MS18: Note on MM28 - Change to DPH1: Housing

1.1. The Council published H10 Housing Land Supply and Trajectory in July 2026 to support the Main Modification consultation. The paper provides an updated housing land supply position taking into account the higher housing requirement and housing land supply from the additional 35 sites subject to the main modification consultation. The paper provides an updated 5-year housing land supply position based on the updated housing requirement.

1.2. Section 4 of the paper explains that the housing requirement will be stepped, related to when the unmet was agreed and when it arises. As the unmet need contribution towards Crawley and Brighton has only been settled through the examination hearings this year, the Council's view is that it should not feature in the requirement for previous years 2021 – 2026.

1.3. The Council considers it appropriate to include the unmet need within the annual requirement from year 2028/29 as this is when the first upward step occurs. This coincides with delivery commencing at Copthorne / Crabbet Park, Crawley Down and Pease Pottage. These are sites close to Crawley and therefore ones which could meet unmet need arising there. The second step occurs 2032/33 at this time housing allocations in the southern part of the district including at the sustainable communities at Sayers Common and Burgess Hill could contribute to meeting Brighton's unmet need. The stepped requirement is as follows:

	Dwellings Per Annum	**Total**
2021/22 to 2022/23	1090	2180
2023/24 to 2024/25	1039	2078
2025/26 to 2027/28	999	2997
2028/29 to 2031/32	1312	5248
2032/33 to 2039/40	1446	11568

		24071

Amendment to MM28

1.4. The Council considers that policy and the supporting text of DPH1: Housing should be amended to include a reference to the stepped trajectory, via an amendment to MM28. This will provide further clarification as to how the housing requirement will be delivered. The proposed amendment is as follows:

DPH1: Housing

Supporting text

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Housing Requirement
The housing requirement is **24,071** dwellings (an average of 1,267dpa over the whole plan period). This is made up of Mid Sussex LHN plus unmet need contributions towards Crawley and Brighton & Hove. The housing requirement will be stepped as set out in policy DPH1: Housing.

Policy wording

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Housing Requirement
The district's Local Housing Need is a minimum of 19,243 dwellings over the plan period. In addition, the District Plan contributes 3,753 dwellings towards unmet need in Crawley and 1,075 dwellings towards unmet need in Brighton & Hove. The total housing requirement is 24,071 dwellings. The housing requirement will be stepped as follows:

	Dwellings Per Annum
2021/22 to 2022/23	1090
2023/24 to 2024/25	1039
2025/26 to 2027/28	999
2028/29 to 2031/32	1312

2032/33 to 2039/40	1446

Housing Supply

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1.5. Since the total and annual average housing requirement would not be any different, the Council's view is that this is not a substantial change and it would be reasonable to insert this revision into MM28 to provide clarity.