



# MS01: Housing Requirement

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**Hearing Statement**  
**February 2026**



## Contents

1. The Housing Requirement .....	2
a) Local Housing Need .....	2
b) Unmet need from neighbouring authorities and its effect on the plan's housing requirement .....	3
c) Whether the housing requirement needs to be uplifted to meet any other needs such as that for affordable housing .....	4
d) Whether a stepped requirement is appropriate .....	5

# 1. The Housing Requirement

Whether the plan's housing requirement makes sufficient provision for new homes.

## a) Local Housing Need

- 1.1. At submission, the Council calculated a Local Housing Need (LHN) of 1,090 dwellings per annum, using the Pre-December 2024 Standard Methodology and most up-to-date data available at that time (as at 1<sup>st</sup> April 2023).
- 1.2. The Council has recalculated the figure using the same methodology but with the most up-to-date data available as at 1<sup>st</sup> April 2025. This produces a LHN of **999 dwellings per annum**. The Council is using this LHN figure.
- 1.3. The Council's full justification and calculations are set out in **MS-TP2: Housing**.

## b) Unmet need from neighbouring authorities and its effect on the plan's housing requirement

- 1.4. **MS-TP1: Updates Since Submission** provides an up-to-date position on the declarations of unmet need from neighbouring authority areas and requests for assistance.
- 1.5. Of most relevance are the confirmed positions from immediate neighbours, in particular those within the Northern West Sussex Housing Market Area (NWS HMA) which the evidence base [H1] concludes is the primary HMA for Mid Sussex.
- 1.6. The NWS HMA authorities (Crawley Borough Council, Horsham District Council and Mid Sussex District Council) have a long-established strategic relationship in respect to meeting housing need. The previous suite of adopted Local Plans met the HMA housing need in full. At the point of submitting the Plan a Housing Statement of Common Ground (SoCG) was signed [DC4] which confirmed the respective authorities' positions in relation to unmet need within the HMA. This has been updated [DC20] to reflect updates material to the Plan's examination (as described in MS-TP1, Section 1).
- 1.7. **MS-TP2: Housing** (paragraphs 3.26 – 3.31) sets out the Council's position on unmet need and its effect on the plan's housing requirement. It proposes a total contribution of **1,693 dwellings** towards unmet need arising in the NWS HMA. This represents an increase of 697 dwellings to the Plan's housing requirement compared to the submitted Plan.
- 1.8. As a result, the plan's housing requirement is made up of:

*Table 1 - Housing Requirement*

<b>Local Housing Need (999dpa x 19 years)</b>	18,981
<b>Unmet Need Contribution</b>	1,693
<b>Total Housing Requirement</b>	20,6674
<b>Total Housing Requirement – Dwellings Per Annum</b>	1,088

### c) Whether the housing requirement needs to be uplifted to meet any other needs such as that for affordable housing

- 1.9. The Strategic Housing Market Assessment (SHMA) [[H1](#)], paras 5.18 – 5.49] sets out wider considerations in assessing housing need.
- 1.10. Planning Practice Guidance (PPG) notes that the Standard Method is a minimum starting point and that there may be circumstances whereby a higher housing need than the calculated figure is justified. PPG notes examples of this (2a-010-20201216):
  - *growth strategies for the area that are likely to be deliverable, for example where funding is in place to promote and facilitate additional growth (e.g. Housing Deals);*
  - *strategic infrastructure improvements that are likely to drive an increase in the homes needed locally; or*
  - *an authority agreeing to take on unmet need from neighbouring authorities, as set out in a statement of common ground;*
- 1.11. The SHMA [[H1](#)] concludes that there is no growth funding to promote and facilitate additional growth in Mid Sussex (para 5.20) and carries out a full analysis of the implications of significant infrastructure improvements related to the potential implications of Gatwick Airport Growth (paras 5.20 – 5.45).
- 1.12. The Council’s response to unmet need is covered in part (b) of this matter statement.
- 1.13. Planning Practice Guidance (2a-024-20190220) notes that “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.” The SHMA assesses whether Affordable Housing Need would justify an increase in housing need (paras 5.46 – 5.49).
- 1.14. It concludes that it is inappropriate to use a mechanical relationship to consider how affordable housing provision and overall housing need relate to one another, given the variables involved and that many households with an affordable housing need are existing households living in the private rented sector. The SHMA therefore concludes that there is no evidence that indicates that housing demand is higher than the standard method indicates. On that basis, there is no justification for applying an uplift to local housing need.
- 1.15. The SHMA update [[H6](#)] indicates that the demand for rented affordable homes and intermediate/low cost home ownership housing has decreased since the SHMA was published. As there has been no significant change in circumstances or increase in affordable housing needs since that time the conclusions reached within the SHMA remain valid.
- 1.16. The Council concludes that, based on evidence, the housing requirement does not need to be uplifted to meet any other needs such as affordable housing.

## d) Whether a stepped requirement is appropriate

1.17. As set out in **MS-TP2: Housing** (Section 4), the Council proposes a stepped housing requirement of:

- 2021/22 to 2030/31: 999 dwellings per annum
- 2031/32 to 2039/40: 1,187 dwellings per annum

1.18. Planning Practice Guidance (ID: 68-021-20190722) notes that a stepped housing requirement may be appropriate where there is to be a significant change in the level of housing requirement between emerging and previous policies and/or where strategic sites will have phased delivery or are likely to be delivered later in the plan period.

1.19. The Council's justification for a stepped trajectory is contained within MS-TP2 and can be summarised as follows:

- **Reliance on Strategic Allocations** – approximately 73% of allocations within the Submission District Plan, totalling 5,300 dwellings, are on significant sites DPSC1: West of Burgess Hill / North of Hurstpierpoint; DPSC2: Crabbet Park; and DPSC3: Land to the south of Reeds Lane Sayers Common. Sites of this size and scale have longer lead-in times and will therefore deliver new homes during the middle and end of the plan period. This justification accords with the Planning Practice Guidance.
- **Crawley Land Supply** – the adopted Crawley Borough Local Plan (CBLP, 2024) shows a steady supply from years 1-5 (2021/22 – 2025/26) averaging 290dpa, peaking in years 6-11 (2026/27 – 2031/32) with an average delivery rate of 600dpa. However, supply in year 12 (2032/33) falls significantly to 102dpa. The CBLP reflects this in its housing requirement which steps down from 386dpa to 210dpa in 2033. Therefore, the step-up in the Mid Sussex housing trajectory comes into effect a year before the step-down in Crawley's housing trajectory. As the Mid Sussex increase in supply is to contribute towards unmet needs arising in the Northern West Sussex Housing Market Area (predominantly for Crawley) this means housing will be delivered at the point it is required.