

BRIEFING NOTE: Affordable Housing

Subject: Statement of Case – Affordable Housing Matters

Job Ref: M26/0203

Site: Colwell Farm, Haywards Heath

Date: 11 Feb 2026

- 1 The appeal proposals seek permission for up to 80 dwellings, of which 30% are proposed as affordable which equates to a total of up to 24 affordable homes. The proposed development complies with the requirements of adopted Mid Sussex District Plan (MSDP) Policy DP31: Affordable Housing which seeks 30% provision of affordable housing from qualifying developments.
 - 2 The tenure split is a matter to be determined at the Reserved Matters stage. The provision of affordable housing will be secured through a Section 106 agreement ("S106").
 - 3 Evidence will be presented to look at the corporate priorities of the Council, including the following documents:
 - Mid Sussex District Plan 2014 – 2031 (2018);
 - Mid Sussex Site Allocations Development Plan Document (2022);
 - Haywards Heath Neighbourhood Plan (2016);
 - Affordable Housing Supplementary Planning Document (2018);
 - Emerging Mid Sussex District Plan 2021 – 2039 (at the time of writing Submission Draft/Regulation 19 was the most recent version);
 - Sustainable Economy Strategy and Action Plan 2025 – 2028;
 - Mid Sussex District Council Corporate Plan and Budget 2026 – 2027;
 - Mid Sussex District Council Homelessness and Rough Sleeping Strategy 2020 – 2025; and
 - Homelessness Review 2019.
 - 4 Evidence on the annual ongoing need for affordable housing will be presented, considering the evidence contained in:
 - Northern West Sussex Housing Market Area: Affordable Housing Needs Model Update (2014);
 - Mid Sussex District Council: Housing and Economic Development Needs Assessment (HEDNA) (February 2015);
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- Mid Sussex District Council HEDNA Update (November 2015);
 - Mid Sussex HEDNA Addendum (August 2016);
 - SHMA: Final Report (2021);
 - Mid Sussex SHMA Update (2024); and
 - MS-TP2: Housing Paper (2026).
- 5 Evidence will also be presented on past market and affordable housing delivery and comparisons will be made with the identified affordable housing needs against delivery performance.
- 6 The Appellants will consider a number of affordability indicators; for example, the number of households on the Mid Sussex Housing Register, which totalled c.2,468 households at 31 March 2025.
- 7 Other indicators include:
- House Prices;
 - Annual Earnings;
 - Affordability Ratios; and
 - Private Rents.
- 8 Evidence will be presented looking at other material considerations such as Secretary of State and Inspectors decisions.
- 9 The Appellants will present evidence that there is an acute need for more affordable housing and the benefit of 30% affordable housing weighs heavily in favour of the appeal.
- 10 The Appellants intend to agree a topic specific Statement of Common Ground in respect of Affordable Housing matters with the Council.
- 11 The Appellants reserve the right to expand upon the above information following receipt of the Council's Statement of Case.

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