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## Executive Summary

### What housing numbers do we plan for?



My name is Ian Howard and I am your Cabinet Member for Living and Working Communities at the District Council. Part of my role involves the forward planning of our District. Looking forward, understanding what we need and how we are going to deliver it.

This consultation is on the extremely important subject of housing levels in the District, giving you the opportunity to get involved at this early stage before any decisions are made by the Council. As this is a confusing subject I wanted to give you an introduction from the view point of a non planner.

### History

The Council adopted the current planning documents which guide development in the District in 2007, called the Core Strategy, followed by the General Development Control Policies and later other documents. We have been looking to keep these documents fresh and update them as needed. Work was started on an interim document, because of low housing numbers coming forward, which was later dropped due to public reaction. We have now refocused our efforts on the longer term plan.

### Why do we need to plan at all when we could just sit back?

Without a long term plan we have little control over applications for houses and reduced ability to gain contributions for community projects. Just as important is that we as a District will lose credibility with the independent inspectors who are the final adjudicators.

Of equal importance is that the number of homes built will directly affect our provision of affordable housing and with a waiting list of over 1000 families this is a key issue for our District.

Our first step is to look at housing numbers – How much housing does Horsham District need? Following the completion of the consultation the Councillors will make their choice in the light of all the evidence. We will then consider the sites best suited for the level of housing chosen. This will form the basis of our Preferred Strategy that will be put forward for further public consultation.

### Why are we looking at numbers?

The current District Council document (Core Strategy) sets out a requirement for 622 homes per year. The Government then imposed a yearly requirement of 650 per year (through the South East Plan). Once this is revoked, as expected, the Localism Act 2011 demands that local authorities must set their own housing targets.

**Work undertaken so far on numbers**

The numbers that we as a District plan for, need to be based on clear evidence so that the Planning Inspector can agree our plan when they consider it. We have therefore employed the most experienced consultants in this field to undertake a study of the area looking at many elements which influence house growth and the need for new homes in the coming years. These are called the 'Locally-Generated Needs Studies' April 2010, enhanced in August 2010 then updated December 2011. The most recent study recommended four options for growth:

1. 635 homes per year
2. 670 homes per year
3. 730 homes per year
4. 820 homes per year

Housing and employment are directly linked, however other factors such as people living longer, smaller households as well as the increase in non-working retired population effects the number of homes needed in the District to meet the demand. For example in 20 years the older sectors of our community will rise sharply, increasing the need for housing to encourage other workers to stay or relocate to the District to maintain or grow our economy.

In 20 years it is predicted that the 60-74 age group will increase by 36%, and the 75+ age group will increase by 87%

**What options are we consulting you on?**

The document contains four options titled A, B, C and D summarised below:

- A - 590 per year, this looks at past trends, with minimal growth in the economy. This could mean up to 236 homes per year being affordable.
- B - 635 per year, this is the lowest option recommended from needs survey.
- C - 670 per year, good economy growth and good job creation
- D - 730+ per year, as option C above but also allows a contribution to the sub regional expansion. This would stretch the infrastructure but could possibly be achieved.

There are options above and below the current requirements the District has to plan for (650 current Government requirements and 622 locally set requirement). There are also options above and below what the government population projections think we should build as a District (698 homes per year).

Tables in the 'Housing Requirements Options for the District' section of the consultation document lay out the options in simple form so everyone can access the evidence and understand it. The document has been prepared to inspire and provoke debate by both our Council members and the public to tell us which level of housing we should be aiming for. Do we want our community and economy to be maintained with a minimal level of economic growth and job creation or do we want to aspire to more?

Key questions we all need to ask are: Do you want your children to be able to live in the District? Do you know someone who is trying to move out of home but can't afford to? Do you want affordable housing and locally provided employment? Do you know someone on the housing register still waiting for a home? Do you know someone in their older years who wants to downsize but not move from their community? Do you know a family who need a bigger home? We need to think about the needs of our communities now and in the future and balance this with looking after the wonderful place we live in.

I am specifically asking interested parties with their own suggestions of numbers to put these forward, be they more or less than those in options A-D. The only requirement is that any figure must be backed up by data, evidence and reasoned argument so that it can be considered for inclusion in the Council's agreed strategy, which will be examined by an independent inspector.

Please take this opportunity to comment on this important stage in planning for the future of the District.

A handwritten signature in black ink, appearing to read 'Ian Howard'. The signature is stylized and cursive.

Cllr Ian Howard,  
Cabinet Member for Living and Working Communities



## Chapter 1: Introduction

- 1.1** A revised planning policy framework is being prepared for the District called the Horsham District Planning Framework. It will be key to delivering the needs of the District as well as protecting and enhancing the place in which we live, work and relax.
- 1.2** There are many stages in which you can get involved in planning the future of the District. This consultation document is one of them. It is important to comment on the early stages of document production in order to influence the final plans and policies put in place.
- 1.3** This document leads on from the consultation held in September 2009 and focuses on the consideration of housing requirements for the District over the coming 20 years. The next stage in the production of the new planning framework for the District will be a preferred strategy for development which will include locations to meet future housing, employment, retail and other development needs across the District. This work will be subject to full consultation later in the year.

### Currently

- 1.4** Horsham District Council adopted the Core Strategy in 2007, followed closely by two other key planning documents; the General Development Control Policies and Site Specific Allocations of Land. The Core Strategy sets the vision, objectives and development strategy for the District and collectively these documents set the local planning policies and allocate land in order to deliver the strategy for the District over the period to 2018. A large number of other supplementary documents have also been adopted by the Council that direct planning in the District, including Parish Design Statements produced by the community. This collection of existing planning policy documents is referred to as the Local Development Framework.
- 1.5** Following the adoption of the Core Strategy (2007) it was recognised that an early review would be needed to take account of the South East Plan and give an opportunity to update the Core Strategy to reflect changed circumstances, such as the publication of new Government policy.
- 1.6** Work began on this review, with a consultation held in autumn 2009. Work was then focused on the shorter term delivery of housing due to a lack of housing supply in the District to meet our requirements. Although the housing land supply situation is recognised, work was abandoned on the short term document and refocused on the review of the longer term planning framework for the District.
- 1.7** Whilst the Government intends to revoke the South East Plan, it continues to promote a plan led system, identifying where development should be located to meet needs whilst balancing environmental, social and economic elements. It is clear therefore that a review of the current Core Strategy (2007) and key

policies directing development in the District is needed in order to maintain a plan led approach in the District, as well as taking into account the various changes in planning guidance being proposed by the Government.

- 1.8** The Government has made clear that stakeholder and community involvement is important in planning and encourages communities to get actively involved in planning for its area. The Government, through the Localism Act and draft National Planning Policy Framework, sets out that a plan led system should continue, ensuring the needs of communities and businesses are met. Communities have the ability to be actively involved in deciding where that growth, and more if they wish, should be located within their area.

### **Moving forward and getting involved**

- 1.9** Consultation is a key part of the plan making process. The purpose of this consultation is to consider the housing number options for the District and ask the public, as well as key organisations, their views. These views will be taken into consideration before a housing requirement is adopted for the District through the plan making process.
- 1.10** This document also identifies areas of planning policies which will be reviewed as part of the Horsham District Planning Framework preparation and views expressed will be taken into account when revising and preparing new policy areas.
- 1.11** This consultation document is accompanied by a Sustainability Appraisal of the Horsham District Planning Framework called the Scoping Report Update, which is also available for comment. This document considers the strategy and policy areas in terms of environmental, social and economic impacts and benefits. This work directly feeds into the formulation of options in consultation documents, as well as informing the final decisions taken by the Council.

## Chapter 2: Background

### Who is responsible for setting housing numbers?

- 2.1 One of the main areas planning influences the District, is the development of housing. Housing requirements for local areas have been handed down to local authorities from the Government. This has been done through regional planning documents, which for Horsham District is the South East Plan.
- 2.2 The Government has now set the legal framework in the Localism Act 2011 to remove the regional planning documents. The expected removal of the South East Plan, which includes a housing requirement for Horsham District of 650 homes per year, means that it will be the responsibility of this Council to determine its local housing requirements and to plan for those requirements balancing social, environment and economic needs. In doing so, evidence needs to be considered not only on the expected housing requirements in the District but also on the availability of land, needs of businesses as well as aspirations for the area.

### Existing provisions

- 2.3 The Council produces planning documents which form a framework of planning policies and allocations of land as well as guidance which direct development in the District and are used to determine planning applications.
- 2.4 Of documents, previously referred to as the 'Local Development Framework', the first to be adopted was the 'Core Strategy' in February 2007 covering the period to 2018 and contains;
  - the key elements of the planning framework for the District, primarily over the period to the end of March 2018, but also providing the basis for a longer term spatial strategy; and
  - the approach to delivering the housing and other strategic development requirements in accordance with the defined overall philosophy. It set a housing requirement of 622 homes (gross) per year.
- 2.5 The adopted Core Strategy also includes core policies to direct development in the District. These policies cover many areas including:
  - achieving the appropriate balance between protection and improving the quality of life for all;
  - providing for the necessary new development in the District giving priority to locating new homes, jobs, facilities and services within Horsham town and, where appropriate, the smaller towns and villages;
  - focusing development to reuse land but recognising the need for additional development on greenfield land across the District;
  - encouraging a more diverse rural economy whilst recognising the countryside location;

- supporting and enhancing the role Horsham Town centre and other town and village centres play within the District;
- strong support for the provision of community facilities, services and infrastructure to meet needs;
- supporting sustainable travel across the District.

### **Other Relevant Council Policy**

**2.6** Since the early consultation on the review of the Core Strategy in September 2009 the Council's 'District Plan' has been adopted for the period 2011-15. This important document gives clear direction and focus on where the Council's priorities lie and replaces the previous 'Corporate Plan'.

**2.7** The plan identifies six priority themes for the Council, which are:

- Economic Development - plan for a successful local economy with high levels of employment,
- Efficiency and Taxation - delivering excellent value and high performance
- Arts, Heritage and Leisure - build an arts, leisure and culture reputation that also supports our economy,
- Living, Working Communities: Working together to support the life of local communities,
- Environment - a better environment for today and tomorrow; and
- Safer and Healthier - improving health and well being.

**2.8** The District Plan influences the Council's work and the work of each department. Although this does not replace the work undertaken previously on the vision and objectives for the District in planning terms, it gives further direction when determining future planning objectives.

### **Sustainability Appraisal Update**

**2.9** The Sustainability Appraisal of the Horsham District Planning Framework Scoping Report Update, is published at this stage for comment . It recognises when considering the baseline data for the District, as well as objectives from existing plans, programmes and policies, that a plan led approach is the best for the District. The Scoping Report Update sets out the likely future trends without the Horsham District Planning Framework and emerging issues for the framework under the headings set out below. These key sustainability issues will be used to assess all areas of the planning framework e.g. strategy, policies and locations for development.

|                             |   |
|-----------------------------|---|
| <b>Social issues</b>        | <ul style="list-style-type: none"> <li>• Population</li> <li>• Housing</li> <li>• Education and Skills</li> <li>• Leisure and Recreation</li> <li>• Human Health</li> <li>• Community safety/Crime</li> <li>• Equalities, Social inclusion and Deprivation</li> </ul>   |
| <b>Environmental Issues</b> | <ul style="list-style-type: none"> <li>• Biodiversity, Flora and Fauna</li> <li>• Landscape</li> <li>• Archaeology &amp; Cultural Heritage</li> <li>• Soil</li> <li>• Air Quality, Noise and Odour</li> <li>• Water (quality, resources and flooding)</li> <li>• Climate Change, Renewable Energy and Resource Efficiency</li> <li>• Waste</li> </ul> |
| <b>Economic Issues</b>      | <ul style="list-style-type: none"> <li>• Material Assets (Economic Development and the Rural Economy)</li> <li>• Retail</li> <li>• Transport</li> </ul>   |

**Moving forward**

- 2.10** The adopted Core Strategy provides a sound basis for facilitating the way forward over the short to medium term, but there is a need to update and extend its provisions. This also provides the opportunity to review the approach set out in the light of experience and changing circumstances since it was prepared and adopted. However, the intention is not to completely re-work the existing strategy but rather to build on its provisions and to show how the agreed objectives might be delivered in the future, such as those in relation to addressing housing need within the District.
- 2.11** It is intended that as the Horsham District Planning Framework moves through its stages in preparation, it will replace the Core Strategy as well as the General Development Control Policies documents. This will bring together into one document the vision, objectives and policies directing development in the District.
- 2.12** It is important to move forward with planning for the District in order to continue to maintain a plan led approach, which once adopted, will give certainty to communities on the level and location of development, as well as the benefits and consequences from new development.
- 2.13** Having a plan led approach not only directs development but helps safeguard against unsuitable development in the District, through the allocation of appropriate sites and provision of policies which need to be met in order for

planning permission to be granted. These policies affect alterations to buildings as well as new development and apply to all developments from one, to several thousand homes, as well as other built development across the District.

- 2.14** Not planning for the future needs of the District would lead to further sites being lost through appeal against Council and community wishes in order to meet housing needs under the current requirements. It is important to continue planning into the future, determining what level of housing is needed in the District with associated infrastructure. It is recognised that some greenfield development will be needed to meet needs in the District. However, we will continue to focus development coming forward on previously used sites; over the last 10 years an average of 75% of homes have been built on such sites.
- 2.15** Section 5 of the Document sets out the reasons for different options for growth in the District, on which we are asking your views. The evidence which has fed into the different options has considered many areas; including population changes and projections within the District, including the rise in the number of older persons and lower economically active population in the District, as well as the need for more affordable housing in the District.
- 2.16** By way of example, the number of people over 75 years old in the District is expected to rise by 86% over the period 2011-2031. Also, the need for affordable homes has risen. The Council's use of bed and breakfast to meet its statutory duties has increased by 300% in 2011/12. Furthermore, only 11% of the current total housing stock in the District is social rented. These are just two reasons why planning for the future of the District is key to considering and delivering the needs of our current and future communities.

## Chapter 3: Core Strategy Review Consultation September 2009

### What we asked you and what you said

- 3.1 In September 2009 the Council invited comments on a review of the Core Strategy from people who lived or worked in the District and who had an interest in the District's future. It set out some of the key issues in planning the future of the District and put forward, for consultation, nine potential options for how the development requirements could be met.
- 3.2 It set out the previous work undertaken to that date and moved the debate forward from the general vision and broad approach for the District to consider the possible means of delivering the objectives identified. It sought views on the possible approaches and suggested development options.
- 3.3 Around 2400 comments were received on the issues raised in the document from a mixture of individuals and organisations. A very large majority of these comments (over 1,500) related to the potential strategic development site options.
- 3.4 The Council reviewed and considered carefully all the comments received, as well as preparing further technical work to assist and inform the next stages of work, this being one.
- 3.5 The potential sites and estimated capacity in that consultation document were:

|   |   |
|---|---|
| <b>West of Ifield</b>                       | Area identified for some 3,000 dwellings, assuming about 83 hectares of the area is developed.  |
| <b>Faygate</b>                              | Area identified for between 2,000 and 3,000 dwellings, depending on the precise nature of any development.  |
| <b>North Horsham (made up of two sites)</b> | Area identified for some 3,500 dwellings with open space, a neighbourhood centre and the realignment of Langhurstwood Road, primary school and potentially a new railway station.     |
| <b>South Horsham – Chesworth Farm</b>       | It was estimated that the area could potentially accommodate some 1,500 homes and other facilities.   |
| <b>West of Southwater</b>                   | Area identified for some 2,750 new homes, together with a new primary school, a secondary school, community sports facilities, open space and a link road to the Hop Oast roundabout. |

|                                      |   |
|--------------------------------------|---|
| <p><b>East of Billingshurst</b></p>  | <p>Land north of the railway line identified for some 1,750 new homes, together with a new primary school, community sports facilities, open space, a local centre and a new north/south relief road connecting the A272 to the A29. Land south of the railway potential to accommodate commercial uses, open space and a link road from Daux Road to the A272.</p> |
| <p><b>Adversane/ North Heath</b></p> | <p>Land identified 2km south of Billingshurst and 4km north of Pulborough. Area identified for potential 4,000 dwellings with appropriate range of facilities and services required to support a new community of this size.</p>  |
| <p><b>Pulborough Expansion</b></p>   | <p>A combination of sites identified for some 280 new homes in a comprehensive, strategic approach. A number of 'options' identified to the Council as potentially available sites for development.</p>   |

- 3.6 The opportunities and constraints applying to these areas were summarised in the consultation document with background papers for each site setting the potential strategic site option appraisals and key delivery stakeholder position statements.
- 3.7 A press release was issued in Spring 2010 that stated: *“attention will be focused on a ‘short list’ of site options to ascertain from the further work whether they are appropriate and deliverable for inclusion in the preferred strategy.”* It stated that the Council *“... will now focus its attention on sites West of Ifield, North Horsham, West of Southwater and East of Billingshurst, with parallel feasibility work taking place on a possible new market town in the Gatwick Sub-Region, jointly with neighbouring authorities.”*
- 3.8 The next stage of the documents preparation, the preferred strategy will make decisions as to the preferred locations to be allocated for strategic development in the District and preferred policies to direct and determine planning applications. The comments received in September 2009 will be taken into account in making those decisions.
- 3.9 All potential sites will be considered as part of the ongoing Sustainability Appraisal process which will inform, alongside other work and evidence, the Preferred Strategy document. Further information can be viewed in the Sustainability Appraisal of the Horsham District Planning Framework Scoping Report Update.

- 3.10** Other areas also covered in the September 2009 consultation were the vision for the District; asking whether the vision and goals/objectives established in the Sustainable Community Strategy provide adequate basis for the review or the Core Strategy and if these could be elaborated further. Options for the distribution of development in the District were also consulted on, these being to:
- spread the development throughout the District;
  - focus development on the main/most sustainable existing settlements;
  - concentrate development in each sub region with a new settlement; or
  - a combination of any to all of the above (hybrid option).
- 3.11** Although a limited response was received, a combination of spreading development throughout the District and focusing on the main/most sustainable settlements was favoured.
- 3.12** The last area of consultation in the September 2009 document were issues of other core policy areas. The document asked views on the appropriate considerations relating to the issues identified, the responses are assisting the council in the consideration and review of the Core Policies.

#### **How this takes us forward**

- 3.13** No decisions have been made on the preferred approach for the District at this stage. The comments received through the September 2009 consultation, responses to this consultation, as well as further work, will feed into the Preferred Strategy for the District. However, before this can be done, due to the changes expected around setting local housing requirements, this current consultation is needed in order to assist in determining the housing levels that need to be planned for in the District.
- 3.14** This document illustrates what different levels of housing requirements may mean in terms of strategic sites coming forward in the District but it does not make any decisions on the preferred locations for development. These references purely help to illustrate what different options could look like on the ground.



## Chapter 4: Horsham District Planning Framework Consultation Spring 2012

- 4.1** Before reaching conclusions on the vision, objectives and strategy for the next 15 to 20 years, we need your help in determining the level of housing that should be planned for in the District if the South East Plan is removed in 2012. We are asking you to consider the information in this early consultation document and whilst considering the current needs in the District, the aspirations of the communities of the District and evidence set out and referred to in this document; let us know your views.
- 4.2** We encourage everyone to take this opportunity to help to shape the future of the District. Development can bring challenges however it can also help maintain and deliver services and facilities to communities as well as boost the economy by attracting new employers and enable businesses to expand.
- 4.3** The Council is trying to give as much guidance based on evidence and background work as possible to facilitate public debate.
- 4.4** It should be noted that at this stage none of the options or policy area proposals made in this document represent approved Council policy. The intention is to provide for a structured debate on the housing options for the District to address the challenges and opportunities presented in planning for the future of the District. The views gained through this consultation will feed into the decision making process around the options for housing in the District as well as the review and creation of policy which directs and determines development in the District.
- 4.5** It is important to consider that the document will need to plan over the next 20 years, for most, it is very difficult to imagine the change in villages, towns and the District as a whole over that time. Although we are currently in a state of economic downturn this is a short term consideration when planning so far into the future. The vision and objectives for the future are about a long term strategy, well beyond the expected recovery period. The Government has also set out that planning has a key role in helping the economy to recover. It is therefore important to continue to prepare for the necessary change to drive the local economy forward, whilst recognising the current difficulties.
- 4.6** The delivery of housing does vary over time and as such is monitored annually, as is the implementation of planning policies along with other areas. This process will trigger a future review of the Councils plans and programmes. A review of documents is normally recommended to be considered every five years but monitoring annually keeps the Council abreast of changing situations, particularly with regards to housing delivery and supply and the changing needs of the District.
- 4.7** However, the next stage in the preparation of the Horsham District Planning Framework will be the Preferred Strategy, which will move forward from the September 2009 consultation and this consultation. It will set out a preferred approach including housing numbers, large scale sites and the policies which will be used to direct and determine planning applications. A consultation will

be held at this stage before a Proposed Submission is prepared and consulted on. This will be the final stage of consultation before a document is submitted to the Secretary of State for consideration by an independent Planning Inspector. This consultation is therefore a key opportunity to influence the forward plan for the District. The various ways in which you can feed back to us are set out at the end of the Document under *How to Comment and Next Steps*.

### Thinking about housing to meet our needs and aspirations

- 4.8** Previously the Council has been handed down housing requirements from the County level (Structure Plan) then more recently from the regional level (South East Plan). With the recent changes in Government, planning is moving in a number of ways to more local decisions. This includes the setting of housing requirements for an area at the local level based on need and demand evidence, availability of suitable land, the Governments ambitions for affordability, environmental, social and economic considerations as well as infrastructure. Working with neighbouring authorities where housing market areas cross boundaries.
- 4.9** The adopted Core Strategy provides for development of at least 10,575 (622 per year gross) homes and associated infrastructure from 2001 to 2018, as set out in the County level Structure Plan.
- 4.10** The South East Plan was published in May 2009, two years after the Core Strategy was adopted, which included a housing requirement for the District of 650 homes per year. At this time documents still need to plan for the levels set out in the South East Plan, in accordance with the current planning legislation and existing Government planning policies. We are however mindful of the impending removal of the South East Plan following the change to legislation in the Localism Act 2011 and a Sustainability Appraisal, which is underway, considering its removal.

### Localism Act 2011 and National Planning Policy Framework

- 4.11** The Localism Bill gained Royal Assent on the 15th November 2011, therefore it is now the Localism Act 2011. One of the main changes coming through the Localism Act for planning is the legal framework for the Secretary of State to remove the South East Plan and other regional planning documents, which currently sets the District's housing numbers as well as other planning policies. It will be the responsibility of local authorities to determine their local housing requirements and to plan for those requirements when the South East Plan is revoked, following the satisfactory completion of a Sustainability Appraisal regarding the removal of the document.
- 4.12** The South East Plan will be revoked in Spring 2012, if the Sustainability Appraisal process is completed satisfactorily. It is therefore important to consider the South East Plan requirements at this time however the expected revocation is pertinent when planning into the future for the District.

- 4.13** The Council will also need to consider the revised national level policy when preparing the Horsham District Planning Framework. This is currently in a draft form however this also sets out that Council's should have a clear understanding of housing requirements in their area and puts focus on planning positively for the development and infrastructure in an area to meet the objectives, principles and policies of the national planning framework looking over a 15 year time horizon. Identifying areas to promote development, areas to limit planning freedom, areas important to protect from development and set a strategy for environmental enhancement.
- 4.14** It is important to consider that a new local housing requirement for the District will need to be evidence based and will be thoroughly tested at a public examination by an independent Planning Inspector. Therefore, detailed assessment work has been undertaken to assess the current and future needs of households in the District and the needs of the local economy, we have also assessed these figures against the physical capacity of the District as well as other constraints and opportunities in order to consult on realistic options for the District.
- 4.15** The first area we want to hear your views on are the housing levels we should be planning for, as set out in the next section of this document please read through the sections carefully, as they explain the influences and the reasoning for the options. Please also refer to the background documents and other relevant studies where indicated.



## Chapter 5: Housing Requirement Options for the District

### Setting the Housing Requirement

- 5.1 When deciding upon the amount of housing for the District, the decision has to be based on robust and up-to-date evidence, as required by Government guidance. In support of the Horsham District Planning Framework, a number of background studies have been completed and these studies help to inform the housing options for consultation and are available from the Council's website, as set out in Section 8: Background Documents.

### Locally Generated Needs Studies

- 5.2 The main evidence studies to assist in identifying the level of housing required for the District are the Locally Generated Needs Studies. There are now three reports that contribute to our understanding of housing need within the District. In addition to the three reports summarised below, a *Frequently Asked Questions* document and *Executive Summaries*, along with all the reports, are available on the Council website.
- 5.3 Housing need and demand is driven by growth in the population and changing structure and size of households. The Locally-Generated Needs Studies use a scenario based approach to understand the various housing market drivers, including demographic and economic trends, to provide an assessment of housing need.

### Locally-Generated Needs Study: April 2010

- 5.4 Published in April 2010, the first study carried out a comprehensive assessment of housing need and demand and considered future housing requirements for the District. This study considered what level of housing might be needed over the period 2006 – 2026, if the South East Plan was abolished. Over this plan period (2006 – 2026) the report recommend 12,200 to 13,200 dwellings; equal to 610 – 660 per annum.

### Locally-Generated Needs Study Additional Analysis: August 2010

- 5.5 This follow up study updated some of the projections from the original study to take account of more recent information and to cover the plan period 2011 – 2031. Over this plan period the report recommended 12,800 to 13,800 dwellings; equal to 640 – 690 per annum.

**Locally-Generated Needs Study 2011 Update: December 2011**

- 5.6** The latest report updates all of the scenarios to cover the plan period 2011 – 2031, so that the scenarios cover the same time frame as the Horsham District Planning Framework. This report also takes account of more recent information released since the August 2010 report and the emerging national planning policies. The *2011 Update* and *Summary* provide a useful summary of why more homes are needed and understanding the scenarios that are used to inform the recommendations:

**Why is there a need for more homes in Horsham District?**

*Why more homes are needed and understanding the projections:*

- *To house the District's existing population – an average of 256 new homes will be required every year to house the District's existing population as a result of people living longer and in smaller households (particularly as the population of older people is expected to grow). Over the next 20 years the population over retirement age is also expected to grow in the District as those aged in their late 40s, 50s and early 60s move into retirement. As people in these age groups leave the workforce over the next 20 years, new housing is needed to attract younger households to replace them. To maintain the size of the current resident workforce in the District, a total of 517 homes a year would be required.*
- *To support the economy – changes in the age structure of the District's population over the next 20 years will influence the availability of people to fill jobs created by local businesses.*
- *To help young people onto the housing ladder – house prices in the District are 20% above the West Sussex average. Delivery of new homes will be important in helping young people to stay or return to the District, and in getting on the housing ladder including through delivering new affordable homes.*
- *Employment is forecast to grow in the District – Rates of housing and economic growth will influence one another. The scenarios developed suggest that between 635 – 860 homes a year would be needed to support different forecasts for economic performance. The level of homes needed to support employment growth will also be affected by how commuting patterns change.*

- 5.7** Using the scenarios, the report concludes by making a number of recommendations to help inform the consultation on housing numbers. There are four options:
- *The first two are considered to be 'a reasonable basis for planning on the basis of meeting the District's development needs, which take account of both demographic trends and the impact of job creation within the District on demand for homes.' (6.16)*

- The second two options are considered to ‘meet local demand as well as providing a stronger contribution to meeting wider sub-regional development needs and supporting economic growth across the Gatwick Diamond’ (6.18). The report makes these higher recommendations because it states that ‘there is a strong basis of existing joint working between Crawley Borough Council, Horsham District Council and Mid Sussex District Council and at a Gatwick Diamond level, and Northern West Sussex is identified in the Strategic Housing Market Assessment as a coherent sub-regional housing market.’ (2.6)

The four recommendations are:

Table 1 Locally-Generated Needs Study 2011 Update, Recommendations\*

| Recommendation                                      | Description   |
|---|---|
| <p><b>Option 1</b><br/>12,700<br/>635 per annum</p> | <p>‘This option is based on achieving ‘Baseline’ employment growth, and assuming a 1:1 relationship between growth in jobs and labour supply within the District. If commuting patterns remained consistent it would support 4.5% growth in jobs in Horsham District over the 2011-31 plan period (3,000 jobs).’</p>  |
| <p><b>Option 2</b><br/>13,400<br/>670 per annum</p> | <p>‘This option is based on achieving the ‘Successful Repositioning’ scenario in the Employment Land Review. Again it assumes a 1:1 relationship between growth in jobs and labour supply within the District. If commuting patterns remained consistent, it would support 5.9% growth in jobs in Horsham District over the 2011-31 period (3,880 jobs).’</p> |
| <p><b>Option 3</b><br/>14,600<br/>730 per annum</p> | <p>‘This option is based on higher levels of growth in labour supply, of 275 persons per annum, supporting job creation in the District and wider sub-region. It would deliver stronger housing growth within Horsham District (at a rate of 1.3% per annum).’</p>  |
| <p><b>Option 4</b><br/>16,400<br/>820 per annum</p> | <p>‘The final option, Option 4, is based on testing what the theoretical development capacity of the District might be. It is based on a rate of housing growth of 1.5% per annum.’</p>   |

\* The descriptions above come from the *Locally-Generated Needs Study 2011 Update*, which provides more detailed information on the recommendations and scenarios. Specifically Figure 5.9 and 5.10 and Chapter 6: Conclusions and Consultation Options.

- 5.8** All of the Locally-Generated Needs studies make recommendations based upon population and economic projections and they recognise the need for further testing in terms of land and infrastructure requirements, along with the views of the local community.

### **Infrastructure**

- 5.9** The Council published an *Infrastructure Study* in May 2010 that considered potential levels of growth and the supporting levels of infrastructure. In summary, the report established that overall existing infrastructure capacity is constrained across the District and anything but small levels of growth would necessitate new infrastructure works.
- 5.10** However, there are limited physical barriers preventing the required infrastructure from being delivered and, therefore, there are no ultimate infrastructure ‘showstoppers’ that would prevent development.
- 5.11** The report highlighted that there are clear delivery risks; particularly around the availability of funding. This is difficult to forecast as costs vary across different areas and types of development, in addition there are infrastructure efficiencies that could be exploited. This is emphasised by the report, as the distribution of development across the District will influence infrastructure costs and delivery timescales. There will need to be consideration given to the phasing of development and the prioritisation of infrastructure provision.
- 5.12** The Community Infrastructure Levy (CIL) is a new levy that local authorities can charge on new development. It is designed to fund a wide range of infrastructure that is needed as a result of development and should be used in conjunction with other funding sources. Horsham District Council is currently exploring the role of CIL and how it could contribute to funding future infrastructure provision within the District.
- 5.13** Therefore, whilst there could be issues with delivery timing and funding linked to the distribution of development across the District, there are limited physical barriers to prevent the required infrastructure to support development.

### **Land Availability and Type of Housing**

- 5.14** It is likely that housing delivery (at whatever level) over the period 2011 – 2031 would include larger strategic sites. In 2009 the Council consulted on eight (nine with two options at North Horsham) potential options within the ‘*Leading Change in Partnership to 2026 and beyond*’ consultation document (referred to in Section 3). The potential options consulted upon in 2009 are set out below in Table 2. A new market town option was also consulted on within the options for the distribution of development in the District.

Table 2 Strategic Site Options from 2009 consultation document

| Potential Strategic Site Options  | Potential number of homes |
|-----------------------------------|---------------------------|
| Option 1: West of Ifield          | 3,000                     |
| Option 2: Faygate                 | 2,000 – 3,000             |
| Option 3 & 4: North Horsham       | Combined: 3,500           |
| Option 5: Chesworth Farm          | 1,500                     |
| Option 6: West of Southwater      | 2,750                     |
| Option 7: East of Billingshurst   | 1,750                     |
| Option 8: Adversane / North Heath | 4,000                     |
| Option 9: Pulborough Expansion    | 280                       |

- 5.15** Whilst the representations received in response to the 2009 consultation will be taken into account when deciding upon specific sites, the 2009 consultation document does demonstrate that there are **potential** strategic options for housing within the District. As set out in Section 3, a press release was issued in Spring 2010 stating that attention will be focused on a ‘short list’ of four site options to ascertain from further work whether they are appropriate and deliverable for inclusion in a preferred strategy. Section 3 also set out that all potential sites will be considered as part of the ongoing Sustainability Appraisal process which will inform, alongside other work and evidence, the Preferred Strategy document.
- 5.16** Further to the strategic options consulted in 2009, the Council published the Strategic Housing Land Availability Assessment (SHLAA) Interim Report in September 2009. Along with the strategic sites listed above, the SHLAA Interim Report identified other smaller sites throughout the District that could possibly be developed if required. Utilising a combination of the strategic sites and the smaller SHLAA sites, the housing options set out below for consultation are considered achievable.
- 5.17** However, work will continue on phasing and infrastructure delivery and how this influences the ability to continually and consistently deliver homes over the plan period to meet the housing target. A concern over the higher options for housing is the ability to deliver them and the potential risk of attempting to build too many within the same market area. This could result in lower than expected construction rates and, therefore, falling short of the housing target that was selected.
- 5.18** The Strategic Housing Market Assessment (SHMA), completed in May 2009, considers the type and size of housing that could be required and provides a large amount of information on: housing stock, commuting patterns, ownership details, migrations flows, the housing market and demographic trends. In addition, the SHMA considers affordable housing need and the

requirements of specific groups, including the growth in the population of older persons. Whilst the needs of different groups and of the District as a whole has to be considered, it is estimated that new build properties represent only around 12% of total sales of market housing. Whilst this is a small amount of the overall total, it demonstrates the importance of the type of properties that are built and how they will affect the community. Therefore, new build will have a limited influence on overall demand for housing within the District, but it is important to ensure that any housing delivered meets the need of the District. The housing mix will be considered in the Preferred Strategy document.

### **Environmental and Social Considerations**

- 5.19** Whilst the studies regarding land availability indicate there is sufficient capacity to accommodate future growth, the environmental impact also needs to be considered. For example, the Annual Monitoring Report (AMR), published every year by the Council, includes information about the percentage of the District that is covered by environmental designations. It indicates that approximately 25% of the District is designated for its landscape importance as either an Area of Outstanding Natural Beauty or National Park and a further 10% is designated in some way for its nature conservation interest e.g. International, National and Local designations such as Ramsar/ Special Protection Areas, Sites of Special Scientific Interest, Sites of Nature Conservation Importance and Ancient Woodland.
- 5.20** There are protected landscape and environmental areas within Horsham District, but it is considered that development can avoid sensitive areas and appropriate mitigation measures can be introduced where necessary. This will need to take into account the need to retain a wider ecological network that preserves the long term viability of these sites and also retains environmental services such as flood attenuation.
- 5.21** The quality of life and sense of community within the District and individual settlements is difficult to quantify, but is an important element that needs to be taken into account when considering the future level of development within the District. The potential impact upon the character of the District, and individual settlements, can be influenced by the phasing of development as well as the overall scale.

### **Horsham District: Housing Options for Consultation**

- 5.22** Taking into account the various background studies that have been completed and ongoing work, the Council has produced four housing levels, covering the period 2011 – 2031, for consultation.
- 5.23** All of the four options will make a positive contribution in terms of employment growth for the District and the Locally-Generated Needs Study demonstrates that they will meet the housing need of the District. The four options demonstrate an increasing level of growth for the District and the associated housing required to support the economy.

**5.24** Table 4, sets out the details of the four options, include comparisons with historic delivery rates which have been lower than the proposed options for the 2011 – 2031 plan period. The Locally-Generated Needs Study shows that if the average over the last 10 years (around 400 completions per year) was continued over the next 20 years then there would be a decline in employment. The Study included a scenario to model zero employment growth (‘standing still’) and concluded that *‘to maintain the size of the current resident workforce in the District, 517 homes a year would be required.’* This level of housing would not meet Council and community objectives as set out within the District Plan 2011 – 2015:

- **Economic Development:** Plan for a successful local economy with high levels of employment
- **Efficiency and Taxation:** Delivering excellent value and high performance
- **Arts, Heritage and Leisure:** Build an arts, leisure and culture reputation that also supports our economy
- **Living, Working Communities:** Working together to support the life of local communities
- **Environment:** A better environment for today and tomorrow
- **Safer and Healthier:** Improving health and well being

The four housing levels that are being consulted upon are summarised below:

Table 3 Summary of housing options over period 2011 - 2031

| Housing Option   | Amount                    | Summary   | Approach  |
|------------------|---------------------------|---|---|
| Housing Option A | 11,800<br>(590 per annum) | Minimal level of growth, reflects past trends.  | This is one of the scenarios within the Locally-Generated Needs Study, but is lower than the recommendations.   |
| Housing Option B | 12,700<br>(635 per annum) | Baseline employment growth. This option draws upon work undertaken as part of the Employment Land Review. | This is the lowest level recommended by the Locally-Generated Needs Study.  |
| Housing Option C | 13,400<br>(670 per annum) | This option is based on achieving the ‘Successful Repositioning’ scenario in the Employment Land Review.  | This option matches the second recommendation from the Locally-Generated Needs Study and takes account of both demographic trends and the impact of job creation within the District. |

| Housing Option   | Amount                                  | Summary  | Approach  |
|------------------|---|--|---|
| Housing Option D | 14,600 'plus'<br>(730 'plus' per annum) | This option offers a higher number of homes that would meet local demand as well as providing a strong contribution to meet wider sub-regional development needs and support economic growth across the Gatwick Diamond. | Using the recommended 730 per annum allows a high growth scenario to be pursued. The 'plus' element facilitates a higher level if the market will support it, but this is not likely to be as high as the 820 per annum recommended by the Locally-Generated Needs Study. |

**5.25** The four housing options represent increasing levels of economic growth for the District and are based upon the Locally-Generated Needs Study and the other evidence studies providing information on infrastructure capacity and land availability.

**5.26** Option 4 (16,400, 820 per annum), the highest recommended by the study, has not been included as there is concern about the ability to deliver this number of homes within the same housing market area along with the necessary infrastructure to support growth. The highest option for consultation is therefore Option D – 14,600 'plus', the equivalent of 730 'plus' per annum. This allows a high growth scenario to be pursued, with the final housing requirement is likely to be closer to 730 per annum than the 820 per annum recommended within the Locally-Generated Needs Study.

**5.27** Each of the options has its benefits and impacts and all of these must to be balanced to help decide the future growth for the District. The tables below contain more details on each of the options and include information about past targets and delivery rates to help provide context.

Table 4 Housing Option: A

|   |   |
|---|---|
| <b>Description:</b>   | Housing Option A is a trend based assumption looking at the last 10-years, linked to population growth. Using this projection the population is expected to rise by 11.8% by 2031; the equivalent of 0.6% per year. |
| <b>Housing requirement over the plan period 2011 – 2031:</b>              | 11,800 (590 per annum)  |
| <b>Requirement taking into account completions and identified supply:</b> | Approximate number already identified: 6,300<br><b>Remaining requirement: 5,500</b>   |

|   |  |
|---|--|
| <p><b>Implications for the economy:</b></p>                     | <p>The number of people working is expected to increase by 1,844 (2.8%) from 2011 to 2031.</p> <p>This is equivalent employment growth of 92 jobs per annum (0.1%).</p>  |
| <p><b>Comparison with alternative housing requirements:</b></p> | <p>Core Strategy (2007) over plan period 2001 - 2018: 10,575* (622 per annum) *gross requirement</p> <p>South East Plan over plan period 2006 - 2026: 13,000 (650 per annum).</p> <p>Office for National Statistics (ONS) / Department for Communities and Local Government (CLG) projections over plan period 2011 – 2031: 13,881 (694 per annum).</p> <p>Being a trend based projection, Option A is comparable to the adopted Core Strategy (2007). However, it is lower than both the South East Plan and the CLG figures.</p>                                 |
| <p><b>Comparison with historic housing delivery rates:</b></p>  | <p>Average housing delivery over 5 years 2001/02 – 2005/06: 533 per annum.</p> <p>Average housing delivery over 5 years 2006/07 – 2010/11: 263 per annum.</p> <p>Average over last 10 years (2001/02 – 2010/11): 398 per annum.</p> <p>Housing delivery over the last 5 years has been low and Option A proposes a higher delivery rate. Completion rates over the last 10 years have been higher than the last 5 years, but are still lower than proposed by Option A.</p>  |
| <p><b>Benefits and Consequences:</b></p>                        | <ul style="list-style-type: none"> <li>• Help to meet the District’s need for affordable housing.</li> <li>• Will result in 92 jobs per annum (0.1% employment growth).</li> <li>• Will provide flexibility and options with land supply.</li> <li>• Limited impact upon existing communities.</li> <li>• Subject to the sites selected, likely to be two strategic sites combined with smaller development throughout the District.</li> <li>• Requires minimal land compared to other options; therefore protecting the rural nature of the District.</li> </ul> |

Table 5 Housing Option: B

|  |  |
|--|--|
| <p><b>Description:</b></p>   | <p>For Option B the population is expected to increase by 13.3% over the plan period (2011 – 2031), the equivalent of around 0.7% per annum. It is considered that this level will meet the District’s development needs and takes account of both demographic trends and job creation linked to the demand for housing within the District.</p>   |
| <p><b>Housing requirement over the plan period 2011 – 2031:</b></p>              | <p>12,700 (635 per annum)</p>  |
| <p><b>Requirement taking into account completions and identified supply:</b></p> | <p>Approximate number already identified: 6,300<br/><b>Remaining requirement: 6,400</b></p>  |
| <p><b>Implications for the economy:</b></p>                                      | <p>Option B, if commuting patterns remained consistent, would provide 3,000 additional jobs over the plan period 2011 – 2031, representing an increase of 4.5%.<br/><br/>This is the equivalent of 150 jobs per annum (0.2%).</p>  |
| <p><b>Comparison with alternative housing requirements:</b></p>                  | <p>Core Strategy (2007) over plan period 2001 - 2018: 10,575* (622 per annum) *gross requirement<br/><br/>South East Plan over plan period 2006 - 2026: 13,000 (650 per annum).<br/><br/>Office for National Statistics (ONS) / Department for Communities and Local Government (CLG) projections over plan period 2011 – 2031: 13,881 (694 per annum).<br/><br/>Option B is slightly higher than the adopted Core Strategy (2007), but below the South East Plan requirement. It is also below the projected ONS / CLG projection for the same plan period.</p> |

|  |   |
|--|---|
| <p><b>Comparison with historic housing delivery rates:</b></p> | <p>Average housing delivery over 5 years 2001/02 – 2005/06: 533 per annum.</p> <p>Average housing delivery over 5 years 2006/07 – 2010/11: 263 per annum.</p> <p>Average over last 10 years (2001/02 – 2010/11): 398 per annum.</p> <p>Housing delivery over the last 5 years has been low and Option B proposes a higher delivery rate. Completion rates over the last 10 years have been higher than the last 5 years, but are still lower than proposed by Option B.</p> |
| <p><b>Benefits and Consequences:</b></p>                       | <ul style="list-style-type: none"> <li>• Help to meet the District's need for affordable housing.</li> <li>• Creation of 150 jobs per annum (0.2% employment growth).</li> <li>• Will provide some flexibility and options with land supply.</li> <li>• Subject to the sites selected, likely to be three strategic sites combined with smaller development throughout the District.</li> </ul>   |

Table 6 Housing Option: C

|  |  |
|--|--|
| <p><b>Description:</b></p>   | <p>Option C is based on achieving the ‘Successful Repositioning’ scenario in the Employment Land Review. For this Option the population is expected to increase by 14.5% over the plan period (2011 – 2031), the equivalent of around 0.7% per annum. It is considered that this level will meet the District’s development needs and takes account of both demographic trends and job creation linked to the demand for housing within the District.</p>  |
| <p><b>Housing requirement over the plan period 2011 – 2031:</b></p>              | <p>13,400 (670 per annum)</p>  |
| <p><b>Requirement taking into account completions and identified supply:</b></p> | <p>Approximate number already identified: 6,300<br/><b>Remaining requirement: 7,100</b></p>  |
| <p><b>Implications for the economy:</b></p>                                      | <p>Option C is based on achieving the ‘Successful Repositioning’ scenario in the Employment Land Review. It would provide 3,880 jobs (5.9% increase) over the plan period 2011 – 2031, the equivalent of 194 per annum (0.3%).</p>   |
| <p><b>Comparison with alternative housing requirements:</b></p>                  | <p>Core Strategy (2007) over plan period 2001 - 2018: 10,575* (622 per annum) *gross requirement</p> <p>South East Plan over plan period 2006 - 2026: 13,000 (650 per annum).</p> <p>Office for National Statistics (ONS) / Department for Communities and Local Government (CLG) projections over plan period 2011 – 2031: 13,881 (694 per annum).</p> <p>Option C is a higher amount than contained within the adopted Core Strategy (2007) and is also higher than the South East Plan requirement. However, it is below the projected ONS / CLG projection for the same plan period.</p> |

|  |   |
|--|---|
| <p><b>Comparison with historic housing delivery rates:</b></p> | <p>Average housing delivery over 5 years 2001/02 – 2005/06: 533 per annum.</p> <p>Average housing delivery over 5 years 2006/07 – 2010/11: 263 per annum.</p> <p>Average over last 10 years (2001/02 – 2010/11): 398 per annum.</p> <p>Housing delivery over the last 5 years has been low and Option C proposes a higher delivery rate. Completion rates over the last 10 years have been higher than the last 5 years, but are still lower than proposed by Option C.</p> |
| <p><b>Benefits and Consequences:</b></p>                       | <ul style="list-style-type: none"> <li>• Help to meet the District's need for affordable housing.</li> <li>• Creation of 194 jobs per annum (0.3% employment growth).</li> <li>• Subject to the sites selected, likely to be three or four strategic sites combined with smaller development throughout the District.</li> </ul>  |

Table 7 Housing Option: D

|  |   |
|--|---|
| <p><b>Description:</b></p>   | <p>Horsham District has clear links to neighbouring areas (particularly taking account of commuting patterns) and it is possible that job creation within the sub-regional market could create additional demand for housing provision within the District.</p> <p>Option D suggests levels of housing that would meet local demand as well as provide a strong contribution to meeting wider sub-regional development needs and support economic growth across the Gatwick Diamond.</p> <p>For this Option the population is expected to increase by around 16.7% over the plan period (2011 – 2031), the equivalent of around 0.8% per annum.</p> |
| <p><b>Housing requirement over the plan period 2011 – 2031:</b></p>              | <p>14,600 ‘plus’ (730 ‘plus’ per annum)</p>   |
| <p><b>Requirement taking into account completions and identified supply:</b></p> | <p>Approximate number already identified: 6,300</p> <p><b>Remaining requirement: 8,300 ‘plus’</b></p>   |
| <p><b>Implications for the economy:</b></p>                                      | <p>The higher levels of housing would result in employment growth of 274 people per annum (0.4% increase). The equivalent of about 5,480 (8.3% increase) over the plan period 2011 – 2031.</p>  |
| <p><b>Comparison with alternative housing requirements:</b></p>                  | <p>Core Strategy (2007) over plan period 2001 - 2018: 10,575* (622 per annum) *gross requirement</p> <p>South East Plan over plan period 2006 - 2026: 13,000 (650 per annum).</p> <p>Office for National Statistics (ONS) / Department for Communities and Local Government (CLG) projections over plan period 2011 – 2031: 13,881 (694 per annum).</p> <p>Option D provides a housing range that is higher than the Core Strategy (2007), the South East Plan and the ONS / CLG projections.</p>   |

|  |  |
|--|--|
| <p><b>Comparison with historic housing delivery rates:</b></p> | <p>Average housing delivery over 5 years 2001/02 – 2005/06: 533 per annum.</p> <p>Average housing delivery over 5 years 2006/07 – 2010/11: 263 per annum.</p> <p>Average over last 10 years (2001/02 – 2010/11): 398 per annum.</p> <p>Option D represents a significant increase in housing delivery compared to historic rates over the last 5 and 10 years.</p>   |
| <p><b>Benefits and Consequences:</b></p>                       | <ul style="list-style-type: none"> <li>• Help to meet the District's need for affordable housing.</li> <li>• Creation of around 274 jobs per annum (0.4% increase)</li> <li>• Positive contribution to Gatwick Diamond economic growth.</li> <li>• Significant effect upon the community and quality of life.</li> <li>• Subject to the sites selected, likely to be four strategic sites combined with smaller development throughout the District.</li> <li>• High risk on continued delivery over the plan period.</li> <li>• Limited flexibility and alternative options with land supply.</li> <li>• High demand and risk associated with infrastructure delivery.</li> </ul> |

**What do you think?**

**5.28** There are a number of questions below on which we would like to hear your views, following your consideration of the information provided in this section of the consultation document, as well as the background evidence which links to this section. The background evidence can be viewed on the Council's website [www.horsham.gov.uk](http://www.horsham.gov.uk).

Some key facts which are important to consider are that:

- *Levels of employment growth and levels of housing growth are directly linked.*
- *Affordable homes could make up 40% of all homes built in the District. The more homes built, the greater the number of affordable homes delivered.*
- *New homes are important in helping young people to stay or return to the District and helping them get on the housing ladder.*
- *With the ageing population growing in the District, the effect on the Districts economy is key to considering what development is needed to maintain and improve employment opportunities.*
- *House prices in the District are 20% above the West Sussex average.*
- *Development of any sort needs to balance social, economic and environmental needs.*
- *Nationally, house building is at its lowest since 1924 but demand remains high.*
- *Nationally, the average first time buyer is already well over thirty.*

### Questions

Considering the statements set out above and thinking about the people who you know in your community, please answer the following questions:

1. What aspirations do you have for the future of your community?
2. What do you feel the benefits of low levels of future employment and housing growth are for you and your community?
3. What do you feel the benefits of high levels of future employment and housing growth are for you and your community?
4. Do you agree that the 4 options set out in this consultation document are appropriate options to consider for meeting future employment and housing growth within the District?
5. Looking at the different levels of jobs and homes created with each of the options A to D set out in this consultation document, which option do you feel is most appropriate for the District?
6. Why do you feel this option is the most appropriate option for the District?

## Chapter 6: Policy Review

### Background

- 6.1** The planning policy for the area at the local level is set out in the adopted Core Strategy, General Development Control Policies and Site Specific Allocations of Land documents. These policies direct development and are used to determine planning applications across the District.
- 6.2** In the preparation of the Horsham District Planning Framework the existing policies contained in the Core Strategy and General Development Control Policies documents will be reviewed. These policies were all evidence based and went through examination in 2006 and 2007 before adoption by the Council. Many of these policies will carry forward into the Horsham District Planning Framework. However, we recognise changes have taken place, including changes in National and Regional policy as well as needs for the District. Therefore, areas to be updated to reflect these changes as well as new policy areas to direct and determine development in the District against are set out for consultation, for your comment.
- 6.3** This section does not set out new policies for the District however, it sets out areas of policy which due to changing circumstances and/or further evidence will be reviewed as part of the preparation of the Horsham District Planning Framework. These are set out in order to give you the opportunity to consider these policy areas and comment. Comments received will feed into the preparation of reviewed policies. A number of policies in the existing documents may remain but it is intended, in line with Government guidance, to reduce the suite of policies directing and determining development in the District. The next stage of document production will take into account comments received and will set out detailed policies for comment in a Preferred Strategy document, which will be made available for comment in late summer 2012. Please take this opportunity to influence the policy review and formulation in the District.

### The consideration of Policies to date

- 6.4** In the September 2009 'Leading Change in Partnership' consultation, details of policy areas in the Core Strategy were set out and questions were also asked regarding those policies areas, which were:
- Landscape and townscape Character;
  - Environmental Quality;
  - Improving the Quality of New Development;
  - Built-up area Boundaries/Category 1 & 2 Settlements;
  - Employment Provision;
  - Meeting Housing Needs;
  - Infrastructure Requirements;
  - Inclusive Communities; and,
  - Vitality & Viability of Existing Centres.

- 6.5** The majority of the 162 comments received on policy areas were on the built-up area boundaries/category 1 & 2 settlements. Comments that were received on these areas have and will continue to be considered when moving forward with the consideration of policy review.
- 6.6** The policies in the current documents are monitored annually in order to assess their use and identify issues, which may trigger a review. Work continues to be undertaken with development management officers to understand the implementation of policies and areas which may need to be reviewed. It is important to monitor and recognise when a review may be beneficial in directing and determining planning applications in the District. The policies in the current documents have worked well in the District however we are taking this opportunity to review these policies and see where reviews may be constructive in meeting the strategy, aims and objectives for the District.
- 6.7** It is important to remember that the policies in the adopted documents remain in place and part of the planning framework for the District. This consultation on the review of policies does not change those existing policies and aims and objectives of the Council as set out in adopted documents. This is an early stage of consultation in the production of the Horsham District Planning Framework.
- 6.8** The Sustainability Appraisal Scoping Report Update, which is also out for consultation, considers the relevant plans, policies and programmes in the production of the Horsham District Planning Framework. In the review of these it recognises key objectives for the District arising from these existing plans and policies, these being:
- The need to take into account environmental, social and economic issues with a view to achieving sustainable development;
  - There is a need to ensure continued economic prosperity of the District in the future. This applies to the Gatwick Diamond, Horsham town and to other more rural parts of the District;
  - There is a need to protect health and improve quality of life for all;
  - The plan must ensure that it delivers equality for all, and considers all groups of society, including gypsies and travellers;
  - The population requires access to green spaces and recreational opportunities;
  - Biodiversity, landscape and cultural heritage must be protected and enhanced
  - Pollution of soil, water and the air must be prevented or minimised;
  - Flood risk is a key consideration, and it is a requirement to undertake a flood risk assessment for the District;
  - Impacts on climate change must be reduced, and plans should contain adaptations to climate change that will take place;
  - Development requires good transport access. Car based travel is likely to remain necessary in a rural location, but public transport access to and from employment and home is a key aim.

## Core Strategy Policies

**6.9** Policies in the existing documents form a firm basis of core policy for the District however will be amended to reflect changed evidence and requirements. There were areas of key points for consideration for each policy areas development set out for consultation in September 2009 regarding the Core Strategy Policies.

## General Development Control Policies

**6.10** The General Development Control Policies all link to Core Policies in the Core Strategy and are currently set out under the following headings:

- Landscape and Townscape Character
- Environmental Quality
- Improving the Quality of New Development
- Housing Provision
- Employment Provision
- Infrastructure Requirements
- Protection and Enhancement of Community Facilities and Services
- Rural Strategy
- Inclusive Communities
- Vitality and Viability of Existing Centres
- Tourism Development
- Managing Travel Demand and Widening Choice of Transport

**6.11** As with the Core Strategy Policies a number of policies in the existing documents may remain but be joined in order to reduce the suite of policies directing and determining development in the District. There may also be new areas of policy due to changing circumstances in the District as well as nationally, both in policy or physical terms.

**What do you think?****Questions**

Considering the existing planning policies set out in the Core Strategy 2007 and General Development Control Policies 2007:

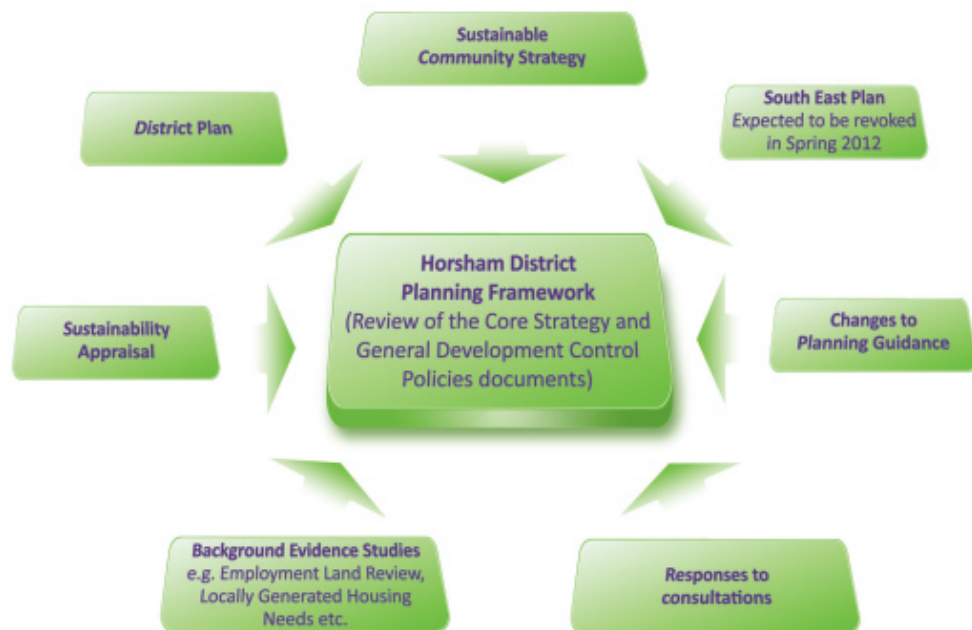
1. Are there any areas which you feel should be reviewed or changed through the Horsham District Planning Framework, such as employment areas, affordable housing levels, housing mix, settlement categorisation, renewable energy, climate change or green infrastructure?
2. Do you have any suggestions for new planning policy areas that should be considered through the Horsham District Planning Framework?
3. Do you have any other comments regarding the planning policy which will need to be set through the Horsham District Planning Framework?

**6.12** The next stage of document production will take forward your comments and set out detailed policies for comment in a Preferred Strategy document that will be made available for comment in autumn 2012.

## Chapter 7: How to comment and next steps

### Production timetable for Horsham District Planning Framework



**What feeds into the production for the Horsham District Planning Framework?****Consultation dates and where to access information**

- 7.1** A four page article is included in the Council's District News publication, which will be delivered to every household and business in the District during the consultation period. All statutory consultees will be informed of the consultation via letter/e-mail as well as residents already registered on the Council's Local Development Framework Database. Information regarding the document and the consultation will also be available on the Council's website, from the Council's offices, libraries and Storrington Help Point.
- 7.2** Adverts will be displayed and press releases published in the local newspapers to make the wider public aware of the consultation. Leaflets will also be distributed across the District regarding the consultation, where to find out more information and how to comment.
- 7.3** Copies of the documents can be viewed on the Council's website, District, Parish Councils, Libraries, Help Points in the district.

**How to make your comments**

- 7.4** The most effective way to make your comments is on the internet through the 'consultation portal', accessed through the Horsham District Council Website: <http://www.horsham.gov.uk/environment/local-development-framework.aspx>
- 7.5** Comments made through the consultation portal will be acknowledged immediately and made accessible on the system within a matter of days. You will be able to read the document and comment on specific paragraphs/sections and your comments will not be summarised by officers. You will also be kept informed of future consultations on the Local Development Framework once on the database if you so wish.

- 7.6 Although comments can also be sent in by letter or e-mail, these will be summarised and officers will have to assess which section of the document your comment relates to, if not clearly specified.
- 7.7 A step by step guide to making comments online through the consultation portal can be viewed on the Council's website, at the Council's Offices, libraries and Storrington Help Point.
- 7.8 **All comments must be received by the Council by 4pm on Tuesday 10 April 2012.**

**Where to view the consultation documents**

Contact details and opening hours of Council offices and libraries set out below:

**Horsham District Council office hours:**

8.45am - 5.20pm Monday to Thursday  
 8.45am - 4.20pm Fridays  
 Park North  
 North Street  
 Horsham  
 West Sussex RH12 1RL

**Strategic and Community Planning Team :** (address as above)

Telephone: (01403) 215398  
 Email: [strategic.planning@horsham.gov.uk](mailto:strategic.planning@horsham.gov.uk)  
 Fax: (01403) 215198

**Library Information**

General Service Enquiries (01243) 642111

Details of opening times for libraries in the Horsham District

| Libraries and Help Points  | Telephone Number  | Opening hours           |                                |
|--|---|-------------------------|--------------------------------|
| <b>Billingshurst</b><br>Mill Lane,<br>Billingshurst<br>RH14 9JZ  | (01403) 783145<br>Fax: (01403) 786817                           | Mon- Fri:<br>Saturday:  | 10:00 - 17:00<br>10:00 - 14:00 |
| <b>Henfield</b><br>off High Street,<br>Henfield<br>BN5 9HN       | (01273) 493587<br>Fax: (01273) 494238                           | Mon - Fri:<br>Saturday: | 10:00 - 17:00<br>10:00 - 14:00 |
| <b>Horsham</b><br>Lower Tanbridge<br>Way,<br>Horsham<br>RH12 1PJ | General Enquiries:<br>(01403) 224353<br><br>Fax: (01403) 211972 | Mon - Fri:<br>Saturday: | 9.00 - 19.00<br>9.00 - 17.00   |

| Libraries and Help Points   | Telephone Number                      | Opening hours   |   |
|---|---------------------------------------|---|---|
| <b>Pulborough</b><br>Brooks Way,<br>off Lower Street,<br>Pulborough<br>RH20 2BP                     | (01798) 872891<br>Fax: (01798) 875419 | Mon - Weds:<br>Thurs & Fri:<br>Saturday:                              | 13:00 - 17:00<br>09:00 - 13:00<br>09:00 - 13:00   |
| <b>Southwater</b><br>Beeson House,<br>26 Lintot Square,<br>Fairbank Road,<br>Southwater<br>RH13 9LA | (01403) 734660<br>Fax: (01403) 733672 | Mon - Weds:<br>Thurs -Sat:  | 13:00 - 17:00<br>09:00 - 13:00  |
| <b>Steyning</b><br>Church Street,<br>Steyning<br>BN44 3YB   | (01903) 812751<br>Fax: (01903) 816827 | Mon - Fri<br>Saturday:  | 10:00 - 17:00<br>10:00 - 14:00  |
| <b>Storrington</b><br>Ryecroft Lane,<br>Storrington<br>RH20 4PA                                     | (01903) 743075<br>Fax: (01903) 740175 | Mon - Fri:<br>Saturday:   | 09.30 - 17.30<br>10.00 - 16.00  |
| <b>Horsham Library Help Point</b><br>Lower Tanbridge<br>Way, Horsham,<br>RH12 1PJ                   | (01403) 224359<br>Fax: 01403 211972   | Mon - Fri:<br>Saturday:   | 09:00 - 19:00<br>09:00 - 17:00  |
| <b>Help Point Park North</b><br>North Street<br>Horsham,<br>RH12 1RL                                | (01403) 215390<br>Fax: (01403) 215297 | Mon - Thurs<br>Friday:<br>Saturday:                                   | 08:45 - 17:20<br>08:45 - 16:20<br>Closed  |
| <b>Storrington Help Point</b><br>Storrington<br>Library<br>Ryecroft Lane<br>Storrington<br>RH20 4PA | (01903) 742233                        | Monday<br>Tuesday:<br>Wednesday:<br>Thursday:<br>Friday:<br>Saturday: | Closed<br>9:30 - 13:00, 14:00 - 17:30<br>Closed<br>9:30 - 13:00, 14:00 - 17:00<br>9:30 - 13:00, 14:00 - 17:30<br>Closed |

If you have queries or wish to purchase copies of documents, documents in large print or other more accessible formats please contact Strategic Planning on (01403) 215398 or [strategic.planning@horsham.gov.uk](mailto:strategic.planning@horsham.gov.uk)

## Chapter 8: Background Documents

8.1 These documents are available to view on the Council's website, [www.horsham.gov.uk](http://www.horsham.gov.uk)

1. 'Leading Change in Partnership to 2026 and beyond' Core Strategy Review consultation document, September 2009
2. Summary of Responses to Core Strategy Review Consultation Document
3. Locally Generated Needs Studies – including Executive Summary and FAQ's documents
4. Strategic Housing Market Assessment
5. Infrastructure Study
6. Employment Land Review
7. Interim Strategic Housing Land Availability Assessment
8. Annual Monitoring Reports
9. Glossary

