

**Appeal by Fairfax Acquisitions Limited, The
Norris Family and Mid Sussex District Council**

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

Appeal Ref: 6002030

LPA Ref: DM/23/2866

**Appendices to Proof of Evidence – Affordable
Housing Matters**

Annie Gingell (BSc (Hons) MSc MRTPI)

May 2026

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Contact

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Client

Fairfax Properties

Our reference

05129

May 2026

Appendix AG1: Freedom of Information Response

Response contained overleaf.

Housing Register

1. The total number of households with active applications pending acceptance onto the Housing Register on 31 March 2025: **The total number of active Housing Applications on the Housing Register as at 31/03/25 was 2468.**
2. How often the Council reviews the Housing Register to remove ineligible applicants: **Mid Sussex District Council has not reviewed ineligible applicants for several years. The allocation scheme allows for applicants who have not bid for 12 months to be removed.**
3. The average waiting times for households to be housed between 1 April 2024 and 31 March 2025 for the following types of affordable property:

Type of affordable property	No. of Lets	Minimum wait	Maximum Wait	Average Wait
1-bed affordable property	156	44 days	3576 days	396 days
2-bed affordable property	202	26 days	4757 days	319 days
3-bed affordable property	73	32 days	1810 days	679 days
4+ bed affordable property	8	228 days	1824 days	767 days

4. The number social housing re-lets (a property that becomes available for a new tenant when a previous tenant vacates it) between 1 April 2024 and 31 March 2025: **We do not measure relets, just properties that are available for let. There is new development within Mid Sussex District Council and these properties are also advertised.**
5. The total number of households on the Housing Register on 31 March 2025 specifying the following locations as a preferred choice: **We cannot access this data historically. As of 23rd March 2025, the following applies**

Location	Household Preferences (31 March 2025)
Ansty and Staplefield Civil Parish	3
Cuckfield Civil Parish	38
Haywards Heath Civil Parish	515

6. The number of properties advertised and the average number of bids per property between 1 April 2024 and 31 March 2025 in the following locations: **Our system does not record the total number of bids. I have detailed the numbers of properties let during that year**

Type of affordable property	Ansty and Staplefield Civil Parish		Cuckfield Civil Parish		Haywards Heath Civil Parish	
	No. properties advertised	Ave. Bids per Property	Number of properties advertised	Average Bids per Property	No. properties advertised	Ave. Bids per Property
1-bed affordable property	2	N/A	4	N/A	22	N/A

2-bed affordable property	0	N/A	2	N/A	29	N/A
3-bed affordable property	0	N/A	0	N/A	16	N/A
4+ bed affordable property	0	N/A	0	N/A	0	N/A
Totals	2		6			

7. Any changes made to the Housing Register Allocations Policy since 2011, including:

- Dates each new/ amended Allocations Policy was published;
- Dates each new/ amended Allocations Policy was implemented;
- Description of the changes in each new/ amended Allocations Policy; and
- Copies of each new/ amended Allocations Policy published.

The allocation scheme was amended on 1st June 2025. The link to the allocation scheme is below and this also details the changes that were made to the scheme at that time.

[Housing Allocation Scheme - Mid Sussex District Council](#)

Temporary Accommodation

8. The number of households housed in temporary accommodation within the Local Authority area by other Council's on the following dates:

Date	Total Households
31 March 2024	85
31 March 2025	106

Housing Completions

Q's 9-11, this information is available on our website under "Housing Land Supply" <https://www.midsussex.gov.uk/planning-building/consultation-monitoring/>.

Completions are provided on a Parish basis, with the application reference number provided so that the requestor can view the details.

Note that the figures for 2024/25 and 2025/26 are still being collated on a district basis but are likely to be published in May this year.

From: [REDACTED]

Sent: 21 April 2026 15:22

To: [REDACTED]

Subject: RE: Freedom of Information Request | Housing and Planning Data / [REDACTED]

Dear [REDACTED]

Thank you for your request, which has been dealt with under the Freedom of Information Act (“the Act”).

I can confirm that the information you have requested is held by the Council and has been provided below and as an attachment.

- Q1 – this appears to be households on the Housing Register rather than pending applications.
1. Question and response were - **The total number of households with active applications pending acceptance onto the Housing Register on 31 March 2025: The total number of active Housing Applications on the Housing Register as at 31/03/25 was 2468.** As at 31/03/25 we had 109 unassigned cases.
- Q2 – should this be 23rd March 2026? **Question 2 does not have a have a date in it. We are unsure what you mean. Please clarify this question.**
 - Q7 – this answer is incomplete; there have been more changes since 2011 than stated. **The allocation scheme was amended in August 2019. After reasonable searches this is the only information that we hold.**
 - Q’s 9 to 11 – Parish level affordable housing completions are not set out as stated and overall housing completions are only provided for 2022/23. Please note that questions 9-11 have been answered in the PDF document titled FOI request R337854.
 - Note that, for Housing Completions (NET), we only hold data at a Parish level for years 2014/15 onwards so have not been able to include any data previous to this as the information is not held.

If you are unhappy with how we have handled your request, you may ask for an internal review by contacting [REDACTED] [REDACTED] Assistant Director Governance, at Mid Sussex District Council, Oaklands [REDACTED] [REDACTED] Road, Haywards Heath, West Sussex, RH16 1SS, email [REDACTED] [REDACTED] and quoting your Reference Number (contained in the subject bar). You have a maximum of 41 [REDACTED] [REDACTED] working days in which to request a review.

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

Information provided under the FOI Act 2000 cannot be re-used, except for personal study and non-commercial research or for news reporting and reviews, without the permission of the Council.

Please see the Council website <https://www.midsussex.gov.uk/about-us/open-government-licence/> for further information or contact the FOI Team.

Kind Regards,

FOI/EIR Team

Governance
[REDACTED]

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7. Any changes made to the Housing Register Allocations Policy since 2011, including:

- Dates each new/ amended Allocations Policy was published;
- Dates each new/ amended Allocations Policy was implemented;
- Description of the changes in each new/ amended Allocations Policy; and
- Copies of each new/ amended Allocations Policy published.

Temporary Accommodation

8. The number of households housed in temporary accommodation within the Local Authority area by other Council's on the following dates:

Date	Total Households
31 March 2024	
31 March 2025	

Housing Completions

9. The number of NET¹ housing completions² and affordable housing³ completions in Ansty and Staplefield Civil Parish over the following monitoring years (1 April to 31 March):

Monitoring Year	Housing Completions (Net)	Affordable Housing Completions (Net)
2006/07	-	0
2007/08	-	0
2008/09	-	0
2009/10	-	0
2010/11	-	0
2011/12	-	0
2012/13	-	0
2013/14	-	0
2014/15	0	10
2015/16	41	0
2016/17	42	19
2017/18	17	2
2018/19	3	0

¹ Net refers to total (gross) completions minus any losses to stock through demolitions.

² A housing completion refers to a newly constructed or converted dwelling that is ready for occupation.

³ As defined by Annex 2 of the National Planning Policy Framework (2024) which can be viewed [here](#).

2019/20	8	24
2020/21	21	61
2021/22	1	23
2022/23	6	31
2023/24	130	0
2024/25	4	0
Totals	273	170

10. The number of NET⁴ housing completions⁵ and affordable housing⁶ completions in Cuckfield Civil Parish over the following monitoring years (1 April to 31 March):

Monitoring Year	Housing Completions (Net)	Affordable Housing Completions (Net)
2006/07	-	0
2007/08	-	4
2008/09	-	15
2009/10	-	0
2010/11	-	0
2011/12	-	13
2012/13	-	0
2013/14	-	0
2014/15	43	17
2015/16	16	10
2016/17	20	0
2017/18	7	0
2018/19	9	0
2019/20	1	0
2020/21	2	0
2021/22	4	0
2022/23	1	0
2023/24	7	0
2024/25	12	4
Totals	122	63

⁴ Net refers to total (gross) completions minus any losses to stock through demolitions.

⁵ A housing completion refers to a newly constructed or converted dwelling that is ready for occupation.

⁶ As defined by Annex 2 of the National Planning Policy Framework (2024) which can be viewed [here](#).

11. The number of NET⁷ housing completions⁸ and affordable housing⁹ completions in Haywards Heath Civil Parish over the following monitoring years (1 April to 31 March):

Monitoring Year	Housing Completions (Net)	Affordable Housing Completions (Net)
2006/07	-	46
2007/08	-	17
2008/09	-	54
2009/10	-	0
2010/11	-	0
2011/12	-	62
2012/13	-	51
2013/14	-	27
2014/15	173	17
2015/16	259	29
2016/17	208	30
2017/18	280	4
2018/19	215	11
2019/20	336	71
2020/21	185	10
2021/22	326	20
2022/23	143	44
2023/24	203	11
2024/25	23	4
Totals	2,351	508

Please note, as a non-stock holding authority, we do not hold the number of affordable housing units which have been demolished, so the figures provided are the gross delivery figures of Affordable Housing Units.

⁷ Net refers to total (gross) completions minus any losses to stock through demolitions.

⁸ A housing completion refers to a newly constructed or converted dwelling that is ready for occupation.

⁹ As defined by Annex 2 of the National Planning Policy Framework (2024) which can be viewed [here](#).

From: [Redacted]
Sent: 23 April 2026 16:04
To: [Redacted]
Cc: [Redacted]
Subject: RE: Freedom of Information Request | Housing and Planning Data / [Redacted]

Good afternoon,

Thankyou for the below.

The reference for Q2 should be Q5.

The Council has amended its Allocations Policy in 2014, 2015, 2016, 2017, 2019, and 2025, as set out in the attached documents.

Best,

[Redacted]
[Redacted]
[Redacted]
[Redacted]

Turley



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Annie Gings

From: Freedom of Information [redacted]
Sent: 01 May 2026 10:40
To: [redacted]
Subject: RE: Freedom of Information Request | Housing and Planning Data / [redacted]

Dear [redacted]

Sorry for the confusion around question 5. It should read as follows,

The total number of households on the Housing Register on 31 March 2025 specifying the following locations as a preferred choice: We cannot access this data historically. As of 23 March 2026 the following applies,

Location	Household Preferences (31 March 2025)
Ansty and Staplefield Civil Parish	3
Cuckfield Civil Parish	38
Haywards Heath Civil Parish	515

Kind Regards,

FOI/EIR Team
Governance

[redacted]

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Appendix AG2: Core Documents List

CD3 Officer Report, Decision Notice And Consultation Responses

Ref.	Document
CD3.1	Planning Officer report to Committee 16th October 2025

CD5 The Development Plan & Other Policy Documents

Ref.	Document
CD5.1	Mid Sussex District Council District Plan 2014-2031 (Adopted March 2018)
CD5.3	Mid Sussex District Council Affordable Housing SPD (adopted July 2018)
CD5.5	Mid Sussex District Council Development Infrastructure and Contributions SPD (Adopted July 2018)
CD5.6	Cuckfield Neighbourhood Plan (Made May 2014)
CD5.7	Ansty, Staplefield and Brook Street Neighbourhood Plan (Made February 2017)
CD5.18	Submission Draft local plan (Regulation 19) – 2021-2039 December 2023
CD5.32	MS02: Housing Supply and Headroom: Hearing Statement (February 2026)

CD6 National Policy and Guidance

Ref.	Document
CD6.1	National Planning Policy Framework (2024)
CD6.2	Consultation Draft Text – National Planning Policy Framework (2025)

CD7 Statements of Common Ground

Ref.	Document
CD7.1	Planning

CD8 Appellant's Inquiry Evidence

Ref.	Document
CD8.1	Planning Proof of Evidence – S. Brown
CD8.2	Affordable Housing Proof of Evidence – A.Gingell

CD11 Relevant Appeal Decisions

Ref.	Document
CD11.3	Land at Sondes Place Farm, Westcott Road, Dorking (Nov 2023) (3324631)

CD12 Written Ministerial Statements

Ref.	Document
CD12.6	“Planning Reform: Next Phase” Written ministerial Statement (16 December 2025)

CD14 Affordable Housing Documents and Guidance

Ref.	Document
CD14.1	MS-TP2 Housing Topic Paper (January 2026)
CD14.2	Appeal decision: Land at Oxford Brookes University Campus, Wheatley
CD14.3	Strategic Housing Market Assessment (2021)
CD14.4	Strategic Housing Market Assessment Update (2024)
CD14.5	Corporate Plan and Budget 2025 to 2026
CD14.6	Homelessness and Rough Sleeping Strategy 2020 to 2025
CD14.7	Vistry Homes Ltd v Secretary of State for Levelling Up Housing and Communities

CD15 Statements of Case

Ref.	Document
CD15.1	Appellant’s Statement of Case
CD15.2	Local Planning Authority’s Statement of Case
CD15.3	Rule 6 Party – Ansty and Staplefield Parish Council and Cuckfield Parish Council

Appendix AG3: Relevant NPPF Extracts

3.1 The latest National Planning Policy Framework (NPPF) was published on 12 December 2024 and outlines the government's planning policies for delivering affordable housing in England within the broader context of sustainable development (paragraph 8) and in support of the Government's objective of significantly boosting the supply of homes (paragraph 61).

3.2 Paragraph 8b highlights that the social objective of sustainable development is to “support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations”. Whilst paragraph 61 makes clear 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 where it is needed, that the needs of groups with specific housing requirements are addressed [...]. **The overall aim should be to meet as much of an area’s identified housing need as possible**, including with an appropriate mix of housing types for the local community” (emphasis added).*

3.3 A significant update pertains to Paragraph 11d(ii), which outlines the presumption in favour of sustainable development where policies are out of date or where a local planning authority cannot demonstrate a five-year supply of deliverable housing sites. Paragraph 11dii emphasizes that in such circumstances permission should be granted unless:

“(ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination” (emphasis added).

3.4 Key provisions in respect of affordable housing include:

- **Meeting Housing Needs:** Paragraph 61 is clear that in order to support the Government's objective of significantly boosting the supply of homes, the overall aim should be to meet an area's identified housing need in full.
- **Assessing Housing Needs:** Paragraph 62 emphasises that planning policies should be informed by a local housing needs assessment, whilst paragraph 63 is clear that the size, type, and tenure of housing required for different groups, including those requiring affordable housing should be assessed and reflected in planning policies.
- **Affordable Housing Provision:** Paragraph 64 states that where a need for affordable housing is identified, planning policies should specify the type of affordable housing required and expect it to be met on-site unless off-site provision or an appropriate financial contribution in lieu can be robustly justified.

- **Thresholds for Provision:** Paragraph 65 indicates that affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas where policies may set out a lower threshold of five units or fewer.
 - **Affordable Home Ownership:** Paragraph 66 expects that, for major developments involving the provision of housing, planning policies and decisions should expect that the mix of affordable housing required meets identified local needs, across Social Rent, other affordable housing for rent and affordable home ownership tenures.
 - **Mixed Tenure Sites:** Paragraph 71 is clear that mixed tenure sites can provide a range of benefits, and local planning authorities should support their development through their policies and decisions (although this should not preclude schemes that are mainly, or entirely, for Social Rent or other affordable housing tenures from being supported).
 - **Definition of Affordable Housing:** Annex 2 of the NPPF defines affordable housing as housing for sale or rent for those whose needs are not met by the market.
- 3.5 These provisions are designed to ensure that affordable housing is not only integrated into new developments but also aligns with the evolving needs of diverse community groups, fostering sustainable and inclusive growth for present and future generations.
- 3.6 A further notable update is in relation to the 'Golden Rules' for Green Belt development set out in paragraphs 156- 157. Key provisions in respect of affordable housing include:
- **Affordable Housing Contributions:** Paragraph 156 states that major housing development on land released from the Green Belt, or on Green Belt sites subject to a planning application, must provide affordable housing contributions in line with either adopted development plan policies or, where such policies are not yet updated, the requirements of paragraph 157.
 - **Minimum Affordable Housing Requirement:** Paragraph 157 requires affordable housing contributions to be set at 15 percentage points above the highest existing policy requirement, capped at 50%. Where no affordable housing policy exists, a default contribution of 50% applies.
 - **Viability Assessments:** Paragraph 157 is clear that for land within or released from the Green Belt, site-specific viability assessments must adhere to national planning practice guidance on viability.
- 3.7 These provisions ensure that affordable housing delivery remains a core priority within Green Belt developments, balancing housing need with sustainable growth objectives while addressing local and national policy requirements.

Appendix AG4: Relevant NPPG Extracts

Section	Paragraph	Relevant Extracts
Housing and Economic Needs Assessment What is housing need?	Paragraph: 001 Reference ID: 2a-001-20241212 Revision date: 12 12 2024	<i>“Housing need is an unconstrained assessment of the minimum number of homes needed in an area. Assessing housing need is the first step in the process of deciding how many homes need to be planned for. It should be undertaken separately from assessing land availability, establishing a housing requirement figure and preparing policies to address this such as site allocations.”</i>
Housing and Economic Needs Assessment Why is an affordability adjustment applied?	Paragraph: 006 Reference ID: 2a-006-20241212 Revision date: 12 12 2024	<p><i>“An affordability adjustment is applied as housing stock on its own is insufficient as an indicator of future housing need because:</i></p> <ul style="list-style-type: none"> <i>housing stock represents existing patterns of housing and means that all areas contribute to meeting housing needs. The affordability adjustment directs more homes to where they are most needed</i> <i>people may want to live in an area in which they do not reside currently, for example to be near to work, but be unable to find appropriate accommodation that they can afford.</i> <p><i>The affordability adjustment is applied in order to ensure that the standard method for assessing local housing need responds to price signals and is consistent with the policy objective of significantly boosting the supply of homes. The specific adjustment in this guidance is set at a level to ensure that minimum annual housing need starts to address the affordability of homes.”</i></p>
Housing and Economic Needs Assessment What types of households are considered to be in affordable housing need?	Paragraph: 018 Reference ID: 2a-018-20190220 Revision date: 20 02 2019	<i>“All households whose needs are not met by the market can be considered in affordable housing need. The definition of affordable housing for planning purposes is set out in Annex 2 of the National Planning Policy Framework.”</i>
Housing and Economic Needs Assessment How can affordable housing need be calculated?	Paragraph: 019 Reference ID: 2a-019-20190220 Revision date: 20 02 2019	<i>“Strategic policy-making authorities will need to estimate the current number of households and projected number of households who lack their own housing or who cannot afford to meet their housing needs in the market. This should involve working with</i>

		<i>colleagues in their relevant authority (e.g. housing, health and social care departments)."</i>
Housing and Economic Needs Assessment How can the current unmet gross need for affordable housing be calculated?	Paragraph: 020 Reference ID: 2a-020-20190220 Revision date: 20 02 2019	<i>"Strategic policy-making authorities can establish the unmet (gross) need for affordable housing by assessing past trends and current estimates of:</i> <ul style="list-style-type: none"> • <i>the number of homeless households;</i> • <i>the number of those in priority need who are currently housed in temporary accommodation;</i> • <i>the number of households in over-crowded housing;</i> • <i>the number of concealed households;</i> • <i>the number of existing affordable housing tenants in need (i.e. householders currently housed in unsuitable dwellings); and</i> • <i>the number of households from other tenures in need and those that cannot afford their own homes, either to rent, or to own, where that is their aspiration."</i>
Housing and Economic Needs Assessment How can the number of newly arising households likely to be in affordable housing need be calculated (gross annual estimate)?	Paragraph: 021 Reference ID: 2a-021-20190220 Revision date: 20 02 2019	<i>"Projections of affordable housing need will have to reflect new household formation, the proportion of newly forming households unable to buy or rent in the market area, and an estimate of the number of existing households falling into need. This process will need to identify the minimum household income required to access lower quartile (entry level) market housing (strategic policy-making authorities can use current costs in this process, but may wish to factor in anticipated changes in house prices and wages). It can then assess what proportion of newly-forming households will be unable to access market housing."</i>
Housing and Economic Needs Assessment How can the current total affordable housing supply available be calculated?	Paragraph: 022 Reference ID: 2a-022-20190220 Revision date: 13 09 2018	<i>"Assessing the total affordable housing supply requires identifying:</i> <ul style="list-style-type: none"> • <i>the number of affordable dwellings that are going to be vacated by current occupiers that are fit for use by other households in need;</i> • <i>suitable surplus stock (vacant properties); and</i> • <i>the committed supply of new net affordable homes at the point of the assessment (number and size).</i> <p><i>Sources of data: Ministry of Housing, Communities and Local Government affordable housing supply statistics to show recent trends, and local authority and Registered Social Landlord records including housing register, transfer lists, demolition and</i></p>

		<p>conversion programmes, development programme of affordable housing providers.</p> <p><i>Total affordable housing stock available = Dwellings currently occupied by households in need + surplus stock + committed additional housing stock – units to be taken out of management”</i></p>
<p>Housing and Economic Needs Assessment</p> <p>How is the total annual need for affordable housing calculated?</p>	<p>Paragraph: 024</p> <p>Reference ID: 2a-024-20190220</p> <p>Revision date: 20 02 2019</p>	<p><i>“The total need for affordable housing will need to be converted into annual flows by calculating the total net need (subtract total available stock from total gross need) and converting total net need into an annual flow based on the plan period.</i></p> <p><i>The total affordable housing need can then be considered in the context of its likely delivery as a proportion of mixed market and affordable housing developments, taking into account the probable percentage of affordable housing to be delivered by eligible market housing led developments. An increase in the total housing figures included in the plan may need to be considered where it could help deliver the required number of affordable homes.”</i></p>
<p>Housing Supply and Delivery</p> <p>How can past shortfalls in housing completions against planned requirements be addressed?</p>	<p>Paragraph: 031</p> <p>Reference ID: 68-031-20190722</p> <p>Revision date: 22 July 2019</p>	<p><i>“Under-delivery may need to be considered where the plan being prepared is part way through its proposed plan period, and delivery falls below the housing requirement level set out in the emerging relevant strategic policies for housing.”</i></p> <p><i>“The level of deficit or shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next 5 year period (the Sedgefield approach), then the appropriate buffer should be applied”</i></p>
<p>Neighbourhood planning</p> <p>How can neighbourhood plans support the provision of affordable homes for sale?</p>	<p>Paragraph: 100</p> <p>Reference ID: 41-100-20190509</p> <p>Revision date: 09 05 2019</p>	<p><i>“Neighbourhood plans can support the provision of affordable homes for sale that meet the needs of local people by including relevant policies and site allocations. Depending on the content of relevant strategic policies in the local plan or spatial development strategy, neighbourhood plans may be able to vary the types of affordable housing that will be expected, or to allocate additional sites that will provide affordable housing, where this will better meet the needs of the neighbourhood area.”</i></p>
<p>Neighbourhood planning</p> <p>How should a community ensure its neighbourhood plan is deliverable?</p>	<p>Paragraph: 005</p> <p>Reference ID: 41-005-20190509</p> <p>Revision date: 09 05 2019</p>	<p><i>“Plans should be prepared positively, in a way that is aspirational but deliverable. Strategic policies in the local plan or spatial development strategy should set out the contributions expected from development. This should include the levels and types of affordable housing required, along with other infrastructure.</i></p>

Neighbourhood plans may also contain policies on the contributions expected from development, but these and any other requirements placed on development should accord with relevant strategic policies and not undermine the deliverability of the neighbourhood plan, local plan or spatial development strategy. Further [guidance on viability](#) is available.”

Appendix AG5: Data Tables

Table 1: Gross Additions to Affordable Housing Stock, 2014/15 to 2024/25

Monitoring Period	Total Housing Completions (net)	Gross Additions	Gross additions as a %age of total completions
2014/15	566	229	40%
2015/16	829	79	10%
2016/17	944	82	9%
2017/18	558	178	32%
2018/19	609	73	12%
2019/20	992	139	14%
2020/21	1,042	197	19%
2021/22	1,122	398	35%
2022/23	1,062	524	49%
2023/24	1,237	338	27%
2024/25	801	308	38%
Totals	9,761	2,545	26.1%
Avg. Pa.	887	231	26%

Source: MHCLG Open Data

Table 2: Net Additions Compared to Needs Identified in the 2021 SHMA, 2021/22 to 2024/25

Monitoring Period	Net Additions	Net Need (pa.)	Annual Shortfall	Cumulative Shortfall	Additions as a %age of Needs
2021/22	396	925	-529	-529	43%
2022/23	522	925	-403	-932	56%
2023/24	338	925	-587	-1,519	37%
2024/25	307	925	-618	-2,137	33%
Total	1,563	3,700	-2,137		42%
Avg. Pa	391	925	-534		

Source: MHCLG Open Data; and 2021 SHMA

Appendix AG6: Relevant Decisions Summary

Summary table contained overleaf.

Appeal Ref.	Site Name	Decision Type	Decision	Decision Date	Affordable Housing Offer	Paragraph Ref.(s) / Text	Weight to Affordable Housing
A. APP/K3415/W/ 24/3340089 B. APP/Z3445/W/ 24/3340094	A. Land North of Browns Lane, Tamworth, Staffordshire B79 8UT B. Land North of Browns Lane, Tamworth, Staffordshire B79 8UT	Inspector	A. Allowed B. Allowed	04/10/2024	A. 210 homes (100% provision) B. 210 homes (100% provision)	<p>IR 69. It is common ground that The Housing and Economic Development Need Assessment – Update (HEDNA) identifies a net need for 220 new affordable rented homes per annum in LDC between 2016 and 2036, and a net need for 170 new affordable rented homes per annum in TBC between 2016 and 2036. Those assessed needs are across the whole of each administrative area.</p> <p>IR 70. Since the HEDNA, new affordable homes in LDC net of Right to Buy (RtB) have averaged 144 per year. This pace of delivery has resulted in a shortfall of -535 affordable homes since 2016/17 which is around -76 affordable homes per year below the identified need. In respect of TBC, new affordable homes net of RtB have averaged 25 per year. This has created a shortfall against the identified need of -1,017 affordable homes with an annual shortfall of -145 homes.</p> <p>IR 71. <u>The parties agree that the shortfalls should be dealt with within the next five years.</u> To do so in LDC, the Council need to deliver 327 net affordable homes each year between 2023/24 and 2027/28 (220 +(535/5)). Thereafter the need would reduce and revert to that identified by the HEDNA.</p> <p>IR 72. To address TBC's shortfall 373 net affordable homes are needed each year between 2023/24 and 2027/28 (170 + (1,017/5)). For the remaining period up to 2036, the annual need would be 170 affordable homes.</p> <p>IR 91. Collectively, for the above reasons, I give the proposed affordable housing provision on the appeal site <u>very substantial positive weight</u>. In reaching this view, I have taken the Council's case at its highest, i.e. the gross affordable housing supply for LDC and TBC.</p>	Very Substantial weight
B. APP/B1930/W/ 22/3312277	B. Land North Of Chiswell Green Lane, Chiswell Green, St. Albans	SoS	B. Allowed	22/03/2024	B. 330 homes (100% provision)	<p>SoS 29. For the reasons given in IR586-591, the Secretary of State agrees with the Inspector that in the context of such a great housing need, <u>very substantial weight</u> should be attached to the proposed housing.</p> <p>IR 193. Over the nine-year period between 2013/14 and 2021/22, there was a shortfall against that need of 5,053 affordable dwellings, equivalent to 561 per annum.</p> <p>IR 194. In the first two years of the 2020 LHNA period since 2020/21, there has been an additional shortfall of 1,428 affordable dwellings, equivalent to 714 per annum.</p> <p>IR 195. <u>The agreed approach is that any shortfall in delivery should be dealt with in the next five years.</u></p> <p>IR 196. When the 1,428 dwelling affordable housing shortfall which has accumulated since 2020/21 is factored into the need of 828 affordable dwellings per annum for the period 2020 to 2036, the number of affordable homes that the Council needs to deliver in the 5-year period from 2022/23 to 2026/27 is 5,570, or 1,114 per annum.</p> <p>IR 197. The Council's current supply figure for the next five years is, however, just 39 affordable dwellings per annum.</p> <p>IR 198. That means there will be a shortfall of 1,075 affordable dwellings per annum, and a total shortfall of 5,375 affordable dwellings over the next five years.</p> <p>IR 199. These conclusions are absolutely irrefutable. In St Albans, the delivery of affordable housing has collapsed. Worse still, in refusing permission for the Appeal application, 330 affordable homes in one quick hit, the Council has given up on even attempting to address this affordable housing emergency.</p> <p>IR 591. In these respects, the scheme is unusual, but is facilitated by the appellant's desire to meet these particular needs by offering the land for free and discounting all properties by at least 33%, in excess of that required to qualify as affordable housing. Such a scheme is unquestionably a positive aspiration that would go a long way towards boosting the Council's supply of affordable housing. In the context of such a great housing need, I attach <u>very substantial weight</u> to the proposed housing.</p>	Very Substantial weight
APP/C3620/W/ 23/3324631	Land at Sondes Place Farm, Westcott Road, Dorking RH4 3EF	Inspector	Allowed	28/11/2023	72 homes (50% provision)	<p>IR 85. Compared to the Core Strategy Policy CS4 target a shortfall of 234 affordable homes has arisen across the current development plan period. The most recent evidence of need [26] points to an increased need for affordable homes (143 dpa). However, in the last three years alone, there has been a shortfall of 396 affordable homes due to the delivery of only 33 dpa in those years.</p>	Very Substantial weight

						<p>IR 86. To clear the backlog 222 affordable homes would need to be delivered each year for the next five years. The number of affordable homes coming forward looks to be substantially below that level of delivery. This will mean the existing shortfall will only become worse.</p> <p>IR 89. The proposal would deliver up to 72 affordable homes with a suitable tenure split, which exceeds the 40% on site provision that Core Strategy Policy CS 4 requires. The s106 agreement secures the provision and tenure split. The affordable homes would make a sizeable contribution to addressing the acute and long-established shortfall which will not be fully addressed in the short term. I give the affordable housing provision <u>very substantial positive weight</u>.</p>	
APP/B3410/W/ 20/3245077	Land off Aviation Lane, Burton-upon-Trent	Inspector	Allowed	07/10/2022	128 homes (100% provision)	<p>IR 8. The appellant suggests that the Council should recoup the existing shortfall over the next five years, in line with the approach set out in the Planning Practice Guidance (PPG) for overall housing shortfalls. [1] That would result in the need to secure delivery of some 164 dwellings per year over the next five years. The Council, on the other hand, considers that the total amount of required affordable housing, constituting some 1,484 dwellings, would be provided over the whole plan period (2012-2031). In my view, the extent of the shortfall and the number of households on the Council's Housing Register combine to demonstrate a significant pressing need for affordable housing now. <u>As such, I consider that, the aim should be to meet the shortfall as soon as possible.</u></p> <p>IR 52. Planning law requires that applications be determined in accordance with the development plan, unless material considerations indicate otherwise. In this case I have found that the delivery of the site for 100% affordable housing would be a <u>very significant benefit</u>. Indeed, the SOCG sets out agreement that the weight to be afforded to the provision of affordable housing is at least significant. On a straightforward development plan balance, I am firmly of the view that the provision of the affordable housing proposed is a significant material consideration which, in this instance, outweighs the development plan conflict.</p>	Very Significant benefit
A. APP/B1930/W/ 20/3265925 B. APP/C1950/W/ 20/3265926	A. Roundhouse Farm, Land Off Bullens Green Lane, Colney Heath B. Roundhouse Farm, Land Off Bullens Green Lane, Colney Heath	Inspector	A. Allowed B. Allowed	14/05/2021	45 homes – split 50:50 between SADC and WHBC (45% provision)	<p>IR 53. The uncontested evidence presented by the appellant on affordable housing for both local authorities illustrates some serious shortcomings in terms of past delivery trends. In relation to WHBC, the affordable housing delivery which has taken place since 2015/16 is equivalent to a rate of 23 homes per annum. The appellant calculates that the shortfall stands in the region of 4000 net affordable homes since the 2017 SHMA Update, a 97% shortfall in affordable housing delivery. If the shortfall is to be addressed within the next 5 years, it would require the delivery of 1397 affordable homes per annum. In SADC, the position is equally as serious. Since the period 2012/13, a total of 244 net affordable homes have been delivered at an average of 35 net dwellings per annum. <u>Again, this equates to a shortfall also in the region of 4000 dwellings (94%) which, if to be addressed in the next 5 years, would require the delivery of 1185 affordable dwellings per annum.</u></p> <p>IR 54. The persistent under delivery of affordable housing in both local authority areas presents a critical situation. Taking into account the extremely acute affordable housing position in both SADC and WHBC, I attach <u>very substantial weight</u> to the delivery of up to 45 affordable homes in this location in favour of the proposals.</p>	Very Substantial weight
APP/Q3115/W/ 19/3230827	Oxford Brookes University, Wheatley Campus, College Close, Wheatley, Oxford Ox33 1hx	SoS	Allowed	23/04/2020	173 homes (35% provision)	<p>SoS 35. While he has concluded that the council are able to demonstrate a 5 year supply of housing land, the Secretary of State agrees that, for the reasons given in IR13.97 to 13.102, the proposed development would contribute significantly towards the Council's affordable housing shortfall. Given the seriousness of the affordable housing shortage in South Oxfordshire, described as "acute" by the Council, he agrees with the Inspector at IR13.111, that the delivery of up to 500 houses, 173 of which would be affordable, are considerations that carry very substantial weight.</p> <p>IR 13.98 For South Oxfordshire, the SHMA identifies a need for 331 net affordable homes per annum to deal with the backlog using the Sedgefield approach for the period between 2013 and 2031. [8.87] In the 6-year period since this annual need figure was calculated in the SHMA, a shortfall of -713 affordable homes has accrued as a result of delivery falling substantially short of meeting identified needs. <u>In order to address this backlog, the Council would need to deliver 2,370 net affordable homes over the course of the next 5 years.</u></p> <p>IR 13.111 The Framework attaches great importance to housing delivery that meets the needs of groups with specific housing requirements. In that context and given the seriousness of the affordable housing shortage in South Oxfordshire, described as "acute" by the Council, the delivery of up to 500 houses, 173 of which would be affordable, has to be afforded <u>very substantial weight</u> irrespective of the fact that the Council can demonstrate a 3/5YHLS.</p>	Very Substantial weight

Appendix AG7: Future Supply Analysis

Table contained overleaf.

Mid Sussex Housing Trajectory (large sites) as at 1st April 2025

Turley Ref.	SHLAA ID	Planning Status	Site Address	Parish	Settlement	Potential Units Total*	Deliverable Supply - Council's Position		AH Contribution Type	On Site AH %	Projected Gross AH Supply - Council's Position		Source
							(2025/26-2029/30)	(2030/31-39/40)			(2025/26-2029/30)	(2030/31-2039/40)	
A. Commitment - Site has Outline or Full Planning Permission													
T001	58	DM/22/2485. Commenced.	Care Accommodation Hazeldens Nursery, London Road, Albourne	Albourne	Albourne	84	84	0	None (Care)	0%	0	0	Appeal Decision 11/09/2020
T002	832	DM/22/1575. Site Allocations DPD allocation SA25.	Land west of Selsfield Road, Ardingly	Ardingly	Ardingly	35	35	0	On-site	30%	11	0	S.106 dated 08/06/2023
T003	208	DM/22/0368.	Mount Pleasant Nursery, Cansiron Lane, Ashurst Wood	Ashurst Wood	Ashurst Wood	5	5	0	Off-site (Contribution)	0%	0	0	S.106 dated 10/05/2025
T004	150	DM/21/4235. Commenced.	Land to the west of the Rectory, Haywards Heath Road, Balcombe	Balcombe	Balcombe	17	17	0	On-site	30%	5	0	S.106 dated 01/08/2022
T005	1,161	DM/23/2904.	V K Motor Accessories Ltd 22 Station Road	Burgess Hill	Burgess Hill	6	6	0	None (Below Threshold)	0%	0	0	Officer Report dated 07/03/2025
T006	1,143	DM/22/0732. Commenced.	62 - 64 Folders Lane Burgess Hill	Burgess Hill	Burgess Hill	16	16	0	On-site	30%	5	0	S.106 dated 08/11/2022
T007	1,125	DM/18/5114. Care element of larger strategic site.	Care Accommodation - Northern Arc	Burgess Hill	Burgess Hill	60	60	0	On-site	30%	18	0	S.106 dated 04/10/2019
T008	1,042	DM/21/3385. Commenced.	Care accommodation - Land south of Kings Way, Burgess Hill	Burgess Hill	Burgess Hill	29	29	0	None (Care)	0%	0	0	S.106 dated 05/09/2022
T009	976	DM/22/3049. Commenced.	Land east of Keymer Road and South of Folders Lane, Burgess H	Burgess Hill	Burgess Hill	235	235	0	On-site	30%	71	0	S.106 dated 26/08/2023
T010	969	DM/19/3845. Commenced.	Land West of Frees Lane Burgess Hill	Burgess Hill	Burgess Hill	319	319	0	On-site	30%	96	0	MSDC Housing Services Response dated 14/11/2019
T011	528	DM/19/3331. Commenced.	The Martlets Shopping Centre Burgess Hill Town Centre	Burgess Hill	Burgess Hill	172	0	172	None (Viability)	0%	0	0	Officer Report dated 02/07/2021
T012	493	DM/18/5114. Phases commenced.	Brookleigh, Burgess Hill	Burgess Hill	Burgess Hill	2,968	1,022	1,946	On-site	30%	307	584	S.106 dated 04/10/2019
T013	233	14/03208/REM and DM/20/0886 (Phases 1 and 4)	Land east of Kings Way, Burgess Hill	Burgess Hill	Burgess Hill	101	101	0	On-site/On-site	30%	30	0	Committee Report dated 19/02/2015
T014	91	DM/23/0941. Commenced.	Keymer Tile Works, Nye Road, Burgess Hill	Burgess Hill	Burgess Hill	15	15	0	Off-site (Contribution)	0%	0	0	S.106 dated 05/03/2024
T015	45	DM/21/2627. Commenced	Former Sewage Works, Fairbridge Way, Burgess Hill	Burgess Hill	Burgess Hill	222	222	0	On-site	100%	222	0	Committee Report dated 17/03/2022
T016	1,160	DM/23/2608	38 London Road	East Grinstead	East Grinstead	14	14	0	Off-site (Contribution)	0%	0	0	S.106 dated 13/03/2025
T017	1,145	DM/24/0704	5 - 8a Whitehall Parade East Grinstead	East Grinstead	East Grinstead	7	7	0	None (Below Threshold)	0%	0	0	Policy DP31 of Mid-Sussex Local Plan
T018	923	DM/17/2725. Commenced	Queensmere House. 49 Queens Road East Grinstead	East Grinstead	East Grinstead	14	14	0	None (Viability)	0%	0	0	Committee Report dated 14/12/2017
T019	513	DM/20/1333. Commenced.	Land corner of Holtye Road/ Blackwell Farm Road, East Grinstead	East Grinstead	East Grinstead	10	10	0	On-site	100%	10	0	S.106 dated 03/03/2022
T020	409	13/04040/FUL. Commenced.	Sussex House, London Road, East Grinstead	East Grinstead	East Grinstead	8	8	0	None (Below Threshold)	0%	0	0	Committee Report dated 16/01/2014
T021	96	DM/21/1842	Stonequarry Woods, East Grinstead	East Grinstead	East Grinstead	30	30	0	On-site	40%	12	0	S.106 dated 14/02/2024
T022	1,158	DM/23/3114	68 and 70 Keymer Road, Hassocks	Hassocks	Hassocks	39	39	0	Off-site (Contribution)	0%	0	0	Appeal Decision dated 08/11/2024
T023	1,101	DM/23/0002. Permitted for 60 bed care facility.	Care accommodation - Land at Byanda, Brighton Road	Hassocks	Hassocks	25	25	0	None (Care)	0%	0	0	S.106 dated 05/09/2023
T024	753	DM/21/2841. Commenced	Land to the north of Clayton Mills, Mackie Avenue, Hassocks	Hassocks	Hassocks	202	202	0	On-site	30%	61	0	Committee Report dated 16/12/2021
T025	221	DM/21/2628. Commenced.	Land to the north of Shepherds Walk (Friars Oak), Hassocks	Hassocks	Hassocks	118	118	0	On-site	30%	35	0	Committee Report dated 17/03/2022
T026	1,156	DM/22/2880	Rear of Central House, Perrymount Road, Haywards Heath	Haywards Heath	Haywards Heath	28	28	0	On-site	30%	8	0	S.106 dated 03/08/2023
T027	1,155	DM/21/2129.	Garage Block rear of 34 to 56 America Lane Haywards Heath	Haywards Heath	Haywards Heath	8	8	0	None (Below Threshold)	0%	0	0	Officer Report dated 12/11/2021
T028	1,127	DM/20/1503. Commenced.	Care Accommodation Oakwood Amberley Close Haywards Heath	Haywards Heath	Haywards Heath	13	13	0	None (Care)	0%	0	0	Committee Report dated 11/03/2021
T029	1,112	DM/20/1470. Commenced.	Workshop and Garages North Road Haywards Heath	Haywards Heath	Haywards Heath	1	1	0	None (Below Threshold)	0%	0	0	Officer Report dated 24/11/2020
T030	1,102	DM/20/2998. Commenced.	25 Boltro Road Haywards Heath	Haywards Heath	Haywards Heath	5	5	0	None (Below Threshold)	0%	0	0	S.106 dated 20/06/2023
T031	1,090	DM/22/2218. Commenced.	Maxwelton House 41 - 43 Boltro Road Haywards Heath	Haywards Heath	Haywards Heath	50	50	0	Off-site (Contribution)	0%	0	0	S.106 Memo dated 25/07/2023
T032	970	DM/20/3310. Commenced.	Care Accommodation 23 and 25 Bolnore Road Haywards Heath	Haywards Heath	Haywards Heath	28	28	0	None (Care)	0%	0	0	Committee Report dated 15/07/2021
T033	783	DM/22/0733. Commenced.	Rogers Farm, Fox Hill, Haywards Heath	Haywards Heath	Haywards Heath	5	5	0	On-site	30%	2	0	S.106 dated 18/10/2022
T034	750	DM/20/4159. Commenced.	Care accommodation - Downlands Park, Isaacs Lane, Haywards	Haywards Heath	Haywards Heath	85	85	0	None (Care)	0%	0	0	S.106 dated 28/04/2022
T035	744	DM/22/0596.	NCP Car Park, Harlands Road, Haywards Heath	Haywards Heath	Haywards Heath	64	64	0	Off-site (Contribution)	0%	0	0	S.106 dated 07/12/2023
T036	618	DM/18/4841. Commenced.	MSDC Car Park, north of Oaklands Road	Haywards Heath	Haywards Heath	8	8	0	None (Below Threshold)	0%	0	0	Committee Report dated 07/11/2019
T037	597	DM/20/0840. Commenced.	Land rear of Devon Villas, Western Road, Haywards Heath	Haywards Heath	Haywards Heath	9	9	0	None (Below Threshold)	0%	0	0	S.106 dated 14/12/2020
T038	531	DM/22/1371.	Land north of 99 Reed Pond Walk, Franklands Village, Haywards	Haywards Heath	Haywards Heath	24	24	0	Off-site (Contribution)	0%	0	0	S.106 dated 21/12/2022
T039	184	DM/20/4692. Site Allocations DPD allocation SA29	Land south of St. Stephens Church, Hamsland, Horsted Keynes	Horsted Keynes	Horsted Keynes	30	30	0	On-site	30%	9	0	S.106 dated 01/08/2023
T040	1,162	DM/23/2794.	Gatehouse Farm, Gatehouse Lane	Hurstpierpoint and Sayers	Burgess Hill	5	5	0	None (Below Threshold)	0%	0	0	S.106 dated 30/07/2024
T041	1,033	DM/24/1139.	Land behind 149 College Lane, Hurstpierpoint	Hurstpierpoint and Sayers	Hurstpierpoint	7	7	0	None (Below Threshold)	0%	0	0	S.106 dated 17/03/2025
T042	829	DM/22/0640. Commenced.	Land to the north Lyndon, Reeds Lane, Sayers Common	Hurstpierpoint and Sayers	Sayers Common	38	38	0	On-site	30%	11	0	S.106 dated 15/12/2022
T043	483	DM/20/2763. Commenced.	Land South of Scamps Hill, Lindfield	Lindfield Rural	Lindfield	111	111	0	On-site	30%	33	0	Committee Report dated 14/01/2021
T044	151	DM/24/0534. Commenced.	Land east of Portsmouth Wood Close, Lindfield (North of Barrington	Lindfield Rural	Lindfield	2	2	0	None (Below Threshold)	0%	0	0	Officer Report dated 24/04/2024
T045	765	DM/16/2531. Commenced.	Slaughman Manor, Slaughman Place, Slaughman.	Slaughman	Slaughman	7	7	0	Off-site (Contribution)	0%	0	0	S.106 dated 20/12/2016
T046	666	DM/19/4636. Commenced	Hardriding Farm, Brighton Road, Pease Pottage	Slaughman	Pease Pottage	22	22	0	On-site	30%	7	0	Officer Report dated 26/05/2021
T047	1,064	DM/23/0827.	West Hoathly (Ibstock) Brickworks Large site, Sharpthorne	West Hoathly	Sharpthorne	108	94	14	On-site	30%	28	4	S.106 dated 13/10/2024
T048	147	11/04102/FUL	West Hoathly Station Goods Yard, Station Road, Sharpthorne	West Hoathly	Sharpthorne	5	0	5	None (Below Threshold)	0%	0	0	Committee Report dated 09/02/2012
T049	1,159	DM/23/2360.	Care Accommodation - Francis Court, Boreas Arms Road, Coptho	Worth	Copthorne	-4	0	-4	None (Care)	0%	0	0	S.106 dated 02/04/2024
T050	1,157	DM/23/2544.	Crawley Down Village Hall, Turners Hill Road, Crawley Down	Worth	Crawley Down	6	6	0	None (Below Threshold)	0%	0	0	S.106 dated 24/11/2023
T051	1,131	DM/21/0028. Commenced.	Care Accommodation - Rowan Turners Hill Road Crawley Down	Worth	Crawley Down	7	7	0	None (Below Threshold)	0%	0	0	Officer Report dated 18/02/2021
T052	1,103	DM/19/4549. Commenced.	Former Regency Hotel Old Hollow, Copthorne	Worth	Copthorne	10	10	0	None (Below Threshold)	0%	0	0	S.106 dated 27/01/2021
T053	269	DM/20/3081. Commenced.	Care accommodation - Land adjacent to Rowan, East of Turners	Worth	Crawley Down	27	27	0	None (Care)	0%	0	0	Officer Report 07/07/2021
T054	211	DM/22/0867. Commenced.	Palmer's Autocentre Steton Works, Turners Hill Road, Crawley Do	Worth	Crawley Down	5	5	0	None (Below Threshold)	0%	0	0	Officer Report dated 22/11/2022
B. Commitment - Allocated sites without Planning Permission													
T055	644	Site Allocations DPD allocation - SA33	Ansty Cross Garage, Cuckfield Road, Ansty	Ansty and Staplefield	Ansty	12	0	12	On-site (assumed)	30%	0	4	Policy SA33 of Site Allocations DPD and Policy DP31 of Mid-Sussex Local Plan
T056	840	Site Allocations DPD allocation - SA17. DM/24/0487 - pending decision.	Woodfield House, Isaacs Lane, Burgess Hill	Ansty and Staplefield	Burgess Hill	29	29	0	On-site	30%	9	0	S.106 dated 10/12/2025
T057	757	Neighbourhood Plan allocation	LIC, Wealden House, Lewes Road, Ashurst Wood	Ashurst Wood	Ashurst Wood	0	0	0	On-site (assumed)	30%	0	0	Policy DP31 of Mid-Sussex Local Plan
T058	470	Neighbourhood Plan allocation	Wealden House, Lewes Road, Ashurst Wood	Ashurst Wood	Ashurst Wood	50	50	0	On-site (assumed)	30%	15	0	Policy DP31 of Mid-Sussex Local Plan
T059	138	Site Allocation DPD allocation - SA26	Land south of Hammerwood Road, Ashurst Wood	Ashurst Wood	Ashurst Wood	12	12	0	On-site (assumed)	30%	4	0	Policy SA26 of Site Allocations DPD and Policy DP31 of Mid-Sussex Local Plan
T060	188	Neighbourhood Plan allocation	Land opposite Newlands, (Spring Field Shaw), London Road, Balc	Balcombe	Balcombe	14	0	14	On-site (assumed)	30%	0	4	Policy DP31 of Mid-Sussex Local Plan
T061	711	Neighbourhood Plan allocation	Bolney House, Cowfold Road, Bolney	Bolney	Bolney	5	0	5	None (Below Threshold)	0%	0	0	Policy DP31 of Mid-Sussex Local Plan
T062	82	Neighbourhood Plan allocation	Motorcycle Workshop (former G&W Motors), London Road, Bolne	Bolney	Bolney	10	0	10	None (Below Threshold)	0%	0	0	Policy DP31 of Mid-Sussex Local Plan
T063	756	Neighbourhood Plan allocation	Land at the Brow, Burgess Hill	Burgess Hill	Burgess Hill	100	0	100	On-site (assumed)	30%	0	30	Policy DP31 of Mid-Sussex Local Plan
T064	544	Neighbourhood Plan allocation	Western side of Victoria Road, Burgess Hill	Burgess Hill	Burgess Hill	51	0	51	On-site (assumed)	30%	0	15	Policy DP31 of Mid-Sussex Local Plan (if individual sites are below threshold, not applicable)
T065	92	Local Plan allocation.	Open air market, Cyprus Road, Burgess Hill	Burgess Hill	Burgess Hill	25	0	25	On-site (assumed)	30%	0	8	Policy BH1 (saved policy) of Local Plan 2004
T066	88	Neighbourhood Plan allocation	Land north of Faulkners Way, Burgess Hill	Burgess Hill	Burgess Hill	20	0	20	On-site (assumed)	30%	0	6	Policy DP31 of Mid-Sussex Local Plan
T067	84	Local Plan allocation.	The Oaks Centre, Junction Road, Burgess Hill	Burgess Hill	Burgess Hill	12	0	12	On-site (assumed)	30%	0	0	Policy BH2 (saved policy) of Local Plan 2004
T068	904	Site Allocations DPD allocation - SA14	Land to the south of Selby Close, Hammonds Ridge, Burgess Hill	Burgess Hill	Burgess Hill	12	0	12	On-site (assumed)	30%	0	4	Policy SA14 of Site Allocations DPD and Policy DP31 of Mid-Sussex Local Plan
T069	827	Site Allocations DPD allocation - SA12. DM/23/0532 - pending decision	Land South of 96 Folders Lane, Burgess Hill	Burgess Hill	Burgess Hill	40	40	0	On-site	30%	12	0	S.106 dated 24/04/2025
T070	594	Site Allocations DPD allocation - SA15.	Land South of Southway, Burgess Hill	Burgess Hill	Burgess Hill	30	0	30	On-site (assumed)	30%	0	9	Policy SA15 of Site Allocations DPD and Policy DP31 of Mid-Sussex Local Plan
T071	345	Site Allocations DPD allocation - SA16.	St. Wilfrids Catholic Primary School, School Close, Burgess Hill	Burgess Hill	Burgess Hill	200	0	200	On-site (assumed)	30%	0	60	Policy SA16 of Site Allocations DPD and Policy DP31 of Mid-Sussex Local Plan
T072	649	Neighbourhood Plan allocation	Horsgate House, Hanlye Lane, Cuckfield	Cuckfield	Cuckfield	0	0	0	None (Below Threshold)	0%	0	0	Policy DP31 of Mid-Sussex Local Plan
T073	177	Neighbourhood Plan allocation	The Manor House, 14 Manor Drive, Cuckfield	Cuckfield	Cuckfield	5	0	5	None (Below Threshold)	0%	0	0	Policy DP31 of Mid-Sussex Local Plan
T074	479	Site Allocations DPD allocation - SA23	Land at Hanlye Lane to the east of Ardingly Road, Cuckfield	Cuckfield	Cuckfield	50	50	0	On-site (assumed)	30%	15	0	Policy SA23 of Site Allocations DPD and Policy DP31 of Mid-Sussex Local Plan
T075	559	Neighbourhood Plan allocation	East Grinstead Delivery Office, 76 London Road, East Grinstead	East Grinstead	East Grinstead	12	0	12	On-site (assumed)	30%	0	4	Policy DP31 of Mid-Sussex Local Plan
T076	510	Neighbourhood Plan allocation	Imberhorne Lane car park, Imberhorne Lane, East Grinstead	East Grinstead	East Grinstead	18	0	18	On-site (assumed)	30%	0	5	Policy DP31 of Mid-Sussex Local Plan
T077	441	Neighbourhood Plan allocation	67-69 Railway Approach, East Grinstead	East Grinstead	East Grinstead	0	0	0	None (Below Threshold)	0%	0	0	Policy DP31 of Mid-Sussex Local Plan
T078	102	Small Scale Housing Allocation - SSH/2	Land at the junction of Windmill Lane and London Road	East Grinstead	East Grinstead	0	0	0	On-site (assumed)	30%	0	0	Policy DP31 of Mid-Sussex Local Plan
T079	81	Neighbourhood Plan allocation											

T097	1,148	DPA16	Land west of North Cottages and Challoners	Ansty and Staplefield	Ansty	30	30	0	On-site (assumed)	30%	9	0	Policy DPH8 of emerging (Reg19 draft) Mid-Sussex Local Plan
T098	784	DPA17	Land to west of Marwick Close, Bolney Road, Ansty	Ansty and Staplefield	Ansty	40	40	0	On-site (assumed)	30%	12	0	Policy DPH8 of emerging (Reg19 draft) Mid-Sussex Local Plan
T099	556	DPA7. DM/25/3129 - application submitted January 2026 (125 units)	Land east of Borde Hill Lane, Haywards Heath	Ansty and Staplefield	Haywards Heath	60	20	40	On-site	30%	6	12	Planning Statement dated 08/12/2025
T100	984	DPA13	The Paddocks Lewes Road Ashurst Wood	Ashurst Wood	Ashurst Wood	8	8	0	On-site (assumed)	30%	2	0	Policy DPH8 of emerging (Reg19 draft) Mid-Sussex Local Plan
T101	1,120	DPA14. DM/25/1129 - application approved.	Land east of Foxhole Lane	Bolney	Bolney	200	150	50	On-site	30%	45	15	Committee Report dated 22/09/2025
T102	1,123	DPA3	Burgess Hill Station	Burgess Hill	Burgess Hill	375	0	375	On-site (assumed)	30%	0	113	Policy DPH8 of emerging (Reg19 draft) Mid-Sussex Local Plan
T103	1,030	DPA2	Land South of Appletree Close, Janes Lane, Burgess Hill	Burgess Hill	Burgess Hill	25	0	25	On-site (assumed)	30%	0	8	Policy DPH8 of emerging (Reg19 draft) Mid-Sussex Local Plan
T104	573	DPA1. DM/25/2634 - pending decision	Batchelors Farm, Keymer Road, Burgess Hill	Burgess Hill	Burgess Hill	26	26	0	On-site	30%	8	0	Committee Report dated 03/03/2026
T105	198	DPA4. DM/26/0073 - application submitted January 2026	Land off West Hoathly Road, East Grinstead	East Grinstead	East Grinstead	45	45	0	On-site	30%	14	0	Planning Statement dated 13/01/2026
T106	210	DPA11	Land rear of 2 Hurst Road (Land opposite Stanford Avenue) Hassocks	Hassocks	Hassocks	25	25	0	On-site (assumed)	30%	8	0	Policy DPH8 of emerging (Reg19 draft) Mid-Sussex Local Plan
T107	1,121	DPA8	Orchards Shopping Centre	Haywards Heath	Haywards Heath	100	0	100	On-site (assumed)	30%	0	30	Policy DPH8 of emerging (Reg19 draft) Mid-Sussex Local Plan
T108	858	DPA5	Land at Hurstwood Lane, Haywards Heath	Haywards Heath	Haywards Heath	36	36	0	On-site (assumed)	30%	11	0	Policy DPH8 of emerging (Reg19 draft) Mid-Sussex Local Plan
T109	508	DPA6	Land at Junction of Hurstwood Lane and Colwell Lane, Haywards Heath	Haywards Heath	Haywards Heath	30	30	0	On-site (assumed)	30%	9	0	Policy DPH8 of emerging (Reg19 draft) Mid-Sussex Local Plan
T110	1,026	DPSC4. DM/25/1434 - pending decision	Land at Chesapeake and Meadow View, Reeds Lane, Sayers Common	Hurstpierpoint and Sayers	Sayers Common	26	26	0	On-site	30%	8	0	Planning Statement dated 03/06/2025
T111	1,003	DPSC7	Land to South of LVS Hassocks, London Road, Sayers Common	Hurstpierpoint and Sayers	Sayers Common	200	130	70	On-site (assumed)	30%	39	21	Policy DPH8 of emerging (Reg19 draft) Mid-Sussex Local Plan
T112	830	DPSC6. DM/25/3067 - pending decision	Land to the west of Kings Business Centre, Reeds Lane, Sayers Common	Hurstpierpoint and Sayers	Sayers Common	80	50	30	On-site	30%	15	9	Planning Statement dated 01/12/2025
T113	740	DPSC1	Land to the West of Burgess Hill/ North of Hurstpierpoint	Hurstpierpoint and Sayers	Burgess Hill	1,350	0	1,350	On-site (assumed)	30%	0	405	Policy DPH8 of emerging (Reg19 draft) Mid-Sussex Local Plan
T114	601	DPSC5. DM/25/2661 - pending decision	Land at Coombe Farm, London Road, Sayers Common	Hurstpierpoint and Sayers	Sayers Common	210	150	60	On-site	30%	45	18	Planning Statement dated 20/10/2025
T115	13	DPA12	Land west of Kemps, Hurstpierpoint	Hurstpierpoint and Sayers	Hurstpierpoint	0	0	0	On-site (assumed)	30%	0	0	Policy DPH8 of emerging (Reg19 draft) Mid-Sussex Local Plan
T116	1,020	DPA15	Ham Lane Farm House, Ham Lane Scaynes Hill	Lindfield Rural	Scaynes Hill	30	30	0	On-site (assumed)	30%	9	0	Policy DPH8 of emerging (Reg19 draft) Mid-Sussex Local Plan
T117	743	DPA10	Hurst Farm, Turners Hill Road, Crawley Down	Worth	Crawley Down	37	37	0	On-site (assumed)	30%	11	0	Policy DPH8 of emerging (Reg19 draft) Mid-Sussex Local Plan
T118	688	DPA9. DM/25/0014 & 0016 - applications approved	Land to west of Turners Hill Road, Crawley Down	Worth	Crawley Down	379	339	40	On-site	30%	105	0	Planning Statements dated 22/01/2025 and 23/01/2025 respectively (AH provision excludes care home)
T119	18	DPSC2	Crabbet Park, Old Hollow, Near Crawley	Worth	Copthorne	1,950	0	1,950	On-site (assumed)	30%	0	585	Policy DPH8 of emerging (Reg19 draft) Mid-Sussex Local Plan
SUB TOTALS						15,109	5,330	9,779			1,583	2,860	
D. Small sites (less than 5 dwellings)						144	144	0	None - Below Threshold	0%	0	0	n/a
E. Windfall Allowance						1,664	158	1,506	None - Below Threshold	0%	0	0	n/a
TOTALS						16,917	5,632	11,285			1,583	2,860	
Per Annum						1,126	1,129				316.52	286.02	

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