CHAPTER 3: Housing

Chapter 3: Housing

Revised National Planning Policy Framework (19 February 2019)

3.1 The Revised National Planning Policy Framework (NPPF) (19 February 2019) sets out advice in respect of maintaining the delivery and supply of housing at paragraphs 73-76. In terms of delivery, paragraph 73 of the NPPF states:

"Strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

a) 5% to ensure choice and competition in the market for land; or
b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply"

3.2 In terms of maintaining the supply of housing, paragraph 75 of the NPPF states:

"To maintain the supply of housing, local planning authorities should monitor progress in building out sites which have permission. Where the Housing Delivery Test indicates that delivery has fallen below 95% of the local planning authority's housing requirement over the previous three years, the authority should prepare an action plan in line with national planning guidance, to assess the causes of under-delivery and identify actions to increase delivery in future years".

3.3 Annex 2: Glossary of the NPPF contains a definition of "deliverable":

"To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites that have long term phasing plans).
b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5 years".

'Housing supply and delivery' Planning Practice Guidance (22 July 2019)

3.4 The Government published further guidance in July 2019 on housing supply and delivery through Planning Practice Guidance. This document provides further guidance to the NPPF (February 2019) on how local authorities should be demonstrating that they have a 5 year land supply.

Horsham District Council – Strategic Housing and Economic Land Availability Assessment (January 2019)

3.5 This chapter should be read in conjunction with the Council's latest Strategic Housing and Economic Land Availability Assessment (SHELAA). This document was published in January 2019. It provides information on additional housing sites that are considered "developable"[1] but do not yet have planning permission and so could be brought forward to supplement existing housing land supply.

[1] "Developable": "To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed and the point envisaged" (Revised NPPF, Glossary, Annex 2).

Horsham District Planning Framework (adopted November 2015)

3.6 Policy 15 ("Housing Provision") of the Horsham District Planning Framework, adopted on the 27 November 2015, sets a housing target of at least 16,000 homes to be delivered over a twenty year Plan period, running from 1 April 2011 to 31 March 2031. This equates to an average of 800 dwellings per annum.

3.7 This requirement is based on the District's Objectively Assessed Housing Need (OAN), which was calculated in accordance with the Government's Planning Practice Guidance using the Ministry of Housing, Communities & Local Government's Household Projection figures (May 2015). The evidence concluded that the OAN for Horsham District is 650 dwellings per annum (dpa). An additional 150 dpa was added in order to meet the needs of Crawley Borough Council under the Duty to Co-operate. The background to this is set out in Paragraph 43 of the Inspector's report into the HDPF (October 2015).

Housing Trajectory

Net Additional Dwellings Completed (2011/12-2018/19)/Housing Delivery in Future Years

3.8 **Figure 1** below shows the number of net additional dwellings completed in Horsham District between the start of the Plan period (2011/12) and 2018/19. Against a target of 6,400 homes, 6,908 have been built. This represents an over-delivery of 508 homes against the annual HDPF target in Policy 15. When the HDPF was originally submitted for examination, the proposed housing target was only 650 dpa; this was later increased to 800dpa following the consideration of the Inspector examining the HDPF. In addition, the first two years of the plan period 2011-2013 represent a period when the local economy was coming out of an economic recession. This delayed the delivery of two strategic sites on Land west of Bewbush (now known as Kilnwood Vale) and Land West of Horsham. These developments are now well underway. The delivery of these two large strategic sites has contributed significantly to the supply of housing over the last few years.

3.9 The housing trajectory shown in **Figure 1** also illustrates projected levels of housing delivery for the District over the remainder of the plan period (2019-2031):

- The burgundy shaded area shows the number of additional dwellings projected to be completed over the remainder of the plan period (2019/20 to 2030/31).

- The green shaded row indicates the annual target, which will rise to 965 dwellings in November 2020.

Figure 1 HDPF Annualised Housing Trajectory Table 2011-2031

	Actual Completions								Projected Completions											
	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Completions (allocated sites)	85	193	323	419	576	319	482	464	293	290	425	487	715	665	663	482	250	250	250	250
Completions (non-allocated sites excluding SDNP)	200	314	553	479	654	489	691	914	577	671	470	129	25	0	0	0	0	0	0	0
Windfalls									0	0	119	204	212	125	125	125	125	125	125	125
Neighbourhood Planning	-	-	-	-	-	-	-	11	2	8	22	18	34	144	121	45	0	0	0	0
Total Past Completions (excluding SDNP)	285	507	876	898	1230	808	1173	1389												
Total Projected Completions									872	969	1036	838	986	934	909	652	375	375	375	375
Estimated losses (excluding SDNP)	24	28	52	43	29	13	48	21	10	10	10	10	10	10	10	10	10	10	10	10
Past net completions (excluding SDNP)	261	479	824	855	1201	795	1125	1368												
Projected net completions									862	959	1026	828	976	924	899	642	365	365	365	365
Cumulative net completions	261	740	1564	2419	3620	4415	5540	6908	7770	8729	9755	10583	11559	12483	13382	14024	14389	14754	15119	15484
HDPF Annualised net target	800	800	800	800	800	800	800	800	965	965	965	965	965	965	965	965	965	965	965	965
How many dwellings above or below the cumulative allocation	-539	-860	-836	-781	-380	-385	-60	508	405	399	460	323	334	293	227	-96	-696	-1296	-1896	-2496
Manage. Annual requirement taking into account past/projected completions.	899	933	958	966	973	957	969	957	923	928	925	914	925	917	916	920	989	1197	1613	2861

3.10 **Figure 2** below indicates past completions (shaded blue) between 2011/12 and 2018/19 and future projected completions (shaded burgundy) (2019/20-2030/31). The green line on **Figure** 2 indicates the annual target. The orange line indicates how the annual target is being managed.

3.11 **Figure 3** shows how the overall housing requirement is being addressed, on a cumulative basis, between 2011 and 2030/31.

Figure 2: Horsham District Planning Framework Trajectory Graph (net annual dwelling completions) 2011-2031

Figure 3: Horsham District Planning Framework – Position Above or Below the Cumulative Requirement during the Plan Period

3.12 As can be seen in **Figures 2 and 3**, significant housing provision is expected over the next seven years with an average of 925 units being delivered annually between 2019/20 and 2025/26 (Details of individual sites in the district are included at Appendices 1,2 and 3). This partly reflects the significant number of 'stalled' planning permissions that have now commenced following the end of the economic recession but it also demonstrates the large numbers of homes that are being built out in the district. The Council will maintain close working relationships with the housebuilding industry to ensure that the forecasted commitments can continue to be achieved.

3.13 **Figures 2 and 3** show how supply is expected to tail off post- 2027/28, once the new target of 965 becomes the Council's new target based on the Government's standard methodology. This, however, is being addressed through the review of the Local Plan. The Local Plan is scheduled to be out to public consultation in 2020, with submission to the Planning Inspectorate planned for spring 2021. The Local Plan will identify a sufficient range of sites to meet the Council's identified housing need, from both the Government's Standard Housing Methodology and through Duty to Co-operate with the Council's neighbouring authorities over the new Plan period (2019-2036).

Five Year Housing Land Supply

Components of Housing Land Supply

3.14 The District's housing land supply for the plan period 2011 - 2031 is made up of several components that form the basis of the position set out in Policy 15 of the HDPF:

- Housing completions for the period 2011 – 2019;
- Homes that are permitted or agreed for release. This includes sites allocated in the Site Specific Allocations of Land DPD (2007) that have yet to come forward;
- Strategic sites allocated through the HDPF – (specifically 2,750 homes on Land North of Horsham; 2,750 homes at Kilnwood Vale; 1,000 homes on land West of Horsham (East); 600 homes on Land West of Southwater; and 150 homes on Land South of Billingshurst);
- Sites allocated through Neighbourhood Planning; and
- Windfall development.

3.15 A summary of how each of these elements contributes to the current five year housing land supply position is set out in **Table 1** below. Details of the components that make up the housing supply are set out in **Appendices 1, 2 and 3**.

Table 1: Breakdown of projected five year housing land supply in respect of the components of Policy 15

5 year requirement (including buffer)	**4,200**
Delivery from site allocations (non-strategic)	**51**
Delivery from site allocations (strategic sites)	**2,159**
Delivery from committed large sites (5 dwellings +)	**1,579**
Delivery from small sites (1-4 dwellings)	**293**
Neighbourhood Planning	**84**
Windfall Development	**535**
Minus known losses	**-50**
TOTAL 5 YEAR SUPPLY	**4,651**
5 Year Supply = 4651/4200	**111% or 5.54 years' supply**

Monitoring & Managing Housing Delivery

3.16 The District has consistently monitored projected build-out rates for the two large strategic developments on Land West of Horsham and Kilnwood Vale and for other major developments in the district by maintaining regular contact with the developers who are bringing them forward.

3.17 **Tables 2 and 3** monitor the delivery of strategic sites at Land West of Horsham and Kilnwood Vale respectively. These tables show the anticipated phasing of each of the strategic developments and are updated annually to show actual as well as expected completions.

3.18 The financial crisis and economic downturn experienced since 2008 had an unprecedented impact on housing delivery in the area, meaning the commencement of the two large strategic sites did not come forward as anticipated. While the delivery of these sites was slow to begin with, it can be seen from **Tables 2 and 3** that the delivery of each of the strategic sites is now fully underway with 1,449 units having been completed at the West of Horsham sites and 882 units completed on the Kilnwood Vale site by the end of the 2018/19 monitoring year. The numbers included in Tables 2 and 3 are significantly lower than the estimates received from the respective developers. This is in order to allow for a degree of 'slippage" in delivery.

Table 2: Net Actual and Estimated Delivery of the Land West of Horsham (West and East)

		2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	**Total**
West of Horsham (West)	Expected	-	-	-	-	-	-	0	0	0	0	0	0	0	0	0	**0**
	Completed	0	132	209	336	217	24	0	0	0	0	0	0	0	0	0	**918**
	Total																**918**
West of Horsham (East)	Expected	-	-	-	-	-	-		75	75	75	75	75	75	75	34	**559**
	Completed	61	82	103	76	96	39	74									**531**
	Total																**1,090**

Table 3: Net Actual and Estimated Delivery of Kilnwood Vale

		2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-2028	2028-2029	2029-2030	2030-31	Total
Kilnwood	Expected	-	-	-	-	-	-		150	150	160	160	150	100	53	-	-	-	-	-	923
Vale - Colgate	Completed	-	75	76	131	51	353	196													882
(Phases 1,2 and 3) South of Railway Line	Total																				**1,805**
Kilnwood Vale – Colgate Reserved Land	Expected								0	0	0	35	100	60	55						250
South of Railway Line	Completed							0													0
	Total																				**250**
Kilnwood Vale	Expected	-	-	-	-	-	-	-	0	0	0	35	90	130	180	160					595
Rusper (Phases 4 and 5) North of Railway Line	Completed	-	-	-	-	-	-	-													0
	Total																				**595**

3.19 The strategic site "Land North of Horsham" will be monitored in the same way, once housing development commences.

Monitoring the Delivery of Neighbourhood Development Plans

3.20 There are seven 'Made' neighbourhood plans in Horsham District:

- **Nuthurst** 'Made' on 21 October 2015
- **Thakeham** 'Made' on 26 April 2017
- **Woodmancote** 'Made' 21 June 2017
- **Shermanbury** 'Made' on 21 June 2017

- **Slinfold** 'Made' on 5 September 2018
- **Warnham** 'Made' on 26 June 2019
- **Storrington & Sullington and Washington** 'Made' 4 September 2019

3.21 There are a further 3 neighbourhood plans at Independent Examination:

- **Upper Beeding** Examiner's report has been received for fact checking, with recommendation to proceed onto referendum subject to a series of recommended modifications. The referendum is programmed for 19 March 2020.
- **Southwater** has now begun Independent Examination
- **Henfield** submitted their plan on 30 October 2019 and is at Regulation 16 public consultation (8 November 2019 – 20 December 2019)

3.22 Once NDPs are made, the Council will monitor allocated sites and encourage those sites to come forward. In the event that such sites are not coming forward as anticipated, the Council will consider whether it is necessary to allocate sites itself through the Local Plan review.

3.23 Housing delivery through neighbourhood planning will be monitored through future AMRs to determine when such steps may be necessary.

Windfall Development

3.24 Horsham Council has taken Counsel's advice on including windfall sites within the five year supply, and considers there is a basis to include these sites. This is in line with the latest NPPF (February 2019), which at paragraph 70 states "where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends". Annex 2 of the Revised NPPF (February 2019) defines windfalls as "Sites not specifically identified in the Development Plan".

3.25 Historically, the Council has included a total of 150 windfall dwellings within its AMR for the five-year supply. This is based on Policy 15 of the HDPF, which allows 750 homes to come forward by way of windfall development over the Plan period i.e. 50 per year. This has historically been applied solely to years 3,4 and 5 of the five year period (and not to years 1 and 2) to reflect the absence of any planning permission at base date.

3.26 The Council has undertaken a detailed analysis of windfall planning permissions granted between 1 April 2015 and the present day. This includes an analysis on the time taken between submission of a valid application and when the development was subsequently completed. This evidence is set out in **Appendix 4**, and provides analysis for small sites (1-4 dwellings), medium sites (5-9 dwellings) and major sites (10+ dwellings) for the last 5 years.

3.27 The evidence shows that build-out rates for sites of 5 or more dwellings has consistently been fast, with significant completions within 3 years 6 months of submission of a valid planning application. The evidence helps to explain the very high completions experienced in 2018/2019 of 1,368 (net) dwellings.

3.28 Using this historic data of windfall permissions granted from 2015 to 2019 the following evidence emerges:

1) The Council grants windfall planning permission for, on average, 109 dwellings per year of between 1 and 4 units.

2) The Council grants windfall planning permission for on average 35 dwellings per year of between 5 and 9 units.

3) The Council grants planning permission for on average 178 dwellings per year by way of windfall major development of 10 and above dwellings.

4) Cumulatively, it can be expected that some 322 dwellings (109+35+178) will be granted planning permission in each of the next five years, amounting to some 1,610 dwellings.

3.29 The key question is, how many of these dwellings will be completed within the five year period 2019/20 to 2023/24?

<u>1-4 Units</u>

3.30 It is considered reasonable to apply the latest West Sussex County Council co-efficient for small sites delivery (the County Council uses this estimate for small sites for all districts and boroughs in West Sussex) to sites of between 1 and 4 dwellings in the district. The County Council estimates that 60.3% of small sites granted permission will be completed over the next five years from 1 April 2019. Therefore, it is assumed that 66 dwellings will be delivered per annum (out of the average 109 dwellings granted permission annually from small sites) for years 4 and 5 of the five year period. As some completions may take place earlier, it is also assumed that 50% (33 dwellings) of this figure would come forward in year 3. No small sites completions are projected for years 1 and 2.

3.31 This amounts to a total windfall supply of **165 dwellings** coming forward between 2019 and 2024 from small sites (1-4 units) in the district.

5-9 Units

3.32 The Council has applied the full 35 dwellings to years 4 and 5 as above for sites of 5-9 dwellings in the district. This is based on the evidence above, noted in paragraph 3.27, that for sites of 5+ in the district, there are significant completions within 3 years 6 months of submission of a valid planning application. Again, to reflect permissions granted in year 1, it is assumed that 50% would be delivered in year 3 (17 dwellings). No completions are assumed for years 1 and 2.

3.33 This amounts to a total windfall supply of **87 dwellings** coming forward between 2019 and 2024 from sites of between 5 and 9 dwellings in the district.

10+ Units

3.34 In respect of major sites, the Council's analysis of all major windfall developments from 2015-2018 provides a mixed picture of build-out rates (**See Appendix 4 (Table 7))**. It is, however, clear that a substantial portion of build-out occurs within 2 years 6 months of application submission, and again within 3 years 6 months of application submission. The 2016/17 data, in particular, shows that 216 of the 333 permitted dwellings were completed within 2 years 6 months of application submission , with a further 72 completed by 3 years 6 months. There is a much lower completion rate for major developments granted permission in 2017/18, however this is reflective of the fact that these recent developments are underway and in many cases are well within the 3 years 6 months period. Many of these completions will appear in the 2019/20 completions data next year.

3.35 **Appendix 4 (Table 7)** demonstrates how the estimated windfall completion figure for major windfall sites has been calculated for the five year supply, based on permission data from 2015-2018. There were 276 completions within 2 years 6 months of application submission, or an average of 92 windfall dwellings per year for the 3 year period. There were an additional 138 completions (or an average of 46 dwellings for the 3 year period) within 3 years and 6 months. There were also an additional 31 completions within 5 years.

3.36 Taken together, **Appendix 4 (Table 7)** shows that this would lead to a major windfalls completions figure of 378 dwellings for the five year period (there are no projected completions for years 1 and 2). It is accepted, though, that small and medium windfall sites are delivered at a faster rate than major windfall sites, and that there is only four years' worth of evidence in **Appendix 4**. It is therefore considered reasonable to provide a buffer for major windfall sites that do not come forward in the five year period, and to reduce the figure by one quarter (25%). This gives a figure of **283 major windfall completions** over the five-year period, rather than 378 (a reduction of 95 dwellings). This figure is consistent with the Planning Inspector's conclusions on windfall delivery in the District following the appeal decision at Sandy Lane, Henfield dated 7th October 2019 **(Planning Inspectorate Appeal Ref APP/Z3825/W/19/3227192 and Horsham DC Ref DC/18/2463).**

3.37 Applying the above evidence, **Table 4** below sets out the Council's anticipated supply from the windfall sites. This totals **535 dwellings** over the period 2019-2024.

Table 4 – Predicted Windfall Development for the 5 Year Supply (2019/2024)

	Year1 (2019/20)	**Year 2 (2020/21)**	**Year 3 (2021/22)**	**Year 4 (2022/23)**	**Year 5 (2023/24)**	**Total**
Major Sites (10+)	0	0	69	103	111	**283**
Medium Sites (5-9)	0	0	17	35	35	**87**
Small Sites (1-4)	0	0	33	66	66	**165**
Total			**119**	**204**	**212**	
						535

3.38 In terms of windfalls used for the remainder of the Plan period, beyond the five years, the Council conservatively estimates that 125 windfalls will be delivered annually. This reduced figure is to reflect any potential changes to the economy over the coming years.

Potential Risks and Future Delivery

3.39 Housing delivery is closely linked to the buoyancy of the local and national economy. In particular, access to finance for developers and the accessibility and affordability of mortgages, tends to fall during times of economic slowdown. This was evident during the economic recession of 2008/09. During this time, build out rates in Horsham fell to their lowest levels for decades, and the commencement of development on the strategic sites on Land West of Horsham and West of Bewbush stalled. The HDPF sets out a hybrid approach where housing need will be met through the allocation of strategic sites and smaller sites brought forward through the neighbourhood planning process and windfalls.

Future Supply – Prior Approvals

3.40 A key element of windfall development in the past 4-5 years has been the changes made to The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The Order allows offices (Use Class B1a) to change use to residential under Schedule 2, Part 3, Class O and allows agricultural buildings to be converted to residential dwellings under Schedule 2, Part 3, Class Q in certain circumstances.

3.41 Table 5 below shows all of the housing sites (5 units +) included within our current 5 year housing land supply that have prior approval for conversion from offices (Use Class B1a) to residential (Use Class C3), which amounts to residential units.

Table 5: Prior Approvals from Offices to Residential (over 5 units) within the Housing Trajectory (Permission granted and development commenced).

Site Address	Planning Reference	Total No. Dwellings
Norfolk House, 32-40 North Street, Horsham	DC/16/1853 & DC/16/2499	20
Century House, 100 Station Road, Horsham	DC/17/2148	49
St Marks Court Chart Way Horsham	DC/17/0684	203
Albany House 14 Bishopric Horsham	DC/17/2592	10
Total No. Dwellings		**282**

3.42 The trajectory does not include prior approvals that have been permitted since the end of the 2018/19 monitoring year, if they have not yet commenced. These are listed in Table 5a below.

Table 5a: Prior Approvals from Offices to Residential (over 5 units) since 1 April 2019 - these have not yet commenced

Site Address	Planning Reference	Total No. Dwellings
Abbey House Foundry Lane Horsham	DC/19/0702	11
	TOTAL	**11**

Monitoring & Review

3.43 As set out earlier in this chapter, the Council considers that it has appropriate mechanisms in place to ensure that a five-year supply of housing land can be maintained and that the housing trajectory is deliverable.

3.44 Progress on the delivery of housing will be monitored through this chapter of the Authority Monitoring Report. The Strategic Housing and Economic Land Availability Assessment (SHELAA) will also be reviewed annually to ensure that information on the deliverability of sites is kept up-to-date.

Previously Developed Land

New and converted dwellings – on previously developed land

3.45 Table 6 below shows the gross numbers and percentage of new and converted dwellings on Greenfield and on PDL (previously developed, or 'Brownfield' land). It shows that over the previous nine years 7,393 dwellings have been built, of which 4,473 have been on greenfield sites and 2,920 on brownfield sites. This means that approximately 60% of building has occurred on greenfield land, with 40% on brownfield over that period. Between 2010 and 2012, the majority of development was on brownfield land, however once the strategic sites in the District started being built out, these figures have changed significantly. Between 2013/14 and 2018/19, between 60 and 70 % of development has been on greenfield sites – and these are overwhelmingly the strategic sites in the district.

Table 6: Numbers and proportions of gross completions on previously developed land

	Greenfield	PDL	Total
2010/11	33	179	212
	16%	*84%*	*100%*
2011/12	37	248	285
	13%	*87%*	*100%*
2012/13	278	235	513
	54%	*46%*	*100%*
2013/14	559	317	876
	63.8%	*36.2%*	*100%*
2014/15	556	342	898
	61.9%	*38.1%*	*100%*
2015/16	843	387	1230
	68.5%	*31.5%*	*100%*
2016/17	566	242	808
	70%	*30%*	*100%*
2017/18	771	402	1173
	65.7%	*34.3%*	*100%*
2018/19	*830*	*568*	*1398*
	59.4%	*40.6%*	*100%*
9-Year Average	*497*	*324*	*821*
9-Year Average %	*60.5%*	*39.5%*	*100%*

Affordable Housing

Gross affordable housing completions

Table 7: Affordable housing completions in Horsham District 2011/12 – 2018/19

	2011/12 Gross	2012/13 Gross	2013/14 Gross	2014/15 Gross	2015/16 Gross	2016/17 Gross	2017/2018 Gross	2018/19 Gross
Social / Affordable Rent	78	114	125	175	130	154	159	297
Intermediate (Shared Ownership)	20	33	114	70	-	70	90	22
Sub-total affordable	98	147	239	245	130*	224	249	319
Private Housing	187	366	637	653	1100	682	924	1079
Total	285	513	876	898	-	906	1173	1398
% affordable housing	**34.4**	**28.7**	**27.3**	**27.3**	**-**	**24.7**	**21.2**	**22.8**

**As confirmed below, the sub-total given for the 2015/16 monitoring period only includes affordable rent and social rent properties.*

3.46 Table 7 above shows there were 319 gross affordable housing completions for social/affordable rent and intermediate housing during 2018/19. The larger individual sites which contributed to the gross affordable housing figure are set out in Table 8 below.

Table 8: Site Specific Affordable Housing 2018/19 (Social and Affordable Rent and Intermediate Housing)

Scheme	Planning Ref	Total Affordable Completed
1. Kingslea Farm, Marringdean Road	DC/15/0896	30
2. East of Billingshurst	DC/16/1422 & DC/17/2610	25
3. Land North of Old Guildford Road, Broadbridge Heath	DC/16/1073	15
4. Kilnwood Vale	DC/16/1841; DC/17/1223; DC/17/1993	38
5. Land at Junction of Stonepit Lane and West End Lane, Henfield	DC/17/1140	30
6. Novartis, Parsonage Road, Horsham	DC/14/1624	26
7. Winterton Court, Horsham town centre	DC/16/2937	23
8. Land East Emmanuel Cottage Rusper Road Ifield	DC/16/1533	20
9. Land to West of Mill Straight, Worthing Road Southwater	DC/16/0642	19
10. Land to the West of Southwater	DC/15/2064	15
11. Paula Rosa Robell Way Storrington	DC/15/2788	30
	TOTAL	271

Housing Waiting List

3.47 The Council monitors affordable housing provision and the housing waiting lists. As of 1 April 2019 there were 582 households on the Council's housing register.

Table 9: Housing Waiting List 2015-2019

Date	Number of households on housing register	Increase/decrease
1 April 2015	508	
1 April 2016	520	+8
1 April 2017	656	+136
1 April 2018	592	-64
1 April 2019	582	-10

House Prices

3.48 It is acknowledged that it has become increasingly difficult for people, especially the young, to move onto the property ladder within the district, even those on reasonable incomes.

3.49 The SHMA Update (2019) highlighted that the estimated net need for affordable rented properties in Horsham District is 344 dwellings per annum. The estimated net need for affordable homes to buy is 159 per annum.

3.50 The median house price in Horsham District was £379,725 for the year ending in March 2019. This compared to a median price of £325,000 for West Sussex, and £322,000 for the South East area (Office of National Statistics[2] Figures September 2019). House prices across the District have risen 16.9% since March 2015, and by 1.3% since March 2018. These details are set out in Table 10 below.

3.51 The total number of sales in Horsham between 1 April 2018 and 31 March 2019 was 2562 which is about the same as the previous twelve month period, which had 2563 sales, and 16.4% lower than the peak in 2015/16 of 3063 sales. These are set out in Table 11 below.

[2] Office for National Statistics Housing
https://www.ons.gov.uk/peoplepopulationandcommunity/housing

Table 10: House Prices in Horsham District 2012-2019

AMR Year	Median House Price	Percent Change
2018/19	£379,725	1.3%
2017/18	£375,000	3.6%
2016/17	£362,000	3.4%
2015/16	£350,000	7.7%
2014/15	£324,950	12.1%
2013/14	£289,950	3.6%
2012/13	£280,000	5.7%
2011/12	£265,000	

Table 11: House Sales in Horsham 2012-2019

AMR Year	House Sales	Percent Change
2018/19	2562	0.0%
2017/18	2563	-4.5%
2016/17	2683	-12.4%
2015/16	3063	3.6%
2014/15	2957	6.7%
2013/14	2772	38.9%
2012/13	1995	0.4%
2011/12	1987	-

Gypsy, Traveller & Travelling Showpeople Sites

Net additional pitches (Gypsy and Travellers)

3.52 The Gypsy and Traveller Study (December 2012) identified that there were 96 gypsy or traveller households in the District. It also suggested there was a need for an additional 39 pitches to be delivered between 2011 and 2017. Between October 2012 and 1 December 2019, 60 Gypsy and Traveller pitches, on 14 separate sites, and 4 plots for Travelling Showpeople on 1 site, have been granted planning permission. These permissions are set out below in Table 11:

Table 12: Number of Gypsy & Traveller Pitches granted Planning Permission 1 April 2012 to 1 December 2019

No.	Site Name	Application No.	Permitted	Net Pitches
1	Northside Farm, Rusper Road, Ifield	DC/10/1921 DC/14/2385	Oct-12 Jun-15	 1
2	Greenfield Farm, Valewood Lane, Barns Green	DC/12/0298 DC/13/2457 DC/16/2721	Oct-12 Jun-14 Jul-17	1 4 5
3	Deer Farm Park, Hampers Lane, Horsham	DC/10/1974	Oct-12	1
4	Oakdene, Blackgate Lane, Pulborough	DC/12/2093 DC/17/2084 DC/17/2121	Sep-13 Nov-17 Nov-17	4 4 0
5	Old Field Stables, Fryern Road, Storrington	DC/12/2345 DC/15/2815 DC/19/1558	Sep-13 Mar-16 Nov-19	1 2 3
6	Parsons Field Stables Pickhurst Lane Pulborough West Sussex RH20 1DA	DC/13/0577 DC/16/2388	Jan-14 Jan-17	2 0
7	Land East of Swains Cottage, Tismans Common, Rudgwick	DC/13/2191	Feb-14	2
8	Oaklands, Honeybridge Lane, Dial Post	DC/14/0875 DC/15/1145 DC/18/1425	Jun-14 Jul-15 Aug-18	3 1 0
9	Sussex Topiary, Naldretts Lane, Rudgwick	DC/13/2170 DC/19/1362	Mar-14 Oct-19	0 4
10	Kingfisher Farm West Chiltington Lane Billingshurst	DC/19/1205	Nov-19	11
11	Hawthorns, Bar Lane, Nuthurst Parish	DC/17/2216	Jun-18	4
12	Land at Junction of Hill Farm Lane and Stane Street Codmore Hill	DC/19/0845	Sep-19	2
13	Lane Top/Oak Tree View, Pulborough	DC/17/2564	Feb-18	3
14	Fryern Park Farm	DC/18/2084	Nov-19	2
	Gypsies & Travellers	**TOTAL**		**60**
17	Honeybridge Lane, Dial Post (Travelling Showpeople)	DC/17/0387	Oct-18	4
	Travelling Showpeople	**TOTAL**		**4**

3.53 The number of gypsy caravans in the district is counted twice yearly and the information gathered is split into three categories; authorised, unauthorised and trespassing. Table 12 below provides the data collected from the counts undertaken in July 2010-2019.

Table 12: Gypsy Count July 2010-2019

	Authorised Sites (i.e. those sites with planning permission)			Unauthorised Sites (without planning permission)			Overall Total
Count Date	Socially Rented	Private Caravans	Total	Caravans on land owned by GTTS	Caravans on land not owned by GTTS	Total	
Jul-10	43	24	67	27	0	27	**94**
Jul-11	34	21	55	28	0	28	**83**
Jul-12	42	18	60	25	24	49	**109**
Jul-13	37	32	69	29	1	30	**99**
Jul-14	33	31	64	28	3	31	**95**
Jul-15	44	36	80	31	13	44	**124**
Jul-16	40	65	105	30	20	50	**155**
Jul-17	48	39	87	58	10	68	**155**
Jul-18	47	35	82	63	0	63	**145**
Jul-19	40	32	72	44	0	44	**116**

APPENDIX 1: Horsham District Housing Land Supply (large sites 5+ Units) 1 April 2018 to 31 March 2019

See Separate Appendix 1

APPENDIX 2: SMALL SITES (under 5 units) to 31 March 2019

See separate Appendix 2.

APPENDIX 3: Calculating Non-Implementation Rates for Small Sites

The non-implementation rate for small sites is set annually by WSCC based on previous year's implementation. At present it is expected 60.3% of permissions granted on sites under 5 units will be implemented. This means the implementation rate for small sites is currently 60.3%.

Total Commitment	486
Started Units	135
Remaining units expected to complete	158
TOTAL SMALL SITE COMMITMENT FOR 2018/19	**293**

Appendix 4

Windfall Evidence Analysis and Summary

See separate Appendix 4.