

Inspector Jonathan Bore MRTPI  
c/o Banks Solutions  
64 Lavinia Way  
East Preston  
West Sussex  
BN16 1EF

25<sup>th</sup> February 2026

Dear Inspector,

### **MID SUSSEX DISTRICT PLAN EXAMINATION - IDENTIFYING A PROPORTIONAL FIGURE FOR UNMET NEED ARISING FROM BRIGHTON AND HOVE**

As you are aware, we write on behalf of Vistry Group (Respondent Ref: REP/42888161) in relation to the ongoing Mid Sussex District Plan 2021 – 2039 examination in public.

In the Matter 1 hearing session you invited us to set out in writing our suggested methodology for arriving at a meaningful figure for a proportion of Brighton and Hove's unmet housing need that should be taken into account in the emerging Plan for Mid Sussex district. This letter provides that suggested methodology as well as the figure we arrive at by applying it. We hope this provides a reasonable and justified starting point for the consideration of those needs.

#### Findings

The methodology proposed would result in an identified figure of **216 – 238 dwellings per annum**, or a total of **3,240 to 3,568 dwellings** when extended across a fifteen-year Plan period.

#### Methodology

The figure within this document is based on internal migration into Mid Sussex district, reflecting the actual outcome of the ongoing unmet needs within the Housing Market Area.

Figure 1 at Paragraph 2.26 of our Matter 1 Hearing Statement provides a summary of the Office for National Statistics internal migration data for the year ending June 2024<sup>1</sup>, showing the number of residents moving from one local authority area to another during a single calendar year. Corresponding figures for the year ending June 2022<sup>2</sup> were also submitted to the initial examination within our Hearing Statement (for what was Matter 2 at the time).

By adding in corresponding outflows from Mid Sussex we can provide a net figure for internal migration into Mid Sussex from Brighton and Hove:

Base Date	Gross Internal Migration into Mid Sussex - persons	Net Internal Migration into Mid Sussex - persons	Equivalent number of dwellings (Census 2021 ratio applied)
June 2022 Base Date	1,094	520	216 dwellings per annum
June 2024 Base Date	1,148	573	238 dwellings per annum

2021 Census data shows that Mid Sussex district had a population of 152,566 and 63,349 total households, resulting in an average (mean) household size of 2.408 persons<sup>3</sup>. Broadly in line with this figure, the Council have used a ratio of 2.38 persons per household to calculate the contribution of care accommodation to local housing need.

<sup>1</sup> Internal migration estimates, ending 30th June 2024 (ONS Table IM2024 on 2023 LAS): <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/internalmigrationinenglandandwales> [accessed 13th February 2026]

<sup>2</sup> Moves within the UK during the year, including origin and destination, ending June 2022 (ONS Table IM2022-T2b):

<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/internalmigrationinenglandandwales> [accessed 24th February 2026]

<sup>3</sup> 2.40834109 persons exactly

On this basis, the net increase of 520 persons shown in the table above in the year to June 2022 would be equivalent to 216 dwellings per annum. The net increase of 573 persons shown in the year to June 2024 would be equivalent to 238 dwellings per annum.

Over a fifteen-year plan period this would amount to a range from 3,240 to 3,568 dwellings, with a mid-point of 3,404 dwellings.

In the absence of any other notional figure, we hope that this can provide a meaningful unmet need figure arising from Brighton and Hove that can inform your consideration of this matter.

Yours sincerely,



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