



MS03: Homes to Meet the Needs of all the Community

**Hearing Statement
February 2026**



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3. Homes to Meet the Needs of all the Community

Whether the plan’s policies will enable enough homes to come forward to meet the needs of all groups.

a) The plan’s proposals in respect of a mix of sizes and types of home

3.1. As set out in **MS- TP2: Housing** (paragraphs 4.22 - 4.38), the SHMA update [H6] provides an amended mix for 1-bedroom and 4-bedrooms market housing. As a consequence, the table setting out the housing mix split within policy DPH7 will need to be amended in line with table below. The change will also be identified through the proposed modifications.

Table 1: Housing Mix Split

	1 bed / 2 person	2 bed / 4 person	3 bed / 5 person	4+ bed / 6 person
Market housing	5-10%	20-25%	40-45%	25-30% 30-35%
Affordable Ownership	10-15%	50-55%	25-30%	5-10%
Affordable Rented	30-35%	40-45%	15-20%	5-10%

3.2. The submission District Plan allocates a range of housing sites, typologies and sizes. The proposed site allocations comprise urban, edge of urban and rural locations, as well as a mix of greenfield and brownfield sites. This will enable the delivery of a range of house types, sizes and densities. Policy DPH7 allows for different types of housing to come forward to address identified needs. Further detail is provided in response to Matter 5(a). The remainder of this paper explains the Council’s approach to meet specialist housing needs.

b) Affordable Housing

- 3.3. **MS-TP2: Housing** (paragraph 4.21 – 4.43) sets out the Council’s latest position regarding affordable housing and explains that Policy DPH8: Affordable Housing provides the policy framework for delivery.
- 3.4. The SHMA update [H6] concludes a need for 383 homes per annum for **affordable rented** (a decrease from 470). This decrease which is driven in part by an increase in local incomes. The need for **affordable home ownership** is 353 homes per annum (a decrease from 475). This decrease is driven by a reduction in the ‘gap’ in incomes required to buy and to rent, and improvement in relet supply.
- 3.5. The outputs of the SHMA update [H6] do not require a change to the wording of Policy DPH8: Affordable Housing, which seeks:
- 30% on-site affordable housing on sites of 10 or more dwellings; and
 - 30% on-site affordable on sites of 6-9 dwellings in the Protected Landscape.
- 3.6. Policy DPH8 also sets out that the split between affordable rented and intermediate housing should be 75%/ 25%, in favour of affordable rented. The SHMA update [H6] concludes that the evidence supports continuing this approach.
- 3.7. The submitted District Plan housing allocation 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, which totals **1,554 affordable** homes. This gives a minimum supply of **3,733 affordable homes** over the plan period. Whilst the SHMA concludes a notable need for affordable housing (circa 700 affordable homes per annum, paragraph 3.4 above), it notes that the relationship between affordable housing need and overall need is complex and not arithmetically linked (paragraph 7.59 of the SHMA [H1]). As such, the identified need is a starting point and will need to be tested in order to maximise affordable housing provision against other requirements in the Plan.
- 3.8. All new housing developments will be required to provide 30% affordable housing where the relevant thresholds are met. The 2022 Viability Study [IV2] tested a variety of site typologies against the policy requirements, including 30% affordable housing. Promoters of the proposed site allocations are supportive of the 30% affordable housing requirement. Proposed allocations already subject to a planning application have/ or are seeking to secure 30% affordable housing.
- 3.9. As set out in paragraph 4.28 of **MS-TP2: Housing**, the Council has a robust track record of delivering affordable housing against its adopted policy requiring 30% affordable housing.

c) Homes for Older People

- 3.10. **MS-TP2: Housing** (paragraph 4.49 – 4.42) sets out the Council’s latest position regarding the need for older persons’ accommodation, drawing on the findings from the SHMA update [H6].
- 3.11. The submitted District Plan proposes to meet the need for older persons’ accommodation in a variety of ways as detailed in Policy DPH4: Older Persons’ Housing and Specialist Accommodation. The Sustainable Communities allocations (DPSC1/2/3) require the provision of older persons’ accommodation as part of the allocation, with the level commensurate with the overall scale of development proposed. It is expected that each site will provide a minimum **60-bed facility**¹, providing a minimum of 180 units across the three sustainable communities.
- 3.12. DPA9: Land west of Turners Hill Road, Crawley Down requires older persons’ accommodation to be delivered as part of the development. The planning permission granted on this site includes a **70-bed care home**.
- 3.13. Two sites are allocated for older persons’ accommodation: DPA18: Land at Byanda, Hassocks and DPA19: Land at Hyde Lodge, Handcross. Planning permission has been granted at Byanda for a **60-bed care home**.
- 3.14. In addition to the site allocations included in the Plan, DPH4 includes a criteria-based policy which sets out the Council’s approach to speculative applications to help meet this need. Market driven speculative development for older persons’ accommodation is strong in the district and forms an important and consistent source of the supply. The commitments list **MS-TP2: Housing** Appendix 1 shows that there are **385** units for older persons’ accommodation (C2) with planning permission (excluding the sites allocated in the submitted District Plan).
- 3.15. In addition to the 385 units, a further **233 units are permitted as retirement living** developments. Since 1 April 2025 the Site Allocations DPD site SA20: Land south and west of Imberhorne Upper School, providing a **150-unit care village**, has been permitted, and a **further 85-unit development** has been approved subject to the section 106 legal agreement being signed. This is an **additional 468 units** towards addressing the housing needs of older people.
- 3.16. The Council considers that it is doing all it can to meet the needs of older people through site allocations and criteria-based policy.

¹ 60 units is considered to be the minimum size for a new facility. This is consistent with the size of new developments permitted in the district over the past five year which were on average 66 units.

d) The Provision of Accessible Homes

- 3.17. **MS-TP2: Housing** (paragraph 4.43 – 4.46) sets out the Council’s latest position regarding the need for accessible homes. The SHMA update [H6] concludes that the total current and future need for wheelchair users is between 510 and 943 homes. It confirms that the policy approach is justified.
- 3.18. To ensure this need is met, Policy **DPH12: Accessibility** of the submitted District Plan requires new residential development to provide both adaptable dwellings to support the changes and needs of individuals and families at different stages of life and accessible dwellings for wheelchair users.

e) The provision of student accommodation and other specialist accommodation

- 3.19. The Strategic Housing Market Assessment (SHMA) [H1] sets out the evidence for housing needs of younger people and specific forms of accommodation to meet that need (including student housing and other specialist accommodation) to establish if there is need for such development in Mid Sussex.
- 3.20. Paragraphs 10.19 – 10.22 of the SHMA [H1] sets out the analysis for the need for student accommodation. The evidence does not suggest a demand for student accommodation. There is no higher education (university) provision in Mid Sussex District, with the nearest being in Brighton. There is no need for a criteria-based policy or specific site allocations for student accommodation over the plan period.
- 3.21. Paragraphs 10.23 – 10.32 of the SHMA [H1] provide an analysis of demand from service families, as essential local workers. The Council fulfils its housing function with due regard to the needs of ex-service personnel, through its Housing Allocation Scheme. The provision of housing in general, including affordable housing, is sufficient and no additional provision is needed to meet the specific needs of this group.
- 3.22. Paragraphs 11.29-11.30 and 11.46 of the SHMA [H1] suggest the inclusion of a policy addressing Build-to-Rent and Co-Living accommodation. However, beyond one Build-to-Rent scheme in 2018 (now complete), there remains no demand for such accommodation and therefore the Council considers that other policies (DPH8: Affordable Housing and DPH7: Housing Mix alongside national planning guidance) provide the policy framework to consider such schemes, should they come forward.

f) Self-Build and Custom Homes

- 3.23. **MS-TP2: Housing** (paragraphs 4.47 – 4.48) sets out the Council’s latest position regarding self and custom build need.
- 3.24. Policy DPH6: Self and Custom Build Housing provides the policy framework for the delivery of self and custom build to meet the identified need. Sites that deliver 100 dwellings or more are required to provide a minimum of 2% serviced plots for self or custom build housing.
- 3.25. The most recent base period (31st October 2024 to 30th October 2025) showed a relatively modest demand with 16 applicants registered with the Council on its Self-Build Register which will more than adequately be met through the application of DPH6 alongside existing self-build commitments (which comprise 14 (net) self-build dwellings).

g) Rural Housing

- 3.26. Chapter 6 of the submitted District Plan explains that the spatial strategy of the District Plan will distribute growth across the district into the large towns and smaller villages. This will provide a choice across rural, urban and semi-urban areas recognising that these locations represent more sustainable places for development.
- 3.27. However, it is recognised that exceptional circumstances may exist that justify new homes in the countryside, in addition to the sites proposed for allocation. Policy **DPC3: New Homes in the Countryside** sets out how such proposals will be considered where this need arises.

h) Rural Exception Sites

- 3.28. The Strategic Housing Market Assessment (SHMA) [H1], at paragraphs 11.58 – 11.78, assesses the need for rural exception sites. The SHMA [H1] concludes that whilst historically there has not been a substantial number of homes delivered through the application of this policy in the adopted District Plan, the Council should continue to promote the benefits of exception sites. **Policy DPH10: Rural Exception Sites** therefore sets out how the Council will continue to support the delivery of affordable housing through rural exception sites.

i) Sites to meet the accommodation needs of Gypsies, Travellers and Travelling Showpeople

3.29. **MS-TP2: Housing** (paragraphs 4.51 – 4.65) sets out the latest position on the needs of Gypsies, Travellers and Travelling Showpeople. In September 2024 the Council undertook a review of the GTAA [H7]. This update reviewed the implications of the change in definition made in the PPTS December 2023 and the extension of the plan period to 2040. This change has led to an increase in need of five permanent pitches as set out below:

Table : Gypsy and Traveller Requirement

Gypsy and Traveller Provision	2022 GTAA		2024 GTAA Review
	No longer travel	Still travel	
Minimum Permanent Pitch Requirement	12	4	9
Does not meet definition			12
Commitments	13		17 ²
Total residual requirement	4		4

3.30. This updated need figure will be included in **Policy DPH5: Gypsies, Travellers and Travelling Showpeople** through a proposed modification to the submitted District Plan.

3.31. **MS-TP2: Housing** (paragraphs 4.63 – 4.64) explains how the updated need will be met through existing planning permissions and on-site provision at DPSC3: Land to the south of Reeds Lane, Sayers Common.

² Since the GTAA [H2] planning permission has been granted for four permanent pitches, adding to the supply of pitches.