



# MS-TP2: Housing

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**In response to Inspector's Initial Letter [IDJB-01] Annex 1:**

- (a) The local published housing need (LHN) figure derived from the current standard method.**
- (b) The Council's considered view on what the plan's housing requirement should be (in light of Annex 3 of IDJB-01)**
- (c) The current position on housing supply and the anticipated supply trajectory over the plan period, taking into account committed and allocated sites, recent planning permissions, resolutions to grant, and anticipated commencement and delivery rates.**
- (d) From b) and c), anticipated supply headroom, the anticipated 5 year housing supply position on adoption and the ability to retain a rolling 5 year supply.**
- (e) Affordable and specialist housing needs**

**January 2026**



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# 1. Local Housing Need

- 1.1. Bullet (a) of IDJB-01 Annex 1 requested an update on the local published housing need (LHN) figure derived from the current standard method.

## Pre-December 2024 NPPF Standard Method

- 1.2. At the time the District Plan was submitted for examination, the December 2023 NPPF was in force. A revised version of the NPPF was published in December 2024 which included a new Standard Method formula for calculating LHN. As per the transitional arrangements set out in the December 2024 NPPF, the District Plan will be examined against the September 2023 version and therefore the Standard Method calculation that was in place at this time.
- 1.3. At submission stage, the LHN was 1,090 dwellings per annum (dpa) with a base date of 1st April 2023.
- 1.4. Planning Practice Guidance (PPG) (ID: 2a-008-20241212) states:

*“Strategic policy-making authorities will need to calculate their local housing need figure at the start of the plan-making process. This number should be kept under review and revised where appropriate.*

*The housing need figure generated using the standard method may change as the inputs are variable and this should be taken into consideration by strategic policy-making authorities.”*

- 1.5. In light of the guidance in the PPG, the Council proposed a modification to LHN (DP2: M67) at submission to reflect an updated base date of 1st April 2024, resulting in a figure of 1,039dpa.
- 1.6. Given the passage of time since the submission of the District Plan, LHN can be updated to reflect a base date of 1st April 2025 reflecting the affordability data released in March 2025. This produces a LHN of 999dpa and represents the most up-to-date starting point for LHN.

Table 1: Calculation of Local Housing Need

	Submission	Proposed Modification M67	Update – January 2026
Base Date	1 <sup>st</sup> April 2023	1 <sup>st</sup> April 2024	1 <sup>st</sup> April 2025
Step 1: Setting the Baseline	2023: 66,199 2033: 73,188 Increase: 6,989  Annual Average: 699	2024: 66,944 2034: 73,846 Increase: 6,902  Annual Average: 690	2025: 67,657 2035: 74,502 Increase: 6,845  Annual Average: 685
Step 2: Adjustment for Affordability	Affordability Ratio (2023): 12.95 $\left(\frac{12.95 - 4}{4}\right) \times 0.25 + 1$ Adjustment Factor = 1.559	Affordability Ratio (2024): 12.09 $\left(\frac{12.09 - 4}{4}\right) \times 0.25 + 1$ Adjustment Factor = 1.505	Affordability Ratio (2025): 11.35 $\left(\frac{11.35 - 4}{4}\right) \times 0.25 + 1$ Adjustment Factor = 1.459
Minimum Local Housing need (dpa)	699 x 1.559 = <b>1,090 dpa</b>	690 x 1.505 = <b>1,039 dpa</b>	685 x 1.459 = <b>999 dpa</b>

Note: none of the caps or exceptional circumstances noted in the NPPF and Planning Practice Guidance are applicable.

- 1.7. Whilst the PPG notes that LHN can be relied upon for two years since submission of a local plan, this is not a requirement. Since the LHN has changed significantly since Submission the Council proposes to rely on the most up-to-date figure.

## December 2024 NPPF Standard Method

- 1.8. A revised LHN Standard Method formula was introduced in December 2024. In accordance with the transitional arrangements set out in paragraph 234 of the December 2024 NPPF, the District Plan will not be examined against this number. However, it is relevant in relation to transitional arrangements set out in the December 2024 NPPF.
- 1.9. As the District Plan was submitted for examination before the 12 March 2025 **Paragraph 234b applies:**

“Where paragraph 234b applies, if the housing requirement in the plan to be adopted meets less than 80% of local housing need the local planning authority will be expected to begin work on a new plan, under the revised plan-making system provided for under the Levelling Up and Regeneration Act 2023 (as soon as the relevant provisions are brought into force in 2025), in order to address the shortfall in housing need.”

- 1.10. The LHN calculated using the December 2024 NPPF is **1,358 dwellings per annum**, 80% of this figure is 1,087dpa as illustrated in Table 2. Further consideration regarding how to achieve a housing requirement of 1,087dpa to ensure the District Plan has longevity is set out in our response to bullet b) on the plan’s housing requirement (section 3).

Table 2: December 2024 Standard Method

Base Date	1 <sup>st</sup> April 2025
Step 1: Setting the Baseline 0.8% of Existing Dwelling Stock	Housing Stock: 69,459 0.8% of Existing Dwelling Stock = 555.672
Affordability Adjustment	Affordability Ratio 5 Year Average: 12.63 $\left( \frac{12.6 - 5}{5} \right) \times 0.95 + 1$ Adjustment Factor: 2.44324
Minimum Local Housing Need (dpa)	555.672 x 2.44324 = 1358 dpa
80%	<b>1,087dpa</b>

## 2. Housing Supply – Update as at 1<sup>st</sup> April 2025

- 2.1. Bullet c) of Annex 1 requests an update on the current position on housing supply and the anticipated supply trajectory over the plan period, taking into account committed and allocated sites, recent planning permissions, resolutions to grant, and anticipated commencement and delivery rates. This section provides this updated information.

### Housing Land Supply – Position at Submission

- 2.2. The submitted District Plan has a start date of 1st April 2021. The housing land supply at submission of the District Plan was calculated as of 1st April 2023 and is set out in Policy **DPH1: Housing** as follows:

*Table 3: Supply at Submission*

<b>Commitments (Existing allocations and Permissions)</b>	9,921
<b>Completions 2021/22</b>	1,187
<b>Completions 2022/23</b>	1,053
<b>Sustainable Communities</b>	5,243
Of which Significant Sites	
DPSC1: West of Burgess Hill	1,350
DPSC2: Land at Crabbet Park, Copthorne	1,500
DPSC3: Land to south of Reeds Lane Sayers Common	1,850
<b>Of which Housing sites DPSC4 - DPSC7</b>	543
<b>Housing Sites DPA1- DPA17</b>	1,444
<b>Windfall allowance</b>	1,768
<b>Total Housing supply from 2021-2039</b>	20,616

- 2.3. Due to the passing of time since submission of the District Plan, there have been material changes to housing land supply including to commitments, completions, site allocations and windfall. These changes are detailed in the following sub-sections. For commitments, completions and windfall, the updates are as per the latest monitoring year, 1st April 2025.

### Commitments

- 2.4. The Council has continued to have a healthy supply of sites committed for development, either from allocations in the adopted District Plan, Site Allocations DPD or made Neighbourhood Plans or by achieving planning permission.
- 2.5. Appendix 1 sets out the latest Commitments Schedule. This shows total commitments of **7,991 dwellings**.
- 2.6. Whilst not included in the figures above, it should be noted that since 1<sup>st</sup> April 2025 planning permissions have continued to be granted for new dwellings. Between 1<sup>st</sup> April 2025 and 31<sup>st</sup> December 2025, a total of **174 new dwellings on sites of 6 or more dwellings** have been

granted on windfall sites. These are listed in Appendix 1 and will contribute to the commitments when the figures are updated next monitoring year.

## Completions

- 2.7. There have been four monitoring years since the start date of the District Plan, including an additional two years since its submission for Independent Examination. Since submission, a further 2,084 dwellings have been completed.

*Table 4: Completions*

			Post Submission →		
	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	Total
Completions	1,187	1,053	1,247	837	4,324

- 2.8. Delivery rates have been as anticipated given allocations and consented sites, and represent the natural fluctuations in delivery rates over the Plan period.

## Supply from Submission Draft District Plan Allocations

- 2.9. Since the submission of the District Plan, the Council has continued to work collaboratively with developers and site promoters to ensure timely delivery of the draft allocations.
- 2.10. To support ongoing delivery of housing in the district, in December 2025 the Council approved two Position Statements:
- Position Statement 1: Delivering Sustainable Development [O15]
  - Position Statement 2: Infrastructure. [O16]
- 2.11. These Position Statements provide guidance and a steer for developers and stakeholders on how the Council will consider planning applications until the adoption of the District Plan. They are material considerations in the determination of planning applications. Position Statement 1 sets out how the Council will continue to support development on sites identified for allocation in the Submission Draft Plan. The Statements have provided site promoters the confidence to progress draft allocations to planning applications.
- 2.12. In addition, the Council has continued to work with site promoters to ensure the Submitted Plan reflects the latest information. This includes:
- 2.13. Ensuring site yields are appropriate having regard to local context and site constraints. This has resulted in changes to anticipated site yield in some cases.
- reflecting expected delivery rates and timescales for each of the site allocations coming forward including confirming expected delivery rates for the period to 2039/40 given the Inspector's agreement [IDJB-01] to an extension of the Plan period to 2040.

- continued deliverability of the sites, including any material changes in circumstances.

#### *Changes to Site Yields since Submission*

- 2.14. Since Submission, two sites identified in the Submission Draft Plan have been granted planning permission (DPA9 and DPA14). A further four sites have planning applications submitted awaiting determination (DPSC4, DPSC5, DPSC6, DPA1) whereby additional detail on yield has been provided. Where new information has been provided by site promoters during engagement related to their site in the period between submission and now, this has also been accounted for.
- 2.15. Engagement has also continued with all site promoters representing sites in the Submission District Plan to understand their latest position. In some instances, this has included refined evidence base/modelling to support a future planning application. As a result, the following sites are anticipated to deliver a higher yield than previously anticipated. These are not anticipated to have any impact on the site appraisals carried out in the Sustainability Appraisal.
- **DPSC2: Crabbet Park.** The site is proposed for allocation for a total of 2,000 dwellings, however the Council took a precautionary approach and concluded that 1,500 would be deliverable within the plan period. Work has progressed since submission to better understand delivery, phasing and opportunities to increase yields within the plan period. It is now anticipated that a minimum of 1,950 dwellings is deliverable within the plan period because additional parcels within the allocation boundary are now proposed for development and are capable of delivering in the short-term. **Increase of 450 dwellings minimum.**
  - **DPSC3: Land to the south of Reeds Lane, Sayers Common.** Whilst this site is proposed for allocation for 2,000 dwellings in the District Plan, it was anticipated only 1,850 dwellings were capable of delivery during the plan period to 2039. As the plan period has now been extended to 2040 an extra year of delivery can be accounted for which increases the yield to 2,000. **Increase of 150 dwellings.**
  - **DPA3: Burgess Hill Station.** This site is being jointly promoted by Mid Sussex District Council and Network Rail (and their Joint Venture partners), as joint landowners. Technical work continues to progress, including initial master planning, to maximise the yield from this centrally located and predominantly brownfield site. The site is proposed for allocation for 300 dwellings. It is now anticipated that a minimum of 375 dwellings could be achievable with work continuing to explore potential for a higher yield (up to 450). However, given the uncertainty regarding this additional yield, the Council only proposes a modification to the District Plan to reflect the additional 75 homes with any additional site capacity to be determined at planning application stage. **Increase of 75 dwellings minimum.**

- 2.16. In December 2025, the Council was made aware that **DPA12: Land west of Kemps, Hurstpierpoint** is no longer represented by a site promoter. The site performed well during the site selection process; therefore the Council continues to consider it an appropriate and sustainable site for development.
- 2.17. The NPPF defines ‘Deliverable’, as a site that is available now, offers a suitable location for development now, and has a realistic prospect that housing will be delivered on it within the first five years. Given the latest position, the Council would not expect delivery of this site within the first five years of the Plan. Whilst there is potential for the site to be delivered by another promoter within the plan period, the Council is mindful of the current uncertainty. It is therefore minded to remove DPA12 from the potential supply, a **decrease of 90 dwellings** and would welcome the Inspector’s view on this as part of the on-going examination. For the purposes of calculating the updated supply position for the Submitted District Plan it has been removed from the calculations.
- 2.18. With regards to expected supply, the following table sets out the latest position for the proposed allocations.

*Table 5: Latest position on draft allocations*

Ref	Site	Latest Position – Planning Applications
DPSC1	Land to the West of Burgess Hill and North of Hurstpierpoint	No planning application submitted to date
DPSC2	Land at Crabbet Park	No planning application submitted to date
DPSC3	Land to the South of Reeds Lane, Sayers Common	No planning application submitted to date
DPSC4	Land at Chesapeake and Meadow View, Sayers Common	DM/25/1434 - Full application submitted 23/06/2025 for 27 dwellings (gross)
DPSC5	Land at Coombe Farm, Sayers Common	DM/25/2661 – Outline application submitted 17/10/2025 for 210 dwellings
DPSC6	Land to the West of Kings Business Centre, Sayers Common	DM/25/3067 – Full application submitted 03/12/2025 for 80 dwellings
DPSC7	Land at LVS Hassocks, Sayers Common	No planning application submitted to date
DPA1	Batchelors Farm, Burgess Hill	DM/25/2634 - Outline application submitted 15/10/2025 for 26 dwellings
DPA2	Land south of Apple Tree Close, Janes Lane, Burgess Hill	No planning application submitted to date
DPA3	Burgess Hill Station	No planning application submitted to date
DPA4	Land off West Hoathly Road, East Grinstead	No planning application submitted to date

DPA5	Land at Hurstwood Lane, Haywards Heath	No planning application submitted to date
DPA6	Land at Junction of Hurstwood Lane and Colwell Lane, HH	No planning application submitted to date
DPA7	Land east of Borde Hill Lane, Haywards Heath	No planning application submitted to date
DPA8	Orchards Shopping Centre, Haywards Heath	No planning application submitted to date
DPA9	Land to west of Turners Hill Road, Crawley Down	DM/25/0014 - Outline planning permission for up to 200 dwellings DM/25/0016 - Outline planning permission for up to 150 dwellings and care home up to 70 beds* Approved: 5 <sup>th</sup> September 2025 *(a discount ratio of 2.8 is applied to care home to give yield of 29 homes for the commitment list)
DPA10	Hurst Farm, Turners Hill Road, Crawley Down	No planning application submitted to date
DPA11	Land rear of 2 Hurst Road, Hassocks	No planning application submitted to date
DPA12	Land west of Kemps, Hurstpierpoint	No planning application submitted to date
DPA13	The Paddocks, Lewes Road, Ashurst Wood	No planning application submitted to date
DPA14	Land at Foxhole Farm, Bolney	DM/25/1129 Outline planning permission granted for up to 200 residential dwellings Approved: 18 <sup>th</sup> November 2025
DPA15	Ham Lane Farm, Ham Lane, Scaynes Hill	No planning application submitted to date
DPA16	Land west of North Cottages and Challoners, Ansty	No planning application submitted to date
DPA17	Land west of Marwick Close, Ansty	Representation at Regulation 19 stage confirmed the yield for this site should be 40 dwellings rather than 45. Reduction of 5 dwellings proposed.

2.19. Accounting for the changes identified above, total supply from allocations is a minimum of **7,262 – an increase of 575 since submission** of the District Plan.

Table 6: Revised Yields

Ref	Site	Yield at submission	Revised Yield Jan 2026
DPSC1	Land to the West of Burgess Hill and North of Hurstpierpoint	1,350	1,350
DPSC2	Land at Crabbet Park	1,500	1,950
DPSC3	Land to the South of Reeds Lane, Sayers Common	1,850	2,000
DPSC4	Land at Chesapeake and Meadow View, Sayers Common	33	26
DPSC5	Land at Coombe Farm, Sayers Common	210	210
DPSC6	Land to the West of Kings Business Centre, Sayers Common	100	80
DPSC7	Land at LVS Hassocks, Sayers Common	200	200
<b>Sustainable Communities Total:</b>		<b>5,243</b>	<b>5,816</b>
DPA1	Batchelors Farm, Burgess Hill	33	26
DPA2	Land south of Apple Tree Close, Janes Lane, Burgess Hill	25	25
DPA3	Burgess Hill Station	300	375
DPA4	Land off West Hoathly Road, East Grinstead	45	45
DPA5	Land at Hurstwood Lane, Haywards Heath	36	36
DPA6	Land at Junction of Hurstwood Lane and Colwell Lane, Haywards Heath	30	30
DPA7	Land east of Borde Hill Lane, Haywards Heath	60	60
DPA8	Orchards Shopping Centre, Haywards Heath	100	100
DPA9	Land to west of Turners Hill Road, Crawley Down	350	379
DPA10	Hurst Farm, Turners Hill Road, Crawley Down	37	37
DPA11	Land rear of 2 Hurst Road, Hassocks	25	25
DPA12	Land west of Kemps, Hurstpierpoint	90	0
DPA13	The Paddocks, Lewes Road, Ashurst Wood	8	8
DPA14	Land at Foxhole Farm, Bolney	200	200
DPA15	Ham Lane Farm, Ham Lane, Scaynes Hill	30	30
DPA16	Land west of North Cottages and Challoners, Ansty	30	30
DPA17	Land west of Marwick Close, Ansty	45	40
<b>Housing sites DPA1-DPA17 Total:</b>		<b>1,444</b>	<b>1,446</b>
<b>Supply from Allocations Total:</b>		<b>6,687</b>	<b>7,262</b>

## Windfall

- 2.20. In accordance with the NPPF and PPG, informed by the Urban Capacity Study [H3], the Submitted District Plan includes an allowance for windfall.
- 2.21. The Urban Capacity Study includes an assessment of the potential for new homes on sites within the existing urban areas. As part of this work the potential of small sites (fewer than five units) to contribute to the housing supply was explored, to inform a windfall allowance for small sites.

- 2.22. The Urban Capacity Study<sup>1</sup> concludes that a small sites windfall allowance (fewer than five units) of **79 homes per year** could be used to indicate future supply. Therefore, from years 4 onwards an allowance is made for small sites windfall. In respect of the five year supply period this means 158 homes are included in total (covering year four and five of the plan period). No small site windfall allowance is included in years 1 – 3 to avoid double counting small sites with extant permission that are expected to be completed within three years of the grant of permission.
- 2.23. The Urban Capacity Study also notes potential supply from other sources (such as telephone exchanges, petrol stations and garage forecourts) on larger sites, but not double-counting with identified sites in the SHELAA. The study concludes **25 homes per year** from year 4 onwards of the plan period and **466 total dwellings for the last 10 years of the plan** on these sites respectively could be achieved.
- 2.24. The Council has reduced the windfall allowance from **1,768 to 1,664** to reflect the passing of two monitoring years since Submission, to ensure no windfall is accounted for in the first 5 years of the plan period.

*Table 7: Windfall*

<b>Less than 5 Dwellings</b>	$79 \times 12 \text{ years} = 948 \text{ dwellings}$
<b>Other sources</b>	$25 \times 10 \text{ years} = 250 \text{ dwellings}$
<b>Larger Sites</b>	466 dwellings
<b>Windfall total</b>	<b>1664 dwellings</b>

<sup>1</sup> [Final report 09\\_22 \(midsussex.gov.uk\)](http://midsussex.gov.uk) paragraph 4.12

## Updated Housing Supply: Summary

- 2.25. As a result of the above updates, the total anticipated housing supply as of 1<sup>st</sup> April 2025 is now **21,241**, an increase of 625 since submission of the District Plan.

*Table 8: Updated Housing Supply*

	<b>Submission</b>	<b>January 2026 Update</b>
<b>Commitments (Existing allocations and Permissions)</b>	9,921	7,991
<b>Completions (2021/22 - 2024/25)</b>	2,240	4,324
<b>Sustainable Communities</b>	5,243	5,816
<i>Of which Significant Sites</i>		
<i>DPSC1: West of Burgess Hill</i>	1,350	1,350
<i>DPSC2: Land at Crabbet Park, Copthorne</i>	1,500	1,950
<i>DPSC3: Land to south of Reeds Lane Sayers Common</i>	1,850	2,000
<i>Of which Housing sites DPSC4 - DPSC7</i>	543	516
<b>Housing Sites DPA1- DPA17</b>	1,444	1,446
<b>Windfall allowance</b>	1,768	1,664
<b>Total Housing supply from 2021-2040</b>	<b>20,616</b>	<b>21,241</b>

*Note: Whilst DPA9 and DPA14 have achieved planning permission, they continue to be included in the “Housing Sites DPA1 – DPA17” row rather than “Commitments” to avoid double counting however reflect the number of dwellings now consented.*

### *Trajectory*

- 2.26. An updated housing trajectory is included at Appendix 2.

### *Pipeline Permissions*

- 2.27. Whilst not included in the figures above as they relate to a base date of 1<sup>st</sup> April 2025, the Council provides an update on permissions that have been granted between 1<sup>st</sup> April 2025 and 31<sup>st</sup> December 2026 for information at Appendix 3.

### 3. Housing Requirement

- 3.1. Bullet b) of Annex 1 requested an update on the Council's considered view on what the plan's housing requirement should be in the light of the Inspector's comments in Annex 3 to his December 2025 letter.
- 3.2. In responding to this request, the Council has had regard to the updates provided in response to bullets a) and c) of the Inspector's Initial Letter [IDJB-01]. In providing a response to the Inspector's request, the Council has considered:
  - its own LHN, ensuring it can be fully accommodated in the plan;
  - the Inspector's request for the Council to determine an appropriate headroom as part of its housing land supply. In doing so, the Council has had regard to the latest supply position set out in the preceding section; and
  - the implications of these two factors alongside the updated position in relation to unmet needs in the Northern West Sussex Housing Market Area and the constraints the District faces in accommodating new development for determining the housing requirement.
- 3.3. The sub-sections take each of these topics in turn.

#### Local Housing Need and Supply

- 3.4. As set out in section 1 of this Topic Paper, the Local Housing Need (LHN) for Mid Sussex is **999dpa, resulting in a housing need figure of 18,981** over the plan-period 2021 – 2040 (accounting for the Inspector confirming in IDJB-01 that this proposed modification is acceptable). The total proposed supply of **21,241** (as set out in Section 2 of this Topic Paper) means that the LHN for Mid Sussex can be met in full.

#### Over-Supply - Headroom

- 3.5. The submitted District Plan does not make an explicit allowance for headroom. Instead, it was proposed that the over-supply of **996** dwellings above meeting Mid Sussex LHN could be distributed as follows:
  - headroom to meet Mid Sussex's housing needs, providing resilience and contingency should some sites not come forward at the time or rate anticipated; and/or
  - towards unmet needs (this will count towards the Mid Sussex Housing Requirement) contributing towards unmet need arising in the Northern West Sussex Housing Market Area, in accordance with priority order agreed by these authorities in a Statement of Common Ground [DC4].
- 3.6. Whilst there is no requirement or guidance in the NPPF or Planning Practice Guidance in respect to headroom, in response to the Inspector's comments in Annex 3 of IDJB-01, the

Council recognises the importance in ensuring that a rolling five-year housing land supply can be maintained to prevent the Plan from going out of date. In determining a headroom figure, the Council has given careful consideration to its historic delivery record (e.g. have sites allocated or granted planning permission been delivered) and whether sites have been subject to delay against expected trajectories (and if so, by how much and what have been the reasons for this e.g. site specific reasons or wider, more systemic issues across the District).

#### *Past Delivery Record*

- 3.7. The Council has consistently had an excellent delivery record. It recognises its responsibilities to meet housing need and over the last 10 years has prepared plans that meet local housing need. This has translated into the planning permissions for new dwellings, using a range of mechanisms to ensure these are dealt with efficiently and that delivery of permissions is not delayed. This is reflected in the Housing Delivery Test score where the Council has consistently achieved over 100%.

*Table 9: Housing Delivery Test*

	2021	2022	2023
<b>HDT Result</b>	124%	148%	142%
<b>Action Required</b>	None	None	None

- 3.8. More specifically, the Council has looked at the delivery record for sites allocated in the adopted District Plan (2018) and Site Allocations DPD (2022).
- 3.9. Four sites allocated in the District Plan have achieved at least Outline Permission. Delivery is progressing at pace, and nearing completion at the following:
- **DP8: East of Kings Way – 480 dwellings.** Only 101 dwellings are yet to be completed but are consented/commenced.
  - **DP10: East of Pease Pottage – 600 dwellings.** Only 22 dwellings yet to be completed but are consented/commenced.
  - **DP11: North of Clayton Mills, Hassocks – 500 dwellings.** 202 dwellings yet to be completed but are consented/commenced.
- 3.10. The remaining allocation, **DP9: North and North-West of Burgess Hill** (known as the Northern Arc, now Brookleigh) totalling 3,500 dwellings has achieved Outline Planning Permission. A number of parcels have progressed to approved Reserved Matters and have commenced. Due to the large scale of this mixed-use strategic allocation, it was anticipated that delivery would last the duration of the plan period. This is a Homes England flagship scheme and delivery is anticipated to accelerate.
- 3.11. The Site Allocations DPD was adopted in 2022 and three monitoring years have elapsed. Progress on these sites has been excellent with the vast majority of dwellings already consented or subject to a planning application pending determination.

*Table 10: Allocation Progress*

	Dwellings Allocated	Dwellings subject to a Planning Application <sup>2</sup>	Dwellings Consented
District Plan	5,080	5,080 (100%)	5,080 (100%)
Site Allocations DPD	1,864	1,527 (82%)	1,397 (75%)

- 3.12. The Council can therefore demonstrate that allocated sites progress to planning permission that are then delivered. On that basis, the Council considers only a small headroom allowance is needed to make provision for non-delivery of allocated sites.

*Commitments - Delivery Assumptions and Progress*

- 3.13. Large sites have been assessed on a site-by-site basis to determine their deliverability, meaning trajectory and delivery rates are based on a site-by-site analysis rather than standard rates. The Council has engaged with site promoters to secure their input on delivery rates. In addition, an analysis of local build out rates on large sites has been undertaken. The findings of this work have informed the assumptions where the developer has not confirmed delivery rates. These assumptions have also informed the five-year supply calculation.
- 3.14. Annual monitoring of sites for 1 – 4 units shows that only 60% of such permissions are implemented. There is clear evidence that not all permissions on small sites will be implemented. Therefore, the number of units that small sites will yield is discounted by 40% to allow for non-implementation of permissions. No discount is applied to sites that have commenced as there is no evidence to suggest that, once commenced, developments do not progress to full completion. These assumptions have also informed in the five-year supply calculation.
- 3.15. The status of the commitments are as follows. In total, 84% have started delivery or are subject to an approved planning application. Therefore, beyond the non-implementation discount already applied for small sites, there is certainty in delivery for the other sites. Therefore, no headroom should be required in case of non-delivery or delay.

*Table 11: Commitment Progress*

	Dwellings
<b>Delivery Commenced</b>	2,068 (26%)
<b>Planning Applications – Approved</b>	4,622 (58%)
<b>Allocated – Not Subject to a Planning Application</b>	1,032 (13%)
<b>Small Sites (incorporating 60% non-delivery discount)</b>	144 (2%)
<b>Communal Establishments (ratio applied)</b>	125 (1%)
<b>Total</b>	<b>7,991</b>

<sup>2</sup> Includes dwellings that have received planning permission (Outline or Full), resolution to grant subject to s106, and subject to a current application pending determination

## *Delivery Trajectory*

- 3.16. The Council has also reviewed the extent to which allocated and committed sites are being delivered at the rate anticipated at the plan making stage: this is both in respect of when homes are delivered and the number of homes delivered each year. In carrying out this task, it should be noted that the housing trajectory for the Site Allocations DPD makes provision for a number of sites delivering at the latter end of the plan period. Therefore, in undertaking the site by site analysis, regard has been had to this.
- 3.17. The Housing Trajectory shows that:

*Table 12: Trajectory Extract*

Year	Y1 – Y5 (average)	Y6 – Y10 (average)	Yr11	Yr12	Yr13	Yr14	Yr15
Dwellings	1,066	1,172	1,221	1,015	687	517	479

- 3.18. For the submitted District Plan, delivery is consistent across the plan period, with the peak in years 6-10. The Significant Sites (DPSC1, DPSC2 and DPSC3) delivering from year 6 onwards. Whilst delivery tails off towards the end of the plan period, this is only expected within years 13-15.
- 3.19. Delivery anticipated at the end of the plan period (years 13 – 15) reflects:
- **DPSC1: West of Burgess Hill/North of Hurstpierpoint** - final year of delivery in year 13
  - **DPSC2: Crabbet Park** – delivery is spread from year 6 onwards, with the final year of delivery in year 15 (175)
  - **DPSC3: Land to the south of Reeds Lane, Sayers Common** – delivery is spread from year 6 onwards, with the final year of delivery in year 15 (200)
  - The remainder reflects smaller allocations which are most likely to deliver in years 6-10 however have been pushed to the end of the plan period for trajectory purposes on a precautionary basis.
- 3.20. As the vast majority of sites are scheduled to complete before the end of the plan-period, often with multiple plan years to spare, there is some flexibility built-in to the trajectory to allow for any unexpected delays or lower than expected delivery rates. Therefore, no headroom needs to be applied for delayed delivery aside from sites DPSC2 and DPSC3 given their delivery extends to the end of the plan period.

## *Headroom - Conclusion*

- 3.21. Given the Council's excellent delivery record, historic progress with delivery of allocated sites and built-in contingencies in the trajectory, it proposes that any headroom should be modest.

- 3.22. Analysis of existing commitments (**7,991**) shows an excellent delivery track record with only **1,032 dwellings** not yet subject to a planning application/commencement/completion. The Council considers it prudent to include a headroom for these sites (5% non-delivery), plus the proposed allocations in the submitted District Plan that have not yet achieved consent to account for wider market volatility.
- 3.23. In addition, the biggest risk to delivery delays are on the three Significant Sites (DPSC1, DPSC2 and DPSC3), and in particular the impact of delayed delivery on DPSC2: Crabbet Park and DPSC3: Land at Reeds Lane, Sayers Common given the sites are proposed to deliver to the end of the plan period. Therefore, in addition to 5% non-delivery for all sites, additional headroom is proposed to account for the potential for delivery delay in delivery at DPSC2 and CPSC3. A year's worth of supply is proposed, totalling 375 dwellings.
- 3.24. A 5% headroom on those elements, plus allowance for 375 dwellings at DPSC2 and DPSC3 results in a proposed headroom of **567 dwellings** as detailed in the table below:

*Table 13: Headroom*

	<b>Dwellings</b>
Existing Commitments not yet subject to application/commencement/completion – 5% headroom  (1,032 dwellings total)	52
Submission Draft District Plan allocations not subject to planning consent – 5% headroom  (2,798 dwellings)  * excludes DPSC2 and DPSC3 since they are accounted for below; as well as DPA3 and DPA14 since they are consented	140
DPSC2 and DPSC3 – delayed delivery by one year	375
<b>Total</b>	<b>567</b>

- 3.25. The Council will continue to be proactive in bringing forward development understanding its responsibilities to meet housing needs. This means there are opportunities for the headroom figure to be increased during the plan period. This is particularly the case where minimum yields in the housing supply are anticipated to increase, for example at DPA12 whereby the Council is taking a precautionary approach. Should the Inspector consider that a greater provision needs to be made in the submitted District Plan for headroom, the Council is willing to explore options to do this including identifying broad locations for development with delivery later in the plan period.

## Unmet Need Positions

- 3.26. Topic Paper 1 sets out the position of neighbouring authorities and outlines the requests that the Council has received for assistance with meeting need.
- 3.27. As set out in the Submission District Plan (Chapter 2 and DPH1: Housing), and confirmed by an agreed Statement of Common Ground, the Council's approach to unmet need is based on a hierarchy, whereby if there is any excess in supply above meeting Mid Sussex need, priority is given to authorities in the following Housing Market Areas (HMA):
  - Priority 1: Northern West Sussex HMA (Crawley and Horsham)
  - Priority 2: Coastal West Sussex HMA (Adur & Worthing, Brighton and Hove, Lewes)
  - Priority 3: Other adjacent and nearby HMAs where it is justified by each individual authority.
- 3.28. Topic Paper 1 explains that Horsham are expected to be in a position to meet their own housing need. Crawley adopted their Local Plan in 2024 which had a demonstrated unmet need of **7,505 dwellings**. Priority should therefore be to assist with Crawley's unmet housing need.
- 3.29. Whilst the Council is cognisant of Brighton and Hove's significant unmet need, it agrees with the Inspector's considerations in Annex 3 of IDJB-01 whereby Crawley is of immediate relevance.
- 3.30. Once accounting for the Council's LHN, confirmed supply and allowance for headroom, there remains a surplus of **1,693 dwellings**. It is proposed that these contribute towards unmet need arising in the Northern West Sussex HMA, predominantly at Crawley and would represent just under a quarter of its unmet need.
- 3.31. This represents a significant increase since Submission whereby the District Plan showed an over-supply of 996 dwellings for both resilience and unmet need. Therefore, an additional 697 dwellings are proposed for the Housing Market Area compared to Submission.

## Housing Requirement

- 3.32. As a result of above, the Council proposes the following modifications to policy DPH1: Housing and supporting text.

*Table 14: Housing Requirement*

<b>Mid Sussex LHN – annual</b>	999
<b>Mid Sussex LHN – Plan Period 2021-2040</b>	18,981
<b>Total Proposed Supply</b>	
Of which:	
<i>Completions (2021/22 - 2024/25)</i>	4,324
<i>Commitments</i>	7,991
<i>Sustainable Communities (DPSC1 – DPSC7)</i>	5,816
<i>Housing Sites (DPA1 – DPA17)</i>	1,446
<i>Windfall</i>	1,664
<b>Unmet Need Contribution</b>	1,693
<b>Housing Requirement</b>	<b>20,674</b>
<b>LHN (18,981) + Unmet Need Contribution (1,693)</b>	<b>(1,088 dpa)</b>
<b>Headroom for resilience</b>	<b>567</b>

- 3.33. As a result, the proposed Housing Requirement is **20,674 dwellings** which equates to **1,088 dwellings per annum**. This is 80.1% of the December 2024 calculation of LHN and will therefore meet the NPPF transitional arrangement to be in excess of 80%. As set out in Section 4, it is proposed that this is a stepped requirement.

## 4. Five Year Housing Land Supply

- 4.1. Bullet (d) of IDJB-01 Annex 1 requested an update the five year housing land supply position and ability to retain a rolling five year supply.
- 4.2. The housing land supply is calculated with a base date of 1<sup>st</sup> April 2025. This calculation assumes the adoption of the District Plan in monitoring year 2026/27 and accounts for anticipated delivery rates on proposed site allocations. The calculation also revises yields on site where planning applications have been submitted since 1<sup>st</sup> April 2025 to ensure an accurate position.

### District Plan Housing requirement

- 4.3. As set out in Section 3, the housing requirement for the Plan is **20,674**.
- 4.4. Taking the same approach to the adopted District Plan, the Council proposes that the housing requirement is stepped and that this is reflected in its housing trajectory as follows:

*Table 15: Stepped Trajectory*

	Dwellings Per Annum	Total
2021/22 to 2030/31	999	9,990
2031/32 to 2039/40	1,187	10,684
		<b>20,674</b>

- 4.5. A stepped trajectory was not proposed at Submission. However, the Council is of the view that a change of approach is justified. The Council and site promoters had anticipated the District Plan to be adopted in 2025 and had worked on this basis when calculating lead-in times for applications and consequent anticipated completions. Due to the Council's excellent delivery record, the commitments list has reduced without additional allocations to 'top up' this source of supply and this has been delayed by a year. The Council has sought to mitigate this by introducing a Position Statement to encourage applications.
- 4.6. In addition:
  - **Reliance on Strategic Allocations** – whilst there is a healthy supply from smaller sites in the Site Allocations DPD and Neighbourhood Plans, there is a reliance on strategic allocations (e.g. Significant Sites of over 1,000 dwellings) in the District Plan. Of the 7,262 dwellings proposed for allocation, 5,300 (73%) are on the significant sites DPSC1: West of Burgess Hill/North of Hurstpierpoint, DPSC2: Crabbet Park, and DPSC3: Land to the south of Reeds Lane Sayers Common. Inevitably sites of this size have longer lead-in times. The Council has taken a precautionary approach with respect to their delivery, with all three sites anticipated to deliver in year 6 onwards.

- **Crawley Land Supply** – Crawley Local Plan (2024) shows a steady supply from years 1-5 (2021/22 – 2025/26) averaging 290dpa, peaking in years 6-11 (2026/27 – 2031/32) with an average delivery rate of 600dpa. However, supply in year 12 (2032/33) falls significantly to 102dpa which accords with the proposed stepped-trajectory.

## Determining five year housing land supply

### *Delivery to-date within the plan period*

- 4.7. The Plan period started in 2021/22 and since then there have been four monitoring years. The historical delivery against the proposed stepped requirement for these years is as follows:

*Table 16: Delivery to Date*

	2021/22	2022/23	2023/24	2024/25	Total
Requirement	999	999	999	999	3996
Completions	1187	1053	1247	837	4324
Over Supply					<b>328</b>

- 4.8. In the first four years of the Plan there has been an oversupply of 328 units. Therefore, there is no shortfall in delivery that needs to be taken into account in the five-year supply calculation.

### *Five year supply Buffer*

- 4.9. The NPPF requires a buffer to be applied to the five year supply calculation. As set out above there has been an oversupply against the stepped housing requirement since the start date of the Plan. In accordance with NPPF para 78(a) a 5% buffer should therefore be applied to ensure choice and competition in the market for land.

### *Total Five year Housing Requirement*

- 4.10. The five year housing requirement is calculated as follows:

*Table 17: Five Year Requirement*

Annual requirement for years 2025/26 – 2029/30 (999 x 5)	4,995
Shortfall spread over remaining plan period	0
5% buffer	250
<b>Total five year requirement</b>	<b>5,245</b>

### *Housing Land Supply*

- 4.11. The NPPF advises that local planning authorities should demonstrate a five year of supply of deliverable sites. The definition of a ‘Deliverable’ site is set out in Annex 2 of the NPPF.

- 4.12. This topic paper provides robust evidence to demonstrate that sites with outline planning permission and those allocated in the development plan are deliverable housing sites. There are no sites with a grant of permission in principle or identified on the brownfield register that contribute to the five year housing supply.

#### *Deliverable Sites*

- 4.13. Appendix 4 sets out the deliverable sites that contribute to the Council's five-year land supply. In accordance with the NPPF and PPG the Council has engaged with the site promoters and developers to gain a robust understanding of anticipated build out rates.
- 4.14. In the very limited cases where developers have not responded, the Council has made realistic assumptions about the deliverability of the site based on a number of factors such as progress of applications, current use of the site and consideration of any potential barriers to delivery such as infrastructure constraints.
- 4.15. The table below summaries the sources of housing supply included in the five-year supply calculation.

*Table 18: Five Year Supply Sites*

<b>'A' List Sites<sup>3</sup></b>	
Small Sites with Planning Permission 5 - 9 units	80
Small Sites with Planning Permission 1 - 4 units	144
Major Sites (10+ units) with detailed Planning Permission (Full and REM applications)	2,422
<b>'B' List Sites<sup>4</sup></b>	
Outline permission for Major development	880
Allocated sites with planning application submitted	678
Allocated in Development Plan with no application submitted	98
Draft District Plan Allocations with planning permission	489
Draft District Plan Allocations with planning application pending decision	252
Draft District Plan Allocation – no application submitted	431
<b>Total Housing Supply</b>	<b>5,632</b>

- 4.16. The draft site allocations with planning permission have been included in the 'B' list because planning permission was granted after 1<sup>st</sup> April 2025 (i.e. during the monitoring year). They will move to the 'A' list as at 1<sup>st</sup> April 2026.

<sup>3</sup> As defined in NPPF (December 2023) Annex 2 :Glossary

<sup>4</sup> As defined in NPPF (December 2023) Annex 2 :Glossary

## Housing Land Supply Calculation

- 4.17. The Council's housing land supply is set out below. It shows that as at 1<sup>st</sup> April 2025, the Council can demonstrate a housing land supply position of 5.37 years supply.

*Table 19: Five Year Supply Calculation*

Total Housing Supply in years 1-5	5,632
Total five year supply requirement (999 x 5 plus 5% buffer)	5245
Supply surplus/shortfall	+387
<b>Five year land supply</b>	<b>5.37</b>

- 4.18. The Council can demonstrate a five year land supply on adoption of the Plan assuming it is adopted in 2026.

## *Rolling 5 year supply*

- 4.19. The Council can demonstrate a rolling five year supply until year 10 by which time the majority of the smaller District Plan allocations would have been delivered. This calculation is made on the assumption that a 5% buffer is added to the requirement and that there is no under delivery. By this time, in accordance with current planning regulations, the Plan would be subject to a review.
- 4.20. As the step-up in the trajectory occurs in 2031/32, this will impact the five-year supply calculation taken in 2027/28 – four years of 999 and one year of 1,187. This accounts for the reduction in anticipated 5-year supply in this year, however it then improves.

*Table 20: Rolling Five Year Supply*

	2025/ 26	2026/ 27	2027/ 28	2028 /29	2029/ 30	2030/ 31	2031/ 32	2032/ 33	2033/ 34	2034/ 35
Annual requirement	999	999	999	999	999	999	1187	1187	1187	1187
Requirement with 5% buffer	5245	5245	5245	5245	5245	5245	6211	6211	6211	6211
5 year supply	5632	6167	6208	6219	6465	6611	6444	7201	6649	5927
<b>Year supply</b>	<b>5.37</b>	<b>5.88</b>	<b>5.92</b>	<b>5.93</b>	<b>6.16</b>	<b>6.30</b>	<b>5.19</b>	<b>5.80</b>	<b>5.35</b>	<b>4.77</b>

## 5. Affordable and Specialist Housing Needs

- 4.21. Bullet e) of Annex 1 requested an update on the current position on affordable housing and specialist housing needs.

### *Strategic Housing Market Assessment*

- 4.22. In 2021 the Council prepared a Strategic Housing Market Assessment (SHMA) [H1] published in 2022 to support the preparation of the District Plan. Section 7 of the SHMA details affordable housing need for the Submitted District Plan. The assessment methodology accords with Planning Practice Guidance; paragraphs 7.3 and 7.4 of the SHMA provide further details.
- 4.23. Table 7.11 of the SHMA [H1] concludes a need for 470 homes per annum of affordable rented homes (i.e. social and affordable rented). Table 7.15 concludes a need for affordable home ownership estimated at 475 (gross) homes per annum reducing to 41 homes per annum taking into account potential supply (i.e. resales).
- 4.24. In October 2024 the Council commissioned an update to the SHMA [H6]. The update sought to:
- update the original SHMA from 2038 to 2040 to account for the likely extended plan period; and
  - reflect the new data published since the SHMA, including new Census data and ONS mid-year population estimates to 2023.
- 4.25. The SHMA update [H6] is in effect an addendum to the original assessment and therefore should be read alongside the SHMA. It provides an updated analysis in four key areas which are:
- Demographic dynamics – demographic implications of the proposed housing requirement in the Plan (population structure across the intended extended Plan period and updated data);
  - Affordable housing – updating the affordable housing analysis to take into account in particular of how housing costs have changed since 2021;
  - Older and disabled persons – this is updated as it flows from the demographic analysis; and
  - Household growth and housing mix – updated demographic outputs and resultant findings on housing mix to align to 2040.
- 4.26. Table 3.4 of the SHMA update [H6] concludes a need for 383 homes per annum for affordable rented homes. This decrease is driven in part by the high increase in local incomes. The need for affordable home ownership is 353 (gross) homes per annum (Table 3.7) [H6].

- 4.27. The above outputs of the SHMA update [H6] do not change the conclusions of the SHMA [H1] or require a change to the wording of policy DPH8: Affordable Housing.

### *Affordable Housing Delivery*

- 4.28. The Council has a robust track record of delivering affordable homes. Table 20 shows the delivery rates since the start of the Plan period, noting that provision accords with the adopted District Plan requirement of 30% affordable housing.

*Table 21: Affordable Housing Delivery*

	<b>2021/2022</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>Total</b>
Affordable Housing Completions	349	369	299	313	<b>1330</b>
Total housing	1116	1053	1247	837	<b>4,253</b>
% of affordable housing as total*	31%	35%	23%	37%	<b>31%</b>

\*Noting that not all sites are of a size that meets the threshold for affordable housing provision, so overall provision is not expected to be 30%.

- 4.29. The Submitted Plan, Policy DPH8: Affordable Housing seeks a minimum of:
- 30% on-site affordable housing on sites of 10 or more dwellings; and
  - 30% on-site affordable housing on sites of 6-9 dwellings in the Protected Landscape.
- 4.30. The threshold of 30% has been tested in the viability appraisal [IV5] and is set at a level that is financially viable.
- 4.31. The Submitted Plan housing allocations totalling 7,262 dwellings will deliver a minimum of 2,179 affordable homes. This is in addition to the affordable homes in the pipeline through existing planning permissions.

### *First Homes*

- 4.32. First Homes are a form of discounted market sale housing designed to allow people to get on to the housing ladder in their local area. However, in 2024 the NPPF footnote 31 removed the requirement to deliver a minimum of 25% of affordable housing as First Homes, as set in 'Affordable Homes Update' Written Ministerial Statement dated 24 May 2021. Delivery of First Homes can, however, continue where local planning authorities judge that they meet local need.
- 4.33. The updated SHMA [H6] explores the need for different affordable home ownership products and confirms at paragraph 3.22 "Overall, it is considered the evidence does not support providing First Homes in a local context. First Homes must have a price of £250,000 or less, with the analysis indicating that any delivery would be focused on 1 Bed units. However, those needing 1 bed properties would not typically be able to afford these." The SHMA update [H6] concludes that "the expectation of 25% First Homes should be amended to support provision

of a wider range of intermediate housing” focussing on shared ownership and intermediate rented homes (paragraph 6.6, H6).

- 4.34. Based on the conclusions of the SHMA update [H6] the Council proposes that the wording for policies DPH8 and DPH9 is amended to allow flexibility for how the 25% affordable home ownership element of the affordable housing requirement is delivered.

#### *Housing Mix*

- 4.35. The SHMA update [H6] considers the housing mix required by size and tenure taking into account updated population/ household projections and a range of data released from the 2021 Census.
- 4.36. The outputs of the modelled mix of housing between the SHMA [H1] and SHMA update [H6] are largely very similar with key differences being slightly higher potential needs for 4+ bedroom market homes and 2-bedroom rented affordable housing.
- 4.37. To reflect the above, the SHMA update [H6] concludes a change only to the mix of 1-bedroom and 4-bedroom housing.
- 4.38. Therefore, the Housing Mix Split table within Policy DPH7 will need to be amended to reflect this change.

#### *Older Persons’ Housing*

- 4.39. The SHMA [H1] concludes an estimated need for 1,887 dwellings with support or care. It also concludes a need for 211 nursing and residential care bedspaces.
- 4.40. The SHMA update [H6] reviewed the projected change in number of older persons to the extended Plan period (to 2040) alongside updated data on tenure, current proportion of people with disability and projected changes to population with a range of disabilities.
- 4.41. The SHMA update [H6] concludes that there is now a need of 2,222 dwellings with support or care (an increase of 335 dwellings). The SHMA update [H6] also concludes a need for 690 nursing and residential care bedspaces (an increase of 479 bedspaces).
- 4.42. The wording of Policy DPH4 will need to be amended to reflect the updated need figures. Allocations required to deliver older persons’ housing will need to reflect the evidence of need identified in the SHMA update [H6].

#### *Accessible Homes*

- 4.43. The SHMA update [H6] reviewed the need for housing for wheelchair users taking into consideration new population projects and updated baseline data. The update also sets out an alternative scenario to estimating need.

- 4.44. The SHMA [H1] concludes an estimated need of 1,097 wheelchair user homes to 2038. The 1,097 is the current need (388) plus the projected need (709). The current need is discounted to reflect that most existing accommodation could be adapted. The SHMA update [H6] again applies a discount to the current need but also includes a scenario where a discount is also applied to the projected need (paragraph 4.14).
- 4.45. The SHMA update [H6] concludes that the total current and future need for housing for wheelchair users is between 510 and 943 homes.
- 4.46. The SHMA update [H6] concludes that the proposed policy approach remains justified, therefore no change to the policy wording is required.

#### *Self and Custom Build*

- 4.47. The Council has held a Self and Custom Build Register to enable those who would like to build their own home to register their interest with the Council. At the last base period (31<sup>st</sup> October 2024 to 30<sup>th</sup> October 2025) there were 16 applicants registered. Whilst slightly down on the previous base period (24 applicants), it shows a continuous demand from people interested in building their own home within the district.
- 4.48. The continued demand for this type of housing in the district maintains the requirement for Policy DPH6. No change to the policy is required.

#### *Other Housing Needs*

- 4.49. The potential housing need of other groups, including student accommodation, rural housing and rural exception sites are considered in the SHMA [H1]. The SHMA [H1] recommends that a policy on student accommodation is not currently required. It also supports the continued inclusion of a policy that supports the role of rural housing, including exception sites.
- 4.50. The Council is not aware of any evidence since the SHMA [H1] that necessitates a change to the proposed policy approach.

## **Gypsies, Travellers and Travelling Showpeople**

- 4.51. The 2022 Gypsy and Traveller Accommodation Assessment (GTAA) [H2] assessed the accommodation needs of Gypsies, Travellers and Travelling Showpeople, including transit provision in accordance with the requirements of the 2015 Planning Policy for Travellers Sites (PPTS 2015). The findings of the assessment are set out at paragraphs 7.34 to 7.39, 7.44, 7.45 and Section 8 of the GTAA [H2].
- 4.52. The GTAA [H2] identifies a need for four net permanent pitches for Gypsies and Travellers who still travel and 12 net permanent pitches for Gypsies and Travellers who no longer travel (as defined in Annex 1 – PPTS (2015)) for the period 2021 - 2028.

- 4.53. The GTAA [H2] establishes that there are no Travelling Showpeople identified in Mid Sussex and concludes no current or future need for Travelling Showpeople plots (paras. 7.44 and 8.9). Similarly, the GTAA [H2] concludes that there is currently no need for a formal transit site in Mid Sussex based on the historic low numbers of short-term unauthorised encampments and feedback from the stakeholder engagement (paras. 7.47 to 7.51).

#### *GTAA Review – September 2024*

- 4.54. In September 2024 the Council undertook a review of the GTAA to respond to the Government's changes to the PPTS planning definition of a Traveller. The review also incorporated planning permissions granted since the original GTAA and an extended plan period to 2040. The findings of this review are published at [H7] and are summarised in the following sub-sections.

#### *Implications of change to Traveller definition*

- 4.55. The Government made changes to the definition of a Traveller in the PPTS in December 2023. The implications of these changes are that households who have ceased to travel permanently now fall back under the PPTS planning definition of a Traveller. The inclusion of those that have ceased to travel permanently is also included in the PPTS published in December 2024.
- 4.56. The 2022 GTAA [H2] identified a total of 22 households that did not meet the 2015 PPTS definition of a traveller and these households generated a need for 12 pitches to 2038 (included in policy DPH5).
- 4.57. The 2024 review [H7] identified that 10 of these 22 households have ceased to travel for work permanently and now meet the 2023 PPTS planning definition of a Traveller. However, these 10 households were elderly couples or single adults with no dependents living in their household and therefore did not generate any current or future need for pitches. Therefore, there is no change to the overall need from this source.
- 4.58. The 2024 review [H7] concluded that there are 12 households that did not meet the 2023 PPTS planning definition. Whilst the 12 households do not meet the planning definition it remains part of a need to be addressed and will be addressed by existing commitments.

#### *Extended GTAA Time Period*

- 4.59. The 2024 review [H7] reflects the extended plan period to 2039/40. Overall, there is an increase in the current and future need for Gypsies and Travellers. This change is due to new household formation, concealed households or single adults.
- 4.60. There is now a need for nine permanent pitches to meet need (made up of five households that meet the definition and four undetermined households).

- 4.61. Consequently, there is an increase in need of five permanent pitches. The change is set out below:

*Table 22: Gypsy and Traveller Requirement*

<b>Gypsy and Traveller Provision</b>	<b>2022 GTAA</b>		<b>2024 GTAA Review</b>
	No longer travel	Still travel	
Minimum Permanent Pitch Requirement	12	4	9
Does not meet definition			12
Commitments	13		17 <sup>5</sup>
Total residual requirement	<b>4</b>		<b>4</b>

- 4.62. Policy DPH5: Gypsies, Travellers and Travelling Showpeople of the Plan [DP1] identifies the permanent pitch need for Gypsies and Travellers as concluded by the 2022 GTAA [H2].
- 4.63. 13 permanent pitches will be met by the delivery of Outline Planning Consent on the Brookleigh development at Burgess Hill (DM/18/5114). Since the GTAA [H2] four permanent pitches have been granted planning permission, increasing the supply from 13 to 17 pitches as at 1<sup>st</sup> April 2025.
- 4.64. To ensure that sufficient suitable permanent accommodation for Gypsies and Travellers is delivered, the Council requires that on-site provision is made on Significant Site allocations to contribute to the overall need. On-site provision of six pitches is required at DPSC3: Land to the south of Reeds Lane, Sayers Common. DPSC2: Crabbet Park and DPSC1: West of Burgess Hill/ North of Hurstpierpoint are required to make a financial contribution towards off-site provision. This is because master planning for these sites evidenced that on-site provision is not possible due to on-site constraints and other infrastructure requirements.
- 4.65. Whilst the GTAA review [H7] identifies an increase in permanent pitch need, this has been met by the additional supply through permissions granted since the GTAA [H2]. Therefore, changes to the wording of Policy DPH5 are limited to updates to reflect the updated GTAA need figures.

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<sup>5</sup> Since the GTAA [H2] planning permission has been granted for four permanent pitches, adding to the supply of pitches.

## Appendix 1 – Commitment Scheduled (as at 1<sup>st</sup> April 2025)

Town / Parish	Settlement	Site Address (sites of 6+ units)	Overall Total (Gross)	Overall Losses (Gross)	Overall Gains (Net)	Total Remaining (Net)	PP Ref #	Expiry Date	SHLAA ID#
Albourne	Albourne	Former Hazelton Nursery London Road Albourne (Care/not communal)	84	0	0	84	DM/22/2485	commenced	58
Ansty & Staplefield	Burgess Hill	Woodfield House, Isaacs Lane Burgess Hill	30	1	0	29	SA allocation	DM/24/0487 - pendir	840
Ansty & Staplefield	Ansty	Ansty Cross Garage Ansty	12	0	0	12	SA allocation		644
Ardingly	Ardingly	Land west of Selfield Road Ardingly	35	0	0	35	DM/22/1575	08/06/2026	832
Ashurst Wood	Ashurst Wood	Wealden House, Lewes Road, Ashurst Wood	50	0	0	50	DM/22/2832	19/11/2027	470 + 757
Ashurst Wood	Ashurst Wood	Mount Pleasant Nursery Canslton Lane Ashurst Wood	6	1	0	5	DM/22/0368	11/03/2028	208
Ashurst Wood	Ashurst Wood	Land south of Hammerwood Road Ashurst Wood	12	0	0	12	SA allocation		138
Balcombe	Balcombe	Land adjacent Balcombe House Haywards Heath Road Balcombe	17	0	0	17	DM/21/4235	commenced	150
Balcombe	Balcombe	Land opposite Newlands, London Road, Balcombe	14	0	0	14	NP allocation		188
Bohney	Bohney	G&W Motors London Road Bohney	10	0	0	10	NP allocation		82
Bohney	Bohney	Bohney House, Cowfold Road, Bohney	5	0	0	5	NP allocation		711
Burgess Hill	Burgess Hill	Brookleigh, Burgess Hill (remainder)	2731	0	0	2731	DM/18/5114	04/10/2022	493
Burgess Hill	Burgess Hill	Fallow Wood, Burgess Hill (Brookleigh, Ph.1B, P1.3, P1.5 and P1.6, Bellway)	249	2	10	237	DM/21/3870	commenced	493
Burgess Hill	Burgess Hill	Brookleigh, Burgess Hill (Carenot communal, Phase 1C)	60	0	0	60	DM/18/5114	04/10/2022	1125
Burgess Hill	Burgess Hill	Land west of Freeks Lane Burgess Hill (countryside/vistry)	460	0	141	319	DM/19/3845	commenced	969
Burgess Hill	Burgess Hill	Station yard/car park Burgess Hill	150	0	0	150	NP allocation*		83
Burgess Hill	Burgess Hill	The Oaks Centre Junction Road Burgess Hill	12	0	0	12	LP Allocated		84
Burgess Hill	Burgess Hill	North of Faulkners Way Burgess Hill	20	0	0	20	NP allocation		88
Burgess Hill	Burgess Hill	Abbeville Park Fairbridge Way, Burgess Hill	307	0	85	222	DM/21/2627	Commenced	45
Burgess Hill	Burgess Hill	Keymer Tile Works Kilwood Avenue Burgess Hill (Phase 2 and 2E)	15	0	0	15	DM/23/0941	06/03/2027	91
Burgess Hill	Burgess Hill	Land East of Kingsway Burgess Hill, Phase 1	78	0	76	2	14/03208/REM	Commenced	233
Burgess Hill	Burgess Hill	Land East of Kingsway Burgess Hill, Phase 4	237	0	138	99	DM/20/0886	commenced	233
Burgess Hill	Burgess Hill	Open air market Burgess Hill	25	0	0	25	LP Allocated		92
Burgess Hill	Burgess Hill	Land at Victoria Road (north), Burgess Hill	51	0	0	51	NP allocation		544
Burgess Hill	Burgess Hill	Burgess Hill Town Centre, Civic Way, Burgess Hill	172	0	0	172	DM/19/3331	commenced	528
Burgess Hill	Burgess Hill	The Brow, Burgess Hill	100	0	0	100	NP allocation		756
Burgess Hill	Burgess Hill	Rear of 62 - 68 Folders Lane Burgess Hill	18	1	1	16	DM/22/0732	commenced	1143
Burgess Hill	Burgess Hill	96 Folders Lane, Burgess Hill	40	0	0	40	SA allocation	DM/23/0532 - pendir	827
Burgess Hill	Burgess Hill	Land south of Folders Lane and East Keymer Road Burgess Hill	290	0	25	235	DM/22/3049	commenced	976
Burgess Hill	Burgess Hill	Land south of Selby Close Burgess Hill	12	0	0	12	SA allocation		904
Burgess Hill	Burgess Hill	St Wilfrids School Burgess Hill	200	0	0	200	SA allocation		345
Burgess Hill	Burgess Hill	Land south of Southway Burgess Hill	30	0	0	30	SA allocation		594
Burgess Hill	Burgess Hill	V K M Motor Accessories Ltd 22 Station Road	6	0	0	6	DM/23/2904	07/03/2028	1161
Cuckfield	Cuckfield	Land at Hanley Lane east of Ardingly Road Cuckfield	50	0	0	50	SA allocation	DM/23/2610 - pendir	479
Cuckfield	Cuckfield	The Manor House, 14 Manor Drive, Cuckfield	15	0	0	15	NP allocation		177
Cuckfield	Cuckfield	Horsgate House, Hanley Lane, Cuckfield	5	0	0	5	NP allocation		649
East Grinstead	East Grinstead	Land at Queen Victoria Hospital/Stonequarry Woods East Grinstead	30	0	0	30	DM/21/1842	15/02/2027	96
East Grinstead	East Grinstead	5 - 8A Whitehall Parade London Road East Grinstead (2nd floor)	7	0	0	7	DM/24/0704	17/10/2025	1145
East Grinstead	East Grinstead	Junction of Windmill Lane/London Road East Grinstead	40	5	0	0	Allocated		102
East Grinstead	East Grinstead	Imberhorne School, Windmill Lane, East Grinstead	200	0	0	200	NP allocation		81
East Grinstead	East Grinstead	Queensmere House, 49 Queens Road, East Grinstead	14	0	0	14	DM/17/2725	commenced	923
East Grinstead	East Grinstead	67 - 69 Railway Approach, East Grinstead	7	0	0	7	NP allocation		441
East Grinstead	East Grinstead	Imberhorne Lane Car Park, Imberhorne Lane, East Grinstead	18	0	0	18	NP allocation		510
East Grinstead	East Grinstead	Delivery Office, 76 London Road, East Grinstead	12	0	0	12	NP allocation		559
East Grinstead	East Grinstead	Sussex House London Road East Grinstead	8	0	0	8	13/04040/FUL	Commenced	409
East Grinstead	East Grinstead	Former East Grinstead Police Station East Grinstead	33	0	0	33	SA Allocation	DM/24/1340 - pendir	847
East Grinstead	East Grinstead	Land south of Crawley Down Road Felbridge	200	2	0	198	SA Allocation	DM/23/0810 - pendir	196
East Grinstead	East Grinstead	Land south and west of Imberhorne Upper School East Grinstead	550	0	0	550	SA Allocation	DM/23/2699 - pendir	770
East Grinstead	East Grinstead	Blackwell Farm Road East Grinstead	10	0	0	10	DM/20/1333	Commenced	513
East Grinstead	East Grinstead	38 London Road, East Grinstead	14	0	0	14	DM/23/2608	14/03/2028	1160
Hassocks	Hassocks	Station Goods Yard Hassocks	54	0	0	54	SCHAD Allocated		106
Hassocks	Hassocks	Land adjacent to Station Goods Yard Hassocks	16	0	0	16	SCHAD Allocated		36
Hassocks	Hassocks	Land north of Clayton Mills, Hassocks	500	0	298	202	DM/21/2841	Commenced	753
Hassocks	Hassocks	land to rear of Friars Oak London Road Hassocks	130	0	12	118	DM/21/2628	Commenced	221
Hassocks	Hassocks	68 And 70 Kenmer Road Hassocks	41	2	0	39	DM/23/3114	08/11/2027	1158
Hawards Heath	Hawards Heath	North of 99 Reed Pond Walk Franklands Village Haywards Heath	24	0	0	24	DM/22/1371	22/12/2025	531
Hawards Heath	Hawards Heath	Hurst Farm, Hurstwood Lane, Haywards Heath	375	0	0	375	NP allocation	DM/22/2272 - pendir	246
Hawards Heath	Hawards Heath	Caru Hall, Bolnore Road, Haywards Heath	12	0	0	12	NP allocation		507
Hawards Heath	Hawards Heath	Land rear of Devon Villas (The Courtyard), Western Road, Haywards Heath	9	0	0	9	DM/20/0840	commenced	597
Hawards Heath	Hawards Heath	NCP Car Park, Harlands Road, Haywards Heath	64	0	0	64	DM/22/0596	12/09/2026	744
Hawards Heath	Hawards Heath	Red Cross Hall 29 Paddock Hall Road Haywards Heath West Sussex RH16 1HH	8	0	0	8	DM/18/4841	Commenced	618
Hawards Heath	Hawards Heath	25 Bolto Road Haywards Heath	6	1	0	5	DM/20/2998	Commenced	1102
Hawards Heath	Hawards Heath	Workshop and Garages North Road Haywards Heath	6	0	5	1	DM/20/1470	commenced	1112
Hawards Heath	Hawards Heath	Maxwellton House 41 - 43 Bolto Road Haywards Heath West Sussex	50	0	0	50	DM/22/2218	25/07/2026	1090
Hawards Heath	Hawards Heath	Hurst Farm, Hurstwood Lane, Haywards Heath	20	0	15	5	DM/22/0733	Commenced	783
Hawards Heath	Hawards Heath	Downlands Park, Isaacs Lane, Haywards Heath (Care/not communal)	85	0	0	85	DM/20/4159	Commenced	750
Hawards Heath	Hawards Heath	Garage Block Rear Of 34 To 56 America Lane, Haywards Heath	8	0	0	8	DM/21/2129	21/04/2026	1155
Hawards Heath	Hawards Heath	Land Rear Of Central House 25 - 27 Penruddock Road Haywards Heath	28	0	0	28	DM/22/2880	03/08/2026	1156
Horsted Keynes	Horsted Keynes	Land south of The Old Police House Horsted Keynes	25	0	0	25	SA Allocation	DM/23/2172 - pendir	807
Horsted Keynes	Horsted Keynes	Land south of St Stephen's Church Horsted Keynes	30	0	0	30	DM/20/4692	01/08/2026	184
Hurstpoint and Sayers Common	Burgess Hill	Gatehouse Farm, Gatehouse Lane, Goddards Green Hassocks	5	0	0	5	DM/23/2784	31/07/2027	1162
Hurstpoint and Sayers Common	Burgess Hill	Land at 147 to 149 College Lane, Hurstpoint	7	0	0	7	DM/24/1139	17/03/2028	1033
Hurstpoint and Sayers Common	Burgess Hill	Land to north of Lynden Reeds Lane Sayers Common	36	0	0	36	DM/22/0640	commenced	829
Hurstpoint and Sayers Common	Burgess Hill	Land to north of Lynden Reeds Lane Sayers Common (custom plots)	2	0	0	2	DM/22/0640	commenced	829
Lindfield Rural	Lindfield	Land North of Barnington Close	2	0	0	2	DM/24/0534	commenced	151
Lindfield Rural	Lindfield	Land south of Scamps Hill Lindfield	200	0	89	111	DM/20/2763	Commenced	483
Lindfield Rural	Scaynes Hill	Land to rear of Firlands, Church Road Scaynes Hill	20	0	0	20	SA Allocation		897
Slaugham	Slaugham	Slaugham Manor, Slaugham Place, Slaugham	25	0	18	7	DM/16/2531	Commenced	765
Slaugham	Slaugham	Pease Pottage	138	0	133	3	DM/19/4936	commenced	666
Slaugham	Slaugham	Land east of Brighton Road, Pease Pottage phase 4	141	0	122	19	DM/19/4936	commenced	666
Slaugham	Slaugham	Land at St Martins Close (East) Handcross	30	0	0	30	NP allocation		1010
Slaugham	Slaugham	Land at St Martins Close (West) Handcross	35	0	0	35	SA Allocation		127
Turners Hill	Turners Hill	Old Vicarage Field, Church Road, Turners Hill	40	0	0	40	NP allocation	492+553	
Turners Hill	Turners Hill	Withypitts Farm Selsfield Road Turners Hill	16	0	0	16	SA Allocation		854
West Hoathly	Sharpstone	Land north of Top Road, Sharpstone	24	0	0	24	NP allocation		148
West Hoathly	Sharpstone	Land adjacent to Coothems, south of Top Road, Sharpstone	13	0	0	13	NP allocation		477
West Hoathly	Sharpstone	Station Goods Yard, Station Road, Sharpstone	5	0	0	5	11/04/022/FUL	Commenced	147
West Hoathly	Sharpstone	West Hoathly Bricksworks Hamsey Road Sharpstone	108	0	0	108	DM/20/0827	18/10/2027	1064
Worth	Crawley Down	Land north of Burleigh Lane Crawley Down	48	2	0	46	SA Allocation		519
Worth	Cophorne	Regency Hotel Old Hollow, Cophorne	10	0	0	10	DM/19/4549	Commenced	1103
Worth	Crawley Down	Crawley Down Village Hall Turners Hill Road Crawley Down	6	0	0	6	DM/23/2544	27/11/2026	1157
Worth	Crawley Down	Palmers Autocentre Stotan Works, Turners Hill Road, Crawley Down	5	0	0	5	DM/22/0867	commenced	211

9126 17 1168 7722

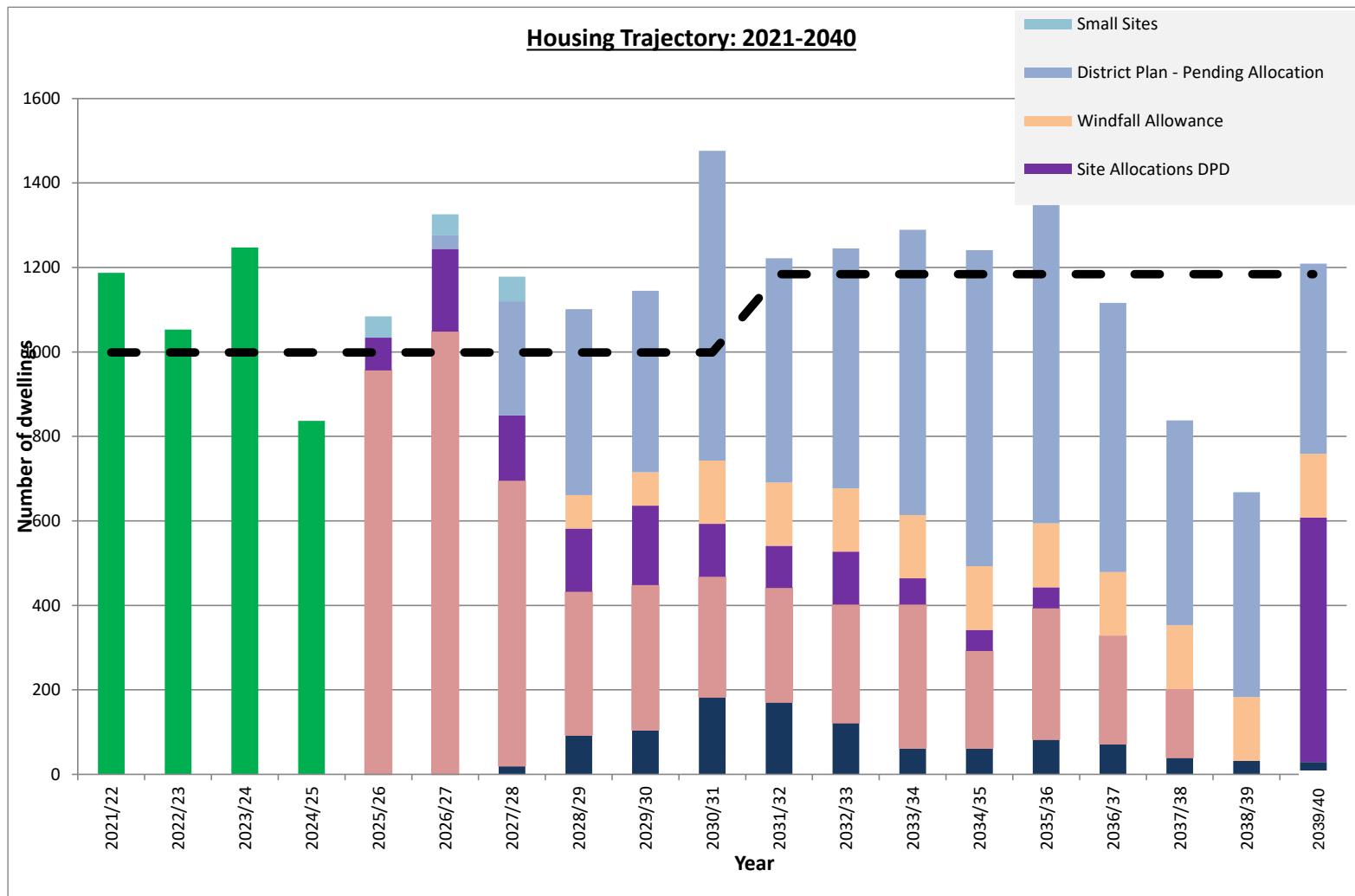
Submission District Plan Housing Allocations (Yields updated as at January 2026)									
Town / Parish	Settlement	Site Address (sites of 6+ units)	Overall Total (Gross)	Overall Losses (Gross)	Overall Gains (Net)	Total Remaining (Net)	PP Ref #	Expiry Date	SHLAA ID#
Burgess Hill	Burgess Hill	Land to the West of Burgess Hill/ North of Hurstpoint	1350	0	0	1350	DP Allocation DPSC1		740
Worth	Cophorne	Land at Crabett Park	1500	0	0	1500	DP Allocation DPSC2		18
Hurstpoint & Sayers Common	Sayers Common	Land to the south of Reeds Lane, Sayers Common	2000	0	0	2000	DP Allocation DPSC3		799
Hurstpoint & Sayers Common	Sayers Common	Land at Chesapeake and Meadow Close, Sayers Common	27	1	0	26	DP Allocation DPSC4	DM/25/1434 - pending	1026
Hurstpoint & Sayers Common	Sayers Common	Land at Coombe Farm, London Road, Sayers Common	210	0	0	210	DP Allocation DPSC5	DM/25/2661 - pending	601
Hurstpoint & Sayers Common	Sayers Common	Land to the west of Kings Business Centre, Reeds Lane, Sayers Common	80	0	0	80	DP Allocation DPSC6	DM/25/3067 - pending	830
Hurstpoint & Sayers Common	Sayers Common	Land at LVS Hassocks, London Road, Sayers Common	200	0	0	200	DP Allocation DPSC7		1003
Burgess Hill	Burgess Hill	Batchelors Farm, Keween Road, Burgess Hill	26	0	0	26	DP Allocation DPA1	DM/25/2634 - pending	573
Burgess Hill	Burgess Hill	Land south of Appletree Close, Jane Lane, Burgess Hill	25	0	0	25	DP Allocation DPA2		1030
Burgess Hill	Burgess Hill	Burgess Hill Station, Burgess Hill	300	0	0	375	DP Allocation DPA3		1123
East Grinstead	East Grinstead	Land off West Hoathly Road, East Grinstead	45	0	0	45	DP Allocation DPA4		198
Haywards Heath	Haywards Heath	Land at Hurstwood Lane, Haywards Heath	36	0	0	36	DP Allocation DPA5		858
Haywards Heath	Haywards Heath	Land at junction of Hurstwood Lane and Colwell Lane, Haywards Heath	30	0	0	30	DP Allocation DPA6		508
Haywards Heath	Haywards Heath	Land east of Borde Hill Lane, Haywards Heath	60	0	0	60	DP Allocation DPA7		556
Haywards Heath	Haywards Heath	Orchards Shopping Centre, Haywards Heath	100	0	0	100	DP Allocation DPA8		1121
Worth	Crawley Down	Land to west of Turners Hill Road, Crawley Down	150	0	0	150	DM/25/0016 (DP49)	05/09/2028	688
Worth	Crawley Down	Land to west of Turners Hill Road, Crawley Down	200	0	0	200	DM/25/0014 (DP49)	05/09/2028	688
Worth	Crawley Down	Land to west of Turners Hill Road, Crawley Down - care elemet (70 units 29 with ratio applied	29	0	0	29	DM/25/0016 (DP49)	05/09/2028	688
Worth	Crawley Down	Hurst Farm, Turners Hill Road, Crawley Down	37	0	0	37	DP Allocation DPA10		

## Communal Accommodation

Town / Parish	Type		Overall Total (Gross)	Overall Losses (Gross)	Overall Complns (Net)	Total Remaining (Net)	Ratio applied	Site Total completions with ratio applied	Permission Ref	Expiry	SHLAA ID#
Burgess Hill	Care Accommodation	Land To The South Of Kings Way Burgess Hill	68	0	0	68	2.38	29	DM/21/3385	Commenced	1042
Hassocks	Care Accommodation	Bylands, Brighton Road	60	0	0	60	2.38	25	DM/23/0002	12/09/2026	1101
Haywards Heath	Care Accommodation	Oakwood, Amberley Close Haywards Heath	31	4	0	27	2.38	13	DM/20/1503	Commenced	1127
Haywards Heath	Care Accommodation	23 - 25 Bolnore Road Haywards Heath	67	0	0	67	2.38	28	DM/20/3310	Commenced	970
Slaugham	Care Accommodation	Land at Hyde Lodge Handcross	C2	0	0	C2	2.38		DP allocation		1106
Worth	Care Accommodation	Rowan Turners Hill Road Crawley Down	17	0	0	17	2.38	7	DM/21/0028	Commenced	1131
Worth	Care Accommodation	Land Adjacent To Rowan East Of Turners Hill Road Crawley Down	64	0	0	64	2.38	27	DM/20/3081	Commenced	269
Worth	Care Accommodation	Francis Court Borrers Arms Road Copthorne	78	87	0	-9	2.38	-4	DM/23/2360	02/04/2027	1159
					0	0	29	2.38			
<b>Care Accommodation Total</b>			<b>385</b>	<b>91</b>				<b>125</b>			

	Overall Total (Gross)	Overall Losses (Gross)	Total Commitments (Net)
Total (from large sites)	9126	17	7722
Total (from small sites)			144
Total from Communal Accommodation (ratio applied)	385	91	125
<b>Total from non District Plan commitments</b>			<b>7991</b>
Total from Submission District Plan housing allocations	6828	1	7262
<b>Total Commitments (all sites)</b>			<b>15,253</b>

## Appendix 2 – Housing Trajectory



## Appendix 3

New residential permissions 1<sup>st</sup> April 2025 – 31<sup>st</sup> December 2025

### Windfall sites

Site	Reference	Date Permitted	Dwellings
Brantridge Park, Brantridge Park Drive Balcombe	DM/24/2137	29.4.25	8
Former Methodist Church Hall 42 Cuckfield Road Hurstpierpoint	DM/25/0958	11.07.25	6
12 Silverdale Road Burgess Hill	DM/25/0360	10.4.25	6 (2)
Lloyds Bank 31 - 33 Perrymount Road Haywards Heath	DM/22/2303	02.04.25	60
Central Education Ltd Barclay Court Market Place Haywards Heath	DM/23/3230	25.4.25	10
Land Off Scamps Hill Scaynes Hill Road Lindfield	DM/24/0446	02.05.2025	90
<b>TOTAL</b>			<b>174</b>

### Allocated sites

Site	Reference	Permission	Dwellings	Status
Land Adj. To Cookhams Top Road Sharphorne	DM/22/1384	Full	13	Neighbourhood Plan Allocation
Land Rear Of 96 Folders Lane Burgess Hill	DM/23/0532	Full	40	Site Allocations DPD
Land At Hurst Farm Hurstwood Lane Haywards Heath	DM/22/2272	Outline	375	Neighbourhood Plan Allocation
Sussex Police Authority Police Station East Court College Lane East Grinstead	DM/24/1340	Full	33	Site Allocations DPD
Land South Of Crawley Down Road Felbridge East Grinstead	DM/23/0810	Full	200	Site Allocations DPD
Land At Queen Victoria Hospital Hackenden Lane East Grinstead West Sussex	DM/24/2704	Full	26	Local Plan Allocation
<b>TOTAL</b>			<b>697</b>	

## Appendix 4 – Five Year Supply

5 year housing land supply using 1st April 2025 baseline assuming adoption of District Plan

**A List**

Sites that do not involve major development with planning permission (9-5 units)

SHELAA REF	Address	Parish	Outline permission Ref	Detailed Permission Ref	Decision Date	Expiry	Site Totals (Net)	Completions to Date	Year 1 - 5 Total	Delivery by Year				
										2025/26	2026/27	2027/28	2028/29	2029/30
208	Mount Pleasant Nursery, Cansiron Lane, Ashurst Wood	Ashurst Wood	DM/22/0368		11.03.25	REM within 3 years	5	0	5					
1161	V K M Motor Accessories Ltd, 22 Station Road	Burgess Hill	DM/23/2904	07.03.25	Begin within 3 years		6	0	6					
1145	5 - 8 Whitehall Parade East Grinstead (2nd floor)	East Grinstead	DM/24/0704	17.10.22	Begin within 3 years		7	0	7					
409	Sussex House London Road East Grinstead	East Grinstead	13/0404/FUL	27.01.14	Exтан/Implemented		8	0	8					
1155	Rear of 34 to 56 America Lane Haywards Heath	Haywards Heath	DM/21/129	21.04.23	Begin within 3 years		8	0	8					
1112	Workshop and Garages North Road Haywards Heath	Haywards Heath	DM/20/1470	12.01.22	Exтан/Implemented		6	5	1	1				
597	Land rear of Devon Villas, Western Road, Haywards Heath	Haywards Heath	DM/20/0840	15.12.20	Exтан/Implemented		9	0	9	9				
618	Red Cross Hall 29 Paddockhall Road Haywards Heath	Haywards Heath	DM/18/4841	19.06.20	Exтан/Implemented		8	0	8	8				
1102	25 Bolts Road Haywards Heath	Haywards Heath	DM/20/2998	21.06.23	Exтан/Implemented		5	0	5	5				
1033	Land at 147 to 149 College Lane, Hurstpierpoint	Hurstpierpoint	DM/24/1139	17.03.25	Begin within 3 years		7	0	7					
1162	Gatehouse Farm, Gatehouse Lane, Burgess Hill	Burgess Hill	DM/23/2794	31.07.24	Begin within 3 years		5	0	5					
211	Palmer's Autocentre Stelton Works Crawley Down	Worth	DM/22/0867	15.11.23	Exтан/Implemented		5	0	5	5				
1157	Crawley Down Village Hall Turners Hill Road	Worth	DM/23/2544	27.11.23	Exтан/Implemented		6	0	6	6				
<b>TOTAL</b>							<b>85</b>		<b>80</b>	<b>23</b>	<b>26</b>	<b>26</b>	<b>5</b>	<b>0</b>

Major Site - 10+ Units with full planning permission under construction

SHELAA REF	Address	Parish	Outline permission Ref	Detailed Permission Ref	Decision Date	Expiry	Site Totals (Net)	Completions to Date	Year 1 - 5 Total	Delivery by Year					
										2025/26	2026/27	2027/28	2028/29	2029/30	
58	Former Hazeldene Nursery, London Road, Albourne (independent living)	Albourne	DM/19/1001	DM/22/2485	01.03.22	Exтан/Implemented	84	0	84	50	34				
150	Land to the west of the Rectory, Haywards Heath Road, Balcombe	Balcombe	DM/21/4233	04.08.22	Exтан/Implemented		17	0	17	10	7				
45	Abbeville Park Fairbridge Way, Burgess Hill	Burgess Hill	DM/19/1895	DM/21/2627	31.03.25	Exтан/Implemented	307	85	222	94	48	59		21	
91	Keymer Tile Works, Phase 2 and Phase 2E	Burgess Hill	DM/23/0941	06.03.24	Exтан/Implemented		180	165	15	15					
233	Land east of Kings Way Phase 1 and 4, Burgess Hill	Burgess Hill	12/01532/OUT	DM/20/0888	29.03.22	Exтан/Implemented	315	214	101	60	41				
969	Land west of Freeks Lane Burgess Hill	Burgess Hill	DM/18/0509	DM/19/3845	19.12.19	Exтан/Implemented	460	141	319	45	108	98		68	
493	Fallow Wood (Brockleigh, Ph. 1.3, Ph1.5 and P1.6, Bellway)	Burgess Hill	DM/18/0514	DM/21/3870	24.05.22	Exтан/Implemented	247	10	237	83	84	70			
976	Thakeham site - Land East of Keymer Road and South of Folders Lane, Burgess Hill (SA13).	Burgess Hill	DM/22/3049	26.07.23	Exтан/Implemented		120	25	95	51	44				
1143	62 - 64 Folders Lane Burgess Hill	Burgess Hill	DM/22/0732	16.11.22	Exтан/Implemented		140	0	140	60	60	20			
1042	Land south of Kings Way Burgess Hill *	Burgess Hill	DM/21/3385	05.09.22	Exтан/Implemented		68	0	29	29					
513	Blackwell Farm Road East Grinstead	East Grinstead	DM/20/1333	04.03.22	Exтан/Implemented		10	0	10	10					
923	Queensmere House, 49 Queens Road, East Grinstead	East Grinstead	DM/17/2725	26.01.18	Exтан/Implemented		14	0	14		14				
1166	38 London Road, East Grinstead	East Grinstead	DM/23/2609	14.03.25	Exтан/Implemented		14	0	14			14			
221	Land to the north of Shepherds Walk (Friars Oak), Hassocks (SA24)	Hassocks	DM/21/2628	21.03.22	Exтан/Implemented		130	12	118	48	48	22			
753	Land to the north of Clayton Mills, Mackie Avenue, Hassocks	Hassocks	DM/21/2841	20.12.21	Exтан/Implemented		500	298	202	80	80	42			
783	Rogers Farm, Fox Hill, Haywards Heath (SA21)	Haywards Heath	DM/22/0733	21.10.22	Exтан/Implemented		20	15	5	5					
1127	Oakwood Ambery Close Haywards Heath*	Haywards Heath	DM/20/1503	13.03.21	Exтан/Implemented		31	0	13	13					
1090	Maxwell House 41 - 43 Bolts Road Haywards Heath	Haywards Heath	DM/22/2218	25.07.23	Exтан/Implemented		50	0	50		50				
970	23 - 25 Boltons Road Haywards Heath *	Haywards Heath	DM/20/3310	14.12.21	Exтан/Implemented		67	0	28		28				
750	Downlands Park, Isaacs Lane, Haywards Heath (independent living)	Haywards Heath	DM/20/4159	05.05.22	Exтан/Implemented		85	0	85	50	35				
744	NCP Car Park, Harlands Road, Haywards Heath	Haywards Heath	DM/17/2384	14.02.20	Exтан/Implemented		64	0	64		20	20	20	24	
151	Land east of Portsmouth Wood Close, Lindfield	Lindfield Rural	DM/19/2845	25.11.19	Exтан/Implemented		46	44	2	2					
483	Land South of Scampi Hill, Lindfield	Lindfield Rural	DM/20/2763	18.01.21	Exтан/Implemented		200	89	111	50	50	11			
829	Land to the north Lynden, Reeds Lane, Sayers Common (SA30)	Sayers Common	DM/22/0640	15.12.22	Exтан/Implemented		38	0	38	30	8				
666	Hardridding Farm, Brighton Road, Pease Pottage	Slaughan	DM/17/2534	13.10.17	Exтан/Implemented		619	597	22	22					
765	Slaughan Manor, Slaughan Place, Slaughan	Slaughan	DM/16/2531	21.12.16	Exтан/Implemented		25	18	7	7					
1131	Rowan Turners Hill Road Crawley Down*	Worth	DM/21/0028	18.02.21	Exтан/Implemented		17	0	7	7					
269	Land adjacent to Rowan, Turners Hill Road, Crawley Down *	Worth	DM/20/3081	12.04.22	Exтан/Implemented		64	0	27		27				
1103	Former Regency Hotel Old Hollow, Copthorne	Worth	DM/19/4549	28.01.21	Exтан/Implemented		10	0	10	10					
<b>TOTAL</b>							<b>3959</b>		<b>2102</b>	<b>840</b>	<b>773</b>	<b>356</b>	<b>109</b>	<b>24</b>	

Major sites (10+units) with full planning or Reserved Matters Permission not yet commenced

SHELAA REF	Address	Parish	Outline permission Ref	Detailed/ REM Permission Ref	Decision Date	Expiry	Site Totals (Net)	Completions to Date	Year 1 - 5 Total	Delivery by Year				
										2025/26	2026/27	2027/28	2028/29	2029/30
470	Wesdon House, Lewes Road, Ashurst Wood	Ashurst Wood	DM/22/2832		19.11.24	3 yrs from decision	50	0	50					
96	Land at Queen Victoria Hospital (Stonequarry Woods) East Grinstead	Burgess Hill	DM/21/1842		15.02.24	3 yrs from decision	30	0	30	10	15	5		
1101	Bylands, Brighton Road, Hassocks *	Hassocks	DM/23/0002	12.09.23		3 yrs from decision	60	0	25					
1158	68 and 70 Keymer Road, Hassocks	Hassocks	DM/23/3114	08.11.27		3 yrs from decision	39	0	39					
1156	Rear of Central House Perry Mount Haywards Heath	Haywards Heath	DM/22/2880	03.08.23		3 yrs from decision	28	0	28					
531	North of 99 Pond Walk Franklands Village Haywards Heath	Haywards Heath	DM/22/1371	22.12.22		3 yrs from decision	24	0	24					
184	Land south of St. Stephens Church, Hamsland, Horsted Keynes	Horsted Keynes	DM/20/4692	01.08.23		3 yrs from decision	30	0	30	15	15			
1064	West Hoathly Brickworks, Sharpthorne	West Hoathly	DM/23/0827	18.10.24		3 yrs from decision	108	0	94			42	52	
<b>TOTAL</b>							<b>369</b>		<b>320</b>	<b>10</b>	<b>121</b>	<b>55</b>	<b>72</b>	<b>62</b>

**A List TOTAL**

2502 873 920 437 186 86

**B list sites**

Major sites (10+units) with outline permission

SHELAA REF	Address	Parish	Outline permission Ref	Detailed Permission Ref	Decision Date	Expiry	Site Totals (Net)	Completions to Date	Year 1 - 5 Total	Delivery by Year				
										2025/26	2026/27	2027/28	2028/29	2029/30
1125	Brookleigh, Phase 1C (care element, Hill)	Burgess Hill	DM/18/5114		04.10.2019		60	0	60					
493	Brookleigh, Burgess Hill (remainder)	Burgess Hill	DM/18/5114		04.10.2019		2731	0	785	83	118	223	173	188
832	Land west of Selfsfield Road, Ardingly (SA25)	Ardingly	DM/22/1575		08.06.2023	REM within 3 years	35	0	35	10	25			
<b>TOTAL</b>							<b>2826</b>		<b>880</b>	<b>83</b>	<b>128</b>	<b>248</b>	<b>173</b>	<b>248</b>

Major allocated sites with planning application submitted

SHELAA REF	Address	Parish	Outline permission Ref	Detailed Permission Ref	Decision Date	Expiry	Notes	Site Totals (Net)	Completions to Date	Year 1 - 5 Total	Delivery by Year				
2025/26	2026/27	2027/28													

688	Land to west of Turners Hill Road, Crawley Down	Worth	DPA9 allocated for 350 units. DM/25/0016 covering northern part of site for 150 units	150	0	150			50	50	50
688	Land to west of Turners Hill Road, Crawley Down*	Worth	DPA9 allocated for 350 units and care accommodation. DM/25/0016 up to 70 bed care home (C2)	29	0	29					29
689	Land to west of Turners Hill Road, Crawley Down	Worth	DPA9 allocated for 350 units. DM/25/0014 covering southern part of site for 200 units	200	0	160		10	50	50	50
<b>TOTAL</b>											
				<b>579</b>	<b>489</b>	<b>0</b>	<b>10</b>	<b>150</b>	<b>150</b>	<b>179</b>	

Submission Draft District Plan Housing Allocations - sites with planning application pending consideration (as at 1st January 2026)

SHELAA REF	Address	Parish	Allocation Details	Site Totals (Net)	Completions to Date	Year 1 - 5 Total	2025/26	2026/27	2027/28	2028/29	2029/30
1026	Land at Chesapeake and Meadow View, Reeds Lane, Sayers Common	Hurstpierpoint and Sayers Common	DPSC4 allocated for 33 units. DM/25/1434 submitted June 2025, for 27 dwellings	26	0	26		10	16		
601	Land at Coombe Farm, London Road, Sayers Common	Hurstpierpoint and Sayers Common	DPSC5 allocated for 210 units. DM/25/2661 submitted October 2025 for up to 210 units	210	0	150		30	60	60	
830	Land to the west of Kings Business Centre, Reeds Lane, Sayers Common	Hurstpierpoint and Sayers Common	DPSC6 allocated for 100 units. DM/25/3067 submitted December 2025 for 80 units (full application)	80	0	50			10	40	
573	Bachelors Farm, Keymer Road, Burgess Hill	Burgess Hill	DPA1 allocated for 33 units. DM/25/2634 submitted for 26 dwellings (outline application)	26	0	26		12	14		
<b>TOTAL</b>				<b>342</b>	<b>252</b>	<b>0</b>	<b>22</b>	<b>60</b>	<b>70</b>	<b>100</b>	

Submission Draft District Plan Housing Allocations

SHELAA REF	Address	Parish	Allocation Details	Site Totals (Net)	Completions to Date	Year 1 - 5 Total	2025/26	2026/27	2027/28	2028/29	2029/30
1003	Land to South of LVS Hassocks, London Road, Sayers Common	Hurstpierpoint and Sayers Common	DPSC7	200	0	130			10	60	60
198	Land off West Hoathly Road, East Grinstead	East Grinstead	DPA4	45	0	45			20	25	
858	Land at Hurstwood Lane, Haywards Heath	Haywards Heath	DPA5	36	0	36			20	16	
508	Land at Junction of Hurstwood Lane and Colwell Lane, Haywards Heath	Haywards Heath	DPA6	30	0	30			15	15	
556	Land east of Bordon Hill Lane, Haywards Heath	Ansty and Staplefield	DPA7	60	0	20				20	
743	Hurst Farm, Turners Hill Road, Crawley Down	Worth	DPA10	37	0	37			12	25	
210	Land rear of 2 Hurst Road (Land opposite Stamford Avenue) Hassocks	Hassocks	DPA11	25	0	25			10	15	
984	The Paddocks Lewes Road Ashurst Wood	Ashurst Wood	DPA13	8	0	8				8	
1020	Ham Lane Farm House, Ham Lane Scaynes Hill	Lindfield Rural	DPA15	30	0	30			8	22	
1148	Land west of North Cottages and Challengers, Ansty	Ansty and Staplefield	DPA16	30	0	30			15	15	
784	Land to west of Marwick Close, Bolney Road, Ansty	Ansty and Staplefield	DPA17	40	0	40			5	20	15
<b>TOTAL</b>				<b>541</b>	<b>431</b>	<b>0</b>	<b>0</b>	<b>60</b>	<b>220</b>	<b>151</b>	

Small sites with permission 1-4 units

144

Windfall Allowance

158

**B List TOTAL**

3130 0 0 15 55 75

GRAND Total 5632

\* Ratio of 2.38 is applied to reflect development is for care accommodation

\*\* Ratio of 2.5 is applied to reflect development is for communal accommodation (boarding)