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 on 22 July 2019 on housing supply and delivery[1] 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- Local Plan Site Assessment Work/ Strategic Housing and Economic Land Availability Study

3.5 This chapter should be read in conjunction with the Local Plan Site Assessment Work. This information was published as part of the Horsham District Local Plan Regulation 18 consultation held between 17 February 2020 and 30 March 2020. It provides an assessment of housing and employment sites that have been proposed for development by land owners and updates the Council's latest "Strategic Housing and Economic Land Availability Study (SHELAA)" from January 2019[2].

[1] https://www.gov.uk/guidance/housing-supply-and-delivery
[2] https://www.horsham.gov.uk/planning/local-plan/regulation-18-consultation

Horsham District Planning Framework (adopted November 2015)

3.6 Policy 15 ("Housing Provision") of the Horsham District Planning Framework[3], 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).

3.8 Paragraph 33 of the NPPF states that policies in local plans should be reviewed every five years to assess whether they need updating. Horsham District Council is currently in the process of reviewing its development plan, and will be publishing a Regulation 19 consultation document in early 2021. The HDPF is now over 5 years old. As of 28 November 2019, the Council's annual target for housing delivery has risen from the previous 800 dwellings per year (as set out in HDPF Policy 15) to 920 dwellings per year, in accordance with the latest standard housing methodology calculator.

Housing Trajectory

Net Additional Dwellings Completed (2011/12-2019/20) /Housing Delivery in Future Years

3.9 **Figure 1** below shows the number of net additional dwellings completed in Horsham District between the start of the Plan period (2011/12) and 2019/20. Against a target of 7,200 homes, 7,863 have been built. This represents an over-delivery of 663 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

[3] Horsham District Planning Framework 2015
https://www.horsham.gov.uk/planning/local-plan/read-the-current-local-plan

delivery of these two large strategic sites has contributed significantly to the supply of housing over the last few years.

3.10 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 rose to 920 dwellings in November 2020.

3.11 **Figure 2** indicates past completions (shaded burgundy) between 2011/12 and 2019/20 and future projected completions (shaded dark green) (2020/21-2030/31). The yellow line on **Figure** 2 indicates the annual target. The orange line indicates how the annual target is being managed.

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

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	206	309	290	550	650	651	605	613	350	330	274	200
Completions (non-allocated sites excluding SDNP)	200	314	553	479	654	489	691	914	774	403	315	314	245	359	0	0	0	0	0	0
Windfalls										0	0	138	250	275	125	125	125	125	125	125
Neighbourhood Planning	-	-	-	-	-	-	-	11	2	8	10	42	176	169	72	25	0	0	0	0
Total gross completions (excluding SDNP)	285	507	876	898	1230	808	1173	1389	982											
Total Projected Completions										720	615	1044	1321	1454	802	763	475	455	399	325
Estimated losses (excluding SDNP)	24	28	52	43	29	13	48	21	27	10	10	10	10	10	10	10	10	10	10	10
Total net completions (excluding SDNP)	261	479	824	855	1201	795	1125	1368	955											
Projected net completions										710	605	1034	1311	1444	792	753	465	445	389	315
Cumulative net completions	261	740	1564	2419	3620	4415	5540	6908	7863	8573	9178	10212	11523	12967	13759	14512	14977	15422	15811	16126
HDPF Annualised net target	800	800	800	800	800	800	800	800	800	840	920	920	920	920	920	920	920	920	920	920
How many dwellings above or below the cumulative allocation	-539	-860	-836	-781	-380	-385	-60	508	663	533	218	332	723	1247	1119	952	497	22	-509	-1114
Manage. Annual requirement taking into account past/projected completions.	862	894	917	922	926	908	916	900	861	852	867	896	879	817	712	696	682	754	909	1429

Figure 2: Housing Trajectory for Horsham District Council 2011-2031

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

3.13 As can be seen in **Figures 2 and 3**, significant housing provision is expected over the next seven years (2020-2027), with a projected average of **960** dwellings being delivered annually between 2020 and 2027 (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.

3.14 **Figures 2 and 3** show how supply is expected to tail off post- 2028/29. This, however, is being addressed through the review of the Horsham District Planning Framework. The Regulation 19 proposed submission version of Horsham District Local Plan is scheduled to be published for a period of representation in early 2021, with submission to the Planning Inspectorate planned for summer 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 to take account as far as possible of the unmet needs from other authorities as part of the Duty to Co-operate with the Council's nearby authorities over the new Plan period (2020-2037).

Five Year Housing Land Supply

Components of Housing Land Supply

3.15 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 in Neighbourhood Plans; and
- Windfall development.

3.16 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**.

3.17 The new 5 year requirement is calculated as follows. The Council's housing target changed form 800 dwellings per annum to 920 dwellings per annum on 28 November 2020. For the 2020/21 monitoring year (1 April 2020- 31 March 2021), the target was at 800 for 2/3 of the year and 920 for 1/3 of the year. The target figure for 2020/21 is therefore (800 X 0.6666) + (920 X 0.3333)= 533+307= 840 dwellings. For the years 2021/22 to 2024/25 the target is 920 x 4= 3,680. Adding these two figures together , and then applying a 5% buffer is (840+3,680)X 1.05 = **4,746 dwellings**. This approach is in line with paragraph 12 of the latest CLG Guidance (13 February 2020) on calculating housing delivery test figures: "Housing Delivery Test: 2019 Measurement Technical Note".

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

5 year requirement (including buffer)	**4,746**
Delivery from site allocations (non-strategic)	**10**
Delivery from site allocations (strategic sites)	**2,440**
Delivery from committed large sites (5 dwellings +)	**1,352**
Delivery from small sites (1-4 dwellings)	**284**
Neighbourhood Planning	**405**
Windfall Development	**663**
Minus known losses	**- 50**
TOTAL 5 YEAR SUPPLY	**5,104**
5 Year Supply = 5104/4746	**108% or 5.38 years' supply**

Monitoring & Managing Housing Delivery

3.18 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.

3.19 **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.

3.20 The global financial crisis and economic downturn experienced in 2008 had an 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 1,484 units having been completed at the West of Horsham sites and 956 units completed on the Kilnwood Vale site by the end of the 2019/20 monitoring year.

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	24	0	0	0	0	0	0	**24**
	Completed	0	108	209	336	217	24	24	0	0	0	0	0	0	0	0	**918**
	Total																**942**
West of Horsham (East)	Expected	-	-	-	-	-	-			75	75	75	75	75	75	74	**524**
	Completed	56	82	103	76	96	39	71	43								**566**
	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 Vale - Colgate (Phases 1,2 and 3) South of Railway Line	Expected	-	-	-	-	-	-			150	100	90	90	110	150	159	-	-	-	-	849
	Completed	-	75	76	131	51	353	196	74												956
	Total																				**1,805**
Kilnwood Vale – Colgate Reserved Land South of Railway Line	Expected									0	40	80	80	50							250
	Completed																				0
	Total																				**250**
Kilnwood Vale Rusper (Phases 4 and 5) North of Railway Line	Expected	-	-	-	-	-	-	-		0	0	80	80	90	80	80	80	80	24		594
	Completed	-	-	-	-	-	-	-													0
	Total																				**594**

3.21 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

3.22 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

3.23 In addition there are three Neighbourhood Plans which allocate land for housing development, and have successfully passed their independent Examination. These plans can progress to the formal referendum stage once Covid legislation preventing this is lifted. In the meantime, in line with government advice on this matter, these plans are considered to have significant material weight.

- **Upper Beeding** – Referendum can be programmed from May 2021
- **Southwater** Referendum can be programmed from May 2021
- **Henfield** Referendum can be programmed from May 2021

3.24 Once Neighbourhood Development Plans are made, the Council will monitor allocated sites and encourage those sites to come forward. To take account of the need to demonstrate the delivery of sites and to take account of delayed local plan referenda, it may also be necessary to allocate sites through the Local Plan review. Housing delivery through neighbourhood planning will be monitored through future AMRs to determine when such steps may be necessary.

Windfall Development

3.25 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".

3.26 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.

3.27 The Council has undertaken a detailed analysis of windfall planning permissions granted between 1 April 2012 and 31 March 2020. This includes an analysis on the time taken between submission of a valid application (the validation date) and when the development was subsequently completed. This evidence is set out in **Appendix 4 (Tables 1-9)**, and provides analysis for small sites (1-4 dwellings), medium sites (5-9 dwellings) and major sites (10+ dwellings) between 1 April 2012 and 31 March 2019.

3.28 The evidence shows that build-out rates for sites of 5 or more dwellings has consistently been fast, with significant completions within 3 years of submission of a valid planning application.

3.29 Using this historic data of windfall permissions granted, the following evidence emerges:

1) Between 2015/16 and 2019/20, the Council granted windfall planning permission for on average 111 dwellings per year. Based on the County's conversion rate of 59.1% this would give an annual figure of **66 dwellings**.

2) Between 2012/13 and 2017/18, the Council granted windfall planning permission for 235 dwellings (excluding prior approvals), or an average of **39 dwellings** per year of between 5 and 9 units.

3) Between 2012/13 and 2017/18, the Council granted planning permission for a total of 1692 windfall dwellings (excluding prior approvals), or an average of **282 dwellings** per year by way of windfall major development of 10 and above dwellings.

4) Cumulatively, it can be expected that some **1,935 dwellings** ((5x66) +(5x39)+(5x282) = 330+195+1410) will be granted planning permission in the next five years.

3.30 This assessment can be used to assess how many windfall dwellings (excluding prior approvals) will be completed within the five year period 2020/21 to 2024/25.

<u>1-4 Units</u>

3.31 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 59.1% of small sites granted permission will be completed over the next five years from 1 April 2020. Therefore, it is assumed that **66** dwellings will be delivered per annum (out of the average 111 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% (**32** dwellings) of this figure would come forward in year 3. No small sites completions are projected for years 1 and 2.

93.32 This amounts to a total windfall supply of **164 dwellings** coming forward between 2020 and 2025 from small sites (1-4 units) in the District.

<u>5-9 Units</u>

3.33 **Appendix 4 (Table 9)** demonstrates how the estimated windfall completion figure for permitted sites of 5-9 dwellings has been calculated for the five year supply, based on permission data from 2012/13 to 2017/18. There was an average completion figure of 17 dwellings per year delivered within 3 years for the 6 years between 2012/13 to 2017/18. This figure for the same period for completions delivered within 4 years was an additional average of 6 dwellings, with an additional average of 5 dwellings completed within 5 years. No completions are assumed for years 1 and 2.

3.34 This amounts to a total windfall supply of **68 dwellings** coming forward between 2020 and 2025 from sites of between 5 and 9 dwellings in the District.

10+ Units

3.35 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 9))**. It is, however, clear that a substantial portion of build-out occurs within 3 years of application submission, and again within 4 years of application submission.

3.36 **Appendix 4 (Table 9)** demonstrates how the estimated windfall completion figure for major windfall sites has been calculated for the five year supply, based on permission data from 2012/13 to 2017/18. There was an average completion figure of 89 dwellings per year delivered within 3 years for the 6 years between 2012/13 to 2017/18. This figure for the same period for completions delivered within 4 years was an additional 72 dwellings, with an additional average of 20 dwellings completed within 5 years.

3.37 This amounts to a total windfall supply of **431** dwellings coming forward between 2020 and 2025 from sites of 10+ dwellings in the District.

3.38 Applying the above evidence, **Table 4** below sets out the Council's anticipated supply from the windfall sites. This totals **663 dwellings** over the period 2019-2024.

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

	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	89	161	181	**431**
Medium Sites (5-9)	0	0	17	23	28	**68**
Small Sites (1-4)	0	0	32	66	66	**164**
Total			**138**	**250**	**275**	**663**

3.39 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

3.40 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

3.41 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.

3.42 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
Total No. Dwellings		**272**

3.43 Table 5a below shows prior approvals that have been approved since the end of the monitoring year. These figures are not included in the 5 year supply figures.

Table 5a: Prior Approvals from Offices to Residential (over 5 units) since 1 April 2020 - 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

3.44 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.

3.45 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

3.46 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 ten years 8380 dwellings have been built, of which 5130 have been on greenfield sites and 3250 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 2019/20, between 60 and 70 % of development has been on greenfield sites – and these are overwhelmingly the strategic allocations 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%*
2019/20	*661*	*321*	*982*
	67.3%	*32.7%*	*100%*
10-Year Average	*513*	*325*	*838*
10-Year Average %	*61.2%*	*38.8%*	*100%*

Affordable Housing- Gross affordable housing completions

Table 7: Affordable housing completions in Horsham District 2011/12 – 2019/20

	2011/12 Gross	2012/13 Gross	2013/14 Gross	2014/15 Gross	2015/16 Gross	2016/17 Gross	2017/18 Gross	2018/19 Gross	2019/20 Gross
Social / Affordable Rent	78	114	125	175	130	154	159	297	TBC**
Intermediate (Shared Ownership)	20	33	114	70	-	70	90	22	TBC**
Sub-total affordable	98	147	239	245	130*	224	249	319	222
Private Housing	187	366	637	653	1100	682	924	1079	760
Total	285	513	876	898	-	906	1173	1398	982
% affordable housing	**34.4**	**28.7**	**27.3**	**27.3**	**-**	**24.7**	**21.2**	**22.8**	**22.6**

**As confirmed below, the sub-total given for the 2015/16 monitoring period only includes affordable rent and social rent properties.*
*** HDC Housing Department are confirming figures for social/affordable rent and shared ownership for 2019/20. Table will be updated when available.*

3.47 Table 7 above shows there were 222 gross affordable housing completions for social/affordable rent and intermediate housing during 2019/20. The larger individual sites (10+ units) which contributed to the gross affordable housing figure are set out in Table 8 below.

Table 8: Site Specific Affordable Housing 2019/20 (Social and Affordable Rent and Intermediate Housing) – provision of 10 units or more

Scheme	Planning Ref	Total Affordable Completed
1. Land North of Heath Barn Farm Bungalow Billingshurst Road Broadbridge Heath	DC/17/2657	17
2. Land To The South of Billingshurst Surgery Roman Way Billingshurst	DC/16/2962	16
3. Phase 2.2 - Kilnwood Vale Colgate (west of Bewbush)	DC/16/1841	36
4. The Holbrook Club North Heath Lane Horsham	DC/16/2855	14
5. Rudgwick Metals Ltd Church Street Rudgwick Horsham	DC/16/2917	19
6. Land East of Emmanuel Cottage Rusper Road Ifield Crawley	DC/16/1533	18
7. Land To The West of Mill Straight Worthing Road Southwater	DC/16/0642	32
8. Land at Steele Close and at Sinnocks West Chiltington	DC/15/2810	14

Housing Waiting List

3.48 The Council monitors affordable housing provision and the housing waiting lists. As of 1 April 2020 there were 675 households on the Council's housing register.

Table 9: Housing Waiting List 2015-2020

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
1 April 2020	675	+93

House Prices

3.49 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.

3.50 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.

3.51 The median house price in Horsham District was £385,000 for the year ending in March 2020. This compared to a median price of £327,000 for West Sussex, and £325,000 for the South East area (Office of National Statistics[4] Figures November 2020). House prices across the District have risen 18.5% since March 2015, and by 1.4% since March 2019. These details are set out in Table 10 below.

3.52 The total number of sales in Horsham between 1 April 2019 and 31 March 2020 was 2,368 which is 9.7% lower than the previous twelve month period, which had 2621 sales, and 22.8% lower than the peak in 2015/16 of 3066 sales. These are set out in Table 11 below.

Table 10: House Prices in Horsham District 2012-2020

AMR Year	Median House Price	Percent Change
2019/20	£385,000	1.4%
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	-

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

Table 11: House Sales in Horsham 2012-2020

AMR Year	House Sales	Percent Change
2019/20	2368	-9.7%
2018/19	2621	2.1%
2017/18	2567	-4.3%
2016/17	2683	-12.5%
2015/16	3066	3.7%
2014/15	2957	6.6%
2013/14	2773	39.0%
2012/13	1995	0.4%
2011/12	1988	-

Gypsy, Traveller & Travelling Showpeople Sites

Net additional pitches (Gypsy and Travellers)

3.53 As part of the Local Plan review, consultants Opinion Research Services were employed in 2019 to carry out a revised Gypsy, Traveller and Travelling Showpeople's Accommodation Needs Study. The full results of the Study are available from the council website[5]. The consultants concluded there was a need for 65 Gypsy & Traveller pitches in the first 10 years of the new Local Plan.

3.54 The number of gypsy and traveller caravans in the district is counted[6] 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. However due to Covid-19 restrictions the count did not take place in July 2020 and the figures from January 2020 are given instead.

[5] Gypsy, Traveller and Travelling Showpeople's Accommodation Needs Study https://www.horsham.gov.uk/planning/planning-policy/evidence-base/
[6] Ministry of Housing, Communities & Local Government (MHCLG) Traveller caravan count https://www.gov.uk/government/collections/traveller-caravan-count

Table 12: Gypsy & Traveller Caravan Count July 2010-2020

	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**
Jan-20*	44	36	80		52	0	52		**133**

** July 2019 figures not available*

3.55 Details of all applications for Gypsy & Traveller pitches submitted between 1 April 2019 and 21 December 2020 are included in Table 13 below:

Table 13: Gypsy & Traveller Applications Allowed/Refused between 1 April 2019 and 29 December 2020

No.	Site Name	Application No.	Comment	Net Pitches
1	Land South of Mill Lane Littleworth Partridge Green	DC/20/2570	Validated 24 December 2020. Pending	2
2	Lane Top Nutbourne Road Pulborough	DC/20/2497	Validated 14 December 2020. Pending	4
3	Hillybarn Farmhouse The Mount Ifield Crawley West Sussex RH11 0LF	DC/20/1993	Refused 11 December 2020. Appeal lodged 15 December 2020	2
4	Whiteoaks Shoreham Road Small Dole Henfield BN5 9SD	DC/20/0813/FUL	Refused 21 July 2020. No appeal lodged at 29 Dec 2020. Outstanding Judicial review on previous dismissed appeal.	2
5	Land at Junction of Hill Farm Lane and Stane Street Codmore Hill RH20 1BW	DC/20/0636/FUL	Refused 1 December 2020. No appeal lodged as at 29 December.	4
6	Fryern Park Farm Fryern Park Fryern Road Storrington RH20 4FF	DC/20/0600/FUL	Refused 27 July 2020. Appeal lodged 16 November 2020	2
7	Mobile Home Valewood Farmhouse Valewood Lane Barns Green Horsham West Sussex RH13 0QJ	DC/20/1488/FUL	Decision pending	3
8	Parsons Field Stables Pickhurst Lane Pulborough West Sussex	DC/19/2105	Refused 31 Jan 2020. Appeal lodged 7 Feb 2020.	2
9	Sussex Topiary Naldretts Lane Rudgwick Horsham West Sussex RH12 3BU	DC/19/2309	Refused 7 Jan 2020. Appeal lodged 8 June 2020.	4
10	Land at Oldfield Stables Fryern Road Storrington	DC/19/1558	Permitted 22 November 2019.	3
11	Kingfisher Farm West Chiltington Lane Billingshurst	DC/19/1205	Permitted 11 Nov 2019.	11
12	Sussex Topiary Naldretts Lane Rudgwick Horsham West Sussex RH12 3BU	DC/19/0897/FUL	Refused 4 Oct 2019. No appeal submitted. Out of time.	8
13	Sussex Topiary Naldretts Lane Rudgwick Horsham West Sussex RH12 3BU	DC/19/1362/FUL	Permitted 4 October 2019.	4
14	Land at Junction of Hill Farm Lane and Stane Street Codmore Hill`	DC/19/0845	Permitted 20 Sep 2019	2
15	Land To The West of Hillside Harbolets Road West Chiltington	DC/19/1031	Refused 15 July 2019. Appeal dismissed 25 Nov 2020.	1

APPENDIX 1: Horsham District Housing Land Supply (large sites 5+ Units) 1 April 2019to 31 March 2020

See Separate Appendix 1

APPENDIX 2: SMALL SITES (under 5 units) to 31 March 2020

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 59.1 % of permissions granted on sites under 5 units will be implemented.

Total Commitment	480
Started Units	123
Remaining units expected to complete	161
TOTAL SMALL SITE COMMITMENT FOR 2018/19	**284**

Appendix 4

Windfall Evidence Analysis and Summary

See separate Appendix 4.