best – there are just 59 plots in reply which results in a shortfall of 540 plots across Base Periods 1 to 8.

7.27 When consideration is only given to plots that have a mechanism to secure (such as condition or legal agreement) as self or custom build then there are only two permission (providing for a total of 8 plots) that the Council is able to count towards its supply which would result in a shortfall of 591 plots across Base Periods 1 to 8 and statutory duty failure for every single Base Period to date.

7.28 The amendments to the 2015 Self-Build and Custom Housebuilding Act (as amended) through the 2023 LURA make clear at Section 2A(2) that in the context of the statutory duty, development permissions that are counted towards this must be "*for the carrying out of self-build and custom housebuilding*" on serviced plots. Only where such

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<sup>48</sup> APP/D2320/W/20/3247136

<sup>49</sup> APP/B1930/W/20/326592 and APP/C1950/W/20/3265926

permissions are secured by condition or legal agreement can there be certainty in this regard.

- 7.29 The explanatory notes to the LURA amendments set out that the revisions to the 2015 Act were made *“to ensure that only planning permissions that are specifically to be built out for self or custom build (for example via a planning condition or obligations) qualify towards meeting demand”*.
- 7.30 Even if one were to erroneously count all the permissions that the Council rely upon in their FOI response providing for 76 plots<sup>50</sup> despite the lack of evidence and/or lack of any mechanism to secure and self or custom build in many of these permissions, then there would also still be a substantial shortfall of 523 plots.
- 7.31 In every supply scenario there is a substantial shortfall relative to the Councils Section 2A duty.
- 7.32 Whilst the Council has an adopted Development Plan policy for self and custom build it has proven to be wholly ineffective in addressing needs and the cumulative shortfall that has accrued appears highly unlikely to be addressed by the current adopted Development Plan.
- 7.33 The emerging District Plan Review includes a proposed policy requiring 2% of all dwellings on sites of 100 or more to be self or custom build which the appeal scheme accords with. However, it currently remains unclear if, or when, the emerging Plan will be capable of being found to be sound. Resultantly it will also not address the substantive shortfall that has accrued anytime soon.
- 7.34 What is abundantly clear is that action needs to be taken now to address unmet identified demand. Serviced plots secured by legal agreement – such as the 30 proposed by the appeal scheme - are necessary to address both current and future unmet need for this type of housing in Mid Sussex.

The weight to be attributed to the provision of self-build and custom housebuilding plots

- 7.35 Supply has failed to keep pace with demand and as a result a substantive shortfall has accrued.
- 7.36 In every scenario there remains a substantial shortfall and unmet need for this type of housing.

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<sup>50</sup> Having discounted those which fail the Self-Build and Custom Housebuilding (Time for Compliance and Fees) Regulations 2016

- 7.37 A number of appeal decisions have found that significant to substantial weight has been afforded to the provision of serviced plots for self-build and custom housebuilding by Inspectors and the Secretary of State and that helping to address statutory duty failure can outweigh policy conflicts:
- Even where such provision is in line with policy requirements;
  - Where there has been statutory duty failure – even if only for a single base period;
  - Where secondary data sources indicate a level of demand that has not been captured by and exceeds that on the self-build register;
  - Prior to demonstration of any statutory failure;
  - Where the contribution to addressing shortfall is as low as a single plot;
  - Where the provision of plots meets the majority of the ‘current’ Base Period unmet demand;
  - Within the Green Belt where such provision can form part of the Very Special Circumstances; and
  - Where smaller shortfalls exist than in Mid Sussex.
- 7.38 As recorded at paragraph 5.9 of the Planning Statement of Common Ground (**CD-7.1**), the parties agree that the provision of up to 30 self-build and custom housebuilding plots from the appeal proposals is a benefit that should be afforded substantial weight.
- 7.39 Given the scale of shortfall in serviced plots secured as self-build and custom housebuilding relative to identified demand in Mid Sussex, my evidence demonstrates that nothing less than **substantial weight** should be attributed to the provision of 30 serviced plots for self-build and custom housebuilding through the appeal proposals in the planning balance.
- 7.40 The imposition of an enforceable mechanism to secure provision of plots as self-build and custom housebuilding is important as it is the only way in which there can be certainty that those permissions would be delivered as such.
- 7.41 Only in such circumstances can one be sure that they are therefore permissions which meet the legal definition within the 2015 Act (as amended) and can therefore be counted towards the Section 2A statutory duty.
- 7.42 Based on the Appellants assessment of supply contained in section five of my evidence which found that only eight plots were currently secured by legal agreement,

the 30 plots provided by the appeal proposals would represent a 375% increase in supply of plots in Mid Sussex with a mechanism to secure as self-build and custom housebuilding.

7.43 In addition to which, the provision of 30 plots secured by legal agreement would address 100% of the current unmet needs for Base Period 8 in Mid Sussex as well as contributing towards addressing the cumulative shortfall from earlier Base Periods.

7.44 It is also relevant to consider the approach taken by Inspectors in other appeals in respect of the numerical plot provision relative to the shortfall and the weight that this attracts in the planning balance, with reference to:

- Land between Lodge Lane and Burtons Lane, Little Chalfont, Amersham, Buckinghamshire<sup>51</sup>
- Land at Barnet Lane and Furzehill Road, Borehamwood<sup>52</sup>
- Land west of Leighton Buzzard Road, Hemel Hempstead<sup>53</sup>

### Conclusion

7.45 The Planning Statement of Common Ground records that the parties are agreed (paragraph 5.9 of **CD-7.1**) that the provision of up to 30 plots is a benefit that should be afforded substantial weight.

7.46 The reasons that I consider that substantial weight is appropriate in respect of the provision of 30 serviced plots can be summarised as follows:

- (a) In Mid Sussex across Base Periods 1 to 8 there were a total of 599 Part 1 register entries. It is the Appellants position that in every supply scenario there is a substantial shortfall of plots and there has been persistent statutory duty failure.
- (b) The Development Plan strategy to address the need for this type of housing has been ineffective. Without sites such as the appeal site making provision by way of legal obligation the Council has no clear strategy through which to remedy the substantial shortfall that has accrued anytime soon.
- (c) The imposition of an enforceable mechanism to secure provision of plots as self-build and custom housebuilding is important as it is the only way in which there can be certainty that those permissions would be delivered as such. Based on the

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<sup>51</sup> APP/X0415/W/22/3303868

<sup>52</sup> APP/N1920/W/24/3346928

<sup>53</sup> APP/A1910/W/24/3345435

Appellant's assessment of the Council's supply within my evidence the appeal proposals would result in a 375% increase in the supply of plots with an enforceable mechanism to secure.

- (d) There are 24 Part 1 entries for Base Period 8 in Mid Sussex which the Council has a statutory duty to have met by 30 October 2026. The appeal proposals would address 100% of this current unmet need as well as contributing towards the earlier cumulative Base Period shortfalls that have accrued.
- (e) The emerging District Plan Review for Mid Sussex is at examination and includes Policy DPH6 which requires 2% of all dwellings on sites of 100 dwellings or more to come forward and self or custom build. The Examination process has been particularly protracted, and the emerging Plan appears unlikely to begin to address the substantive shortfall that has accrued anytime soon.
- (f) The Council's own evidence base endorses the use of secondary data sources and in doing so reports that the level of demand "*ranks the District in the top 25% of authorities in England*".
- (g) Secondary data sources considered in my evidence indicate that the need for this type of housing in Mid Sussex may be substantively higher than the number of entries recorded by the self-build register suggest.
- (h) Several other appeal decisions have found that similar and even smaller contributions towards shortfall in both numerical and percentage terms have merited substantial weight in the planning balance given the importance of the statutory duty and self-build registers and the duty to have regard to them as a material consideration in decision taking.
- (i) The appeal site, which secures 30 serviced plots by legal agreement, is necessary to address the unmet need for this type of housing that the Development Plan has failed to address.

# Appendix TKP1

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Mid Sussex Council Freedom of Information Correspondence  
(27 March 2026)



Can you please provide the following data in line with the provisions of the Freedom of Information Act:

1. The number of individuals that joined Part 1 of the Council's Self Build and Custom Housebuilding Register in each of the following base periods as defined under the Self-Build and Custom Housebuilding Act 2015 (as amended):

- a. Base Period 1 (from the start of the Self-Build Register up to 30 October 2016) 5
- b. Base Period 2 (31 October 2016 to 30 October 2017) 6
- c. Base Period 3 (31 October 2017 to 30 October 2018) 31
- d. Base Period 4 (31 October 2018 to 30 October 2019) 28
- e. Base Period 5 (31 October 2019 to 30 October 2020) 45
- f. Base Period 6 (31 October 2020 to 30 October 2021) 46
- g. Base Period 7 (31 October 2021 to 30 October 2022) 20
- h. Base Period 8 (31 October 2022 to 30 October 2023) 24
- i. Base Period 9 (31 October 2023 to 30 October 2024) 21
- j. Base Period 10 (31 October 2024 to 30 October 2025) 20
- k. Base Period 11 (31 October 2025 to present) 8

2. The number of individuals that joined Part 2 of the Council's Self Build and Custom Housebuilding Register in each of the following base periods as defined under the Self-Build and Custom Housebuilding Act 2015 (as amended):

- a. Base Period 1 (from the start of the Self-Build Register up to 30 October 2016) 1
- b. Base Period 2 (31 October 2016 to 30 October 2017) 4
- c. Base Period 3 (31 October 2017 to 30 October 2018) 6
- d. Base Period 4 (31 October 2018 to 30 October 2019) 13
- e. Base Period 5 (31 October 2019 to 30 October 2020) 18
- f. Base Period 6 (31 October 2020 to 30 October 2021) 7
- g. Base Period 7 (31 October 2021 to 30 October 2022) 8
- h. Base Period 8 (31 October 2022 to 30 October 2023) 4

- i. Base Period 9 (31 October 2023 to 30 October 2024) 2
- j. Base Period 10 (31 October 2024 to 30 October 2025) 1
- k. Base Period 11 (31 October 2025 to present) 3

3. The number of associations of individuals that joined Part 1 of the Council's Self Build and Custom Housebuilding Register in each of the following base periods as defined under the Self-Build and Custom Housebuilding Act 2015 (as amended) together with the number of individuals within each of those associations:

- a. Base Period 1 (from the start of the Self-Build Register up to 30 October 2016) 2
- b. Base Period 2 (31 October 2016 to 30 October 2017) 6
- c. Base Period 3 (31 October 2017 to 30 October 2018) 14
- d. Base Period 4 (31 October 2018 to 30 October 2019) 17
- e. Base Period 5 (31 October 2019 to 30 October 2020) 18
- f. Base Period 6 (31 October 2020 to 30 October 2021) 1
- g. Base Period 7 (31 October 2021 to 30 October 2022) 0
- h. Base Period 8 (31 October 2022 to 30 October 2023) 0
- i. Base Period 9 (31 October 2023 to 30 October 2024) 0
- j. Base Period 10 (31 October 2024 to 30 October 2025) 0
- k. Base Period 11 (31 October 2025 to present) 0

4. The number of associations of individuals that joined Part 2 of the Council's Self Build and Custom Housebuilding Register in each of the following base periods as defined under the Self-Build and Custom Housebuilding Act 2015 (as amended) together with the number of individuals within each of those associations:

- a. Base Period 1 (from the start of the Self-Build Register up to 30 October 2016) 1
- b. Base Period 2 (31 October 2016 to 30 October 2017) 0
- c. Base Period 3 (31 October 2017 to 30 October 2018) 7
- d. Base Period 4 (31 October 2018 to 30 October 2019) 3
- e. Base Period 5 (31 October 2019 to 30 October 2020) 3
- f. Base Period 6 (31 October 2020 to 30 October 2021) 0

- g. Base Period 7 (31 October 2021 to 30 October 2022) 0
- h. Base Period 8 (31 October 2022 to 30 October 2023) 0
- i. Base Period 9 (31 October 2023 to 30 October 2024) 0
- j. Base Period 10 (31 October 2024 to 30 October 2025) 0
- k. Base Period 11 (31 October 2025 to present) 0

5. The date on which the Council commenced its Self-Build and Custom Housebuilding register? 2015 (exact date not recorded)

6. What are the Council's entry requirements for joining its Self-Build and Custom Housebuilding Register? Completion of online form, provision of proof of local connection and payment of relevant fee (if applicable)

7. Does the Council apply a local connection test for entry onto its Self-Build and Custom Housebuilding Register? Yes

8. If yes to Q7:

a. When was the test introduced? 2015

b. Which Base Periods has the local connection test been applied to? All

c. What the Council's 'strong justification' was for introducing the test as required by the PPG? To ensure that plots delivered (especially via S106) are offered to those with a local connection first as they are a limited resource. This is in line with the allocation of other types of Affordable Housing provision provided within the District.

9. Does the Council apply a financial solvency test for entry onto its Self-Build and Custom Housebuilding Register? No

10. If yes to Q9:

a. When was the test introduced?

b. Which Base Periods has the financial solvency test been applied to?

c. What the Council's 'strong justification' was for introducing the test as required by the PPG?

11. Has the Council has undertaken any review(s) of its Register and when did it occur, and in the process of doing so has the Council removed any entries from its Register? [Yes to a review \(2020\) no to remove any entries.](#)

12. If yes to Q11:

a. What were the grounds for the removal of these entries? [N/A](#)

b. When did these removals occur? [N/A](#)

c. How many entries were removed from each Base Period (broken down on a base period by base period basis)? [N/A](#)

13. The number of Self-Build and/or Custom Housebuilding planning permissions and/or permissions in principle the Council has granted towards addressing demand arising from within each of the following Base Periods under Section 2A(2) of the Self-Build and Custom Housebuilding Act 2015 (as amended), together with the application reference numbers.

a. Base Period 1 (from the start of the Self-Build Register up to 30 October 2016) [13 \(DM/15/1876, DM/15/3579, 14/04697/FUL, DM/15/4140 DM/15/3896, DM/15/4359, DM/15/4993, DM/16/0029, DM/16/1255, DM/16/1637, DM/16/2445, DM/16/2776, DM/16/0677\)](#)

b. Base Period 2 (31 October 2016 to 30 October 2017) [9 \(DM/16/2857, DM/16/2846, DM/16/4041, DM/16/4604, DM/16/3385, DM/16/5530, DM/16/5642, DM/17/2713, DM/17/2640\)](#)

c. Base Period 3 (31 October 2017 to 30 October 2018) [7 \(DM/17/2746, DM/17/3907, DM/17/3010, DM/17/4034, DM/18/1998, DM/18/3114, DM/18/2919\)](#)

d. Base Period 4 (31 October 2018 to 30 October 2019) [6 \(DM/18/3533, DM/18/4503, DM/18/4836, DM/19/1553, DM/19/2097, DM/19/0041\)](#)

e. Base Period 5 (31 October 2019 to 30 October 2020) [2 \(DM/19/2845, DM/20/0849\)](#)

f. Base Period 6 (31 October 2020 to 30 October 2021) [6 \(DM/20/2594, DM/20/3978, DM/20/3498, DM/20/3394, DM/20/4264, DM/20/3675\)](#)

g. Base Period 7 (31 October 2021 to 30 October 2022) [2 \(DM/21/2237,](#)

[DM/21/3433, DM/21/3689](#))

h. Base Period 8 (31 October 2022 to 30 October 2023) [4 \(DM/21/3536, DM/22/0640, DM/22/3299, DM/19/1972\)](#)

i. Base Period 9 (31 October 2023 to 30 October 2024) [3 \(DM/24/1047, DM/23/2282, DM/24/0901\)](#)

j. Base Period 10 (31 October 2024 to 30 October 2025) [16 \(DM/24/1047, DM/25/0310, DM/25/1446, DM/24/2464, DM/24/1138, DM/25/0856, DM/22/0368, DM/24/1716, DM/25/1882, DM/24/1130, DM/24/3050, DM/24/2865, DM/24/0680, DM/25/0369, DM/25/1657, DM/25/0856\)](#)

k. Base Period 11 (31 October 2025 to present) [10 \(DM/25/2379, DM/25/2331, DM/25/0196, DM/25/2041, DM/25/2332, DM/25/1657, DM/25/1882, DM/25/2648, DM/24/1988, DM/25/1016\)](#)

14. The number of Self-Build and/or Custom Housebuilding planning permissions secured by section 106 agreement/Unilateral undertaking or condition the Council has granted towards addressing demand arising from within each of the following Base Periods under Section 2A(2) of the Self-Build and Custom Housebuilding Act 2015 (as amended), together with the application reference numbers.

a. Base Period 1 (from the start of the Self-Build Register up to 30 October 2016)

b. Base Period 2 (31 October 2016 to 30 October 2017) [0](#)

c. Base Period 3 (31 October 2017 to 30 October 2018) [0](#)

d. Base Period 4 (31 October 2018 to 30 October 2019) [0](#)

e. Base Period 5 (31 October 2019 to 30 October 2020) [1 \(DM/19/2845\)](#)

f. Base Period 6 (31 October 2020 to 30 October 2021) [0](#)

g. Base Period 7 (31 October 2021 to 30 October 2022) [0](#)

h. Base Period 8 (31 October 2022 to 30 October 2023) [1 \(DM/22/0640\)](#)

i. Base Period 9 (31 October 2023 to 30 October 2024) [0](#)

j. Base Period 10 (31 October 2024 to 30 October 2025) [1 \(DM/22/0368\)](#)

k. Base Period 11 (31 October 2025 to present) [0](#)

15. How does the Council monitor Self Build and Custom Housebuilding permissions? [Via a spreadsheet](#)

16. How does the Council identify that an application is for self-build and custom housebuilding, meets the legislative definitions in the 2015 Self-Build and Custom Housebuilding Act (as amended by the Housing and Planning Act 2016 and the Levelling Up and Regeneration Act 2023) and meets the Self-Build and Custom Housebuilding section of the PPG requirement for the Council to be satisfied that the initial owner of the home will have primary input into its final design and layout? [Through the planning officer checking the planning application.](#)

17. Does the Council alert individuals and associations of individuals on its Self-Build and Custom Housebuilding Register to any self-build and custom housebuilding permissions it grants? If yes then how does it do so? [Yes \(for those delivered by way of S106\) via email and also through our website.](#)

18. How many individuals and associations of individuals on its Register has the Council successfully matched (i.e., the individual or association has gone on to purchase a plot) with planning permissions for self-build and custom housebuilding? [1](#)

19. How has the Council publicised the existence of its Self-Build and Custom Housebuilding Register? [Via our website](#)

20. If the Council has publicised the existence of its Self-Build and Custom Housebuilding register, when did this take place and by what means? [People are signposted to it when enquiring about Self & Custom Build.](#)

# Appendix TKP2

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Custom Build Homes Group Demand Assessment (March 2026)





**RIGHT TO  
BUILD REGISTER**

powered by Custom Build Homes

# Demand Appraisal.

**Custom and self-build housing**

Request for data

March 2026





## Request for Data

Enquiry from:	Tetlow King Planning
Date:	30/03/26
Site or area related to request:	NA
Local Planning Authority:	Mid Sussex District Council
Parish Council or Ward area(s)	NA

## Demand in the area

This Demand Appraisal comprises the number of people currently subscribed to the Right to Build Register, held by Custom Build Homes, who want to custom or self-build their home within the local authority area.

Where requested, the number of people currently subscribed who live in a specific Parish/Ward and who want to custom and self-build in the local authority area is also provided.

All demand figures by specified postcode area are set out in Table 1 below.

Table 1: Demand Figures

Area	Relevant postcode areas	Number of Subscribers
Mid Sussex District Council	BN1 8, BN45 7, BN5 9, BN6 0, BN6 8, BN6 9, BN8 4, RH10 2, RH10 3, RH10 4, RH10 5, RH10 7, RH11 9, RH13 6, RH15 0, RH15 5, RH15 8, RH15 9, RH16 1, RH16 2, RH16 3, RH16 4, RH16 9, RH17 5, RH17 6, RH17 7, RH18 5, RH19 1, RH19 2, RH19 3, RH19 4, RH19 9	916





## How is our data collected?

The data is collected by consumers signing up to the Right to Build Register at [www.righttobuildregister.co.uk](http://www.righttobuildregister.co.uk).

The data is provided voluntarily by private individuals wishing to custom or self-build their own home in local authority areas across England, Scotland, and Wales.

The Right to Build Register mirrors the statutory processes in place to determine whether an applicant benefits from the "Right to Build" as set out in the Self-build and Custom Housebuilding Act 2015 (as amended). To register, subscribers are required to confirm:

- Being 18 years of age or over
- Current address, postcode, telephone number and email address
- Being a British Citizen, a national of an EEA state other than the UK or a national of Switzerland
- Their nationality
- Seeking to acquire a serviced plot of land to build a house to be their main house of residence

## What data do we hold?

The Right to Build Register holds data including personal information, contact information and where people wish to custom or self-build their own homes. It also captures many other datasets relating to applicants housing preferences and status. These include, but not limited to:

- Preference of house type, size, and specification
- Employment and current living situation
- Budget and payment method
- Reasons for custom or self-building
- Desire to build as part of a group

Parish/Ward level demand data is derived from the number of applicants registered to live in the local authority area that are currently registered in that Parish/Ward. This data set is therefore a subset of the local authority area demand population.

Detailed Demand Assessments and bespoke surveys can be prepared on request.



## Why sign up to the Right to Build Register?

Applicants who register on the Right to Build Register receive the benefit of emailed updates on upcoming serviced plot and custom home opportunities, as well as “tips and tricks” from Custom Build Homes and BuildStore relating to accessing, delivering, and financing a custom or self-build project. These communications add value to consumers with a desire to build their own homes, they build confidence in consumer’s ability to build a home successfully and increases their likelihood of engaging with an opportunity to access a plot when they come to market.

While it is not possible to individually qualify the seriousness of every applicant, the sign-up process is robust, with a series of detailed questions that must be answered in full to complete a registration. Given our extensive industry experience, those who are not genuinely interested in finding a plot will not take the time to provide such detailed information.

Therefore, given the comprehensiveness of the sign-up process, and the fact individual benefit from being on the Right to Build Register, the dataset reflects a more accurate measure of demand when compared to local authority Self-build and Custom Housebuilding Registers which are typically not promoted, offer no specific benefit to applicants and are often subject to local eligibility criterion and/or the payment of registration fees.

## How important is this data?

All ‘relevant authorities’ in England have a legal duty under the Self-build and Custom Housebuilding Act 2015 (as amended) to keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in the authority’s area and to have regard to that register when carrying out their planning, housing, land disposal and regeneration functions. Unless exempt, they also have a legal duty to grant sufficient ‘development permissions’ to meet the demand for Self-build and Custom Housebuilding in their area on an annual basis.

These duties are complemented by the policy in the revised National Planning Policy Framework which asks that local planning authorities plan for the needs of different groups with specific housing requirements as part of their overall housing need and that land with permission is developed without unnecessary delay.

Practice has shown that local authority self-build and custom housebuilding registers only provide a short-term, supply-led, picture because they rely on people knowing about the register and then registering their interest. Given its ‘opt-in’ nature and high dependency on publicity, promotion, registration fees and eligibility criteria being applied, a local register cannot predict longer-term demand for plots in an area. Indeed, the lack of local awareness of local registers was underlined in the Government commissioned Bacon Review (Independent review into scaling up self-build and custom housebuilding: report, 21 August 2021) which concluded that a very high proportion of the public (83–87%) are not aware of local registers and therefore demand for custom and self-build housing is higher than data on local registers would suggest. This is also increasingly recognised in planning appeals.

In this context, the Government’s Planning Practice Guidance advises that local planning authorities should use the demand data from the register, supported as necessary by additional data from secondary sources and other wider market signals, when planning for the delivery of a sufficient supply of homes.



Right to Build Register is a trading style of BuildStore Custom Build Ltd. t/a Custom Build Homes.

It generates consumer demand data from those wishing to custom or self-build homes in local authority areas in England, Scotland, and Wales. It provides “live analysis” of the data it holds and presents this across various reports that are accessible to landowners, developers, housebuilders, consultants, and local planning authorities.

The dataset held on the Right to Build Register is industry leading. The lists are cleaned annually, and at any given time there are tens of thousands of applications from people looking for an opportunity to build their own homes in their preferred local authority areas.



Custom Build Homes (CBH) is the preeminent Enabler of custom and self-build housing development projects in the UK. It harnesses a deep understanding of the planning and delivery processes to deliver custom and self-build housing nationally on behalf of landowners, developers, housebuilders, and local planning authorities. These projects are designed to reflect the individual preferences of those subscribed to the Right to Build Register, and subscribers can offer notices of interest for new plots coming to market.

CBH was developed as a subsidiary of BuildStore Ltd. BuildStore is the UK’s leading financial services provider to the custom and self-build market, having manufactured many of the mortgage, insurance, and protection services that thousands of custom and self-builders utilise annually.

BuildStore Ltd remains the single largest shareholder in CBH.



The Right to Build Register is operated by Custom Build Homes.

0345 223 4452

[hello@custombuildhomes.co.uk](mailto:hello@custombuildhomes.co.uk)

[www.custombuildhomes.co.uk](http://www.custombuildhomes.co.uk)

8 Houstoun Interchange Business Park, Livingston EH54 5DW

Cover image: 15 completed self-build homes enabled by Custom Build Homes at Long Four Acres, Mulbarton, Norfolk

**Disclaimer**

Illustrations shown within this document are artist impressions and may not accurately depict our products. The information detailed in this document is correct at the time of issue. We operate a live database and the demand figures will change with time.

## Appendix TKP3.1

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Assessment of the supply of self-build and custom housebuilding in Mid Sussex



Date of Consent	Application Reference	Outline Reference (if Ref given is RM/VAR/DOC etc)	Address	Description	No. of dwellings proposed in scheme	SBCH plots according to LPA	PPG Para 038 Identified to be included as part of development?	PPG Para 038 Application references self-build or custom build?	PPG Para 038 CIL Form 7 Part 1	PPG Para 038 CIL Form 7 Part 1	PPG Para 038 Secured by S106 or Unilateral Undertaking?	Secured by condition? (or DoD for PIP)	Comments
05/10/2015	DM/15/1876		Land North Of High Gables The Street Bolney West Sussex	New detached single storey 2 bedroom dwelling.	1	1	N/A	N/A	N/A	N/A	N/A	N/A	Date of consent means that it fails the Self-Build and Custom Housebuilding (Time for Compliance and Fees Regulations) 2016
28/10/2015	DM/15/3579		Springfield Farmhouse Lewes Road Scaynes Hill Haywards Heath West Sussex RH17 7NG	Replacement dwelling and double garage with ground floor link.	1	1	N/A	N/A	N/A	N/A	N/A	N/A	Date of consent means that it fails the Self-Build and Custom Housebuilding (Time for Compliance and Fees Regulations) 2016
19/11/2015	14/04697/FUL		Bee House Earwig Lane Bolney Haywards Heath West Sussex RH17 5RZ	Extension to outbuilding to create new single storey detached dwelling.	1	1	N/A	N/A	N/A	N/A	N/A	N/A	Date of consent means that it fails the Self-Build and Custom Housebuilding (Time for Compliance and Fees Regulations) 2016
08/12/2015	DM/15/4140		Land Parcel At 527544 128319 Tanyard Lane Staplefield West Sussex	Outline application with all matters being reserved for one self build dwelling, garage and home office.	1	1	N/A	N/A	N/A	N/A	N/A	N/A	Date of consent means that it fails the Self-Build and Custom Housebuilding (Time for Compliance and Fees Regulations) 2016
05/01/2016	DM/15/3896		Elkanah Deanland Road Balcombe Haywards Heath West Sussex RH17 6LT	Demolition and replacement of chalet bungalow (Amended plans received 26 November 2015 deleting previously proposed double garage and reconfiguring windows to north and east elevations)	1	1	N/A	N/A	N/A	N/A	N/A	N/A	Date of consent means that it fails the Self-Build and Custom Housebuilding (Time for Compliance and Fees Regulations) 2016
05/02/2016	DM/15/4359		Springhill Beeches Lane Ashurst Wood East Grinstead West Sussex RH19 3RN	New house and garage building to replace existing dwelling and outbuildings	1	1	N/A	N/A	N/A	N/A	N/A	N/A	Date of consent means that it fails the Self-Build and Custom Housebuilding (Time for Compliance and Fees Regulations) 2016
12/02/2016	DM/15/4993		The Ham 24 Hurst Road Hassocks West Sussex BN6 9NN	Erection of new split level dwelling house, with accommodation on ground and lower ground floors. Creation of replacement vehicle access onto Hurst Road.	1	1	N/A	N/A	N/A	N/A	N/A	N/A	Date of consent means that it fails the Self-Build and Custom Housebuilding (Time for Compliance and Fees Regulations) 2016
03/03/2016	DM/16/0029		Capers Portland Road Burgess Hill West Sussex RH15 9RL	New single storey 3 bedroom dwelling eco house	1	1	N/A	N/A	N/A	N/A	N/A	N/A	Date of consent means that it fails the Self-Build and Custom Housebuilding (Time for Compliance and Fees Regulations) 2016
10/06/2016	DM/16/1255		Gainsborough House Gatehouse Lane Goddards Green Hassocks West Sussex BN6 9LD	Proposed detached house and double garage, together with access drive and external parking/turning area.	1	1	N/A	N/A	N/A	N/A	N/A	N/A	Date of consent means that it fails the Self-Build and Custom Housebuilding (Time for Compliance and Fees Regulations) 2016
10/08/2016	DM/16/1637		Rear Of 63 Horsham Road Pease Pottage Crawley West Sussex RH11 9AW	Erection of a new chalet bungalow and detached garage	1	1	N/A	N/A	N/A	N/A	N/A	N/A	Date of consent means that it fails the Self-Build and Custom Housebuilding (Time for Compliance and Fees Regulations) 2016
11/08/2016	DM/16/2445		Orchards Wallage Lane Rowfant Crawley West Sussex RH10 4NJ	Proposed replacement dwelling 4 bedroom 2 storey. Revisions to permission DM/16/0672 to include the relocation of the dwelling 2m eastwards and the addition of 3 dormers to the front elevation.	1	1	N/A	N/A	N/A	N/A	N/A	N/A	Date of consent means that it fails the Self-Build and Custom Housebuilding (Time for Compliance and Fees Regulations) 2016
23/08/2016	DM/16/2776		The Ham 24 Hurst Road Hassocks West Sussex BN6 9NN	Erection of new split level dwelling house, with accommodation on ground and lower ground floors.	1	1	N/A	N/A	N/A	N/A	N/A	N/A	Date of consent means that it fails the Self-Build and Custom Housebuilding (Time for Compliance and Fees Regulations) 2016
16/09/2016	DM/16/0677		1 Woods Hill Lane Ashurst Wood East Grinstead West Sussex RH19 3RW	Removal of detached garage and construction of new detached 3 bedroom dwelling house on land adjacent to 1 Woods Hill Lane.	1	1	N/A	N/A	N/A	N/A	N/A	N/A	Date of consent means that it fails the Self-Build and Custom Housebuilding (Time for Compliance and Fees Regulations) 2016
21/12/2016	DM/16/2857		Rock Cottage Chatesgrove Cross Colwood Lane Bolney Haywards Heath West Sussex RH17 5RY	Proposed replacement dwelling together with a separate bin store/battery store	1	1	N	Y	N	N	N	N	DAS/PS only references SBCH
11/01/2017	DM/16/2846		Land To The Side Of 58 P	Proposed three storey end of terrace house to the side of no. 58 in place of an existing garage	1	1	N	Y	N	N	N	N	DAS/PS only references SBCH
27/01/2017	DM/16/4041		Asbrook 96 Folders Lane	New 2 storey, 3 bedroom dwelling with detached garage and shared existing vehicular access.	1	1	N	Y	N	N	N	N	DAS/PS only references SBCH
08/02/2017	DM/16/4604		Burleigh Quarry Farm Eas	Demolition of a burnt out agricultural barn and the erection of a five bedroomed dwellinghouse and double garage/workshop building	1	1	N	Y	N	N	N	N	DAS/PS only references SBCH
06/03/2017	DM/16/3385		Land At Weald House Ock	Construction of 1 new dwelling house.	1	1	N	N	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
27/04/2017	DM/16/5530		Miford Place Wyatts Lane	Demolish existing four bedroom dwelling and construct a five bedroom dwelling of Georgian architectural typology.	1	1	N/A	N/A	N/A	N/A	N/A	N/A	Superseded/Duplicated
13/06/2017	DM/16/5642		Land Rear Of Weald Chas	Proposed new dwelling with associated hard and soft landscaping	1	1	N	N	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
13/09/2017	DM/17/2713		Wellfont Truslers Hill Lane	Demolition of the existing detached dwelling and the construction of a replacement detached, three storey and five bedroom, dwelling and detached garage building.	1	1	N	Y	N	N	N	N	DAS/PS only references SBCH
28/09/2017	DM/17/2640		White Oaks London Road	Proposed new chalet bungalow and garage.	1	1	N	Y	N	N	N	N	DAS/PS only references SBCH

22/11/2017	DM/17/2746		Midwicket Handcross Roa	Proposed new detached dwelling on land to the south of Midwicket, with attached log store and garage and new access from Handcross Road.	1	1	N	Y	N	N	N	N	DAS/PS only references SBCH
12/02/2018	DM/17/3907		Miford Place Wyatts Lane	Demolish existing dwelling and construct a six bedroom dwelling of Georgian architectural typology.	1	1	N	N	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
27/02/2018	DM/17/3010		Land Adjacent To Greensl	Proposed erection of one 3 bedroom detached house to the rear/side of garden of Greensleaves.	1	1	N	Y	N	N	N	N	DAS/PS only references SBCH
28/02/2018	DM/17/4034		New Barns Brantridge Lan	Demolition of existing barn and erection of a new three bedroom residential dwelling with garage.	1	1	N	Y	N	N	N	N	DAS/PS only references SBCH
09/07/2018	DM/18/1998		Lower Sands Sandy Lane Hassocks West Sussex BN6 9FX	Proposed demolition of existing dwelling and the construction of replacement dwelling and detached garage.	1	1	N	N	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
30/07/2018	DM/18/3114		3 Holly Mews High Street Hurstpierpoint Hassocks West Sussex BN6 9PW	Demolition of existing garage, outbuilding and dwelling to construct, in its place, a two storey dwelling almost identical to that approved under application DM/17/4622	1	1	N	N	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
04/09/2018	DM/18/3533		Laragh London Road Bolney Haywards Heath West Sussex RH17 5RL	Demolition of the existing residential property and construction of a new detached 2 storey 4 bedroom dwelling. With additional 2 bay parking and footpath to property.	1	1	N	N	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
18/10/2018	DM/18/2919		Fairlight House Holtye Road East Grinstead West Sussex RH19 3QF	Proposed demolition of an existing 6 bedroom 2 storey house, cedar lodge, garage block and swimming pool outbuildings and replacement with a new 6 bedroom 2 storey house.	1	1	N	N	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
05/02/2019	DM/18/4503		Hurley Farm Turners Hill Road East Grinstead West Sussex RH19 4LB	Demolition of existing 4 bedroom dwelling, construction of replacement dwelling. (existing plans received 26.11.2018)	1	1	N	N	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
21/03/2019	DM/18/4836		Land Adjoining West Hoathly Garage West Hoathly Garage Selsfield Road West Hoathly East Grinstead West Sussex RH19 4QL	Proposed 3 bedroom two storey dwelling with attached garage.	1	1	N	N	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
02/07/2019	DM/19/1553		Great Thordean Farm Cottage Slough Green Lane Warninglid Haywards Heath West Sussex RH17 5SL	Demolition of existing detached bungalow and erection of replacement detached single dwelling.	1	1	N	N	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
01/08/2019	DM/19/2097		Parklands London Road Bolney Haywards Heath West Sussex RH17 5QB	Erection of a new 3 storey, plus basement, 6 bedroom detached dwelling with separate detached garden building/bicycle store.	1	1	N	Y	N	N	N	N	App form only references SBCH
16/08/2019	DM/19/0041		Brew House Cuckfield Road Ansty Haywards Heath West Sussex RH17 5AJ	Demolition of existing dwelling and erection of replacement 2 storey house.	1	1	N	N	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
08/11/2019	DM/19/1972		Pook Barn Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HD	Retrospective application for demolition of barn and erection of a four bedroom dwelling.	1	1	N	N	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
25/11/2019	DM/19/2845	DM/17/2271	Land To The East Of High Beech Lane/ Land North Of Barrington Close Lindfield West Sussex	Reserved Matters application relating to Outline approval DM/17/2271, for the approval of appearance, landscaping, layout and scale for 43 dwellings with associated works. Approval of custom build plot location.	43	3	Y	Y	N	N	N	N	Multiple references to SBCH in application
22/04/2020	DM/20/0849		Land To The East Of Parkside Cottage London Road Bolney Haywards Heath West Sussex RH17 5QB	Demolition of a single storey brick built store and the erection of a new detached single storey dwelling with separate garage block.	1	1	N	N	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
06/11/2020	DM/20/2594		Land North Of Parklands London Road Bolney Haywards Heath West Sussex RH17 5QB	Erection of a six-bedroom house and detached double-garage. Creation of new access point onto London Road with front gate.	1	1	Y	Y	N	N	N	N	Multiple references to SBCH in application
17/12/2020	DM/20/3978		Oakfield House Deaks Lane Cuckfield Haywards Heath West Sussex RH17 5JB	Demolition of existing property and outbuildings. Construction of replacement 6 bedroom, 3 storey detached dwelling and 2 storey detached garage building. Associated hard and soft landscaping works.	1	1	Y	Y	N	N	N	N	Multiple references to SBCH in application
13/01/2021	DM/20/3675		The Annexe 31 Park Road Burgess Hill West Sussex RH15 8EU	Demolition of existing Annex and construction of a two storey, three bedroom residential dwelling with a new access to the main house	1	1	N	Y	N	N	N	N	App form only references SBCH
14/01/2021	DM/20/3498		Land East Of Whitestone House Selsfield Road West Hoathly East Grinstead West Sussex RH19 4QN	To remove stable block and erect a detached three bedroom dwelling with detached garage.	1	1	N	Y	N	N	N	N	Multiple references to SBCH in application
12/02/2021	DM/20/3394		Fircroft Yew Lane East Grinstead West Sussex RH19 2BA	Demolish existing dwelling, garage and outbuildings to construct a new dwelling.	1	1	N	N	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
31/03/2021	DM/20/4264		Suffolks 30 Hammerwood Road Ashurst Wood East Grinstead West Sussex RH19 3TG	Erection of a detached 3 bedroom chalet bungalow. Demolition of the garage of 30 Hammerwood Road to allow vehicular access	1	1	N	Y	N	N	N	N	App form only references SBCH

16/11/2021	DM/21/2237		1 Hoathly Hill West Hoathly East Grinstead West Sussex RH19 4SJ	Erection of a new 5 Bedroom dwelling house.	1	1	N	Y	N	N	N	N	Multiple references to SBCH in application
02/12/2021	DM/21/3433		Little Shepherds Gatehouse Lane Goddards Green Hassocks West Sussex BN6 9LE	Demolish existing 3 bedroom chalet bungalow and replace with a 4 bedroom house with attached garage and vehicle parking	1	1	N	Y	N	N	N	N	App form only references SBCH
20/09/2022	DM/21/3689		Land To The West Of The Barn Woods Hill Lane Ashurst Wood West Sussex RH19 3RQ	Erection of 1 x 4 bedroom chalet dwelling, single storey annexe and detached single workshop/garage building.	1	1	N	Y	N	N	N	N	App form only references SBCH
05/12/2022	DM/21/3536		Townhouse Farm Church Lane Ardingly Haywards Heath West Sussex RH17 6UR	Demolition of pair of semi-detached houses (C3) and steel portal frame barns currently used for commercial purposes (B8). Construction of 2No detached four-bedroom dwellinghouses (C3)	1	1	N	Y	N	N	N	N	Multiple references to SBCH in application
15/12/2022	DM/22/0640		Land To The North Of Lyndon Reeds Lane Sayers Common West Sussex	Hybrid application consisting of: a) Full application for 36 one, two, three and four bedroom dwellings (including 30% affordable housing), b) Outline application for 2 three bedroom self/custom build plots.	38	2	Y	Y	N	N	Y	N	Secured by condition or S106/UU
03/01/2023	DM/22/3299		77 Janes Lane Burgess Hill West Sussex RH15 0QP	Demolition of existing three bedroom chalet bungalow with garage and replacement with a four-bedroom self-build house with vehicle and cycle parking	1	1	N	Y	N	N	N	N	Multiple references to SBCH in application
16/07/2024	DM/24/0901		1 Highfields Brighton Road Warringlid Haywards Heath West Sussex RH17 5SY	Erection of 2 detached dwellings with ancillary detached garages following demolition of 2 residential structures (re-submission of planning consent granted under DM/21/3446)	2	2	Y	Y	N	N	N	N	Multiple references to SBCH in application
12/08/2024	DM/23/2282		Townhouse Farm Cottages Church Lane Ardingly West Sussex RH17 6UR	Demolition of two existing semi detached cottages and construction of 1 No. detached four-bedroom three storey dwelling house (plus a basement) together with a detached two storey garage	1	1	N	Y	N	N	N	N	App form only references SBCH
09/10/2024	DM/24/1047		Soles Coppice Brantridge Lane Balcombe Haywards Heath West Sussex RH17 6JR	Demolition of existing dwelling and erection of a replacement 4no. bedroom dwelling to include an extensive planted roof and a secure garage building with an air source heat pump enclosure, bicycle and waste and recycling storage.	1	1	N	Y	N	N	N	N	Multiple references to SBCH in application
09/10/2024	DM/24/1047		Soles Coppice Brantridge Lane Balcombe Haywards Heath West Sussex RH17 6JR	Demolition of existing dwelling and erection of a replacement 4no. bedroom dwelling to include an extensive planted roof and a secure garage building with an air source heat pump enclosure, bicycle and waste and recycling storage.	1	1	Y	Y	N	N	N	N	Multiple references to SBCH in application
20/12/2024	DM/24/1130		Town Place Farm Sloop Lane Scaynes Hill West Sussex RH17 7NP	Conversion of former stable building to form residential dwelling with associated parking provision and landscaping.	1	1	Y	Y	N	N	N	N	Multiple references to SBCH in application
31/01/2025	DM/24/0680		Laines Organic Farm Newbury Lane Cuckfield Haywards Heath West Sussex RH17 5AA	Proposed residential dwelling house for Farm Manager and change of use of land to residential garden land.	1	1	N	Y	N	N	N	N	Multiple references to SBCH in application
07/02/2025	DM/24/1138		Eastlands Farmhouse Malthouse Lane Hurstpierpoint Hassocks West Sussex BN6 9LA	Demolition of existing farmhouse. Construction of new farmhouse, double garage and pottery studio. Any associated works.	1	1	Y	Y	N	N	N	N	Multiple references to SBCH in application
06/03/2025	DM/24/2464		Five Acres Cuckfield Lane Warringlid Haywards Heath West Sussex RH17 5SN	Demolition of existing house. Construction of new dwelling and garage. New driveway and landscaping.	1	1	Y	Y	N	N	N	N	Multiple references to SBCH in application
11/03/2025	DM/22/0368		Mount Pleasant Nursery Cansiron Lane Ashurst Wood East Grinstead West Sussex RH19 3SE	Outline planning permission for the demolition of an existing dwelling and nursery buildings and construction of up to 6no. self/custom-build dwellings	6	6	Y	Y	N	N	Y	N	Secured by condition or S106/UU
17/03/2025	DM/25/2648		36 And 38 Buckhurst Way East Grinstead West Sussex RH19 2AJ	Proposed ground floor side and two storey rear extension to adapt existing 1 bed flats into 2 bed	1	1	N	Y	N	N	N	N	DAS/PS only references SBCH
01/04/2025	DM/25/0310		Twinham 34 Hurst Road Hassocks West Sussex BN6 9NL	Proposed erection of 1 No. single storey, self-build dwelling house, with new access and parking on garden land to the east side of Twinham.	1	1	Y	Y	N	N	N	N	Multiple references to SBCH in application
24/04/2025	DM/24/2865		Dumbrells, Church Platt Sommers And The Friary, South Street Cuckfield Haywards Heath West Sussex	Proposed replacement single storey dwelling (Dumbrells) and associated landscape works	1	1	Y	Y	N	N	N	N	Multiple references to SBCH in application
22/05/2025	DM/25/0369		Old Park Lodge Slaugham Lane Warringlid Haywards Heath West Sussex RH17 5TJ	Demolition of existing house, storage barn and stables and erection of replacement dwelling including proposed greenhouse, realigned driveway and hardstanding, alteration to existing garage and associated work.	1	1	N	Y	N	N	N	N	Multiple references to SBCH in application
22/07/2025	DM/24/3050		Land Adjacent To Loxley (Riverside) Bolney Chapel Road Twineham Haywards Heath West Sussex RH17 5NN	Demolition of existing detached dwelling and tennis court. Construction of replacement dwelling with lower ground floor	1	1	Y	Y	N	N	N	N	Multiple references to SBCH in application

10/09/2025	DM/25/0856		Land To R/O 99 Leylands Road Burgess Hill RH15 8AA	Demolition of existing garage and shed and erection of a single storey 2no bedroom dwelling with associated landscaping, parking for two cars and erection of a new shed.	1	1	Y	Y	N	N	N	N	Multiple references to SBCH in application
10/09/2025	DM/25/0856		Land To R/O 99 Leylands Road Burgess Hill RH15 8AA	Demolition of existing garage and shed and erection of a single storey 2no bedroom dwelling with associated landscaping, parking for two cars and erection of a new shed.	1	1	N	Y	N	N	N	N	Multiple references to SBCH in application
02/10/2025	DM/25/1446		Lydhurst Estate The Street Warmingld Haywards Heath West Sussex RH17 5SJ	Demolition of existing dwelling and erection of replacement dwelling with associated landscaping.	1	1	Y	Y	N	N	N	N	Multiple references to SBCH in application
03/10/2025	DM/25/1657		23 Hurst Road Hassocks West Sussex BN6 9NJ	Proposed new residential development comprising the erection of 1 No. new detached self-build dwelling to replace an existing garage on garden land to the west side of the existing property.	1	1	N	Y	N	N	N	N	Multiple references to SBCH in application
03/10/2025	DM/25/1657		23 Hurst Road Hassocks West Sussex BN6 9NJ	Proposed new residential development comprising the erection of 1 No. new detached self-build dwelling to replace an existing garage on garden land to the west side of the existing property.	1	1	N	Y	N	N	N	N	Multiple references to SBCH in application
15/10/2025	DM/24/1716		Chandlers Turners Hill Road Crawley Down Crawley West Sussex RH10 4EY	Proposed erection of one self-build detached house.	1	1	Y	Y	N	N	N	N	Multiple references to SBCH in application
05/11/2025	DM/25/0196		Thai Crystal 45 The Broadway Haywards Heath West Sussex RH16 3AS	Demolition of existing redundant single storey buildings to the rear. Erection of a four-storey rear extension and re-configuration work to convert existing commercial use to Use Class E a-c, e and g and 4 No. residential flats	1	1	N	N	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
14/11/2025	DM/25/1882		Summer Lodge Copyhold Lane Cuckfield Haywards Heath West Sussex RH17 5EB	Erection of a self-build replacement, detached dwelling following demolition of the existing dwelling	1	1	Y	Y	N	N	N	N	Multiple references to SBCH in application
14/11/2025	DM/25/1882		Summer Lodge Copyhold Lane Cuckfield Haywards Heath West Sussex RH17 5EB	Erection of a self-build replacement, detached dwelling following demolition of the existing dwelling	1	1	N	Y	N	N	N	N	Multiple references to SBCH in application
25/11/2025	DM/25/1016		Shellbrook High Street Ardingly Haywards Heath West Sussex RH17 6TG	Demolition of existing dwelling and erection of replacement dwelling.	1	1	N	Y	N	N	N	N	DAS/IPS only references SBCH
01/12/2025	DM/25/2379		Land At And To Rear Of 3 Heathview Cottages Copthorne Common Copthorne Crawley West Sussex RH10 3LF	Residential development of up to 2 self-build houses.	2	2	N	Y	N	N	N	N	Multiple references to SBCH in application
01/12/2025	DM/25/2331		Townhouse Farm Church Lane Ardingly Haywards Heath West Sussex RH17 6UR	Detached four-bedroom dwelling house incorporating home office and separate detached garage/machine store and associated landscaping and infrastructure.	1	1	N	Y	N	N	N	N	Multiple references to SBCH in application
05/12/2025	DM/25/2041		North Haven Fox Hill Haywards Heath West Sussex RH16 4QY	Proposed erection of 1 No. new detached self-build dwelling on garden land to the north side of the existing property. Reposition existing access centrally to plot frontage	1	1	N	Y	N	N	N	N	Multiple references to SBCH in application
08/12/2025	DM/25/2332		Birch Trees Farm Cuckfield Road Ansty Haywards Heath West Sussex RH17 5AG	Erection of a single 3no bedroom dwelling and associated development.	1	1	N	Y	N	N	N	N	Multiple references to SBCH in application
24/12/2025	DM/24/1988		37A Sunte Avenue Lindfield West Sussex RH16 2AB	Change of use from a workshop to a two bedroom self-build dwelling with associated car parking for 2 spaces	1	1	N	Y	N	N	N	N	Multiple references to SBCH in application
<b>Total</b>						<b>89</b>	<b>17</b>	<b>50</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	

## Appendix TKP 3.2

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Supply of self-build and custom housebuilding by Base Period



Date of Consent	Application Reference	Address	SECH units according to LPA	Best Case Scenario	Worst Case Scenario	Best Case Base Period 1 Demand (31 October 2016 - 30 October 2019)	Best Case Base Period 2 Demand (31 October 2017 - 30 October 2020)	Best Case Base Period 3 Demand (31 October 2018 - 30 October 2021)	Best Case Base Period 4 Demand (31 October 2019 - 30 October 2022)	Best Case Base Period 5 Demand (31 October 2020 - 30 October 2023)	Best Case Base Period 6 Demand (31 October 2021 - 30 October 2024)	Best Case Base Period 7 Demand (31 October 2022 - 30 October 2025)	Best Case Base Period 8 Demand (31 October 2023 - 30 October 2026)	Worst Case Base Period 1 Demand (31 October 2016 - 30 October 2019)	Worst Case Base Period 2 Demand (31 October 2017 - 30 October 2020)	Worst Case Base Period 3 Demand (31 October 2018 - 30 October 2021)	Worst Case Base Period 4 Demand (31 October 2019 - 30 October 2022)	Worst Case Base Period 5 Demand (31 October 2020 - 30 October 2023)	Worst Case Base Period 6 Demand (31 October 2021 - 30 October 2024)	Worst Case Base Period 7 Demand (31 October 2022 - 30 October 2025)	Worst Case Base Period 8 Demand (31 October 2023 - 30 October 2026)	
05/10/2015	DM/15/1876	Land North Of High Gables The Street Bolney West Sussex	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
28/10/2015	DM/15/3579	Springfield FarmhouseLewes Road Scaynes Hill Haywards Heath West Sussex	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19/11/2015	14/04697/FUL	Bee House Earwig Lane Bolney Haywards Heath West Sussex RH17 5RZ	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08/12/2015	DM/15/4140	Land Parcel At 527544 128319 Tanyard Lane Staplefield West Sussex	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05/01/2016	DM/15/3896	Elkanah Deanland RoadBalcombe Haywards Heath West Sussex RH17 6LT	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05/02/2016	DM/15/4359	Springhill Beeches LaneAshurst Wood East Grinstead West Sussex RH19 3RN	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12/02/2016	DM/15/4993	The Ham 24 Hurst Road Hassocks West Sussex BN6 9NN	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03/03/2016	DM/16/0029	Capers Portland Road Burgess Hill West Sussex RH15 9RL	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10/06/2016	DM/16/1255	Gainsborough House Gatehouse Lane Goddards Green Hassocks West Sussex	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10/08/2016	DM/16/1637	Rear Of 63 Horsham Road Pease Pottage Crawley West Sussex RH11 9AW	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11/08/2016	DM/16/2445	Orchards Wallage LaneRowfant Crawley West Sussex RH10 4NJ	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23/08/2016	DM/16/2776	The Ham 24 Hurst RoadHassocks West Sussex BN6 9NN	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16/09/2016	DM/16/0677	1 Woods Hill Lane Ashurst Wood East Grinstead West Sussex RH19 3RW	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21/12/2016	DM/16/2857	Rock Cottage Chatesgrove Cross Colwood Lane Bolney Haywards Heath West	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11/01/2017	DM/16/2846	Land To The Side Of 58 Parklands Road Hassocks West Sussex BN6 8JZ	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
27/01/2017	DM/16/4041	Asbrook 96 Folders Lane Burgess Hill West Sussex RH15 0DX	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08/02/2017	DM/16/4604	Burleigh Quarry Farm East Street Turners Hill Crawley West Sussex RH10 4PY	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06/03/2017	DM/16/3385	Land At Weald House Ockley Lane Hassocks West Sussex	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
27/04/2017	DM/16/5530	Miford Place Wyatts Lane Horsted Keynes Haywards Heath West Sussex RH17	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13/06/2017	DM/16/5642	Land Rear Of Weald Chase Staplefield Road Cuckfield West Sussex	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13/09/2017	DM/17/2713	Wellfont Truslers Hill Lane Albourne Hassocks West Sussex BN6 9JN	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
28/09/2017	DM/17/2640	White Oaks London Road Sayers Common Hassocks West Sussex BN6 9HT	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22/11/2017	DM/17/2746	Midwicket Handcross Road Balcombe Haywards Heath West Sussex RH17 6JT	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12/02/2018	DM/17/3907	Miford Place Wyatts Lane Horsted Keynes Haywards Heath West Sussex RH17	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
27/02/2018	DM/17/3010	Land Adjacent To Greensleaves Hophurst Lane Crawley Down Crawley West Su	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
28/02/2018	DM/17/4034	New Barns Brantridge Lane Balcombe Haywards Heath West Sussex RH17 6JF	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09/07/2018	DM/18/1998	Lower Sands Sandy Lane Hassocks West Sussex BN6 9FX	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
30/07/2018	DM/18/3114	3 Holly Mews High Street Hurstpierpoint Hassocks West Sussex BN6 9PW	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04/09/2018	DM/18/3533	Laragh London Road Bolney Haywards Heath West Sussex RH17 5RL	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18/10/2018	DM/18/2919	Fairlight House Hollye Road East Grinstead West Sussex RH19 3QF	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05/02/2019	DM/18/4503	Hurley Farm Turners Hill Road East Grinstead West Sussex RH19 4LB	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21/03/2019	DM/18/4836	Land Adjoining West Hoathly Garage West Hoathly Garage Selsfield Road West	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02/07/2019	DM/19/1553	Great Thordean Farm Cottage Slough Green Lane Warmingld Haywards Heath	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01/08/2019	DM/19/2097	Parklands London Road Bolney Haywards Heath West Sussex RH17 5QB	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16/08/2019	DM/19/0041	Brew House Cuckfield Road Ansty Haywards Heath West Sussex RH17 5AJ	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08/11/2019	DM/19/1972	Pook Barn Pookbourne Lane Sayers Common Hassocks West Sussex BN6 9HI	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
25/11/2019	DM/19/2845	Land To The East Of High Beech Lane/ Land North Of Barrington Close Lindfield	3	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22/04/2020	DM/20/0849	Land To The East Of Parkside Cottage London Road Bolney Haywards Heath W	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06/11/2020	DM/20/2594	Land North Of Parklands London Road Bolney Haywards Heath West Sussex R	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17/12/2020	DM/20/3978	Oakfield House Deaks Lane Cuckfield Haywards Heath West Sussex RH17 5JB	1	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
13/01/2021	DM/20/3675	The Annex 31 Park Road Burgess Hill West Sussex RH15 8EU	1	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
14/01/2021	DM/20/3498	Land East Of Whitestone House Selsfield Road West Hoathly East Grinstead W	1	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
12/02/2021	DM/20/3394	Ficroft Yew Lane East Grinstead West Sussex RH19 2BA	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31/03/2021	DM/20/4264	Suffolks 30 Hammerwood Road Ashurst Wood East Grinstead West Sussex RH	1	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
16/11/2021	DM/21/2237	1 Hoathly Hill West Hoathly East Grinstead West Sussex RH19 4SJ	1	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
02/12/2021	DM/21/3433	Little Shepherds Gatehouse Lane Goddards Green Hassocks West Sussex BN6	1	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
20/09/2022	DM/21/3689	Land To The West Of The Barn Woods Hill Lane Ashurst Wood West Sussex RH	1	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
05/12/2022	DM/21/3536	Townhouse Farm Church Lane Ardingly Haywards Heath West Sussex RH17 6U	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15/12/2022	DM/22/0640	Land To The North Of Lyndon Reeds Lane Sayers Common West Sussex	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03/01/2023	DM/22/3299	77 Janes Lane Burgess Hill West Sussex RH15 0QP	1	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
16/07/2024	DM/24/0901	1 Highfields Brighton Road Warmingld Haywards Heath West Sussex RH17 5SY	2	2	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0
12/08/2024	DM/23/2282	Townhouse Farm Cottages Church Lane Ardingly West Sussex RH17 6UR	1	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
09/10/2024	DM/24/1047	Soles Coppice Brantridge Lane Balcombe Haywards Heath West Sussex RH17	1	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
09/10/2024	DM/24/1047	Soles Coppice Brantridge Lane Balcombe Haywards Heath West Sussex RH17	1	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
20/12/2024	DM/24/1130	Town Place Farm Sloop Lane Scaynes Hill West Sussex RH17 7NP	1	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
31/01/2025	DM/24/0680	Laines Organic Farm Newbury Lane Cuckfield Haywards Heath West Sussex RH	1	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
07/02/2025	DM/24/1138	Eastlands Farmhouse Malthouse Lane Hurstpierpoint Hassocks West Sussex B	1	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
06/03/2025	DM/24/2464	Five Acres Cuckfield Lane Warmingld Haywards Heath West Sussex RH17 5SN	1	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
11/03/2025	DM/22/0368	Mount Pleasant Nursery Cansion Lane Ashurst Wood East Grinstead West Sus	6	6	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	6
17/03/2025	DM/25/2648	36 And 38 Buckhurst Way East Grinstead West Sussex RH19 2AJ	1	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
01/04/2025	DM/25/0310	Twinham 34 Hurst Road Hassocks West Sussex BN6 9NL	1	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0



## Appendix TKP 3.3

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Shortfall calculator – Appellants ‘best case’ scenario



Shortfall calculator - Appellants 'best case'

	No. of Individuals	No. of of Individuals in Associations	Plots Granted	Date	Base Period Surplus/ Shortfall	Cumulative Surplus/ Shortfall	Met Statutory Duty?	Met Statutory Duty? Cumulative
1	163	0	10	30-Oct-19	-153	-153	N	N
2	179	0	3	30-Oct-20	-176	-329	N	N
3	58	0	5	30-Oct-21	-53	-382	N	N
4	28	17	3	30-Oct-22	-42	-424	N	N
5	45	18	4	30-Oct-23	-59	-483	N	N
6	46	1	5	30-Oct-24	-42	-525	N	N
7	20	0	21	30-Oct-25	1	-524	Y	N
8	24	0	9	30-Oct-26	-15	-539	N	N
<b>Total</b>	<b>563</b>	<b>36</b>	<b>60</b>		<b>-539</b>		<b>1</b>	<b>0</b>
<b>Total on register</b>	<b>599</b>							

## Appendix TKP3.4

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Shortfall calculator – Appellants ‘worst case’ scenario



Shortfall calculator - Appellants 'worst case'

	No. of Individuals	No. of of Individuals in Associations	Plots Granted	Date	Base Period Surplus/Short fall	Cumulative Surplus/Short fall	Met Statutory Duty?	Met Statutory Duty? Cumulative
1	163	0	0	30-Oct-19	-163	-163	N	N
2	179	0	0	30-Oct-20	-179	-342	N	N
3	58	0	0	30-Oct-21	-58	-400	N	N
4	28	17	0	30-Oct-22	-45	-445	N	N
5	45	18	2	30-Oct-23	-61	-506	N	N
6	46	1	0	30-Oct-24	-47	-553	N	N
7	20	0	6	30-Oct-25	-14	-567	N	N
8	24	0	0	30-Oct-26	-24	-591	N	N
<b>Total</b>	<b>563</b>	<b>36</b>	<b>8</b>		<b>-591</b>		<b>0</b>	<b>0</b>
<b>Total on register</b>	<b>599</b>							

## Appendix TKP3.5

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Shortfall calculator – Council's supply scenario



**Shortfall calculator against the Council's claimed supply position**

Discounts those approved before 31/10/16

	No. of Individuals	No. of of Individuals in Associations	Plots Granted	Date	Base Period Surplus/Short fall	Cumulative Surplus/Short fall	Met Statutory Duty?	Met Statutory Duty? Cumulative
1	163	0	22	30-Oct-19	-141	-141	N	N
2	179	0	5	30-Oct-20	-174	-315	N	N
3	58	0	6	30-Oct-21	-52	-367	N	N
4	28	17	3	30-Oct-22	-42	-409	N	N
5	45	18	4	30-Oct-23	-59	-468	N	N
6	46	1	5	30-Oct-24	-42	-510	N	N
7	20	0	21	30-Oct-25	1	-509	Y	N
8	24	0	10	30-Oct-26	-14	-523	N	N
<b>Total</b>	<b>563</b>	<b>36</b>	<b>76</b>		<b>-523</b>		<b>1</b>	<b>0</b>
<b>Total on register</b>	<b>599</b>							