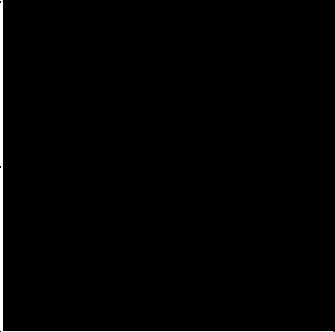


Horsham District Council / Adur and Worthing Councils

Statement of Common Ground – Housing Update

Signatories:

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Dated: 24th August 2026

1 Introduction and Scope

- 1.1 The purpose of this statement is to provide an update on the position of the three authorities on housing need, and areas of common ground with regard to how unmet housing need can be addressed between the parties.
- 1.2 The document supplements the existing signed Statement of Common Ground between Adur and Worthing Councils and Horsham District Council dated 3 July 2024. That statement deals with a number of matters; however, only Housing Need is dealt with here.

2 Update to Strategic Context

- 2.1 Horsham District Council submitted the Horsham District Local Plan 2023-2040 for examination in July 2024. Examination hearings started in December 2024, but the remaining hearings were cancelled by the then Inspector, Luke Fleming, in a Holding Letter dated 16 December 2024.
- 2.2 In January 2026, a new Inspector, Mr Jonathan Bore, was appointed in place of Luke Fleming. On 21 April 2026, Horsham District Council resumed hearing sessions under Inspector Bore. Subsequently, the Inspector invited the Council to prepare main modifications to the Plan such that significantly more housing be delivered through further site allocations. It was made clear that the Council would need to make modifications to provide for half of Crawley's unmet need (3,757 homes). In the hearing session,

the Inspector also instructed the Council to work with Mid Sussex District Council to develop a methodology for identifying an appropriate contribution for the south coast's unmet housing need, and to make proposed modifications so that this figure was met. Such modifications have been proposed and further examination hearings will be held in the Autumn of 2026 to assess whether they are sound.

- 2.3 Additionally, Horsham District Council has been instructed by the Government to commence preparation of a new style Local Plan called Horsham District 2045. A Notice to Commence has been published, and a consultation on the scope of the new Plan runs from 30 June to 28 July 2026. The new Plan will reach Gateway 1 by 31 October 2026.

Adur District Council and Worthing Borough Council

- 2.4 The Adur Local Plan was adopted in 2017. Work has commenced on the evidence base for the Local Plan review, which will be progressed under the Town and Country Planning (Local Planning) (England) Regulations 2026. Adur is required to publish a Notice of Intention to Commence by 31st December 2026. At the time of writing the Standard Methodology figure for Adur is 535 dpa. As set out in the previous SCG referred to above, given the constraints experienced in Adur it is highly unlikely that the full requirements will be met.
- 2.5 The Worthing Local Plan was adopted in 2023. The plan review will be progressed under the Town and Country Planning (Local Planning) (England) Regulations 2026; Worthing is required to publish a Notice of Intention to Commence by November 2027 at the latest. At the time of writing the Standard Methodology figure is 855 dpa.
- 2.6 For both Adur and Worthing, given the constraints experienced and the proportion of development delivered by the previous respective plans compared to the objectively assessed need at that time, it is highly unlikely that the full requirements for development will be met. The Councils are leaving 'no stone unturned' and undertaking rigorous assessment of development opportunities and developing an extensive evidence base to support development of the emerging Local Plan(s).
- 2.7 As such the contributions from Horsham District Council towards the unmet needs of Adur and Worthing are welcomed.

3 Housing Need

- 3.1 The Submission version of the Horsham District Local Plan did not propose to meet Horsham District's need in full, as a result of the constraint of water neutrality. Following the removal of the requirement for the Plan to be water neutral, the Council has reassessed the capacity of potential development sites and, through modifications to the Plan, proposes to meet its own need in full, based on the September 2023 standard method local housing need calculation, against which the Local Plan is being examined.
- 3.2 Horsham District Council's position previously, as set out in Housing Requirement Matter 1 Topic Paper (HDCJB04), has been that the unmet need arising from the coast is unlikely to be able to be met in Horsham District in the plan period, due to challenges around market capacity and the need for the plan to be demonstrate deliverability. During the Matter 1 hearing which took place on Tuesday 21 April 2026, the Inspector explored the issue of coastal unmet need and subsequently confirmed in his post-hearings letter of 5 May 2026 (IDJB05) that the Council should work with Mid Sussex County Council to devise a methodology for establishing an appropriate number of homes to contribute towards the coastal unmet need figure, and that a figure arising from this should be included in the

overall housing requirement. There is no guidance or established methodology, either nationally or locally, for establishing how (or how much) unmet need in one part of a housing market area should be met elsewhere.

- 3.3 The Northern West Sussex Strategic Housing Market Assessment (H01) refers to the Coastal West Sussex Housing Market Area and explains that the most established links are with wards in the south of Horsham District.
- 3.4 Adur District Council's current local plan was adopted in 2017 and established an unmet housing need of 3,107 upon adoption. Its new local plan is at a preliminary stage, with no formal or public position having been reached on its housing need. Worthing Borough Council's local plan was adopted in 2023, and this set an unmet need of 10,488.
- 3.5 In order to establish current unmet need, the Councils have used the unmet need figure established in the Worthing Local Plan of 10,488 and Adur District Council's current objectively assessed need and published five-year housing land supply to calculate an unmet need for Adur of 5,835. Adur and Worthing Councils have indicated these figures represent realistic and accurate picture of the current unmet need positions across both authority areas, notwithstanding that detailed work into their strategic needs have not been undertaken at this stage.

4 Agreed Approach

- 4.1 Horsham and Adur and Worthing Councils have met to discuss their respective positions, and the most appropriate way for establishing what contribution Horsham could make to the unmet need.
- 4.2 The Council has settled on an appropriate methodology for calculating how much unmet housing need should be addressed by each authority. This uses historic migration patterns to establish what proportion of all out-migration from Adur and Worthing moves into Horsham and applies this to the Adur and Worthing unmet need figures. This is set out below:

Table 1: Outmigration from Adur District and Worthing Borough to Horsham District

Outmigration Origin/Destination	No. of People Migrating
Adur to Horsham	211
Adur Total	3,679
% Adur Outmigration to Horsham	5.7%
Worthing to Horsham	316
Worthing Total	6,102
% Worthing Outmigration to Horsham	5.2%

- 4.3 On the basis of these outmigration figures and the unmet need figures from Adur and Worthing, Horsham District Council should seek to accommodate 5.2% of Adur and Worthing's unmet need. This equates to the following number of homes during the plan period and annualised across the 17 years:

Table 2: Horsham contributions to unmet need

Authority	Unmet Need	% Outmigration to Horsham	Horsham Contribution in Plan Period	Horsham Contribution Annualised (17 yrs)
Adur	5,835	5.7%	335	20
Worthing	10,488	5.2%	543	32
Total	-	-	878 (884 rounded)	52

- 4.4 The Councils consider this to be the most appropriate approach because the methodology considers historic flows of people from the Adur and Worthing authority areas and translates this directly into unmet need.
- 4.5 Horsham is proposing a stepped requirement on adoption, and it is anticipated that the unmet need apportionment will reflect this step, resulting in the requirement and completions for each year being split across each authority reflecting the proportion it makes up of the overall requirement figure.

5 Conclusion

- 5.1 The parties have worked jointly and constructively to establish an appropriate contribution of housing towards Adur and Worthing's unmet need. The parties confirm that a contribution of 52 homes per annum (comprising 20dpa for Adur and 32 dpa for Worthing), or 878 over the 17-year plan period (rounded to 884 based on the annualised figure; 335 for Adur, and 543 for Worthing), from Horsham District represents a realistic and reasonable, evidence-based allowance.