

# 1. Horsham District Local Plan 2023 – 2040 Examination

**Date:** 10 April 2026  
**From:** Nexus Planning obo Berkeley Strategic Land Ltd  
**Representor ID:** 1198968

## Matter 1 – the Housing Requirement

1.1 This Hearing Statement has been submitted by Berkeley Strategic Land Limited ('Berkeley'), in respect of the 'Land North West of Southwater' (HA3) 'Strategic Site' for around 1,000 homes.

1.2 Berkeley is generally supportive of the emerging Local Plan and wishes to see it adopted, subject to modifications as appropriate. The adoption of a Local Plan is imperative as part of a plan-led approach, which comprises a cornerstone of the planning system and remains a key priority for the Government.

1.3 Where relevant, this Hearing Statement presents an update to Berkeley's previous submissions. However, the previous submissions remain extant where not updated in this Hearing Statement.

### (a) The identification of the appropriate basic local housing need figure for the purposes of the plan

1.4 No comment.

### (b) The relationship of this figure to the base date of the plan

1.5 No comment.

### (c) The amount of unmet housing need from nearby districts to be accommodated

1.6 Berkeley considers that the Plan should, as far as reasonably possible, respond to the confirmed unmet development needs of neighbouring authorities.

1.7 In particular, Crawley is an area of immediate relevance, with a confirmed unmet need arising and being located within the North West Sussex Housing Market Area ('NWSHMA'), alongside Horsham District and Mid Sussex District.

1.8 Berkeley **supports** the Council's commitment to meet half of Crawley District's confirmed unmet need (+3,757 dwellings). Berkeley would also support the exploration of whether the Council is capable of accommodating a greater proportion of unmet needs arising from elsewhere.

1.9 Any commitment to meeting unmet needs arising from elsewhere should be clearly identified as an addition above the District's own *minimum* local housing need figure.

**(d) Whether any other factor should influence the housing requirement**

1.10 Berkeley raised concerns in its previous representations in relation to the submission Plan's consistency with NPPF (2023) Paragraph 22, in respect of the proposed Plan period extending to 2039/40 (i.e., closing at 31 March 2040).

1.11 Berkeley considers the proposed Plan period closing at 2039/40 would not cover a minimum 15-year period from adoption and, consequently, it is not fully consistent with national policy.

1.12 The Council's Local Development Scheme (2025 – 2028) presently anticipates the adoption of the Local Plan in April 2026. This requires updating to reflect a more realistic expectation, reflecting the passage of time since its publication and the recommencement of the examination.

1.13 If a fair wind is assumed, the Plan could see adoption during the 2026/27 financial year. In this case, to meet the provisions of NPPF (2023) Paragraph 22, the Plan period would require extension to at least 2041/42. This is the earliest year in which the Plan could be adopted.

1.14 Should the Plan be delayed further, an extension to include 2042/43 may also be appropriate.

1.15 Berkeley notes that this can be dealt with via modification to the Plan.

**(e) The appropriate housing requirement arising from a. to d.**

1.16 As discussed under (1)(d) above, the Plan period should be extended to cover at least the 2041/42 period (i.e., ending 31 March 2042). The effect of this would be to increase the Housing Requirement by the relevant number of years' worth of the annualised requirement.

1.17 Taking the Council's updated Local Housing Need calculation for 2025/26 onwards, set out in document **HDCJB04**, an increase of +1,638 dwellings (= +819 annual requirement \*2) is necessary to accommodate the two additional years to 2041/42. This brings the total requirement over the Plan period to +15,709 dwellings, before any contribution toward unmet needs is made.

1.18 If it is considered likely that the adoption of the Plan would be within the 2027/28 period, the Plan period should be extended to take in 2042/43 (and a further years' worth of annualised requirement should be added). This would bring the total requirement over the Plan period to +16,528 dwellings, before any contribution toward unmet need arising elsewhere is made.

1.19 For a Plan period ending in 2041/42, this would provide a total housing requirement of +17,280 dwellings. If an additional year is required, taking in 2042/43, the total housing requirement would be +18,181 dwellings, before any contribution toward unmet need is made.

1.20 Taking into account the Council’s present commitment to meet at least half of Crawley’s identified unmet need (+3,757 dwellings), the total housing requirement in each case would, as a minimum, be as follows:

**Table 1 Effects of Proposed Modifications to Housing Requirement**

Category	Scenario 1 (Local Plan Period to 2041/42)	Scenario 2 (Local Plan Period to 2042/43)
HDC Housing Need (Annual)	2023/24 = 890 2024/25 = 896 2025/26 to 2041/42 = 819	2023/24 = 890 2024/25 = 896 2025/26 to 2042/43 = 819
HDC Housing Need (Plan Period)	15,709	16,528
Crawley Unmet Need Contribution (Plan Period)	3,757	3,757
<b>Combined Housing Requirement (Plan Period)</b>	<b>19,466</b>	<b>20,285</b>
<b>Combined Housing Requirement (Annualised) (Rounded)</b>	<b>1,025</b> (Housing Requirement / 19 years)	<b>1,014</b> (Housing Requirement / 20 years)

1.21 Naturally, if the Council is considered capable of meeting a greater extent of unmet need than indicated above, these figures should be updated accordingly.

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