



Horsham
District
Council

Horsham District Council Authority Monitoring Report

1st April 2024 - 31st March 2025

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Executive Summary

Executive Summary

- i) It is a legal requirement for every authority to produce an Authority Monitoring Report (AMR) containing information on its progress towards the preparation of Local Development Documents¹, the details of any Neighbourhood Plans that have been progressed over the monitoring period², the implementation of the Community Infrastructure Levy (CIL)³ and the extent to which the planning policies set out in the Local Plan are being achieved⁴.
- ii) Production of an AMR enables the effects of planning policy to be monitored transparently and guides where there is a need for a plan to respond quickly to changing circumstances and to implement change where a policy may not be working as anticipated.
- iii) This AMR covers the year from 1st April 2024 to 31st March 2025, and where applicable rolls forward to include more up to date information.
- iv) The Town and Country Planning Act Regulations (2012) require Authority Monitoring Reports to contain information on a range of matters including:
 - Progress made against meeting the timetable specified in the District's Local Development Scheme;
 - Details of all actions taken to meet the Duty to Co-operate during the monitoring period;
 - The annual number of net additional dwellings and gross affordable units delivered each year in the plan period;
 - Details on all neighbourhood development plans and/or neighbourhood development orders;
 - Details on all CIL receipts and expenditure; and
 - Any up to date information the District has collected for monitoring purposes

Authority Monitoring Report Preparation and Content

- v) The AMR has been prepared by the Strategic Planning Team, who are responsible for the development and implementation of the Horsham District Planning Framework (HDPF) and the Local Plan Review.
- vi) In line with the regulations, a summary of the AMR content and findings is as follows:

¹ See Chapter 1 of the AMR named the Local Development Scheme.

² See Chapter 4 of the AMR regarding Neighbourhood Planning.

³ See Chapter 5 of the AMR regarding the Community Infrastructure Levy.

⁴ See Chapters 3 and 6 of the AMR regarding implementation of planning policies.

Topic	Contents
1. Local Development Scheme	This monitors the progress of Horsham District Council (HDC) in meeting the timetable set out in its Local Development Scheme (LDS). The latest LDS was published in February 2025 to reflect the progress and anticipated timescales for adoption of the emerging Local Plan and to set out a potential timetable for the preparation of a new-style Local Plan.
2. Duty to Co-operate	This Chapter summarises the work undertaken by HDC and the surrounding authorities to address the strategic planning issues relevant to the area in relation to the Duty to Cooperate. A key topic for joint working under the Duty to Co-operate has been Water Neutrality.
3. Housing	<p>This chapter monitors the delivery of housing and the performance against the District's target housing requirement. It contains the latest housing trajectory and five-year housing land supply calculation. As the current Local Plan is more than five years old, the housing target for the District is based on the target set by National Government. After an update to the National Planning Policy Framework (NPPF) in December 2024, this target is now 1,338 dwellings per annum.</p> <p>For the 2024/25 monitoring year, a total of 328 net dwellings were completed. The Government has not yet published the Housing Delivery Test measurement for 2024, however in 2023 Horsham District had only delivered 62% of its overall housing target over the previous three years.</p> <p>The standard method formula with a 20% buffer gives a new five year supply target of 8,028. The Council can only demonstrate a 34% (1.7 years) supply against the new requirement.</p>
4. Neighbourhood Planning	This chapter summarises the progress being made by the Parish Councils and Neighbourhood Forums to produce their Neighbourhood Development Plans (NDPs). Twenty-three NDPs have been 'Made' up

Topic	Contents
	to 31 October 2025. One parish plan is in progress and five parishes have not been designated.
5. Policy Indicators	This chapter contains information which has been collected to monitor the policies adopted through the HDPF. The indicators used will be regularly reviewed and added to where necessary, in order to ensure they are fit for purpose. The chapter will provide quantifiable feedback on several policies within the HDPF.
CIL receipts & Infrastructure Expenditure	<p>The CIL receipts collected by the Authority and the amount of expenditure spent on infrastructure is now the subject of a separate CIL Annual Report available on the Council website.</p> <p>https://www.horsham.gov.uk/planning/planning-policy/community-infrastructure-levy/cil-annual-report</p>

- vii) As per the requirements of section 113 of the Localism Act, the 2024/25 AMR has been made available to the public by being published on the Council's website. It can be found at the following webpage: <https://www.horsham.gov.uk/planningpolicy/planning-policy/annual-monitoring-report>.

Abbreviations

AMR	Authority Monitoring Report
AONB	Area of Outstanding Natural Beauty (National Landscape)
AURN	Automatic Urban and Rural Network
BUAB	Built Up Area Boundary
CIL	Community Infrastructure Levy
DESNZ	Department for Energy Security and Net Zero
DPD	Development Plan Document
GTAA	Gypsy and Traveller Accommodation Assessment
GTTS	Gypsy, Traveller and Travelling Showpeople
HDC	Horsham District Council
HDLP	Horsham District Local Plan
HDPF	Horsham District Planning Framework
HDT	Housing Delivery Test
IFL	Interim Findings Letter
JAC	Joint Advisory Committee
KEA	Key Employment Area
LDS	Local Development Scheme
LNR	Local Nature Reserve
LPA	Local Planning Authority
LULUCF	Land Use, Land Use Change and Forestry
LWS	Local Wildlife Site (formerly SNCI)
MCA	Mayoral Combined Authority
MHCLG	Ministry of Housing, Communities and Local Government

NDP	Neighbourhood Development Plans
NL	National Landscape (formerly AONB)
NNR	National Nature Reserve
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
PA	Planning Application
PDL	Previously Developed Land
PM	Particulate Matter
PPG	Planning Policy Guidance
PPTS	Planning Policy for Traveller Sites
SAC	Special Area of Conservation
SoCG	Statement of Common Ground
SxBRC	Sussex Biodiversity Record Centre
SDNP	South Downs National Park
SDNPA	South Downs National Park Authority
SFRA	Strategic Flood Risk Assessment
SNCI	Sites of Nature Conservation Importance (now Local Wildlife Site)
SNOWS	Sussex North Offsetting Water Scheme
SNWCS	Sussex North Water Certification Scheme
SPA	Special Protection Area
SPD	Supplementary Planning Document
SSSI	Sites of Special Scientific Interest
WHO	World Health Organisation
WSCC	West Sussex County Council

Use Class Order (up to August 2020)

A1	Shops
A2	Financial and Professional Services
A3	Restaurants and Cafes
A4	Drinking Establishments
A5	Hot Food Takeaways
B1-a	Business, Offices
B1-b	Business, Research and Development – Laboratories, Studios
B1-c	Business, Light Industry (also included within this AMR, CIDS B1– F classification)
B2A4	General Industry
B8	Storage or Distribution
D2	Assembly & Leisure

Use Class Order (from September 2020)

E	Shops, Financial and Professional Services, Restaurants and Cafes, Business, Offices, Light Industry, Indoor Sport
B2	General Industry
B8	Storage or Distribution
F1	Learning and Non-residential institutions
F2	Local Community
Sui Generis	Drinking Establishments Hot Food Takeaways, Assembly & Leisure

(Please refer to the Use Classes Order 1987 (as amended)⁵ for further definitions)

Acknowledgements

Horsham District Council would like to thank all those who have contributed to this Authority Monitoring Report, in particular officers from West Sussex County Council and Sussex Biodiversity Record Centre.

⁵ <https://www.legislation.gov.uk/ukxi/2020/757/made>

Horsham District Council Authority Monitoring Report

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1: Local Development Scheme

Introduction

- 1.1 It is a requirement that Authority Monitoring Reports identify the name of development plan documents (DPDs) or supplementary planning documents (SPDs) in the Local Development Scheme (LDS) and set out the timetable specified for the preparation of documents. This report should also set out what stage the document has reached in plan production and the reasons for any delay.
- 1.2 The Local Development Scheme (LDS) is the Council's timetable for preparing the planning documents for the District that will form part of the 'local plan'. The Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) requires the Council to prepare and maintain the LDS. The main purpose of the LDS is to:
- inform the public and stakeholders of the documents that will make up the local plan,
 - set out the geographical area each plan will cover,
 - set out the timescale for the production or review of each plan.
- 1.3 Paragraph 34 of the NPPF (December 2024) states that policies in local plans and spatial development strategies should be reviewed at least every five years to assess whether they need updating.

The Local Development Scheme 2025-2028

- 1.4 The latest LDS⁶ was published 27 February 2025. It outlined timelines for the production of two Local Plans – the emerging Horsham District Local Plan 2023-2040 (HDLP) and a new-style Local Plan. In so doing, it pointed to a number of issues, such as the ongoing examination of the HDLP, national planning reforms and forthcoming local government devolution.

Local Plan 2023-2040 Timeline

- 1.5 The local plan preparation process began in 2018 and since then the Council has produced several LDS documents in response to delays caused by the Covid-19 pandemic, changes to national policy and guidance and in the light of the National England requirement for all development to be water neutral from September 2021. Horsham District Council formally submitted a draft local plan for examination to the Planning Inspectorate on 26 July 2024.
- 1.6 On 7 April 2025, the Council received the Inspector's Interim Findings Letter (IFL), in which he concluded that the Plan had failed the Duty to Cooperate (DtC) and recommended its withdrawal. In August 2025 the Council wrote to the Inspector to ask him to consider his position on the Local Plan in the view of imminent changes to planning regulations which would repeal the DtC. The

⁶ https://www.horsham.gov.uk/_data/assets/pdf_file/0004/144517/Local-Development-Scheme-2025.pdf

Inspector wrote to the Council inviting further information and the Council responded in November 2025 requesting that, in the light of the requirement for water neutrality falling away and given guidance from the Minister in relation to Duty to Cooperate, the examination be reopened.

- 1.7 The Inspector wrote on 28 November 2025, agreeing that there have been significant changes in context affecting the examination and offering the Council an exploratory meeting in early 2026 to discuss the change in context and explore how the plan might proceed. The Council has now confirmed it would like to proceed with any exploratory meeting and is awaiting further information from the Inspector on what this will entail.
- 1.8 Notwithstanding the delays outlined above, the Council has continued to produce and update evidence base documents since the start of the monitoring period from April 2024 to December 2025 as shown in **Table 1**.

Table 1 Evidence documents published 2024/25

Subject	Document	Date
Brownfield Land	Brownfield Land Register 2024	Dec-2024
Brownfield Land	Brownfield Land Register 2025	Dec-2025
Environment	Air Quality Annual Status Report 2024	Jun-2024
Environment	Air Quality Annual Status Report 2025	Jul-2025
Environment	Greenspace Strategy 2024	Jun-2024
Environment	Habitats Regulations Assessment Air Quality Addendum	Sep-2024
Environment	Habitats Regulations Assessment Air Quality Mitigation Strategy	Sep-2024
Housing	Horsham Gypsy and Traveller Accommodation Assessment Targeted Update	Sep-2024
Local Plan Review	Infrastructure Delivery Plan	Jul-2024
Local Plan Review	Settlement Sustainability Review (Assessment)	Jul-2024
Local Plan Review	SFRA Strategic Flood Risk Assessment Update	Sep-2024
Local Plan Review	SFRA Update Sequential and Exception Test	Sep-2024
Local Plan Review	Sussex County Football Association - Local Football Facility Plan Horsham (live online document - as at 19/07/2024)	Jul-2024
Transport	Horsham Highways Safety Study	Apr-2024

Subject	Document	Date
Water Neutrality	SNOWS Project Review Update	May-2024
Water Neutrality	Sussex North Offsetting Water Scheme (SNOWS) Project Review	May-2024
Water Neutrality	Water Neutrality Joint Topic Paper Update	Jul-2024
Economic Development	Enterprising Horsham Framework – Economic Prospectus	Apr-2025
Economic Development	Enterprising Horsham Framework – Business Charter	Apr-2025

- 1.9 A full list of the evidence base documents to inform the HDLP are available on the Council's website⁷ and in the Local Plan Examination Library⁸.

New style Local Plan

- 1.10 The Council expects to prepare a new style Local Plan under the new planning system. At the time of writing, the legislative and policy requirements for new Local Plans have not been set out and thus the process of preparing a new style Local Plan has not commenced.

Next Steps

- 1.11 Going forward, the Council understands that the Government will remove the requirement for a LDS and it will be replaced by a Local Plan Timetable that can be constantly updated. The Council is awaiting a promised template from the Government that determines what such a timetable will look like.

Historic Development Plan Documents

- 1.12 In the meantime, the Horsham District Planning Framework (HDPF), adopted in November 2015, remains the District's Development Plan outside the South Downs National Park in combination with historic development plans listed below.
- Site Specific Allocations of Land DPD (2007)
 - West of Bewbush Joint Area Action Plan (2009)

⁷ <https://www.horsham.gov.uk/planning/planning-policy/evidence-base>

⁸ <https://www.horsham.gov.uk/planning/local-plan/local-plan-examination/Examination-Library>

- 1.13 In addition, Neighbourhood Plans are a formal part of the Council's development plan and are listed in Appendix A. Four Neighbourhood Plans have been "made" since the start of the monitoring period. More details on Neighbourhood Plans are in Chapter 4.
- 1.14 No Supplementary Planning Documents (SPDs) are identified in the LDS and it is understood that the Government are phasing out SPDs from the planning system. A full list of SPDs that have been adopted by Horsham District Council is set out In Appendix B.

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2: Duty to Cooperate

Introduction

- 2.1 At the time of writing, legislation places a legal Duty to Co-operate' on local planning authorities and other prescribed bodies to address strategic planning issues relevant to their areas in the preparation of their local plans. As part of our work on preparing the Horsham District Local Plan 2023-2040 (HDLP), the Council worked with a number of different partners on a range of different strategic planning issues. This is recorded in the Duty to Cooperate Statement (July 2024)⁹ that was published in supported of the submission of the HDLP. Therefore, information relating to the strategic issues, details about cross-boundary groups and evidence relating to different meetings and agreements are not repeated in this document.

Inspector's Interim Findings Letter

- 2.2 The HDLP was submitted for examination in July 2024. Following three days of hearings in December 2024, subsequent hearings were cancelled. As reported earlier in this document, In April 2025, the Inspector released his Interim Findings Letter (IFL)¹⁰, suggesting that the Council had failed the Duty to Cooperate, concluding that the Council had not evidenced detailed engagement with partner North West Sussex authorities between January 2024 and July 2024. Because of this, he recommended withdrawal of the HDLP from examination.
- 2.3 The Council strongly disagreed with the findings detailed in the IFL and had made this known to the Inspector. As is described in paragraphs 1.5 to 1.7, the Council has been corresponding with the Inspector since the publication of the IFL and had submitted further evidence for his consideration.

Removal of the Duty to Cooperate

- 2.4 On 27 November 2025, the Housing and Planning Minister, Matthew Pennycook MP, made a Ministerial Statement¹¹ explaining that legislation will be enacted to remove the Duty to Cooperate requirement and that this change will apply to all Local Plans – including those currently being examined. A letter was also sent to the Planning Inspectorate on the same issue¹² advising Inspectors to liaise with authorities who were being examined.
- 2.5 Accordingly, the Council was written to on 28th November by the HDLP Inspector, explaining the context of the imminent removal of the Duty to Cooperate and suggesting that an Exploratory Meeting be held to discuss how the examination progresses.

⁹ https://www.horsham.gov.uk/_data/assets/pdf_file/0018/138312/SD12-Duty-to-Cooperate-Statement.pdf

¹⁰ https://www.horsham.gov.uk/_data/assets/pdf_file/0009/146565/ID08-Inspectors-Interim-Findings-Letter-040425.pdf

¹¹ <https://questions-statements.parliament.uk/written-statements/detail/2025-11-27/hcws1104>

¹² https://assets.publishing.service.gov.uk/media/69286415345e31ab14ecf67d/Local_Plans_letter_to_PINS.pdf

Local Government Reorganisation/Devolution

- 2.6 Horsham District Council is located in West Sussex. Local Government is being reorganised in West Sussex, East Sussex and Brighton & Hove and the current structures of County, District and Borough Councils, will be replaced. Though the geographies are not known at this stage, Horsham District will be included within a new unitary authority and thus it is expected that Horsham District Council will cease to exist by April 2028.
- 2.7 Alongside new unitaries, a Mayoral Combined Authority (MCA) for Sussex and Brighton will be created. It is expected that the MCA will prepare a Spatial Development Strategy, which will deal with strategic planning matters across the entirety of West Sussex, East Sussex and Brighton & Hove.

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3: Housing

Introduction

- 3.1 This chapter sets out Horsham District Council's housing land supply position and delivery, both against the standard method housing need figure (in the context of the five-year housing land supply) as well as against the Horsham District Planning Framework (2015) housing requirement, for the purposes of monitoring delivery against the latest policy.
- 3.2 It has been prepared having followed the guidance set out in the National Planning Policy Framework (updated December 2024) and Planning Practice Guidance (PPG).
- 3.3 The Authority Monitoring Report has a base date of 1st April 2025.

District Plan Housing Requirement / Draft Horsham Local Plan/ Water Neutrality

Horsham District Planning Framework

- 3.4 The adopted Horsham District Local Plan, known as the Horsham District Planning Framework (HDPF) was adopted on 27th November 2015. Policy 15 (Housing Provision) 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.
- 3.5 Policy 15 sets out how that target of 16,000 will be met:
- Housing completions for the period 2011-2015;
 - Homes that are already permitted or agreed for release;
 - Strategic Sites
 - At least 2,500 homes at Land North of Horsham
 - Around 600 homes Land West of Southwater
 - Around 150 homes at Land South of Billingshurst
 - The provision of at least 1,500 homes throughout the District in accordance with the settlement hierarchy, allocated through Neighbourhood Planning;
 - 750 windfall units

Water Neutrality and Natural England's Position Statement September 2021

- 3.6 On 14th September 2021, Natural England sent a Position Statement to Horsham District Council (as well as Chichester District, Crawley Borough, the South Downs National Park and West Sussex County Council) setting out concerns that new development in Northwest Sussex was increasing the demand for water, which was thought to be harming internationally protected species and habitats in the Arun Valley. The advice was that development must be water neutral to proceed, i.e. it should not increase the rate of water abstraction from the supply site at Hardham, near Pulborough, above existing levels.
- 3.7 As a result of the position statement, and in order to comply with its legal duties, Horsham District Council was unable to determine applications or adopt Local or Neighbourhood Plans unless it was sure they were water neutral. This delayed the preparation of the Local Plan, and the making of neighbourhood plans, whilst a water neutrality strategy was prepared.
- 3.8 On 31 October 2025, the Council received confirmation that Natural England had withdrawn its Position Statement, following agreement between Natural England, Southern Water and the Environment Agency that a reduction in the licence cap on water abstraction would effectively remove the connection between development and water abstraction. As the competent authority under the Habitats Regulations, the Council is awaiting confirmation that the licence change has taken place (expected to happen in March 2026 according to the Position Statement) in order to be certain that the mitigation will be effective and suitably secured. Until then, the Council is relying on water efficiency savings made by Southern Water in the 2024/25 period which had underpinned the Sussex North Water Certification Scheme (SNWCS), which was set to launch as the Council's water neutrality scheme.
- 3.9 This AMR is, therefore, produced in the context of previously constrained delivery under water neutrality and the SNWCS which was due to be launched in late 2025 but which is no longer required. Future delivery is forecast on the basis of the requirement for water neutrality having fallen away following withdrawal of Natural England's Position Statement.

Housing Delivery and Supply 2024/25

Housing Delivery 2024/25

- 3.10 There were 349 gross completions and 21 demolitions between 1 April 2024 and 1 March 2025, giving a net completion figure of 328 dwellings. There were 292 net completions on large sites (5+ units) and 36 net completions on small sites (1-4 units).
- 3.11 **Appendix C** lists the dwelling completions for 1st April 2024- 31st March 2025.

Supply from Planning Permissions 2024/25

3.12 Between 1st April 2024 and 31st March 2025, planning permission was granted for 1,392 dwellings, of which 1,291 were on large (5+) sites and 101 were on small (1-4 dwellings) sites. This represents a significant increase on the previous monitoring year, largely due to the use of Grampian style conditions to allow permission on strategic and large-scale sites, as well as a bespoke offsetting scheme at Land North of Glebe.

3.13 **Appendix D** lists all residential permissions granted between 1st April 2024 and 31st March 2025.

Housing Delivery Test (HDT)

3.14 The Housing Delivery Test, introduced in July 2018, is a measurement of housing delivery for each local authority and the first results were published by the government in February 2019. The methodology used for calculating the Housing Delivery Test is set out in the Housing Delivery Test measurement rule book¹³. The implications of a local authority not meeting the Housing Delivery Test are set out in the NPPF¹⁴. These are summarised as follows:

- Where the Housing Delivery Test indicates that delivery has fallen below 95% of the local planning authority's total housing requirement over the previous three years, then the authority is required to publish an action plan to assess the cause and identify actions to increase future delivery.
- Where delivery has fallen below 85% of the total housing requirement over three years, a 20% buffer should be added to the five-year supply of deliverable sites, in addition to the requirement to publish action plan.
- Where delivery falls below 75% of the requirement over the previous three years, the presumption in favour of sustainable development applies, as set out in footnote 8 of the NPPF³, in addition to the requirements for an action plan and 20% buffer.

3.15 Prior to the Natural England Position Statement, the Council performed very well against the HDT measurement. As outlined in paragraph 3.12, the requirement for development proposals to demonstrate water neutrality has proven very challenging and this had a significant impact on the ability for development to come forward since September 2021. Although this position is not of the Council's making, it has negatively impacted the delivery rate over the past four years.

¹³ <https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book>

¹⁴ Paragraph 79 of the National Planning Policy Framework (12 December 2024)
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

- 3.16 At the time of publication of this AMR, the Government has not yet published the 2024 HDT, stating that they are operating to a delayed publication timetable. Figures shown in this document reflect the last released HDT results from December 2024 relating to the 2023 HDT. The Council may, therefore, update this document to reflect the latest figure should the Government release an updated measurement.
- 3.17 Horsham’s 2023 HDT measurement (published on 12 December 2024) was 62% based on the monitoring years 2021-2022, 2022-23 and 2023-24. This result required the Council to publish an Action Plan¹⁵, and apply a 20% buffer to the five-year supply calculation. In addition, the presumption in favour of sustainable development applies in this context¹⁶.

Table 2: Housing Delivery Test (HDT) Results 2018 - 2023

Year	HDT result
2018	141%
2019	148%
2020	155%
2021	147%
2022	98%
2023	62%

Delivery Against Local Plan Housing Requirement

- 3.18 Annual and cumulative delivery against the annual requirement set in the HDPF is shown in **Table 3** below. The cumulative oversupply from previous strong delivery has been impacted following a drop off in permissions and completions since water neutrality requirements were imposed in 2021, meaning there is a cumulative shortfall of 737 dwellings versus the HDPF set housing requirement.

¹⁵ <https://www.horsham.gov.uk/planning/planning-policy/authority-monitoring-report>

¹⁶ The Presumption in favour of sustainable development also applies where a Local Planning authority cannot demonstrate a five-year housing supply.

Table 3: Net Housing Plan Requirement 2011 - 2025

Year	Target	Net Completions	Annual Number above / below target	Cumulative Delivery
2011 - 2012	800	261	-539	-539
2012 - 2013	800	479	-321	-860
2013 - 2014	800	824	+24	-836
2014 - 2015	800	855	+55	-781
2015 - 2016	800	1,201	+401	-380
2016 - 2017	800	795	-5	-385
2017 - 2018	800	1,125	+325	-60
2018 - 2019	800	1,369	+569	+509
2019 - 2020	800	955	+155	+664
2020 - 2021	800	769	-31	+633
2021 - 2022	800	654	-146	+487
2022 - 2023	800	396	-404	+83
2023 - 2024	800	452	-348	-265
2024 – 2025	800	328	-472	-737
Cumulative Target 2011 - 2025	11,200	10,463	-737	-737

Five Year Housing Land Supply Calculation

- 3.19 The five-year housing land supply is calculated with a base date of 1st April 2025.
- 3.20 The Council has based its five-year supply on the standard housing methodology target calculations set out in the NPPF published on 12 December 2024 and updated to reflect the latest published data.

Housing Requirement

- 3.21 Paragraph 78 (December 2024) of the NPPF states:

“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”.

3.22 The adopted Horsham District Planning Framework (November 2015) states in Policy 15 that “provision is made for the development of at least 16,000 homes and associated infrastructure within the period 2011-2031, at an average of 800 homes per annum”. However, as the adopted strategic policies for the Horsham District Planning Framework reached five years of age in November 2020, according to paragraph 78 of the NPPF the requirement of Policy 15 is no longer the correct starting point for the five-year supply calculation.

3.23 In accordance with the NPPF, there is therefore a requirement to assess the housing requirement against the local housing need. The Standard Method calculates the local housing need (at December 2025) to be 1,338 per year. **This equates to 6,690 for the five-year period (1 April 2025 – 31st March 2030).**

Buffer

3.24 Paragraphs 78 goes on state that supply of specific deliverable sites should include a buffer of:

“a) 5% to ensure choice and competition in the market for land; or

b) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply; or

c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework, and whose annual average housing requirement is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance.”

3.25 As Horsham District has a 62% result from the 2023 HDT results, a 20% buffer must be added to the target.

3.26 The Council’s 5 Year housing requirement for 2024/25 - 2028/29 is set out in **Table 4**.

Table 4 Total Five Year Housing Requirement

		Total
Annual Requirement using Standard Method	1,338 x 5	6,690
20% Buffer	6,690 x 0.2	1,338
TOTAL FIVE YEAR SUPPLY REQUIREMENT		8,028

Calculation of the 5-Year Housing Supply

3.27 In determining the five-year housing supply for Horsham District, identified development sites have been split into two categories.

Category A Sites

3.28 The sites falling within Category A include:

- Delivery from site allocations in neighbourhood plans or Local Plan strategic sites with detailed (full) planning permission
- Delivery from committed large sites (5+ dwellings)
- Delivery from small sites (1-4 dwellings).

3.29 For the purposes of establishing those sites within Category A, the Council's assessment draws a different distinction between major and minor development to the nationally accepted definition set out in Annex 2 of the NPPF i.e. 10 or more dwellings. The Council uses the figure of 5+ dwellings for major development. This is the figure which West Sussex County Council has used with all West Sussex local authorities in the monitoring of housing starts and completions.

Category B Sites

3.30 The remainder of the Council's sources of supply fall within Category B. These include:

- Delivery from site allocations in neighbourhood plans or Local Plan strategic sites where there is an outline consent in place or no consent; and
- Windfall developments

3.31 The Council's latest supply position, as of 1st April 2025, is summarised in **Table 5**. The full details of the supply are in **Appendix E** which sets out a projected trajectory for housing supply in the District between 1st April 2025 and 31st March 2030. The supply can be split into five main sources, detailed in the paragraphs below.

Table 5: Breakdown of projected 5-year Housing Land Supply 1 April 2025 to 31 March 2030

Column A	5 year supply 2025-2030
1.Delivery from Strategic Site Allocations	1,386
2.Delivery from Committed large Sites (5 + dwellings)	802
3.Delivery from Small Sites (1-4 dwellings)	175
4.Neighbourhood Planning	139
5. Windfall Development	240
5 YEAR SUPPLY	2,742 dwellings

Supply from Strategic Sites

- 3.32 **Appendix E** shows that there is a total of 1,386 dwellings from the Strategic Sites category that are expected to be completed between 2025 and 2030. Of these, 1,222 are from detailed permissions (Category A) while 164 are expected to come from outline permissions (Category B). These sites comprise Land North of Horsham; Highwood (Horsham); Land West of Southwater; and Kilnwood Vale (West of Crawley).

Supply from Committed Large Sites (5+ Dwellings)

- 3.33 **Appendix E** splits sites into “large” sites (5+ dwellings) and “small” sites (1-4 dwellings). Category A “Committed Large Sites” includes all detailed permissions for 5+ dwellings and all outline permissions for up to 9 dwellings. Category B “Committed Large Sites” includes all outline permissions for 10+ dwellings. With regards to the “large” sites, **Appendix E** shows an expected 802 dwellings to be completed in Category A sites between 2025 and 2030, while 0 dwellings are expected to be completed for Category B sites.

Supply from Small Sites (1-4 Dwellings)

- 3.34 Historically, Horsham District Council (and other West Sussex authorities) have used a completion co-efficient rate from West Sussex County Council (WSCC) to estimate the percentage of HDC planning permissions of between 1 and 4 dwellings that are completed. Historically this figure has been in the region of 60% i.e. of all applications for 1-4 dwellings that are granted planning permission by HDC, about 60% are completed, while 40%, for a number of different reasons, are not completed.

- 3.35 For 2025-2030, it is currently expected there will be 175 net completions for developments of 1-4 dwellings. **Appendix F** breaks this figure down into annual projected delivery for Horsham District, together with estimates for the other districts and boroughs in West Sussex.

Neighbourhood Plan Sites

- 3.36 **Appendix E** shows 139 dwellings are programmed for completion between 2025 and 2030 on sites identified in neighbourhood plans.

Supply from Windfall Development

- 3.37 The NPPF defines “windfall sites” as: “sites not specifically identified in the development plan” (Annex 2). Paragraph 75 of the NPPF 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. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.”*
- 3.38 The Council has carried out and published an analysis of historic windfall trends going back to 2012. At the Sandy Lane Henfield¹⁷ appeal, held between 30 June - 1 July 2021, the Inspector agreed that a figure of **605 dwellings** was an appropriate windfall allowance.
- 3.39 Since 2021, the Council carried out further analysis on windfall development and the Horsham District Council Windfall Study¹⁸ was published in January 2024 as part of the Council’s Local Plan Evidence Base. This demonstrates that the previous figure of 605 dwellings (or 121 dwellings per year) remains an appropriate one to use for the Local Plan. The 5-year housing trajectory in **Appendix E** therefore includes a figure of 240 dwellings (2 years of windfall supply) for years 4 and 5. A windfall allowance for development within the first 3 years of the five-year period has not been included, as many of the homes that come forward within this period would have already been captured within the Council’s trajectory as commitments.

Five Year Land Supply Calculation

- 3.40 **Table 6** below sets out the Council’s five-year supply calculation. This shows that Horsham District has a land supply of 1.7 years and is unable to demonstrate a five-year supply.

¹⁷ Appeal Decision, Sandy Lane, Henfield 19 August 2021 APP/Z3825/W/20/3261401

¹⁸ https://www.horsham.gov.uk/_data/assets/pdf_file/0005/132737/HDC-Windfall-Paper-2024.pdf

Table 6 Five Year Land Supply Calculation

Land Supply element	Number of Dwellings / Land Supply
Total Housing Supply in years 1-5	2,742
Total 5 Year supply requirement	8,028
Supply deficit	5,286
FIVE YEAR HOUSING LAND SUPPLY (Supply / Requirement) x 5	1.7 YEARS

Gypsy and Traveller pitches supply and trajectory

- 3.41 The Council undertook a Gypsy and Traveller Accommodation Assessment (GTAA, November 2023) and a Targeted Update (September 2024) was also produced in response to changes regarding the definition of who is a gypsy or traveller for the purposes of planning policy as set out in the Planning Policy for Traveller Sites (PPTS) document. Collectively, the work identifies a need for 61 pitches in the 5-year period between 2023/24 and 2027/28.
- 3.42 Since the start of the five-year period the following applications which have been permitted, allowed on appeal or resolved to permit subject to agreement, and amounts to 31 pitches

Table 7: Gypsy & Traveller Site Trajectory

Site	App Ref	Decision Date	Pitches	Decision
Pear Tree Farm Furners Lane Woodmancote Henfield	DC/21/1796	29/02/2024	5	ALLOWED
Redgates, Burnthouse Lane, Lower Beeding	DC/24/0273	26/04/2024	1	PERMITTED
Land Parcel At 520128 116244 Stonepit Lane Henfield	DC/24/0367	21/11/2024	3	ALLOWED
Parsons Field Stables Pickhurst Lane Pulborough West Sussex RH20 1DA	DC/24/0256	05/06/2025	1	ALLOWED
Peacocks Paddock Stall House Lane North Heath RH20 2HR	DC/25/0150	08/08/2025	2	PERMITTED
Sussex Topiary Naldretts Lane Rudgwick Horsham West Sussex RH12 3BU	DC/24/1502	21/10/2025	4	RESOLVED
Land at Marches Road Warnham	DC/25/0982	18/11/2025	2	PERMITTED

Greenfield Farm Valewood Lane Barns Green RH13 0QJ	DC/25/0055	24/11/2025	5	ALLOWED
Land at Oldfield Stables Fryern Road Storrington Pulborough RH20 4BJ	DC/25/1581	27/11/2025	4	PERMITTED
Land North West of Junipers Harbolets Road West Chiltington	DC/24/1409	27/11/2025	2	PERMITTED
Rose View Park Hill Farm Lane Codmore Hill West Sussex RH20 1BW	DC/25/0318	09/12/2025	2	PERMITTED
		TOTAL	31	

- 3.43 PPTS paragraph 28 explains that “if a local planning authority cannot demonstrate an up-to-date five-year supply of deliverable sites, the provisions in para 11(d) of the National Planning Policy Framework apply.” As is set out above, it is considered that the Council has a supply of 31 homes, which is below its needed. As such, it cannot demonstrate a five-year supply of deliverable sites for pitches.

Conclusions & Next Steps

- 3.44 Throughout the period between 1 April 2024 and 31 March 2025, the constraints of water neutrality, which had been placed on Horsham District by Natural England’s Position Statement of 14 September 2021, continued to significantly impact the ability of the Council to grant planning permissions. This has had consequences for past delivery, and it is anticipated will continue to impact housing delivery in the short and medium-term due to the legacy effect of the need for development to demonstrate it was water neutral. While developments which were not affected by water neutrality requirements have continued to be completed, the ability of the Council to grant permissions since September 2021 to replace these dwellings in the Council’s 5-year supply has been seriously limited.
- 3.45 It has also been the case that some larger developers built fewer dwellings during the AMR period, or did not build at all, while they attempted to find their own water neutrality solutions or waited for the Council’s strategic solution to be launched. There was a small uptick in housing completions in this monitoring period both as a result of bespoke water neutrality solutions devised by the development industry and as a result of progress made by this Council together with other authorities in North West Sussex on the development of a strategic water offsetting scheme, which enabled some applications to be permitted with the use of Grampian conditions.

3.46 Following the withdrawal of Natural England's position statement, and notwithstanding that the Council is awaiting certainty that the mitigation measures will be effective and can be secured, it is expected that housing delivery will improve as this significant constraint to housing delivery has been removed. Measures and actions set out in the Council's Action Plan¹⁹ which was published in April 2025 continue to be used to ensure improve the Council's housing supply, and these measures will be kept under review along with the Council's supply position.

¹⁹ https://www.horsham.gov.uk/_data/assets/pdf_file/0008/146816/HDC-HDT-Action-Plan-2025.pdf

Horsham District Council Authority Monitoring Report

1st April 2024 - 31st March 2025

4: Neighbourhood Planning

Introduction

- 4.1 Neighbourhood planning, introduced through the Localism Act 2011, enables communities to prepare Neighbourhood Development Plans (NDPs). These plans allow communities to create a vision and planning policies for the use and development of land in their area.
- 4.2 Once a neighbourhood plan area is designated, Horsham District Council is required to provide support and advice to those bodies producing a NDP. Horsham District Council continues to provide technical support and officer time to groups preparing neighbourhood plans. In addition, a number of resources are available on the Council's website.

Duty-to-Cooperate

- 4.3 Horsham District Council (HDC) and the South Downs National Park Authority (SDNPA) have agreed a joint protocol on how they will work together on neighbourhood planning where parishes have land within and outside the National Park. The South Downs National Park is the lead authority for Amberley, Coldwaltham or Parham parishes, as these Parishes are wholly within the South Downs National Park. This report does not therefore report on the preparation of these plans.

Neighbourhood Planning progress

- 4.4 In total, there are 29 parishes in Horsham District where Horsham District Council is the lead authority for the purposes of neighbourhood planning. In addition, Horsham Blueprint covers the previously unparished area of Horsham Town.
- 4.5 **Table 8** below sets out the stage each NDP has reached in the preparation of its Neighbourhood Plan and includes information as to the date of 'Designation' and its Regulation 16 consultation. As of December 2025, twenty-three plans have been "made", of which four (Cowfold, Itchingfield, Lower Beeding and Pulborough) were made in October 2025.
- 4.6 The West Chiltington Neighbourhood Plan went out for Regulation 16 consultation between 18 October and 6 December 2024 and is currently subject to examination.

Table 8: Neighbourhood Planning Progress December 2025

NDP Area	Date of Designation (Reg 7)	Pre-submission consultation (Reg 14)	Publicising a Plan Proposal (Reg 16)	Examiner's Report (Reg 18)	Referendum	Making of plan (Reg 19)
Ashington	25 Feb 2014	7 Jun to 17 Aug 2019	17 Jun to 12 Aug 2020	9 March 2021	6 May 2021	23 Jun 2021
Ashurst	Not Designated	-	-	-	-	-
Billingshurst	30 Dec 2015	1 Aug to 29 Sep 2019	17 Jun to 12 Aug 2020	11 Nov 2020	6 May 2021	23 Jun 2021
Bramber	15 Feb 2018	21 Sep to 2 Nov 2019	16 Mar to 18 May 2020	27 July 2020	6 May 2021	23 Jun 2021
Broadbridge Heath	Not Designated	-	-	-	-	-
Colgate	Not Designated	-	-	-	-	-
Cowfold	16 May 2016	19 Aug to 14 Oct 2019 and 12 Nov to 24 Dec 2019	23 Mar to 25 May 2020 / 17 Dec to 11 Feb 2021	19 April 2021	4 September 2025	8 Oct 2025
Henfield	31 Jan 2014	19 June to 14 Aug 2019	8 Nov to 19 Dec 2019	11 May 2020	6 May 2021	23 Jun 2021
Horsham Blueprint	5 Jun 2015 and 5 Jun 2020	10 February and 24 March 2020	14 Sep to 2 Nov 2020	18 February 2021	20 October 2022	14 Dec 2022
Itchingfield	01 Sep 2015	1 Nov to 13 Dec 2019	17 Dec to 11 Feb 2021	16 June 2021	4 September 2025	8 Oct 2025
Lower Beeding	30 Dec 2015	8 Jul 2020	17 Dec to 11 Feb 2021	1 July 2021	4 September 2025	8 Oct 2025

NDP Area	Date of Designation (Reg 7)	Pre-submission consultation (Reg 14)	Publicising a Plan Proposal (Reg 16)	Examiner's Report (Reg 18)	Referendum	Making of plan (Reg 19)
North Horsham	Not Designated	-	-	-	-	-
Nuthurst	31 Oct 2013	07 Nov to 19 Dec 2014	16 Feb to 30 Mar 2015	Jun 2015	24 September 2015	22 Oct 2015
Pulborough	25 Feb 2014	06 July to 31 August 2020	18 Nov 2020 to 13 Jan 2021	18 September 2021	4 September 2025	8 Oct 2025
Rudgwick	28 Jun 2016		02 Oct to 20 Nov 2020	16 March 2021	6 May 2021	23 Jun 2021
Rusper	18 Feb 2016	02 Sept to 14 Oct 2019	24 Feb to 27 Apr 2020	24 Aug 2020	6 May 2021	23 Jun 2021
Shermanbury & Wineham	25 Feb 2014	7 Dec 2015 to 25 Jan 2016	11 Mar to 22 Apr 2016	9 Jan 2017	4 May 2017	21 Jun 2017
Shipley	Initial designation 2014, revision 16 May 2016	02 Sept to 21 Oct 2019	09 Mar to 11 May 2020	18 Jun 2020	6 May 2021	23 Jun 2021
Slinfold	20 May 2014	25 Apr to 6 Jun 2016	09 Jun to 21 Jul 2017 and 11 Sep to 23 Oct 2017	29 Jan 2018	19 Jul 2019	05 Sep 2018
Southwater	Initial designation Jan 2014, revision 16 May 2016	To 25 Nov 2018	07 Jun to 19 Jul 2019	15 May 2020	6 May 2021	23 Jun 2021
Steyning	May 2018	06 Sep to 18 Oct 2019	17 Jul to 11 Sep 2020	13 Apr 2022	14 Jul 2022	07 Sep 2022
Storrington Sullington & Washington	19 Dec 2013	10 Jul to 04 Sep 2017	23 Feb to 13 Apr 2018	22 Nov 2018	18 Jul 2019	05 Sep 2019

NDP Area	Date of Designation (Reg 7)	Pre-submission consultation (Reg 14)	Publicising a Plan Proposal (Reg 16)	Examiner's Report (Reg 18)	Referendum	Making of plan (Reg 19)
Thakeham	19 Dec 2013	12 Jan to 06 Mar 2015	31 Oct to 11 Nov 2015	Nov 2016	22 Mar 2017	26 Apr 2017
Upper Beeding	19 Dec 2013	To 13 Aug 2018	15 Feb to 05 Apr 2019 and 07 Jun to 19 Jul 2019	05 Dec 2019	06 May 2021	23 Jun 2021
Warnham	25 Feb 2014	To 30 Apr 2018	17 Aug to 12 Oct 2018	Mar 2019	13 Jun 2019	26 Jun 2019
West Chiltington	25 Feb 2014	26th July 2021 to 21st September 2021	18 Oct to 06 Dec 2024	-	-	-
West Grinstead	21 Oct 2013	29 Jul to 23 Sep 2019	10 Jul to 04 Sep 2020	09 Dec 2020	06 May 2021	23 Jun 2021
Wiston	Not Designated	-	-	-	-	-
Woodmancote	25 Feb 2014	22 Feb to 03 Apr 2016	09 Sep to Oct 2016	30 Jan 2017	04 May 2017	21 Jun 2017

Table 9: Expected Dwelling Numbers from Neighbourhood Plans

	Current Status of NDP	Neighbourhood Plan Area	Numbers Proposed within Plan
1	Made	Storrington / Washington	146
2	Made	Warnham	50
3	Made	Thakeham	50
4	Made	Slinfold	77
5	Made	Shermanbury and Wineham	20
6	Made	Nuthurst	51
7	Made	Woodmancote	n/a
8	Made	Upper Beeding	109
9	Made	Henfield	270
10	Made	Shipley	n/a
11	Made	Southwater	450
12	Made	Bramber	n/a
13	Made	Rusper	n/a
14	Made	Billingshurst	n/a
15	Made	West Grinstead	n/a
16	Made	Ashington	225
17	Made	Rudgwick	n/a
18	Made	Steyning	n/a
19	Made	Horsham Blueprint	n/a
20	Made	Cowfold	70
21	Made	Itchingfield	52
22	Made	Lower Beeding	47
23	Made	Pulborough	263
	Total		1880
24	Regulation 16	West Chiltington	29
	Cumulative Total		1909

Table 10: Made Neighbourhood Plan Housing Trajectory

Parish	NP Policy	PA ref	Site Name	Dwellings Allocated	Dwellings Submitted	Dwellings Permitted	Dwellings Completed	Dwellings Remaining
Ashington	Policy ASH10	DC/22/0372	Chanctonbury Nursery	75	74	74	0	74
Ashington	Policy ASH11	DC/23/0406(v)	Land West of Ashington School	150	180	0	0	0
Cowfold	Policy 11 CNP01	DC/22/1815	Brook Hill	35	35	35	0	35
Cowfold	Policy 12 CNP03	DC/24/0982	Potters	35	35	35	0	35
Henfield	Policy 2.1	DC/21/2013(v)	Land North of Parsonage Farm	205	235	0	0	0
Henfield	Policy 2.2	-	Land East of Wantley Hill	25	0	0	0	0
Henfield	Policy 2.3	DC/24/1538(v)	Land West of Backsettown	30	29	0	0	0
Henfield	Policy 2.4	-	Land South of the Bowls Club	10	0	0	0	0
Itchingfield	Policy 9	DC/21/2697	Sumners Pond	32	32	32	0	32
Itchingfield	Policy 10 & 10A	-	Old School, Itchingfield	20	0	0	0	0

Parish	NP Policy	PA ref	Site Name	Dwellings Allocated	Dwellings Submitted	Dwellings Permitted	Dwellings Completed	Dwellings Remaining
Lower Beeding	Policy 6	-	Land at Cyder Farm	6	0	0	0	0
Lower Beeding	Policy 7	-	Land at Trinity Cottage	7	0	0	0	0
Lower Beeding	Policy 8	DC/22/0708	Land at Sandygate Lane	20	22	22	0	22
Lower Beeding	Policy 9	DC/24/1763	Land at Glayde Farm	14	30	30	0	30
Nuthurst	Policy 2	DC/20/1840	Land at Swallowfield Nursery	7	7	7	7	0
Nuthurst	Policy 3	DC/21/0685	Holly Farm, Mannings Heath	5	5	5	5	0
Nuthurst	Policy 4	DC/16/1753 DC/19/0953	Land opposite Dun Horse Public House, Mannings Heath	10	11	11	11	0
Nuthurst	Policy 5	DC/15/1946 DC/17/0667 DC/18/1792	Land at Great Ventors Farm, Monks Gate	12	10	10	10	0
Nuthurst	Policy 6	-	Land at Saxtons Farm, Monks Gate	6	0	0	0	0
Nuthurst	Policy 7	DC/15/2493	Land at Micklepage Leigh, Nuthurst (The Paddock)	3	3	3	3	0

Parish	NP Policy	PA ref	Site Name	Dwellings Allocated	Dwellings Submitted	Dwellings Permitted	Dwellings Completed	Dwellings Remaining
Nuthurst	Policy 8	DC/19/2500	Land adjacent to Heathtolt Cottages, Maplehurst	8	6	6	0	6
Nuthurst	Policy 9	-	Land behind White Horse, Maplehurst	6*	0	0	0	0
Pulborough	Policy 2	DC/21/2321	Land at New Place Farm PPNP09 & PPNP10	170	170	170	0	170
Pulborough	Policy 3	-	Land off Glebelands PPNP11	20	0	0	0	0
Pulborough	Policy 4	-	Land off Station Approach PPNP05	18	0	0	0	0
Pulborough	Policy 5a	-	Land at Harwoods Garage PPNP06	15	0	0	0	0
Pulborough	Polcy 5b	-	Harwoods Car Park PPNP07	9	0	0	0	0
Pulborough	Polcy 6	-	Land at Highfields PPNP17	26	0	0	0	0
Shermanbury & Wineham	Policy 6	DC/18/2514	Barmarks	20	20	20	20	0
Slinfold	Policy 10	DC/20/2578	The Cobblers, Hayes Lane	13	-5	-5	-5	0

Parish	NP Policy	PA ref	Site Name	Dwellings Allocated	Dwellings Submitted	Dwellings Permitted	Dwellings Completed	Dwellings Remaining
Slinfold	Policy 7	-	East of Hayes Lane	30	0	0	0	0
Slinfold	Policy 8	DC/21/0498	Crosby Farm	24	24	24	24	0
Slinfold	Policy 9	DC/19/0412	Land West of Spring Lane	10	12	12	12	0
Southwater	Policy SNP 2	-	Land West of Southwater	450	0	0	0	0
Storrington Sullington & Washington	Policy 2.i	DC/20/0717	Land at Old London Road ('The Vineyard'), Washington	15	16	16	16	0
Storrington Sullington & Washington	Policy 2.ii	DC/21/2086	Ravenscroft Allotment Site, Storrington	35	78	78	0	78
Storrington Sullington & Washington	Policy 2.iii	DC/21/0057	Land at Angell Sandpit, Storrington	6	6	6	0	6
Storrington Sullington & Washington	Policy 2.iv	-	Land at Old Mill Drive ('The Diamond'), Storrington	20	0	0	0	0
Storrington Sullington & Washington	Policy 2.v	-	Land at the Post Office Depot, High Street, Storrington	10	0	0	0	0
Storrington Sullington & Washington	Policy 2.vi	DC/19/2015	Land north of Downsview Avenue	60	62	62	0	62

Parish	NP Policy	PA ref	Site Name	Dwellings Allocated	Dwellings Submitted	Dwellings Permitted	Dwellings Completed	Dwellings Remaining
Thakeham	Policy 2	DC/18/2095	Thakeham Tiles, Rock Road, Storrington	50	90	90	0	90
Upper Beeding	Policy 3	DC/21/2195(v)	Land East of Pound Lane	70	0	0	0	0
Upper Beeding	Policy 4	DC/25/1019(v)	Land at Southern End of Oxcroft Farm, Small Dole	20	45	0	0	0
Upper Beeding	Policy 5		Land at Greenfields, Henfield Road	10	0	0	0	0
Upper Beeding	Policy 6		Riverside Caravan Park	9	0	0	0	0
Warnham	WNDP1	-	Land North of Freeman Road	50	0	0	0	0
			TOTAL	1875	1232	743	103	640

* The site named land behind the White Horse, Maplehurst was not allocated a capacity in terms of the amount residential units to be provided.

(v) Planning application validated but not yet permitted.

Horsham District Council Authority Monitoring Report

1st April 2024 - 31st March 2025

5: Policy Monitoring

Introduction

- 5.1 The requirement for a local authority to produce Authority Monitoring Reports is set out in Section 113 of the Localism Act 2011. The Town and Country Planning Act Regulations 2012 require that Council's publish any up to date information that the District has collected for monitoring purposes. In addition, Under Part 8 of the Town and Country Planning (Local Planning) Regulations 2012 (as amended) if a local planning authority are not implementing a policy in a local plan, the AMR should identify that policy, and include reasoning as to why a local planning authority are not implementing that policy and any steps it intends to address that policy issue.
- 5.2 This chapter sets out the results of the monitoring of HDPF policies with the exception of the monitoring of housing delivery, affordable housing and progress in delivering land for Gypsy and Traveller accommodation, which is set out in Chapter 3.
- 5.3 The monitoring of the Local Plan policies is undertaken in accordance with the 'Monitoring Framework' so far as this has proven to be practicable.

HDPF Chapter 4 - Policies for Growth & Change

- 5.4 As set out in the HDPF Monitoring Framework, policies 1 and 2 of the HDPF are not monitored given their overarching nature.

Policy 3 – Strategic Policy: Development Hierarchy

Policy 4 – Strategic Policy: Settlement Expansion

- 5.5 The indicator for Policy 3 is the number of planning permissions allowed outside the Built-Up Area Boundary (BUAB). In general terms it would be expected that most development is focussed in built-up area boundaries, unless sites come forward as allocations in Neighbourhood Plans or as Allocations in the HDPF, as detailed in Policy 4 of the plan which seeks to resist speculative development. The detailed list of planning permissions set out in Appendix D of Chapter 3 confirms the spread of committed development that has emerged.
- 5.6 It is possible to monitor the number of dwellings that have been allowed on appeal. This does not provide a context for the appeal decisions or their location, and recent appeals have been lost due to Water Neutrality considerations, so it is not an accurate measure of progress against policy 3 of the HDPF. Nevertheless, the number of homes granted permission at appeal, may provide some indication whether speculative development is being allowed. **Table 11** shows there were 286 dwelling units granted on appeal in the 2024/25 monitoring year. The HDPF is over 5 years of age and is therefore not considered to be 'up to date'. In addition, the Council does not have a 5-year land housing land supply. In such instances, paragraph 11 of the NPPF is engaged. The number

of homes permitted at appeal has risen since 2020/21 when the HDPF was up to date and a five-year supply could be demonstrated. This is indicative of the age of the plan, together with the fact that increasing numbers of appeals can demonstrate that their proposals were water neutral.

Table 11: Total Number of Dwelling Units Allowed on Appeal

Year	Appeals Allowed – Total Units		Total Units
	On Sites with fewer than 6 units	On Sites with more than 6 units	
2024/25 AMR (HDPF)	6	280	286
2023/24 AMR (HDPF)	13	211	224
2022/23 AMR (HDPF)	0	92	92
2021/22 AMR (HDPF)	14	274	288
2020/21 AMR (HDPF)	10	14	24
2019/20 AMR (HDPF)	10	6	16
2018/19 AMR (HDPF)	0	0	0
2017/18 AMR (HDPF)	8	7	15
2016/17 AMR (HDPF)	12	80	92
2015/16 AMR	18	269	287
(Part HDPF)			
2014/15 AMR (Pre HDPF adoption)	15	235	250

Policy 5 – Strategic Policy: Horsham Town

- 5.7 Policy 5 of the HDPF relates to Horsham Town Centre and seeks to promote the prosperity of Horsham town by maintaining and strengthening its role as the primary economic and cultural centre in the district and wider economic area. From data provided by West Sussex County Council (WSCC) in **Table 12**, it is noted that there has been a small growth in retail floorspace due to the redevelopment of a supermarket at Roffey Corner.

Table 12 Retail Uses Completed within Horsham Town in 2024/25 Monitoring Period

Horsham Town Centre 2024/25	Gross Floorspace (m ²)	Net Floorspace (m ²)
Land not Previously Developed		
n/a	0	0
Summary for Land not Previously Developed	0	0
Previously Developed Land		
A1: Retailing (Sainsburys Roffey Corner)	278	278
Summary for Previously Developed Land	278	278
Summary for Town Centre	278	278

Policy 6 – Strategic Policy: Broadbridge Heath Quadrant

- 5.8 Policy 6 of the HDPF relates to the Broadbridge Heath Quadrant. This area is identified as an ‘Opportunity Area’ where redevelopment will reinforce its role as a successful ‘out of town’ retail location. The policy provides general guidelines as to the design and appearance of new development within this part of Broadbridge Heath and criteria relating to the scale and type of new retail (and other town centre) development permissible within the Broadbridge Heath Quadrant.

HDPF Chapter 5 - Economic Development

Policies 7 and 9 – Economic Growth and Employment Sites

- 5.9 Policies 7 and 9 of the HDPF relate to economic growth within the District including the retention of Key Employment Areas (KEAs). West Sussex County Council (WSCC) provides comprehensive data on land developed for employment uses during the monitoring period. This is presented in **Table 13** overleaf.
- 5.10 The gross amount of employment floorspace completed on Previously Developed Land (PDL) in 2024/25 was 2517.08 square metres, representing 53% of the total floorspace completed in the monitoring year. This is similar to the 2023/24 monitoring period where 47% of the total floorspace completed for employment uses was on PDL. See **Table 14** for comparison over the last five years.

5.11 In total, the gross employment floorspace developed within the District for the 2024/25 monitoring period was 4,798 square metres. This is a considerable decrease from the 2023/24 monitoring year (13,221 sqm), and the lowest since the start of the plan period 2012/13. Around 76% of new employment floorspace developed in the monitoring year was for B8 use (Storage & Distribution). There is no discernible trend from these figures, however the overall increase, particularly for non-storage uses, still reflects the desirable nature of Horsham District as a location for businesses.

Table 13 Land Developed for Employment by Type (m²) in the 2024/25 Monitoring Period

AMR 2024/25	Gross	Loss	Net	Percentage of Gross
Previously Developed Land				
B1a: Offices	0	0	0	0%
B1b: Research and Development	0	0	0	0%
B1c: Light Industry	0	0	0	0%
B1 Mixed uses	0	0	0	0%
B2: General Industry	373	0	373	8%
B8: Storage and Distribution	1853.6	0	1853.6	39%
E:	290.48	0	290.48	6%
E(g)(i): Office	0	0	0	0%
E(g)(iii): Industrial Processes	0	0	0	0%
Completed Floorspace	2517.08	0	2517.08	53%
Land Not Previously Developed				
B1a: Offices	0	0	0	0%
B1b: Research and Development	0	0	0	0%
B1c: Light Industry	0	0	0	0%
B1: Mixed Uses	0	0	0	0%
B2: General Industry	0	0	0	0%
B8: Storage and Distribution	1786	0	1786	37%
E:	485.5	0	485.5	10%
E(g)(i): Office	0	0	0	0%

E(g)(iii): Industrial Processes	0	0	0	0%
Completed Floorspace	2271.5	0	2271.5	47%
Total Employment Floorspace Completed in Horsham District 2024/25	4788.58	0	4788.58	100%

Table 14 Land Developed for Employment by Type (m²)

Gross Employment Floorspace Completed in Horsham District					
Year	PDL	%	Not PDL	%	TOTAL
AMR 2024/25	2,517	53%	2,272	47%	4,789
AMR 2023/24	6,221	47%	7,000	53%	13,221
AMR 2022/23	3,362	45%	4,074	55%	7,435
AMR 2021/22	3,594	54%	3,011	46%	6,605
AMR 2020/21	6,398	33%	13,216	67%	19,614
AMR 2019/20	3,881	16%	20,922	84%	24,803
AMR 2018/19	12,911	81%	3,025	19%	15,936
AMR 2017/18	8,596	34%	16,474	66%	25,070
AMR 2016/17	12,694	66%	6,657	34%	19,352
AMR 2015/16	6,394	50%	6,487	50%	12,882
AMR 2014/15	3,602	54%	3,065	46%	6,667

5.12 WSCC, with assistance from HDC, also monitors the quantum and type of employment land available for development in the district. This land includes sites allocated for employment uses in Development Plan Documents (DPDs) and sites for which planning permission has been granted for employment uses (excluding allocated sites to avoid double counting). Note these figures are for the 2023/24 monitoring period. The 2024/25 figures were unavailable at the time of publication.

Table 15 Land Available for Employment Use by Type (m²)

Type of Employment	Gross Floorspace m2	Net Floorspace m2	Site Area ha	Net Percent
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B1a: Offices	0	0	0	0.0%
B1b: Research and Development	0	0	0	0.0%
B1c: Light Industry	0	0	0	0.0%
B1: Mixed Use	0	0	0	0.0%
B2: General Industry	20305	20305	5.3	67.0%
B8: Storage and Distribution	10015	10015	0	33.0%
E(g)(iii): Industrial Processes	0	0	0	0.0%
Total 2023/24*	30320	30320	5.3	100.0%

*2024/25 figures unavailable

Table 16 Historic Net Floor space Availability (m2)

Type of Employment	Net Floor space (m2) availability						
	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
B1a: Offices	672	1,837	1,933	13,117	10,194	10,436	1,933
B1b: Research and Development	0	0	0	0	0	0	0
B1c: Light Industry	4,456	6,622	3,120	3,560	2,629	2,696	3,120
B1: Mixed Use	15,176	87,329	123,333	57,841	45,435	84,161	123,333
B2: General Industry	27,089	29,549	44,089	36,167	35,661	33,499	44,089
B8: Storage and Distribution	14,692	29,751	22,478	25,298	26,672	26,420	22,478
E(g)(iii): Industrial Processes	0	0	0	0	0	0	0
Total	62,084	155,088	194,953	135,982	120,590	157,213	194,953

*2024/25 figures unavailable

- 5.13 **Table 16** illustrates that the largest amount of net floorspace available for development in the district at present is for B2 General Industry. There is also significant land available for B8 (storage and distribution) uses.

Policy 8 – Strategic Allocation: University Quarter Mixed Use Development

- 5.14 Policy 8 of the HDPF relates to a Strategic Allocation for a University Quarter Mixed Use Development at a former pharmaceutical research development and manufacturing site in Horsham, ‘the Novartis site’, which is bounded by Wimblehurst Road, Parsonage Road and the railway lines. Policy 8 envisaged that the site would be developed for a higher education facility that included complementary employment uses and associated infrastructure. However, the university previously considering purchase of the Novartis site confirmed that they were no longer looking to develop a higher education facility on the site.
- 5.15 In December 2016, WSCC confirmed that it had completed the purchase of the 18.6 acre Novartis site and wished to transform the site into a quality employment and residential space to provide a boost for small and innovative start-up businesses with the aim of attracting businesses from the health and life science sector.
- 5.16 An outline planning application (DC/18/2687) for up to 300 dwellings, up to 25,000sqm of employment (B1) floorspace and provision of 618sqm of flexible commercial/community space was submitted on 17 December 2018 and was granted planning permission on 11 February 2020 following a resolution to grant at Full Council on 4th September 2019. However, the covid pandemic and associated lockdowns from March 2020, along with the issue of Water Neutrality, has significantly impacted on the delivery of the approved development, with reserved matters applications for the housing on hold pending a water neutrality solution and the outline planning permission for the employment floorspace element of the development having now expired. The developers submitted a new application (DC/25/0415) for housing on all of the site in March 2025

Policy 10 – Rural Economic Development

- 5.17 This policy relates to sustainable rural economic development and enterprise within the District. The policy sets out the criteria for when employment development within a countryside location is acceptable.
- 5.18 The proposed indicator for the policy offset out within the HDPF monitoring framework was to monitor the number of business uses granted planning permission outside of the BUAB. To date, such data has been difficult to obtain to ensure it can be reliably monitored and no data is therefore available to monitor the effectiveness of this policy.

Policy 11 – Tourism and Cultural Facilities

- 5.19 Policy 11 of the HDPF sets out the criteria where support from the Council will be given for development proposals for tourism and cultural facilities. The HDPF monitoring framework indicated that the number of C1 (Hotels), D1 (Non-Residential Institutions) and D2 (Assembly and Leisure) uses granted planning permission in the monitoring year would be presented as a means to measure this policy. To date, relevant data has been difficult to obtain to ensure it can be reliably monitored.
- 5.20 In addition to the monitoring of policies set out above, the attendance rates at the Horsham Museum, the Capitol and leisure centres were also identified as a measure for this policy. The Council has recorded leisure centre attendance figures for the 2024/25 monitoring year. This is discussed later within this report under Policy 43.

Policies 12, 13 and 14 – Town Centre Uses

- 5.21 WSCC monitors the total amount of floorspace which has come forward for ‘town centre uses’. This is illustrated in **Table 17**. This table splits the sites into four key areas; town centres, sites outside town centres but within built-up area boundaries, sites peripheral to built-up area boundaries, and sites outside built-up area boundaries. Within these four categories, the table provides a breakdown between previously developed land and not previously developed land and a summary of each in each category.

Table 17 Total Amount of Completed Floorspace for ‘Town Centre Uses’

Location 2024/25	Gross Floorspace (m2)		Net Floorspace (m2)	Site Area (Ha)	Net %
Inside Built up Area (outside town centres)					
Previously Developed Land					
A1: Retailing (Sainsburys Roffey Corner)	278	278	0.01		100.0%
Total in Built up Area outside town centres	278	278	0.01		100.0%
Overall Horsham District Total	278	278	0.01		100.0%

HDPF Chapter 6 - Housing

- 5.22 The monitoring of overall housing completions, affordable housing completions, the 5 Year Housing Land Supply Position (5YHLS) and Gypsy, Traveller and Travelling Showpeople (GTTS) provision (i.e. policies 15, 16, 21, 22 and 23 of the HDPF) are dealt with in Chapter 3 of the AMR.

Policy 17 – Exceptions Housing Schemes

- 5.23 Policy 17 of the HDPF relates to land that would not be released for general market housing but may come forward for the development of affordable homes providing that the criteria within this policy are met. The HDPF monitoring framework states that the number of dwellings granted planning permission on 'exceptions sites' in accordance with Policy 17 of the HDPF would be monitored. There were no rural exceptions site permissions granted in the current monitoring year.

Policy 18 – Retirement Housing and Specialist Care

- 5.24 Policy 18 of the HDPF sets out criteria for when proposals for retirement housing and specialist care would be supported. The HDPF monitoring framework states that the number of retirement dwellings/care homes approved would be monitored on an annual basis. This is set out in the table below.

Table 18 Retirement Housing Permissions and Applications

AMR Year	Planning Ref	Site	Beds / Dwellings	Date Permitted
2024/25	DC/21/2172	Land South of East Street Rusper	1	10/07/2024
2023/24	DC/22/0096	Roundstone Park Worthing Road Southwater	42	20/02/2024
2021/22	DC/20/2578	The Cobblers Hayes Lane Slinfold	12	14/03/2022
2021/22	DC/19/1897	Land at Wellcross Farm Broadbridge Heath	141	27/05/2021
2019/20	DC/19/0529	Riverside Court Station Road Pulborough	1	07/02/2020
2018/19	DC/18/2131	Vehicle Garage Dukes Square Horsham	7	08/03/2019
2016/17	DC/16/1329	Halebourne Development Site Old Guildford Road Broadbridge Heath	70	24/02/2017
2016/17	DC/16/1860	The Anchorage Coombelands Lane Pulborough	40	21/12/2016
2014/15	DC/14/0590	Berkeley Homes Development Site Worthing Road Southwater	54	25/06/2015

Policy 19 - Park Homes and Residential Caravans

- 5.25 Policy 19 of the HDPF relates to park homes and residential caravan sites and outlines where proposals for such development would be supported. The HDPF monitoring framework confirms that the number of approved park homes and residential caravans would be monitored on an annual basis. One park home permission was granted in the current monitoring year.

Table 19 Park homes and residential caravan permissions

AMR Year	Planning Ref	Site	Park Homes	Date Permitted
2024/25	DC/23/1224	Brooks Green Park Emms Lane Brooks Green	3	15/05/2024

Policy 20 – Rural Workers’ Accommodation

- 5.26 Policy 20 of the HDPF relates to the development of rural worker accommodation outside of the built-up area boundaries and outlines the criteria for where such development would be supported. It has been possible to be more specific and measure the number of permissions granted for Rural workers. This is set out in **Table 20** below.

Table 20 Rural Workers Dwelling Permissions

AMR Year	Planning Ref	Site	Dwellings	Date Permitted
2024/25	DC/24/1697	Trenchmore Farm Burnthouse Lane Cowfold	1	21/03/2025
2024/25	DC/24/1286	Springvale Fields Woodland Lane Colgate	1	26/03/2025
2024/25	DC/24/0103	Woodfalls Stud Loxwood Road Rudgwick	1	20/09/2024
2024/25	DC/23/2088	Wattlehurst Farm Dorking Road Kingsfold	1	21/06/2024
2023/24	DC/22/1977	Slaughterford Farm Chapel Road Barns Green	1	21/07/2023
2023/24	DC/22/2322	Moralee Farm Haglands Lane West Chiltington	1	18/07/2023
2023/24	DC/23/1188	Woodhouse Farm New Road Billingshurst	1	22/09/2023

2022/23	DC/21/1230	Stakers Gill Stud Stakers Lane Southwater	1	4/11/2022
2020/21	DC/20/1765	Millstones Stane Street Slinfold	1	19/03/2021
2020/21	DC/20/1008	Keepers Cottage Coltstaple Lane Horsham	1	09/10/2020
2020/21	DC/20/0937	Winterfold Farm Wimland Road Rusper	1	09/10/2020
2019/20	DC/19/1791	Aglands Farm Picts Lane Cowfold	1	29/10/2019
2019/20	DC/19/0610	The Meadows Fryern Road Storrington	1	17/07/2020
2018/19	DC/18/2733	Furnace Lake Stable Guildford Road Slinfold	1	13/03/2019
2018/19	DC/18/1326	Perrets Smithers Hill Lane Shipley	1	20/09/2018
2018/19	DC/18/0466	High Copse Farm Broadford Bridge Road West Chiltington	1	23/05/2018
2017/18	DC/17/1452	Moralee Farm Haglands Lane West Chiltington	1	04/01/2018

HDPF Chapter 7 - Strategic Allocations

Policy SD1 to SD9 – Strategic Policy: Land North of Horsham

Policy SD10 – Strategic Policy: Southwater Strategic Site

Policy SD11 – Strategic Policy: Land South of Billingshurst

- 5.27 Policy SD1 to SD9 of the HDPF relates to the Land North of Horsham allocation, comprising an area north of the A264, between Langhurstwood Road and Wimlands Road.
- 5.28 Policy SD10 of the HDPF relates to the Land West of Southwater site, which comprises the area to the west of Worthing Road and to the south of Church Lane.
- 5.29 Policy SD11 of the HDPF is a strategic policy in relation to the Land South of Billingshurst allocation.
- 5.30 Details of these applications and projected build-out rates are provided in Chapter 3 of the AMR.

HDPF Chapter 8 – Gypsy and Traveller Accommodation

- 5.31 Information on the monitoring of accommodation for Gypsies and Travellers is set out in Chapter 3 of the AMR.

HDPF Chapter 9 - Conserving and Enhancing the Natural and Built Environment

Policy 24 – Strategic Policy: Environmental Protection

- 5.32 Policy 24 of the HDPF relates to environmental protection and states that developments will be expected to minimise exposure to and the emission of pollutants including noise, odour, air and light pollution, and moreover, to address land contamination issues.
- 5.33 Within the district, there are declared Air Quality Management Areas (AQMAs) at Cowfold and Storrington; the main reason for these designations comes from road transport emissions. The air pollutant of most concern is nitrogen dioxide (NO₂). The Council's Environmental Health Department provides an Annual Status Report²⁰ for the two AQMAs. The most recent report was published in July 2025 for the previous year and is summarised in the following paragraphs.
- 5.34 Urban background and roadside sites have shown an improvement in NO₂ pollution in the last five years. This is believed to have been driven largely by general improvements in vehicle emissions standards. There were no days of Moderate or higher NO₂ air pollution in Cowfold, Horsham, or Storrington in 2024.
- 5.35 Horsham is taking part in Defra's Particulate Matter research study to monitor PM₁₀ and PM_{2.5} levels in two sites in the district, Horsham Parkway, and Storrington Automatic Urban & Rural Network (AURN).
- 5.36 Automatic monitoring at the Horsham Parkway and Storrington AURN sites indicates that both the annual mean and 24-hour UK objective were complied with in 2024 and all the previous years of monitoring.
- 5.37 Horsham Parkway was above WHO guidelines in 2024 for PM_{2.5} and PM₁₀ particulate matter. Storrington AURN meets the level for PM₁₀ but is above the level for PM_{2.5}.
- 5.38 Detail of the actions the Council is taking to improve air quality in the district can be found in the HDC Air Quality Annual Status report 2025²¹.

²⁰ HDC Annual Status Report AQ 2025 - <https://www.horsham.gov.uk/environmental-health/air-quality/what-is-an-air-quality-management-area>

²¹ HDC Annual Status Report AQ 2025 - <https://www.horsham.gov.uk/environmental-health/air-quality/what-is-an-air-quality-management-area>

Policy 25 and Policy 31 – Strategic Policy: The Natural Environment and District Character; and Green Infrastructure and Biodiversity

- 5.39 Policy 25 of the HDPF relates to the natural environment and landscape character of the District and aims to protect landscapes and habitats against inappropriate development. Policy 31 of the HDPF relates to green infrastructure and biodiversity which states that particular consideration will be given to the hierarchy of sites and habitats in the district that includes Special Protection Areas (SPA), Special Areas of Conservation (SAC), Sites of Special Scientific Interest (SSSIs), National Nature Reserves (NNRs), Local Wildlife Sites (formally known as Sites of Nature Conservation Importance (SNCIs)), Local Nature Reserves (LNR) and any areas of Ancient Woodland.
- 5.40 The Sussex Biodiversity Record Centre (SxBRC) monitors the condition of Sites of Special Scientific Interest (SSSI) throughout Sussex. SSSIs are one of the most important national environmental designations, covering sites of geological as well as wildlife importance. The results are illustrated in **Table 21** and **Figure 1**. For Horsham District 37% of sites are considered to be in a favourable condition. This is a decrease of seven sites from last year. A key site of concern is the Arun Valley habitat which remains in unfavourable condition, concerns over which led to the publication of the Natural England Position Statement in relation to Water Neutrality. However, on 31 October 2025 Natural England withdrew the statement after agreeing a package of ecological resilience measures and proposed licence amendments that will, address the risk of further decline of the Arun Valley sites

Table 21 Horsham District Sites Special Scientific Interest (SSSI) Site Condition

SSSI Units in Horsham District										
Date of Study	26/10/2021		25/10/2022		01/11/2023		30/10/2024		30/10/2025	
Condition	No of Sites	% of Sites	No of Sites	% of Sites	No of Sites	% of Sites	No of Sites	% of Sites	No of Sites	% of Sites
Favourable	30	41.1	30	41.1	30	41.1	34	46.6	27	37.0
Unfavourable Recovering	36	49.3	35	47.9	35	47.9	31	42.5	14	19.2
Unfavourable no change	2	2.7	2	2.7	1	1.4	1	1.4	1	1.4
Unfavourable declining	5	6.8	6	8.2	6	8.2	6	8.2	30	41.1
Part destroyed	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Destroyed	0	0.0	0	0.0	1	1.4	1	1.4	1	1.4
Total No. of Units	73		73		73		73		73	

- 5.41 The remaining 63% of sites in Horsham are considered unfavourable, 19.2% are recovering but one site has been destroyed. Opportunities to maintain and enhance SSSI condition as a consequence of nearby development will continue to be offered through the planning system to continue the recovery process.

5.42

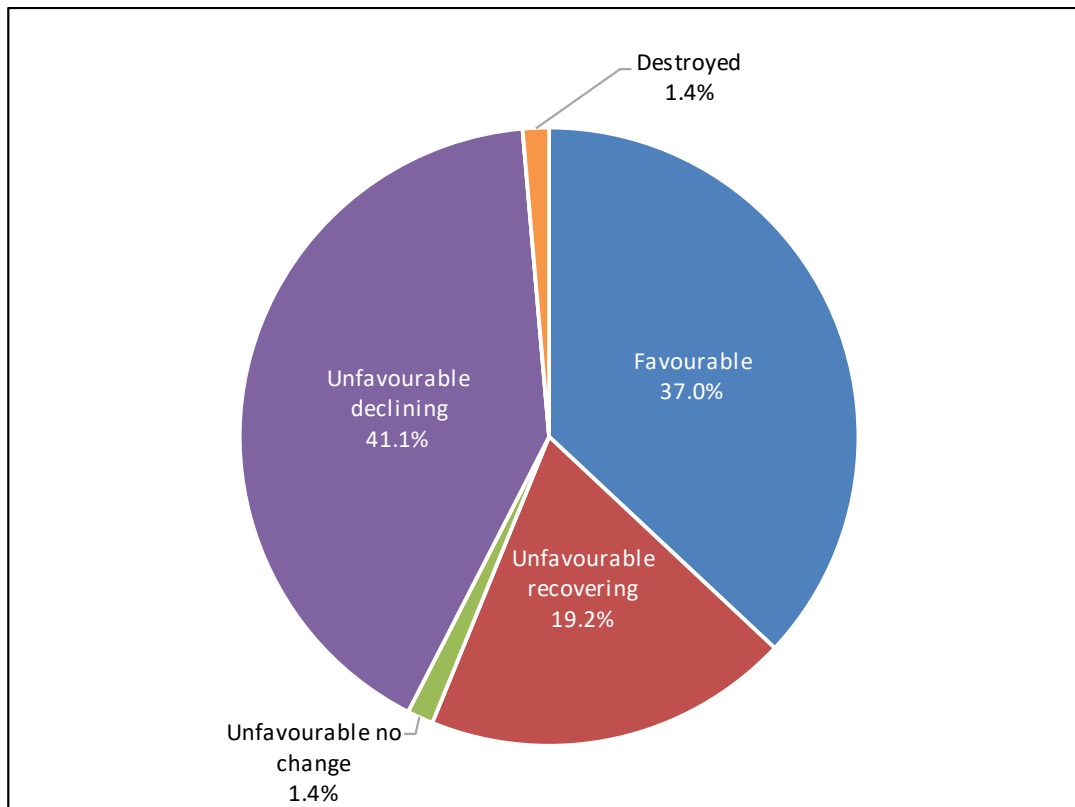


Figure 1 Horsham District SSSI Site Condition (2024/2025)

Policy 26 – Strategic Policy: Countryside Protection

- 5.43 Policy 26 of the HDPF seeks to protect the countryside from inappropriate development and seeks to limit development in these areas to that which is essential to its countryside location and either supports the needs of agriculture or forestry; enables the extraction of minerals or the disposal of waste; provides a quiet informal recreational use; or enables the sustainable development of rural areas.
- 5.44 The HDPF monitoring framework stated that the number of planning applications approved outside the Built-up Area Boundary could be monitored in order to indicate whether the policy was being complied with. The monitoring of this policy to date is set out earlier in this chapter in relation to Policy 3 in paragraphs **Error! Reference source not found.** and **Error! Reference source not found.**

Policy 27 – Strategic Policy: Settlement Coalescence

- 5.45 Policy 27 of the HDPF relates to settlement coalescence and states that development between settlements will be resisted unless it meets the four criteria listed. This includes whether there is

no significant reduction in openness and that any proposed development does not generate urbanising effects within the settlement gap.

- 5.46 The HDPF monitoring framework states that the Council will monitor planning decisions to note where 'settlement coalescence' has been considered as an issue in the determination of a planning application/appeal. Planning application DC/23/1178 from Horsham Golf & Fitness was refused by the Council in May 2024 partly on the grounds of coalescence between the settlements of Southwater, Tower Hill and Horsham contrary to Policy 27. However, the application was allowed at appeal in July 2025 and Horsham District Council was unsuccessful in challenging for a judicial review of the appeal decision by the High Court in October 2025. Monitoring of these policies will continue in the next monitoring period.

Policy 28 – Replacement Dwellings and House Extensions in the Countryside

- 5.47 Policy 28 of the HDPF relates to both replacement dwellings and house extensions within the countryside (i.e., outside the Built-Up Area Boundary) and outlines the criteria where such development would be supported.
- 5.48 The HDPF monitoring framework states that the number of new planning permissions for replacement dwellings and/or extensions to dwellings within the countryside could be monitored; however, given that no target has been set with regards to replacement dwellings in the countryside (i.e., it is enabling policy), it is considered that an indicator is unnecessary.

Policy 29 – Equestrian Development

- 5.49 Policy 29 of the HDPF is an enabling policy relating to equestrian development and outlines the criteria where such development would be supported; namely that the proposal would be appropriate in scale and level of activity and be in keeping with its location and surroundings.
- 5.50 The HDPF monitoring framework states that the number of new equestrian developments could be monitored; however, given that no target has been set with regards to new equestrian development, it is considered that an indicator is unnecessary.

Policy 30 – Protected Landscapes

- 5.51 Policy 30 of the HDPF seeks to ensure that nationally protected landscapes within and adjoining the district are protected. These are the High Weald National Landscape (formerly Area of Outstanding Natural Beauty or AONB) within the northeast portion of the district, and the South Downs National Park (SDNP). The SDNP is a separate planning authority area although the land remains in Horsham District for other purposes.

- 5.52 The High Weald AONB unit has completed a number of High Weald Joint Advisory Committee (JAC) Annual Reviews, with the latest review published for the 2020 to 2022 period²². The document identifies that the High Weald AONB responded to 269 planning application consultations received from local authorities across the AONB during the 2020 to 2022 period. The number of applications per year in the Horsham District which were submitted for comment by the High Weald AONB unit is given in **Table 22**.

Table 22 High Weald AONB Planning Application Responses

Consulted											
AMR YEAR	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025
AONB	11	35	38	32	49	25	19	27	17	25	21
Responded											
AMR YEAR	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025
AONB	5	6	11	14	13	18	13	19	8	1	2

- 5.53 The review confirms that the High Weald AONB unit were not engaged in any Horsham District neighbourhood plans in the 2020 to 2022 period. Colgate Parish, the main parish most covered by the AONB, is not designated as a Neighbourhood Planning Area while other relevant parishes are at the early stages of plan preparation.
- 5.54 The new High Weald AONB Management Plan²³ 2024-2029 was approved by the JAC in March 2024 and adopted by Horsham District Council in June 2024.
- 5.55 **Policies 32 and 33 - The Quality of New Development and Development Principles**
- 5.56 Policies 32 and 33 of the HDPF relate to good design and require all development to include high quality and inclusive design based on a clear understanding of the local, physical, social, economic, environmental and policy context for development. Policy 33 (1) aims to make efficient use of land and prioritise the use of previously developed land and buildings. The number and percentages of new and converted dwellings on Greenfield and on previously developed, 'Brownfield' land (PDL) has already been reported on in Chapter 3.
- 5.57 The Crime & Disorder Act 1998 heightens the importance of taking crime prevention into account when planning decisions are made. Section 17 of the Act places a clear duty on both police and local authorities to exercise their various functions with due regard to the likely effect on the prevention of crime and disorder.

²² The High Weald Joint Advisory Committee Biennial Review 2020-2022
<http://www.highweald.org/about-the-high-weald-unit/annual-reviews/>

²³ The High Weald AONB Management Plan 2024-2029
<https://highweald.org/aonb-management-plan/>

- 5.58 The National Planning Policy Framework (NPPF 2024 paragraph 96) demonstrates the government's commitment to creating safe and accessible environments where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion. Design and access statements for outline and detailed applications should therefore demonstrate how crime prevention measures have been considered in the design of the proposal and how the design reflects the attributes of safe, sustainable places set out in design and layout of the development.
- 5.59 Policy 33 (9) of the HDPF relates to the incorporation of measures for new development to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area. Sussex Police are a planning consultee and regularly comment on design and access matters for new developments. Due weight is accorded to the advice offered to demonstrate authority's commitment to work in partnership and comply with the spirit of The Crime & Disorder Act. The number of consultations per year is given in **Table 23**.

Table 23 Sussex Police Planning Application Responses

Consulted											
AMR YEAR	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025
POLICE	47	37	31	7	12	13	7	19	22	20	27
Responded											
AMR YEAR	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025
POLICE	36	35	27	7	12	12	7	17	19	19	25

Policy 34 - Cultural and Heritage Assets

- 5.60 Policy 34 of the HDPF relates to cultural and heritage assets and this policy states that the Council will look to sustain and enhance its historic environment through positive management of development affecting heritage assets. The policy outlines a number of requirements for developments affecting cultural and heritage assets to satisfy.
- 5.61 Historic England holds a 'Heritage at Risk' register²⁴ for the southeast region that is updated annually. To be considered for inclusion on the Register in Horsham District, buildings or structures must be:
- designated and included on the National Heritage List for England;
 - a grade I or II* listed building;
 - a structural scheduled monument with upstanding remains; or
 - in secular (non-worship) use.

²⁴ Historic England Heritage at Risk 2025 Registers <https://historicengland.org.uk/listing/heritage-at-risk/search-register/annual-heritage-at-risk-registers-and-maps/>

- 5.62 In addition, the risk assessment includes places of worship, conservation areas and historic park and gardens. Full details of the Risk Register are provided in **Table 24**.
- 5.63 The priority categories are defined by Historic England in their report, with Category A being the worst case and Category F being the best-case scenario. Category C that is defined as ‘slow decay, no solution agreed’; and Category F that is defined as ‘repair scheme in progress’. These heritage assets were reviewed in 2025 by Historic England. It is however considered that most of the sites at risk are in need of repair. Some have received funding for these repairs to be completed.

Table 24 Historic England Heritage at Risk 2025 Register Horsham

Published site name	Heritage Category	Condition	Trend	Priority category
Billingshurst	Conservation Area	Poor	Deteriorating	A - No action/strategy identified or agreed (where trend is declining or unknown)
Greatham, Horsham (District), Parham, Horsham	Conservation Area	Very bad	Deteriorating	A - No action/strategy identified or agreed (where trend is declining or unknown)
Alfoldean Roman site, Slinfold	Scheduled Monument	Extensive significant problems	Declining	A - No action/strategy identified or agreed (where trend is declining or unknown)
Ruins of Sedgwick Castle, Moated site, Nuthurst	Scheduled Monument	Poor	Declining	C - Slow decay; no solution agreed
Bowl barrow on Black Hill, Colgate	Scheduled Monument	Generally unsatisfactory with major localised problems	Declining	A - No action/strategy identified or agreed (where trend is declining or unknown)
Bowl barrow 950m south west of Grey Friars Farm: part of a dispersed round barrow cemetery on Kithurst Hill, Storrington and Sullington, Horsham	Scheduled Monument	Generally unsatisfactory with major localised problems	Declining	A - No action/strategy identified or agreed (where trend is declining or unknown)
Motte and bailey castle in Pulborough Park, Pulborough, Horsham	Scheduled Monument	Generally unsatisfactory with major localised problems	Declining	B - Action/strategy agreed but not yet implemented (where trend is declining or unknown)
Church of St Mary Magdalene, Rusper	Listed Building	Poor	Declining	C - Slow decay; no solution agreed

Church of St Peter, Upper Beeding	Listed Building	Poor	Improving	C - Slow decay; no solution agreed
King's Windmill, Shipley	Listed Building	Poor	Declining	C - Slow decay; no solution agreed
Church of St Botolph, London Road, Coldwaltham, Horsham	Listed Building	Poor	Declining	C - Slow decay; no solution agreed
Church of All Saints, Steyning Road, Buncton, Wiston	Listed Building	Poor	Declining	C - Slow decay; no solution agreed
Church of St Peter, Station Road, Cowfold	Listed Building	Poor	Improving	C - Slow decay; no solution agreed

HDPF Chapter 9 - Climate Change

Policies 35, 36 and 37 - Strategic Policy: Climate Change

- 5.64 The Council is committed towards tackling climate change. In terms of land use policies within the HDPF, that includes measures to improve the energy efficiency of new developments, the promotion of decentralised, renewable and low carbon energy supply systems (Policy 35 – Strategic Policy: Climate Change), the promotion of District Heating and Cooling Systems (Policy 36 – Strategic Policy: Appropriate Energy Use) and the sustainable construction and design of new development (Policy 37: Sustainable Construction).
- 5.65 Horsham District Council sources its carbon emissions data from the Department for Energy Security and Net Zero²⁵ (DESNZ) and this information is considered to be a key indicator pertaining to the above policies. However, there is a two-year time delay in acquiring the information and such data is considered an ‘estimate’ and is revised each year; the latest data was produced in August 2025 for the 2023 calendar year. For the ninth consecutive year the figures have also retrospectively changed compared to previous AMRs. This year's release includes all greenhouse gas emissions in kilotonnes of CO₂ equivalent (ktCO_{2e}) and figures for Land Use, Land Use Change and Forestry (LULUCF).
- 5.66 The data in **Figure 2** and **Figure 3** are from a subset which only includes CO_{2e} emissions estimates within the scope of influence of the Local Authority, and excludes large industrial sites, railways, motorways and land-use apart from agriculture.

²⁵ Department for Energy Security and Net Zero <https://www.gov.uk/government/collections/uk-local-authority-and-regional-greenhouse-gas-emissions-statistics>

5.67 Per capita greenhouse gas emissions have been reduced significantly since 2005 from 8.9 kilotonnes per capita to 4.0 kilotonnes per capita. The domestic sector has seen the biggest reduction from a high in 2006 of 359.7 kilotonnes of CO₂e to 182.7 kilotonnes of CO₂e in 2022.

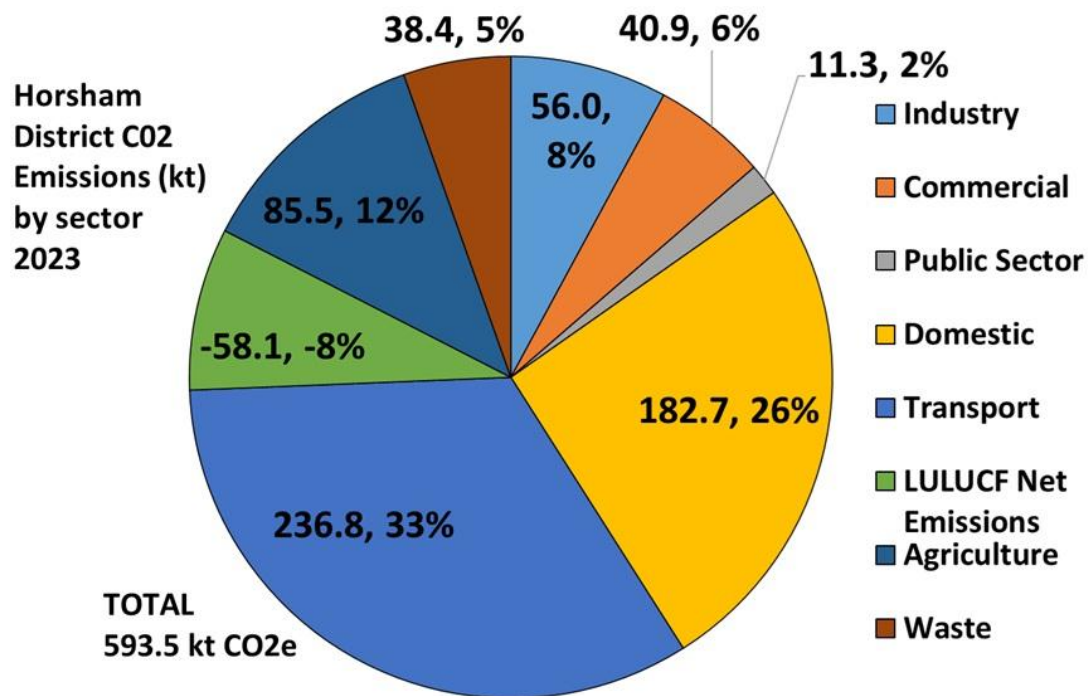


Figure 2 Horsham District CO2 emissions 2023

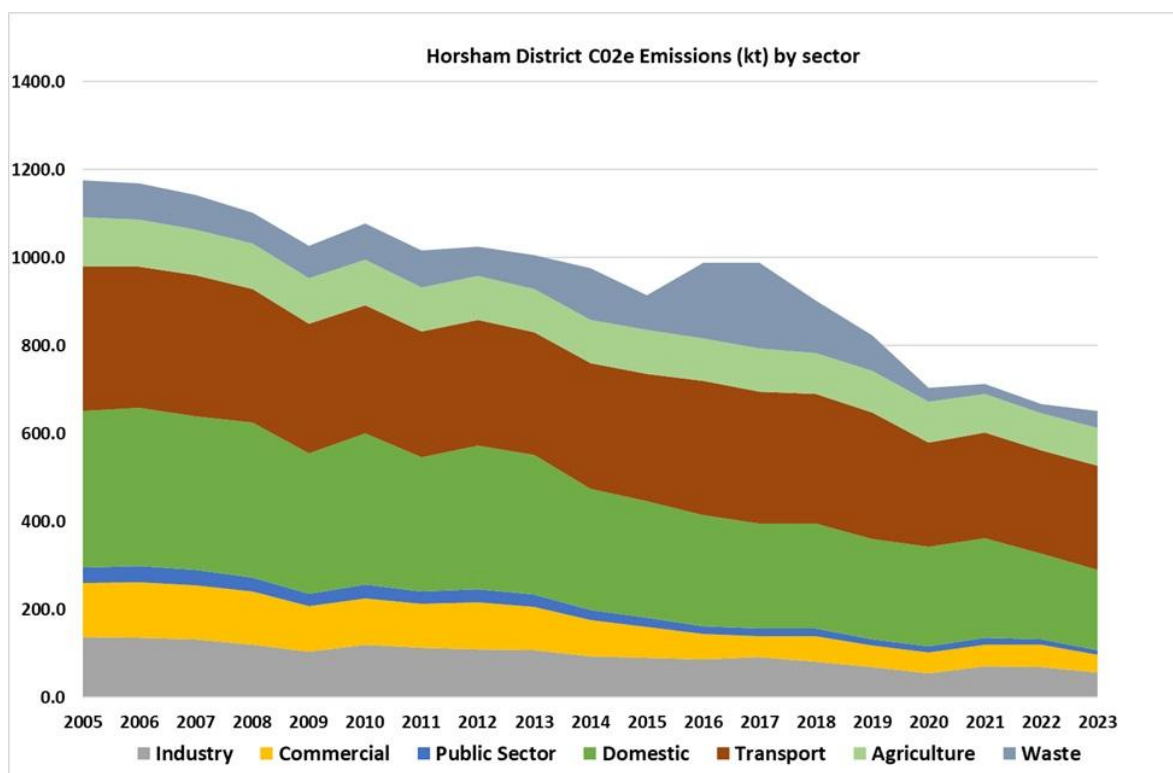


Figure 3 Horsham District CO2 emissions 2005-2023

Table 25 Horsham District CO2 emissions 2005-2023

Year	Industry	Commercial	Public Sector	Domestic	Transport	LULUCF Net	Agriculture	Waste	Grand Total
2005	136.7	122.7	36.3	355.7	328.5	-52.3	112.2	84.4	1124.1
2006	135.7	127.0	36.3	359.7	320.0	-53.4	107.3	82.3	1114.8
2007	132.4	122.7	35.3	349.5	321.2	-54.9	103.2	78.6	1088.0
2008	120.5	119.9	32.5	351.7	304.6	-56.7	103.6	68.7	1044.8
2009	104.3	102.6	28.5	320.3	293.6	-57.6	103.2	74.9	969.8
2010	119.7	106.1	30.5	345.0	291.0	-57.8	103.5	81.3	1019.2
2011	112.9	100.3	28.5	304.0	286.2	-58.7	100.9	82.9	957.0
2012	109.5	107.1	30.1	325.9	286.3	-57.3	100.4	66.8	968.7
2013	107.0	98.0	28.2	319.2	277.3	-59.2	98.3	78.5	947.3
2014	93.5	82.2	23.2	275.5	285.4	-58.9	98.0	117.6	916.5
2015	90.6	69.1	21.0	265.5	289.2	-60.1	99.7	79.4	854.3
2016	86.5	57.6	17.2	254.1	303.7	-57.5	97.7	172.1	931.4
2017	92.7	47.0	17.1	237.9	301.0	-59.1	97.6	194.4	928.6
2018	80.9	58.4	16.8	239.9	294.1	-58.8	93.5	118.1	842.8
2019	69.6	48.6	13.9	228.2	288.2	-59.7	93.3	81.3	763.4

2020	54.8	46.9	14.8	226.2	237.0	-60.5	92.8	31.7	643.7
2021	71.3	48.5	15.3	227.1	240.5	-59.3	86.6	23.9	653.9
2022	69.3	50.0	12.8	195.5	235.2	-58.1	83.6	20.4	608.8
2023	56.0	40.9	11.3	182.7	236.8	-58.1	85.5	38.4	593.5

Units are in Kilotonnes of Carbon Dioxide Equivalent

5.68 Policy 37 of the HDPF seeks to achieve satisfactory arrangements for all new development for the storage of refuse and recyclable materials as an integral part of the design, and moreover, seeks to minimise construction and demolition waste and to utilise recycled and low impact materials.

5.69 Recycling represents 51.6% of total household waste (53,259 tonnes) generated in the district. The amount total of waste collected since 2016/17 has remained fairly constant. It is noted that the total Domestic Dry Recycling Figure and dropped significantly in this current period. This may be due to the national trend of consumers choosing less packaging, especially single use plastics, combined with the Extended Producer Responsibility for Packaging (pEPR) regulations²⁶ which were introduced in December 2024.

Table 26 Horsham District Waste and Recycling 2024/25

AMR Year	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Domestic Waste (t)	26,929	26,280	23,647	24,016	26,626	26,590	25,555	25,762	25,997
Domestic Mixed Dry Recycling (t)	12,967	13,242	13,870	13,643	16,006	14,682	13,577	13,475	12,909
Garden Waste (t)	12,647	12,614	12,893	13,432	14,371	15,012	12,997	14,266	14,353
TOTAL (t)	52,543	52,136	50,410	51,091	57,003	56,284	52,129	53,503	53,259
Other recycled (t)				156	280	399	312	338	342
Total Recycled (t)	25,614	25,865	26,763	27,231	30,657	30,093	26,886	28,079	27,604
Recycling Rate (%)	48.70%	49.60%	53.10%	53.30%	53.80%	53.50%	51.40%	52.00%	51.60%
Total per Household (kg)	416	410	372	463	392	412	350	387	391

²⁶ <https://www.legislation.gov.uk/uksi/2024/1332/introduction/made>

Policy 38 – Strategic Policy: Flooding

5.70 During the 2024/25 monitoring year, there were two objections to a planning application from the Environment Agency²⁷ on flooding grounds and there were no objections on water quality grounds.

5.71

5.72 **Table 27** shows Horsham District Council in comparison to neighbouring planning authorities.

Table 27 Environment Agency Objections (Flooding and Water Quality)

Environment Agency	2024/25	
LPA Name	Number of objections (Flood)	Number of objections (Water Quality)
Adur & Worthing Councils	2	0
Arun District Council	13	0
Brighton & Hove City Council	0	0
Chichester District Council	12	0
Crawley Borough Council	2	0
Horsham District Council	2	0
Lewes District Council	6	0
Mid Sussex District Council	0	0
Mole Valley District Council	0	0
Waverley Borough Council	0	2

²⁷ Environment Agency objections to planning on the basis of flood risk
<https://www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk>

5.73 Of the two objections in the Horsham area, DC/24/0529 was permitted after a revised flood risk assessment and DC/24/1914 was refused partly on flood risk grounds.

HDPF Chapter 10 - Infrastructure, Transport and Healthy Communities

Policy 39 – Strategic Policy: Infrastructure Provision

- 5.74 Policy 39 of the HDPF relates to infrastructure and confirms that arrangements for new or improved infrastructure provision, will be secured by planning obligations (S106 agreements), the Community Infrastructure Levy (CIL) and in some circumstances, through planning conditions attached to a planning permission.
- 5.75 The Council publishes a separate Infrastructure Funding Statement²⁸ on S106 and CIL contributions. West Sussex County Council will produce its own Infrastructure Funding Statement, and this should be referred to for the most up to date information in respect of the allocation of West Sussex Council Contributions²⁹.

Policy 40 – Sustainable Transport

- 5.76 Policy 40 of the HDPF relates to sustainable transport and confirms that in order to manage the anticipated growth in demand for travel, development proposals which promote an improved and integrated transport network, with a re-balancing in favour of non-car modes as a means of access to jobs, homes, services, and facilities will be encouraged and supported.
- 5.77 Census data from 2021 is now available and can be compared with Census 2011 information on both the distance travelled to work by residents in Horsham district, together with the mode of transport used to travel to work. There has been a significant increase in those choosing to work from home and a corresponding decrease in the number of miles travelled to work overall. This is most likely due to the change in working patterns and the rapid adoption of remote working technologies brought about by the Covid-19 pandemic. Until new research is published only time will tell if this is a short to medium term phenomenon or a permanent cultural shift in working patterns.

Table 28 Distance Travelled to Work (Census 2021)

Code	Distance Travelled	Working Population	Percentage of working population
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²⁸ Community Infrastructure Levy Report
<https://www.horsham.gov.uk/planning/planning-policy/community-infrastructure-levy/cil-annual-report>

²⁹ https://www.westsussex.gov.uk/media/cdcnsyll/ifs_20232024.pdf

1	Less than 2km	5,713	7.9%
2	2km to less than 5km	4,658	6.5%
3	5km to less than 10km	5,170	7.2%
4	10km to less than 20km	8,890	12.3%
5	20km to less than 30km	4,201	5.8%
6	30km to less than 40km	1,708	2.4%
7	40km to less than 60km	1,564	2.2%
8	60km and over	671	0.9%
9	Work mainly at or from home	29,417	40.8%
10	Works mainly at an offshore installation, in no fixed place, or outside the UK	10,172	14.1%
-1	Other	Not Recorded	Not Recorded
-8	Does not apply	74,611	
	All working categories	72,164	100.0%
	Total Population	146,775	

Table 29 Distance Travelled to Work (Census 2011)

Code	Distance Travelled	Working Population	Percentage of working population
1	Less than 2km	9,117	13.80%
2	2km to less than 5km	6,810	10.30%
3	5km to less than 10km	6,815	10.30%
4	10km to less than 20km	12,849	19.40%
5	20km to less than 30km	6,075	9.20%
6	30km to less than 40km	2,779	4.20%
7	40km to less than 60km	4,281	6.50%
8	60km and over	2,107	3.20%
9	Work mainly at or from home	9,683	14.60%

10	Works mainly at an offshore installation, in no fixed place, or outside the UK	Not Recorded	Not Recorded
-1	Other	5,783	8.70%
-8	Does not apply	Not Recorded	Not Recorded
	All working categories	66,299	100%
	Total Population	131,300	

5.78 The tables above illustrate that the distance most travelled to reach employment of those who travel is still 10 – 20km, but there has been a threefold increase in those working from home.

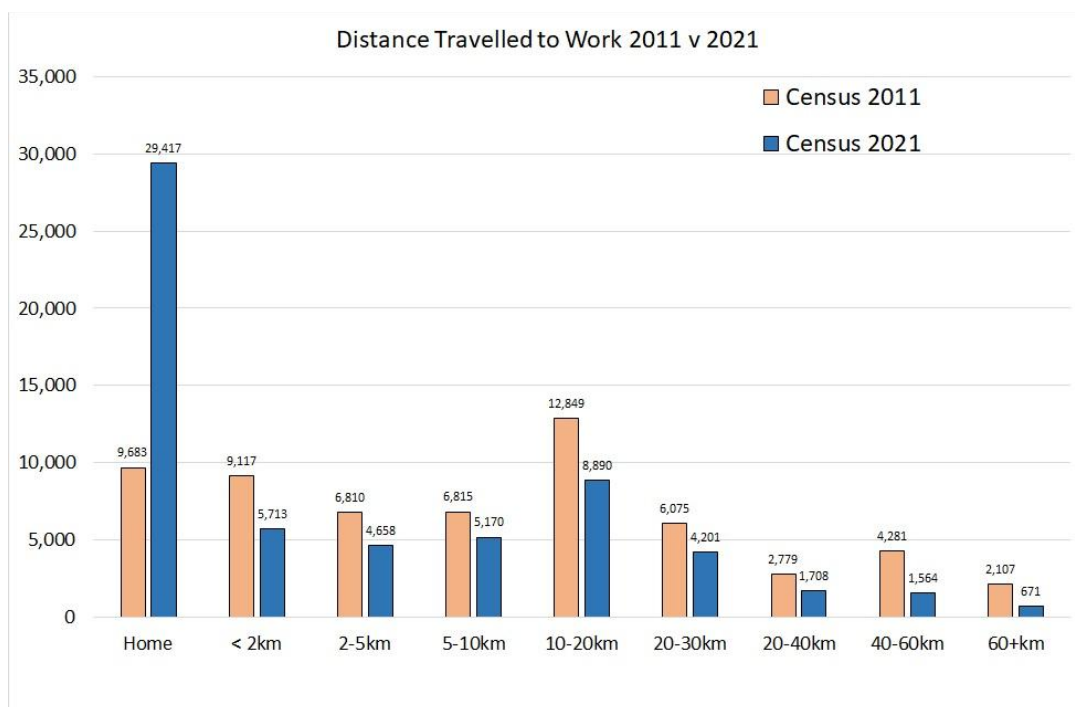


Figure 4 Distance Travelled to Work (Census 2011 vs 2021)

5.79 The Census data also provides information on the modes of travel used to get to their work destination. **Table 30** and **Table 31** illustrate which travel modes were the most used in the district.

Table 30 Method of Travel to Work (Census 2021)

Code	Method of Travel to Work	Working Population	Percentage of working population
------	--------------------------	--------------------	----------------------------------

1	Work mainly at or from home	29,417	40.8%
2	Underground, metro, light rail, tram	54	0.1%
3	Train	1,235	1.7%
4	Bus, minibus or coach	624	0.9%
5	Taxi	100	0.1%
6	Motorcycle, scooter or moped	261	0.4%
7	Driving a car or van	32,645	45.2%
8	Passenger in a car or van	2,053	4.3%
9	Bicycle	702	1.0%
10	On foot	4,474	6.2%
11	Other method of travel to work	604	0.8%
12	Not in employment or aged 15 years and under	74,611	
	All working categories	72,169	100.0%
	Total Population	146,780	

Table 31 Method of Travel to Work (Census 2011)

Code	Method of Travel to Work	Working Population	Percentage of working population
1	Work mainly at or from home	409	0.6%
2	Underground, metro, light rail, tram	102	0.2%
3	Train	4,719	7.1%
4	Bus, minibus or coach	1,161	1.8%
5	Taxi	77	0.1%
6	Motorcycle, scooter or moped	Not recorded	Not recorded
7	Driving a car or van	43,221	65.3%
8	Passenger in a car or van	2,817	4.3%
9	Bicycle	1,121	1.7%

10	On foot	6,607	10.0%
11	Other method of travel to work	370	0.6%
12	Not in employment or aged 15 years and under	Not recorded	Not recorded
	All working categories	66,229	100%
	Total Population	131,300	

5.80 As illustrated in the tables above, the main mode of transport used within Horsham District to travel to work is still the private motor vehicle, at 45.2% of the working population. There has been a marked decrease in the number who use the train, walk or cycle in the last ten years. The overall results, in particularly the reliance upon the private motor vehicle, is not surprising given the rural nature of the district, and due to the uptake in hybrid and home working due to the Covid-19 pandemic, fewer people are travelling long distances to work.

Policy 41 – Parking

5.81 Horsham District Council operates several pay car parks in Horsham for which usage data can be obtained. The data and indicator summarised below can also be used as a proxy for the vitality and viability of Horsham Town Centre (see policies 12 and 13 of the HDPF) more generally. **Table 32** shows car parking ticket sales per annum and compares that with previous years.

Table 32 Car Parking Figures (Horsham Town) since 2007/08

Year	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
Total number of ticket sales	1,514,301	1,435,283	1,346,466	1,338,266	1,349,298	1,356,836
Year	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Total number of ticket sales	1,559,618	1,460,473	1,499,788	1,677,872	1,620,838	1,408,000
Year	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Total number of ticket sales	1,387,000	750,000	1,102,565	1,731,951	1,880,668	1,836,217

5.82 The figures have recovered from the low in 2020/21 due to the impact of the lockdowns as a result of the Covid-19 pandemic and have now reached record highs representing a 29% increase over the pre-pandemic average. Both the maintenance and refurbishment of existing car parks can impact the number of car parking tickets sold each year; however, the indicator is considered to be robust given the length of time over which monitoring has taken place.

Policy 42 – Strategic Policy: Inclusive Communities

- 5.83 Policy 42 of the HDPF aims to aid inclusive communities and to provide positive measures which help create a socially inclusive and adaptable environment where the needs of specific groups are met, such as Gypsies and Travellers, faith groups etc.
- 5.84 The Index of Deprivation³⁰ produced by the Ministry of Housing Communities and Local Government (MHCLG) provides a useful indication of the overall level of deprivation in a district by scoring a set of 38 indicators across seven distinct domains; income, employment, health, education, housing, living environment and crime. To allow districts to be compared, the Index combines all topics to produce a ranking system containing all 296 local authorities within England. The ranking system is presented on a scale of 1 (most deprived) to 296 (least deprived).
- 5.85 As the indices is a ranking system, it is important to remember that it is a comparison against other local authorities; therefore, a high ranking does not necessarily mean there is no deprivation within the district, it just means there is less deprivation compared to that of other areas. The local authority level result also combines scores from numerous smaller areas within that location, meaning that a high score could in some circumstances, mask the fact that there are very localised pockets of severe deprivation hidden within the district.
- 5.86 The Index of Multiple Deprivation was updated in October 2025 and shows that Horsham District is ranked 279 out of all 296 Local Authorities in 2025 by average score. **Table 33** below compares 2025 neighbouring local authority rankings with 2019 rankings.

Table 33 Indices of Multiple Deprivation (2025 and 2019)

County Level Ranking	out of 153 upper tier authorities	out of 152 upper tier authorities
	Rank 2025	Rank 2019
Brighton and Hove	96	89
East Sussex	91	93

³⁰ English indices of deprivation
<https://www.gov.uk/government/collections/english-indices-of-deprivation>

Hampshire	138	136
Surrey	150	147
West Sussex	123	125
Local Authority Ranking	Out of 296	Out of 317
	Rank 2025	Rank 2019
Adur	192	169
Arun	137	156
Chichester	177	225
Crawley	109	149
Horsham	279	290
Mid Sussex	286	311
Worthing	185	175

5.87 It should be noted that these rankings are determined from an average of all indices. Therefore, a range of deprivation scores are present in smaller areas within Horsham District. A comparison between the 2019 and 2025 indexes is shown in **Figure 5**.

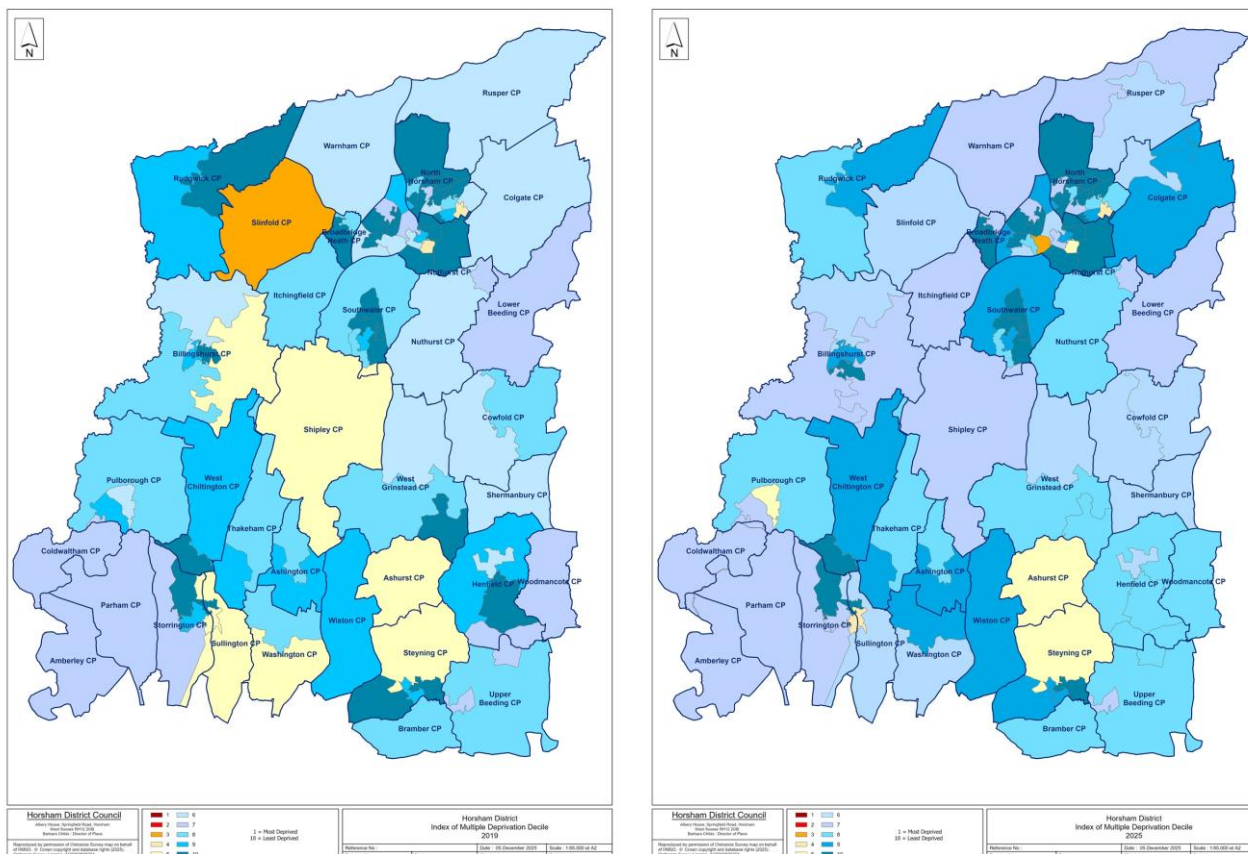


Figure 5 Indices of Multiple Deprivation within Horsham District (2019 v 2025)

Policy 43 – Community Facilities, Leisure and Recreation

- 5.88 Policy 43 of the HDPF relates to community facilities, leisure and recreation and outlines where the provision of new and improved community facilities or services will be supported, particularly where developments of this nature would be in accordance with the Development Hierarchy (Policy 3 of the HDPF) or Strategic Development locations.
- 5.89 Horsham District Council monitors the throughput for the district's leisure centres each year. Due to lockdowns and other measures imposed as a response to the Covid-19 pandemic, usage of the sports and leisure centres was restricted for most of the 2020/21 period. However, since then the number of visitors has increased steadily to a record 1,162,568 in the 2024/25 period. This shows that sport centre usage is back to pre-pandemic levels of over one million per year. **Table 34** below shows the total throughput for HDC Leisure Centres per annum since 2011/12.

Table 34 Horsham District Council Leisure Centres Attendance since 2011/12

HDC Sport Centres

Monitoring Year	Total throughput	Per cent change
2024/25	1,162,568	2.4%
2023/24	1,135,263	4.5%
2022/23	1,086,176	20.5%
2021/22	901,483	127.4%
2020/21	396,420	-65.1%
2019/20	1,134,600	4.3%
2018/19	1,087,307	2.8%
2017/18	1,057,591	6.5%
2016/17	993,335	-2.9%
2015/16	1,023,524	-2.7%
2014/15	1,052,102	-1.7%
2013/14	1,069,978	10.2%
2012/13	970,771	-2.3%
2011/12	993,697	

Horsham District Council Authority Monitoring Report

1st April 2024 - 31st March 2025

6: Appendices

APPENDIX A Neighbourhood Plans

- Ashington Neighbourhood Plan (2021)
- Billingshurst Neighbourhood Plan (2021)
- Bramber Neighbourhood Plan (2021)
- Cowfold Neighbourhood Plan (2025)
- Henfield Neighbourhood Plan (2021)
- Horsham Blueprint (2022)
- Itchingfield Neighbourhood Plan (2025)
- Lowe Beeding Neighbourhood Plan (2025)
- Nuthurst Neighbourhood Plan (2015)
- Pulborough Neighbourhood Plan (2025)
- Rudgwick Neighbourhood Plan (2021)
- Rusper Neighbourhood Plan (2021)
- Shermanbury and Wineham Neighbourhood Plan (2017)
- Shipley Neighbourhood Plan (2021)
- Slinfold Neighbourhood Plan (2018)
- Southwater Neighbourhood Plan (2021)
- Steyning Neighbourhood Plan (2022)
- Storrington & Sullington (with Washington) Neighbourhood Plan (2019)
- Thakeham Neighbourhood Plan (2017)
- Upper Beeding Neighbourhood Plan (2021)
- Warnham Neighbourhood Plan (2019)
- West Grinstead Neighbourhood Plan (2021)
- Woodmancote Neighbourhood Plan (2017)

APPENDIX B DPDs and SPDs

- Site Specific Allocations of Land DPD (2007)
- West of Bewbush Joint Area Action Plan (2009)
- Heath Common Design Statement SPD, July 2018
- Planning Obligations and Affordable Housing SPD, September 2017
- Nuthurst Parish Design Statement, May 2017
- Billingshurst Village Centre SPD, March 2017
- Shipley Parish Design Statement SPD, 2013
- Pulborough Parish Design Statement SPD, 2013
- Horsham Town Plan SPD, 2012
- Southwater Parish Design Statement SPD, 2010
- West of Horsham Design Principles and Character Areas SPD, 2009
- Brinsbury Centre of Rural Excellence SPD, 2009
- Rudgwick Parish Design Statement SPD, 2009
- Billingshurst Parish Design Statement SPD, 2009
- Henfield Parish Design Statement SPD, 2008
- Warnham Parish Design Statement SPD, 2008
- Horsham Town Design Statement SPD, 2008
- West of Horsham Masterplan SPD, 2008
- Storrington Old Mill Drive Diamond Planning Brief SPD, 2008
- Storrington and Sullington Parish Design Statement, 2010

Appendix C Completions 2024/25

AreaName	Planning Authority Ref	SiteAddress	LocalPlan	HlsSite	SiteTotal	Houses	Flats	OAPUnits	BuiltUnits	Losses	Net
Ashington	DC/20/0093	Spear Hill Barn Spear Hill Ashington Pulborough	FALSE	FALSE	1	1	0	0	1	0	1
Ashington	DC/22/0578	Green Hedges Church Lane Ashington Pulborough	FALSE	FALSE	4	4	0	0	4	1	3
Ashington	DC/18/1569	Yew Tree Cottage Billingshurst Road Ashington Pulborough	FALSE	FALSE	4	4	0	0	3	0	3
Billingshurst	DC/17/2806	Parcel H3a and H3b Land East of Billingshurst North of A272 East Street	FALSE	TRUE	26	26	0	0	5	0	5
Billingshurst	DC/21/1335	Chalk Farm Okehurst Lane	FALSE	FALSE	1	1	0	0	1	0	1
Billingshurst	DC/13/0698	Chantry Farm West Chiltington Lane Coneyhurst Billingshurst	FALSE	FALSE	1	1	0	0	1	0	1
Billingshurst		Barn Pear Tree Farm West Chiltington Lane Billingshurst	FALSE	FALSE	1	1	0	0	1	0	1
Billingshurst	DC/20/0909	Parcel H3a and H3b Land East of Billingshurst North of A272 East Street	FALSE	TRUE	12	12	0	0	7	0	7
Colgate	DC/21/0343	Old Springfield Farm Springfield Lane Colgate Horsham	FALSE	FALSE	1	1	0	0	1	1	0
Colgate	DC/20/2223	Sub-phase 6A, Phase 6 Kilnwood Vale Crawley Road	TRUE	TRUE	56	0	56	0	15	0	15
Colgate	DC/20/2223	Sub-phase 6A, Phase 6 Kilnwood Vale Crawley Road	TRUE	TRUE	101	101	0	0	2	0	2
Colgate	DC/18/2329	New House Farm Old Crawley Road Faygate Horsham	FALSE	FALSE	4	4	0	0	4	0	4
Colgate	DC/24/0894	Woodside Equestrian Centre Forest Road Colgate	FALSE	FALSE	1	1	0	0	1	0	1
Cowfold	DC/22/2010	15 - 18 Fairfield Cottages Cowfold Horsham	FALSE	TRUE	4	4	0	0	0	4	-4
Denne Ward	DC/20/0569	Bailey House 4 - 10 Barttelot Road Horsham	FALSE	TRUE	15	0	15	0	15	0	15
Denne Ward	DC/21/1272	Kanata 36 Richmond Road Horsham	FALSE	FALSE	2	2	0	0	2	1	1
Denne Ward	DC/22/0866	10 Angus Close Horsham	FALSE	FALSE	1	1	0	0	1	1	0
Denne Ward	DC/21/0137	4 Park Place Horsham	FALSE	FALSE	1	0	1	0	1	0	1
Forest Ward	DC/23/0338	Acacia House 110 Manor Fields Horsham	FALSE	FALSE	4	0	4	0	4	0	4
Henfield	DC/21/0993	Brookside Farm Dagbrook Lane Henfield	FALSE	FALSE	1	1	0	0	1	0	1
Henfield	DC/20/1536	25 Croft House High Street Henfield	FALSE	TRUE	7	0	7	0	7	0	7
Henfield	DC/23/2118	Aranjays New Barn Lane Henfield	FALSE	FALSE	1	1	0	0	0	1	-1
Henfield	DC/21/0753	Whiteoaks Shoreham Road Small Dole Henfield	FALSE	FALSE	2	2	0	0	2	0	2
Itchingfield	DC/23/1298	Half Acre Cottage Bashurst Hill Itchingfield	FALSE	FALSE	1	1	0	0	0	1	-1
Itchingfield	DC/20/1188	Elmhurst Farm Five Oaks Road Slinfold	FALSE	FALSE	1	1	0	0	1	0	1
Lower Beeding	DC/24/0273	Redgates Burnthouse Lane Lower Beeding West Sussex RH13 6NN	FALSE	FALSE	1	1	0	0	1	0	1
Lower Beeding	DC/19/1360	Warley Farm Barn Hammerpond Road Plummers Plain Horsham	FALSE	FALSE	1	1	0	0	1	0	1
Lower Beeding	DC/24/0231	Selehurst Gardens, The Cottage Brighton Road Lower Beeding	FALSE	FALSE	1	1	0	0	1	0	1
North Horsham	DC/21/0066	Phase 1B (RM Area 2) - Land North of Horsham Horsham	TRUE	TRUE	154	154	0	0	15	0	15
North Horsham	DC/21/0066	Phase 1B (RM Area 2) - Land North of Horsham Horsham	TRUE	TRUE	18	0	18	0	9	0	9
North Horsham	DC/20/2047	Phase 1 - Land North of Horsham Horsham	TRUE	TRUE	152	152	0	0	65	0	65
Pulborough	DC/23/1539	Raidons Annexe Nutbourne Lane Nutbourne	FALSE	FALSE	1	1	0	0	1	0	1
Pulborough	DC/22/1059	Ransoms Station Road Pulborough	FALSE	TRUE	8	0	8	0	0	2	-2
Riverside Ward	DC/19/1603	Page Court Livingstone Road Horsham	FALSE	TRUE	40	0	40	0	40	0	40
Riverside Ward	DC/19/1603	Page Court Livingstone Road Horsham	FALSE	TRUE	8	8	0	0	8	0	8
Riverside Ward	DC/14/2591	Queens Head 37 Queen Street Horsham	FALSE	TRUE	4	0	4	0	2	0	2
Riverside Ward	DC/20/1533	Queens Head 37 Queen Street Horsham	FALSE	TRUE	1	0	1	0	1	0	1
Riverside Ward	DC/18/2370	Queens Head 37 Queen Street Horsham	FALSE	TRUE	2	0	2	0	2	0	2
Riverside Ward	DC/20/1532	Queens Head 37 Queen Street Horsham	FALSE	TRUE	2	0	2	0	2	0	2
Rudgwick	DC/21/2211	Oakfield Cox Green Rudgwick Horsham	FALSE	FALSE	1	1	0	0	0	1	-1
Rusper	DC/23/0085	Coombers Farm Wimland Road Faygate Horsham	FALSE	FALSE	1	1	0	0	1	0	1
Rusper	DC/23/2192	Waterhall Farm Deerview Barn Prestwood Lane Ifield	FALSE	FALSE	1	1	0	0	1	0	1
Rusper	DC/18/1157	Greenfield Farm House Charlwood Road Ifield Crawley	FALSE	FALSE	1	1	0	0	1	1	0
Shermanbury	DC/16/1001	Barn Ewhurst Manor Estate Brighton Road Shermanbury Horsham	FALSE	FALSE	1	1	0	0	1	0	1

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App reference	Site Address	Proposal Description	Decision Date	App type	App status	Gross Dwellings	Net Dwellings
DC/23/0856	Kilnwood Vale Sub-Phase 3DEFG Kilnwood Vale Crawley Road Horsham Faygate	Reserved Matters approval sought for Layout, Appearance, Landscaping, Scale and Access (in accordance with DC/15/2813) for Phase 3 D, E, F and G of the Kilnwood Vale development, comprising 280 dwellings with associated landscaping, access and parking.	25/10/2024	REM	DPER	280	280
DC/21/2233	Land North of Glebe Farm and Kings Barn Lane Kings Barn Lane Steyning West Sussex	Outline application for up to 265 dwellings, demolition of No. 37 Kings Barn Lane to provide new pedestrian/cycle/emergency link, provision of vehicular access from the A283 Steyning by-pass, provision of public open space, community orchard, sustainable drainage and other ancillary and enabling works. All matters reserved except for vehicular access from A283.	29/11/2024	OUT	PER	265	264
DC/23/1694	Kilnwood Vale Neighbourhood Centre Calvert Link Faygate West Sussex RH12 0BZ	Reserved Matters approval sought for layout, appearance, scale and access, in accordance with DC/15/2813 for the Kilnwood Vale Neighbourhood Centre, comprising of 111 residential dwellings (C3), 66 elderly care units (C2), a community building and 9no. commercial units (Class E) with associated landscaping, access and parking	23/01/2025	REM	PER	111	111
DC/24/0205	Phases 2 and 3 Land at Wellcross Farm Broadbridge Heath	Reserved matters application pursuant to condition 5 of outline planning permission DC/19/1897 for the provision of phases 2 and 3 of Land at Wellcross Farm to provide a continuing care retirement community with 94 units of accommodation (C2), with access, infrastructure, open space, landscaping and associated works including an onsite borehole water supply.	26/07/2024	REM	PER	94	94
DC/24/0768	Land at Duckmoor Farm, East of Billingshurst Billingshurst RH14 9DZ	Reserved matters application for the erection of 83No. dwellings, open space and child play provision, residential parking facilities and associated infrastructure, including access arrangements following outline application DC/20/2607, relating to layout, scale, appearance and landscaping.	29/11/2024	REM	PER	83	83
DC/21/2180	Woodfords Shipley Road Southwater Horsham West Sussex RH13 9BQ	Outline application for the erection of up to 73 new dwellings (up to 100% affordable housing) and retention of existing farmhouse building, associated public open space, landscaping, drainage and highway infrastructure works, including vehicular access from Shipley Road, with all matters reserved except for access.	11/07/2024	OUT	PER	73	73
DC/24/0622	The Copse Worthing Road Horsham West Sussex RH13 9AT	Erection of a 70-bed care home, access, landscaping and associated infrastructure	26/03/2025	FUL	PER	70	70
DC/23/1349	Sub-Phase 3H Kilnwood Vale Crawley Road Faygate West Sussex	Reserved Matters Approval sought for Access, Appearance, Landscaping, Layout and Scale (in accordance with outline approval DC/15/2813) for sub-phase 3H of the Kilnwood Vale development, comprising 69 dwellings with associated landscaping and parking.	27/02/2025	REM	PER	69	69

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App reference	Site Address	Proposal Description	Decision Date	App type	App status	Gross Dwellings	Net Dwellings
DC/23/0701	Old Clayton Boarding Kennels Storrington Road Washington West Sussex RH20 4AG	Demolition of existing kennels and cattery buildings/structures, and existing dwellings. Erection of a 60-bed care home (Class C2) and 8No. age restricted bungalows (Class C3) with associated access, landscaping and other works (including relocation of existing staddle stone barn).	16/10/2024	FUL	PER	68	68
DC/23/1694	Kilnwood Vale Neighbourhood Centre Calvert Link Faygate West Sussex RH12 0BZ	Reserved Matters approval sought for layout, appearance, scale and access, in accordance with DC/15/2813 for the Kilnwood Vale Neighbourhood Centre, comprising of 111 residential dwellings (C3), 66 elderly care units (C2), a community building and 9no. commercial units (Class E) with associated landscaping, access and parking	23/01/2025	REM	PER	66	66
DC/22/1815	Land at Brook Hill Cowfold RH13 8AH	Erection of 35 dwellings with associated engineering operations and works.	31/12/2024	FUL	PER	35	35
DC/21/2394	141 Shooting Field Steyning West Sussex BN44 3SW	Demolition of 2No. residential dwellings and all ancillary structures. Construction of 14No. 2 bedroom apartments with secure and covered cycle storage, car parking provision and refuse enclosure.	06/03/2025	FUL	PER	14	12
DC/21/1689	Land North of 6 Montpelier Cottages Old London Road Washington RH20 3BN	Outline application (all matters reserved) for the erection of 2x2 bed semi-detached dwellings, 3x2 bed terraced dwellings and 4x3 bed semi detached dwellings (9 units in total), provision of parking for 24 vehicles.	07/05/2024	OUT	PER	9	9
DC/22/1059	Ransoms Station Road Pulborough West Sussex	Demolition of existing mixed use building and erection of a three storey building to provide 8no flats with associated access, parking, bin store and cycle store.	19/04/2024	FUL	PER	8	8
DC/22/2010	15- 18 Fairfield Cottages Cowfold Horsham West Sussex RH13 8BL	Demolition of existing bungalows and erection of 4no 1 bed maisonettes and 4no 2 bed houses with associated external works and landscaping.	15/01/2025	FUL	PER	8	4
DC/23/2278	Former Arun Feedmills Sincro Lane Shipley West Sussex	Erection of 8no. dwellings, with associated parking, drainage, and hard and soft landscaping	16/04/2024	FUL	PER	8	8
DC/21/2172	Land South of East Street Rusper West Sussex	Erection of 6 No. 3-bed dwellings (including 1 No. retirement property), creation of an access drive and landscaping works (Resubmission of DC/20/2454)	10/07/2024	FUL	PER	6	6
DC/24/0874	The Lamb Inn Lambs Green Rusper West Sussex RH12 4RG	Change of use of existing public house to residential, demolition of existing rear extensions and erection of rear two storey extension to accommodate four X 2 bedroom flats and two X 1 bedroom flats, including associated car parking, landscaping, bin storage and cycle store (AMENDED DESCRIPTION)	10/01/2025	FUL	PER	6	6
DC/24/0560	Development Site Lot 1 and Lot 2 Delspride Kent Street Cowfold West Sussex	Prior Notification for Change of Use of 2No. Agricultural Buildings to 5No. dwellinghouses	05/06/2024	PA3Q	PEPA	5	5

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App reference	Site Address	Proposal Description	Decision Date	App type	App status	Gross Dwellings	Net Dwellings
DC/24/1087	Lower Perryland Farm Basing Hill Access Road Dial Post West Sussex RH13 8NT	Prior Notification for Change of Use of Agricultural Building to 5no dwellinghouses	25/09/2024	PA3Q	PEPA	5	5
DC/24/1692	Woodhouse Farm Wheatsheaf Road Woodmancote West Sussex BN5 9BA	Prior Notification for Change of Use of Agricultural Building to 5no. dwellings (C3 Use Class)	20/12/2024	PA3Q	PEPA	5	5
DC/22/2069	Land at Furzeffield Road Horsham RH12 4NF	Demolition of existing garages and erection of 5No. dwellings with associated external works and landscaping.	19/03/2025	FUL	PER	5	5
DC/25/0126	Westons Farm Dorking Road Warnham West Sussex	Prior Notification for the change of use of agricultural buildings (units 1, 3, 5 and 7) into 5 residential dwellings with associated operational development.	21/03/2025	PA3Q	PEPA	5	5
						1298	1291

App reference	Site Address	Proposal Description	Decision Date	App type	App status	Gross Dwellings	Net Dwellings
DC/24/1603	Jasmine House High Street Henfield West Sussex BN5 9HN	Change of use to 4no. 1 bedroom flats, replacement of existing flat roof with hipped roof, replacement two storey rear extension and erection of single storey rear extension. (Full Application).	19/12/2024	FUL	PER	4	4
DC/23/1224	Brooks Green Park Emms Lane Brooks Green West Sussex	Stationing of 3no. 2-bedroom residential park homes for year-round occupation	15/05/2024	FUL	PER	3	3
DC/24/0367	Land Parcel At 520128 116244 Stonepit Lane Henfield West Sussex BN5 9QU	Use of land for the stationing of 3 static caravans for residential purposes along with utility buildings, the formation of hardstanding and associated landscaping.	07/05/2024	FUL	REF	3	3
DC/23/1001	Land Between 16 and 20 Meyers Wood Partridge Green West Sussex	Erection of 2no. dwellings with associated landscaping and parking	25/06/2024	FUL	PER	2	2

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App reference	Site Address	Proposal Description	Decision Date	App type	App status	Gross Dwellings	Net Dwellings
DC/23/1770	Upper Beeding Pharmacy High Street Upper Beeding West Sussex BN44 3HZ	Demolition of existing lean-to structures to the north, east, and south elevations, and erection of infill extensions. Erection of a single storey rear elevation and sub-division of existing dwelling to create 1No. 3 bedroom and 1No. 2 bedroom dwellings, and associated external and internal alterations. Removal of existing stairs and installation of replacement stairs to serve existing attic space. Repair and replacement windows and minor roof repairs. Installation of pergola, air source heat pump, and solar PV panels. (Full Application)	28/06/2024	FUL	PER	2	2
DC/24/0284	Bentons Cottage Bentons Lane Dial Post West Sussex RH13 8NP	Change of use from office and barn storage to two single storey dwellings, as alternative to permissions DC/23/1069 and DC/23/2158 (resubmission of DC/23/1708).	18/06/2024	FUL	PER	2	2
DC/24/0376	48 Barrington Road Horsham West Sussex RH13 5SN	Demolition of single storey rear extension. Erection of a single storey rear extension. Change of use from commercial unit into 2no ground floor apartments. Conversion of loft to increase size of existing apartment.	17/09/2024	FUL	PER	2	2
DC/24/0496	3 Elm Grove Horsham West Sussex RH13 5HX	Change of use from use class E to Use class C3 by way of alterations to existing and extension to the rear of the ground floor to accommodate 2 no additional 2 bedroom flats. Demolish two outbuildings on site.	11/09/2024	FUL	PER	2	2
DC/24/0796	The Old Dairy and The Granary Crosby Farm Lyons Road Slinfold Horsham West Sussex RH13 0RX	Conversion of the existing office buildings (Use Class E) into two residential units (Use Class C3)	10/09/2024	FUL	PER	2	2
DC/24/0704	Woodhouse Farm Wheatsheaf Road Woodmancote West Sussex BN5 9BA	Prior Notification for Change of Use of Agricultural Building to 3No dwellinghouses (Class C3)	01/07/2024	PA3Q	PEPA	2	2
DC/24/1681	Nash Manor Lower Nash Nutbourne Lane Nutbourne West Sussex RH20 2HS	Prior Notification for Change of Use from an Agricultural Building to 2no dwellinghouse (C3 Use Class).	23/12/2024	PA3Q	PEPA	2	2
DC/22/0729	Development Site Lot 1 Kent Street Cowfold West Sussex	Conversion and alterations to redundant chicken shed to form 2no three-bedroom dwellinghouses (Use Class C3).	13/03/2025	FUL	PER	2	2
DC/22/2068	Land at Forge Way Billingshurst RH14 9LL	Demolition of existing 10No garages and the erection of 2No. dwellings.	19/03/2025	FUL	PER	2	2
DC/23/0102	Land at Hornbeam Close Horsham RH13 5NP	Demolition of 12no existing garages and the erection of a two-storey building providing 2no. 2-bed flats with associated external works and landscaping.	18/03/2025	FUL	PER	2	2

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App reference	Site Address	Proposal Description	Decision Date	App type	App status	Gross Dwellings	Net Dwellings
DC/24/0070	Land at Gate Cottage The Street Thakeham West Sussex	Erection of two dwellings together with associated works.	03/02/2025	FUL	PER	2	2
DC/25/0037	Lock House Lock Partridge Green West Sussex RH13 8EG	Conversion of a single dwelling into 3no. dwellings and conversion of the existing garage block with flat into single dwelling. (Full Application).	07/03/2025	FUL	PER	2	2
DC/25/0113	Barn To The East of Coolham Road Coolham West Sussex RH13 8QD	Prior Notification for Change of Use of Agricultural Building to 2no. dwellinghouses.	20/03/2025	PA3Q	PEPA	2	2
DC/21/0473	36 Thornden Cowfold Horsham West Sussex RH13 8AF	Erection of detached two bedroom bungalow.	18/09/2024	FUL	PER	1	1
DC/21/0501	Whitelands Barn Ruckmans Lane Okewood Hill Surrey	Change of use of existing timber framed barn to a four-bedroom dwellinghouse with associated alterations and landscaping.	15/01/2025	FUL	PER	1	1
DC/21/1931	Coppice Hanger Church Hill Pulborough West Sussex RH20 1AB	Erection of 4No. detached dwellings with associated access, parking and landscaping.	19/04/2024	FUL	PER	1	1
DC/22/0867	Chanctonview Spring Gardens Washington Pulborough West Sussex RH20 3BS	Erection of 1 No. detached dwelling house with car port.	18/06/2024	FUL	PER	1	1
DC/22/1538	Land 1 Quarry Way Southwater West Sussex RH13 9ST	Erection of 1no. 3-bed detached dwellinghouse with a single garage and additional off road car parking space.	26/07/2024	FUL	PER	1	1
DC/23/0460	Mill Farm Mill Lane Itchingfield West Sussex RH13 0NP	Demolition of an agricultural building and the erection of a two-storey dwelling (as an alternative to prior approval reference DC/21/2075).	02/05/2024	FUL	PER	1	1
DC/23/1433	Hole Farm Lordings Road Newbridge West Sussex RH14 9JA	Conversion of existing ancillary barn to a 2 bedroom dwelling with associated lean-to extension and alterations. Replacement of existing garage with a 2 bay garage and home office (Full Application) (Part Retrospective)	17/09/2024	FUL	PER	1	1
DC/23/1442	Coombe Cottage Church Road Mannings Heath West Sussex RH13 6JE	Demolition of existing timber garage and shed. Erection of 1no two storey 4 bedroom dwellinghouse with associated parking and landscaping	28/06/2024	FUL	PER	1	1

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App reference	Site Address	Proposal Description	Decision Date	App type	App status	Gross Dwellings	Net Dwellings
DC/23/1937	1 Downs View Terrace Staples Barn Lane Henfield West Sussex BN5 9QD	Demolition of garage and outbuildings and construction of a one bedroom single storey dwellinghouse.	16/04/2024	FUL	PER	1	1
DC/23/1943	35 Brambling Road Horsham West Sussex RH13 6AX	Part demolition of existing garage, erection of a two storey detached dwelling with associated works and access onto Brambling Road (Part-Retropective)	26/07/2024	FUL	PER	1	1
DC/23/2309	Westons Farmhouse Annexe Westons Hill Itchingfield Horsham West Sussex RH13 0BD	Conversion of annexe to an agricultural workers dwelling.	17/09/2024	FUL	PER	1	1
DC/24/0079	1 Oakwood Cottages Hooklands Lane Shipley Horsham West Sussex RH13 8PY	Use of an annexe as a separate residential dwelling	06/06/2024	FUL	PER	1	1
DC/24/0103	Woodfalls Stud Loxwood Road Rudgwick Horsham West Sussex RH12 3DW	Erection of a temporary (three years) two bedroom rural workers (equestrian) dwelling, and a single storey equestrian building.	20/09/2024	FUL	PER	1	1
DC/24/0289	38A Quarry Way Southwater West Sussex RH13 9SU	Demolition of outbuildings and construction of a new detached double storey dwelling (Class C3).	07/05/2024	FUL	PER	1	1
DC/24/0345	Gess Gates Farm Stane Street Adversane West Sussex RH14 9JR	Demolition and replacement of existing barn and erection of a single storey two bedroom dwelling utilising the existing shared access.	22/11/2024	FUL	PER	1	1
DC/24/0462	Sailtops Cox Green Rudgwick West Sussex RH12 3DE	Demolition of existing garage and annexe and construction of 1no 3 bedroom detached house with residential amenity areas, car parking and turning, together with hard and soft landscaping and new access.	09/08/2024	FUL	PER	1	1
DC/24/0693	Sandgate House Water Lane Storrington West Sussex RH20 3LY	Subdivision of a house to create two semi detached dwellings, including the formation of a porch and detached car port.	30/07/2024	FUL	PER	1	1
DC/24/0862	South House Farm Marringdean Road Billingshurst RH14 9HH	Erection of 1No. dwelling (in the alternative to permission granted under DC/22/0435 - Prior Notification for the change of use of an agricultural building to residential (Class C3) to form 1no. dwellinghouse).	08/01/2025	FUL	PER	1	1

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App reference	Site Address	Proposal Description	Decision Date	App type	App status	Gross Dwellings	Net Dwellings
DC/24/0907	South House Farm Marringdean Road Billingshurst West Sussex RH14 9HH	Conversion of barns and Old Stable Cottage to form a single dwelling (Full Application)	27/11/2024	FUL	PER	1	1
DC/24/1017	8 Station Road Billingshurst West Sussex RH14 9RE	Erection of a two storey residential dwelling.	15/11/2024	FUL	PER	1	1
DC/24/1506	Nutbourne Place Farm Nutbourne Lane Nutbourne West Sussex RH20 2HF	Replacement of existing nursery building and erection of dwellinghouse and associated staff facilities, ground mounted solar panels, upgrading of glasshouses to make them water and energy efficient and biodiversity enhancements.	31/01/2025	FUL	PER	1	1
DC/24/1574	Land at 521105 113285 New Hall Lane Small Dole West Sussex BN5 9YH	Erection of a detached two storey dwelling with new access, landscaping, and associated works. (Retrospective).	10/01/2025	FUL	PER	1	1
DC/24/1710	Pound Place Mill Lane Partridge Green West Sussex RH13 8JU	Conversion of barn/outbuilding and attached lean-to into a three bedroom dwelling utilising existing vehicle access.	10/01/2025	FUL	PER	1	1
DC/23/2088	Wattlehurst Farm Dorking Road Kingsfold West Sussex RH12 3SD	Outline Application for the erection of 1No. permanent rural workers dwelling with all matters reserved.	21/06/2024	OUT	PER	1	1
DC/24/1114	4 Tilletts Lane Warnham West Sussex RH12 3RD	Outline Application for 1No. self build detached house with all matters reserved except access.	11/10/2024	OUT	PER	1	1
DC/24/0273	Redgates Burnthouse Lane Lower Beeding West Sussex RH13 6NN	Change of use of land to allow the siting of a single gypsy pitch (Retrospective).	26/04/2024	FUL	PER	1	1
DC/23/1266	1C Church Street Henfield West Sussex BN5 9NS	Partial change of use at ground floor level to create self-contained flat to rear.	25/06/2024	FUL	PER	1	1
DC/23/0627	Wappingthorn Lodge Horsham Road Steyning West Sussex BN44 3AA	Extensions, alterations and change of use of stables, garage and machinery store to form 1no dwellinghouse.	10/12/2024	FUL	REF	1	1
DC/24/0318	Reading Rabbits Gladstone Road Horsham West Sussex RH12 2NN	Change of Use of early years education centre to 2 bed dwelling. Minor fenestration changes including removal of front entrance and fascia sign and new door and window on the front elevation and four roof lights on the east elevation. Part demolition and alteration to the rear.	12/07/2024	FUL	PER	1	1
DC/20/0093	Spear Hill Barn Spear Hill Ashington Pulborough West Sussex RH20 3BA	Application to confirm the use of Spear Hill Barn as a separate dwelling and in breach of Condition 4 attached to ref: AS/53/89 and condition 3 attached to ref: AS/69/00 (Certificate of Lawful Development - Existing)	15/07/2024	CPE	PER	1	1

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App reference	Site Address	Proposal Description	Decision Date	App type	App status	Gross Dwellings	Net Dwellings
DC/23/1539	Raidons, Annexe Nutbourne Lane Nutbourne West Sussex RH20 2HS	Application to confirm the continuous occupation of building as an independent dwelling for a period in excess of four years (Lawful Development Certificate - Existing)	06/08/2024	CPE	PER	1	1
DC/23/2192	Waterhall Farm, Deerview Barn Prestwood Lane Ifield West Sussex RH11 0LA	Application to confirm the occupation of a building as an independent dwelling for in excess of 4 years (Lawful Development Certificate - Existing).	10/04/2024	CPE	PER	1	1
DC/24/0106	Blackstone Gate Farm House Henfield Road Albourne West Sussex BN6 9JJ	Application to confirm the change of use of residential annexe to a separate single dwelling (Lawful Development Certificate - Existing)	14/06/2024	CPE	REF	1	1
DC/24/0212	Robin Hood Cottage Robin Hood Lane Warnham West Sussex RH12 3RR	Application to confirm the continuous occupation of Robin Hood Cottage in non-compliance with the agricultural occupancy condition placed on it by application ref WN/28/75 for a period in excess of ten years (Lawful Development Certificate - Existing).	03/04/2024	CPE	PER	1	1
DC/24/0231	Selehurst Gardens, The Cottage Brighton Road Lower Beeding West Sussex RH13 6PR	Application to confirm the use of The Cottage as self-contained, independent dwelling for continuous period in excess of 4 years (Lawful Development Certificate - Existing)	05/04/2024	CPE	PER	1	1
DC/24/0424	West Wantley Farm Fryern Road Storrington West Sussex	Application to confirm the continuous use of a former agricultural building as a single dwellinghouse for a period in excess of four years (Lawful Development Certificate - Existing)	05/08/2024	CPE	PER	1	1
DC/24/0894	Woodside Equestrian Centre Forest Road Colgate West Sussex RH12 4TF	Application to confirm the erection of a dwellinghouse for residential purposes for a period in excess of ten years (Lawful Development Certificate - Existing)	13/08/2024	CPE	SPLIT	1	1
DC/24/1089	Andrews Farm, South Barn Station Road Warnham West Sussex RH12 3SP	Application to confirm the part use of the garage building as a residential dwelling (Class C3) on a date four years previous (Lawful Development Certificate - Existing).	09/09/2024	CPE	PER	1	1
DC/24/1853	Oreham Manor Farm Oreham Common Henfield West Sussex BN5 9SB	Prior notification for the demolition of existing workshop building (Class B1(c)) and construction of new dwellinghouse (Class C3).	24/01/2025	PA20ZA	PEPA	1	1
DC/23/1625	Development Site Lot 1 Delspride Kent Street Cowfold West Sussex RH13 8BB	Prior Notification for Change of Use of Agricultural Building to a single dwellinghouse	23/09/2024	PA3Q	REPA	1	1

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App reference	Site Address	Proposal Description	Decision Date	App type	App status	Gross Dwellings	Net Dwellings
DC/24/0084	Amiesmill Farm Kerves Lane Horsham West Sussex	Prior Notification for Change of Use of Agricultural Building to a single dwellinghouse and associated buildings works	12/03/2024	PA3Q	REPA	1	1
DC/24/0304	Rowfold Lodge Coneyhurst Road Billingshurst West Sussex RH14 9DD	Prior Notification for Change of Use of Agricultural Building to a single dwellinghouse	18/04/2024	PA3Q	PEPA	1	1
DC/24/0667	Cibses Cottage Kidders Lane Henfield West Sussex BN5 9AB	Prior Notification for Change of Use of Agricultural Building to a single dwelling house	21/06/2024	PA3Q	PEPA	1	1
DC/24/0925	New Barn Farm Bolney Road Cowfold Horsham West Sussex RH13 8AZ	Prior Notification for Change of Use of Agricultural Building to a single dwellinghouse	13/08/2024	PA3Q	PEPA	1	1
DC/24/1053	The Old Dairy Cowfold Road Coolham West Sussex RH13 8QJ	Prior Notification for Change of Use of Agricultural Building to a single dwellinghouse (Class C3)	02/09/2024	PA3Q	PEPA	1	1
DC/24/1070	The Barn Capel Road Rusper West Sussex	Prior Notification for Change of Use of Agricultural Building to a single dwellinghouse (Class C3)	08/11/2024	PA3Q	PEPA	1	1
DC/24/1153	The Old Piggery Fryern Road Storrington West Sussex RH20 4BJ	Prior Notification for Change of Use of Agricultural Building to a single dwellinghouse (C3 Use class).	13/09/2024	PA3Q	PEPA	1	1
DC/24/1764	Swains Farm Brighton Road Henfield West Sussex BN5 9RP	Prior Notification for demolition of existing rear lean-to extension and change of use of an agricultural building to 1no dwellinghouse (C3 Use Class).	08/01/2025	PA3Q	PEPA	1	1
DC/24/1831	Mill Farm Mill Lane Itchingfield West Sussex RH13 0NP	Prior Notification for Change of Use of Agricultural Building to a single dwellinghouse.	20/01/2025	PA3Q	PEPA	1	1
DC/21/2148	Woodlands Worthing Road Horsham West Sussex RH13 9AT	Demolition of existing garage building and store. Erection of a two storey dwelling. New hard landscaping, landscape planting with associated access drive and other works. Installation of 2No. solar arrays to roofs of house.	19/03/2025	FUL	PER	1	1
DC/23/0450	Oakdene Blackgate Lane Pulborough West Sussex RH20 1DG	Demolition of existing barn (previously approved to be converted to a dwelling under reference DC/20/0699) and erection of a 2-bedroom dwelling and detached garage in new location.	05/02/2025	FUL	PER	1	1
DC/23/1023	Dyke Farm West Chiltington Road Pulborough West Sussex RH20 2EE	Demolition of a metal store and car port. Conversion of barn to create a new dwellinghouse (amended description).	12/03/2025	FUL	PER	1	1

Appendix D: Permissions 1 April 2024 to 30 March 2025

App reference	Site Address	Proposal Description	Decision Date	App type	App status	Gross Dwellings	Net Dwellings
DC/24/1557	99 Blackbridge Lane Horsham West Sussex RH12 1RU	Attached two bedroom dwelling with associated parking and access.	07/03/2025	FUL	PER	1	1
DC/24/1822	Westwells Harbolets Road West Chiltington West Sussex RH20 2LQ	Erection of a dwellinghouse and garage.	12/03/2025	FUL	PER	1	1
DC/24/1893	26 Amberley Road Horsham West Sussex RH12 4LN	Demolition of existing garages and erection of a three bed dwelling.	05/02/2025	FUL	PER	1	1
DC/24/0104	Dendrons Kithurst Lane Storrington West Sussex RH20 4LP	Outline Application for the erection of 1No. chalet dwelling with all matters reserved except access	21/03/2025	OUT	PER	1	1
DC/24/1286	Trenchmore Farm Burnthouse Lane Cowfold West Sussex RH13 8DG	Change of use of an existing log cabin from an ancillary agricultural use to a use as a permanent rural worker's dwelling for a farm worker.	21/03/2025	FUL	PER	1	1
DC/25/0130	Woodlawn Surgery High Street Partridge Green West Sussex RH13 8HR	Change of use of ground floor Doctor's Surgery (Use Class E) to create 1no. residential dwelling (C3).	25/03/2025	FUL	PER	1	1
DC/24/1644	The Boathouse Palmers Barn West Chiltington Lane Coneyhurst Billingshurst West Sussex RH14 9DN	Application to confirm the continuous use of a former agricultural barn as a single dwellinghouse for a period in excess of ten years (Lawful Development Certificate Existing)	04/02/2025	CPE	PER	1	1
DC/24/1921	Homelands Farm Stables Bines Road Partridge Green West Sussex RH13 8EQ	Application to confirm use of two adjoining buildings as a single dwelling with ancillary accommodation on a date four years previous. Use of adjoining land as residential garden for a period in excess of ten years. Conversion of the Byre not in accordance with the plans approved by DC/09/1017 (Lawful Development Certificate - Existing)	27/03/2025	CPE	SPLIT	1	1
DC/25/0006	Great Steeds Farm House Copsale Road Maplehurst West Sussex RH13 6QY	Application to confirm the use of the 'Woodstore' building as a self-contained independent dwellinghouse. (Lawful Development Certificate - Existing).	03/03/2025	CPE	PER	1	1
DC/24/1599	Woodlands Farm Broadwater Lane Copsale West Sussex RH13 6QW	Prior Notification for Change of Use from an Agricultural Building to 1no dwellinghouse (C3 Use Class).	25/02/2025	PA3Q	DPER	1	1

Appendix D: Permissions 1 April 2024 to 30 March 2025

App reference	Site Address	Proposal Description	Decision Date	App type	App status	Gross Dwellings	Net Dwellings
DC/25/0164	Hook Farm West Chiltington Lane Billingshurst West Sussex RH14 9DP	Prior Notification for change of use from an agricultural building to 1No. dwelling (Class C3).	28/03/2025	PA3Q	PEPA	1	1
						101	101

Total	1399	1392
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Appendix E: Horsham District Council 5 Year Housing Land Supply (AMR 2024/25)

Category	Site Name	Parish	Site Total	Outstanding commitment	Years 1-5 Supply	Year 6-10 Supply	Years 11-17 Supply	Plan Period Total Supply	23/24 Comps	24/25 Comps	25/26 Year 1	26/27 Year 2	27/28 Year 3	28/29 Year 4	29/30 Year 5	30/31 Year 6	31/32 Year 7	32/33 Year 8	33/34 Year 9	34/35 Year 10	35/36 Year 11	36/37 Year 12	37/38 Year 13	38/39 Year 14	39/40 Year 15	
DETAILED PERMISSIONS																										
Category A & B Strategic Sites																										
A	Land North of Horsham - RM Area 1	North Horsham - Strategic	193	6	30	0	0	30	73	65	30															
A	Land North of Horsham RM Area 2	North Horsham - Strategic	197	173	173	0	0	173	0	24	80	93														
A	Land North of Horsham RM Area 7	North Horsham - Strategic	221	221	221	0	0	221	0	0	0		90	90	41											
A	Highwood, Land East A24 Worthing Road Southern Site Phase 1	Denne - Strategic	208	44	44	0	0	44	12	0	9	26	9													
A	Highwood, Land East A24 Worthing Road Southern Site Phase 2	Denne - Strategic	300	300	211	89	0	300	0	0	0	40	51	60	60	60	29									
A	Land West of Southwater (Broadacres) Phases 3.2 & 4	Southwater - Strategic	199	143	143	0	0	143	39	0	20	50	50	23												
A	Sub-phase 6A Kilnwood Vale Crawley Road	Colgate - Strategic	168	0	0	0	0	0	57	17	0															
A	Kilnwood Vale Phase 3 D, E, F, G	Colgate - Strategic	280	280	280	0	0	280	0	0		100	100	80												
A	Kilnwood Vale Neighbourhood Centre	Colgate - Strategic	148	148	120	28	0	148	0	0				20	100	28										
A	Kilnwood Vale Sub Phase 3H	Colgate - Strategic	69	69	0	69	0	69	0	0						20	49									
B	Land North of Horsham - RM Area 10	North Horsham - Strategic	170	170	70	100	0	170	0	0	0				70	100										
B	Land North of Horsham - All other phases	North Horsham - Strategic	1,969	1,969	0	625	625	1,250	0	0	0					125	125	125	125	125	125	125	125	125	125	
B	Land North of Horsham - HDLP allocations	North Horsham - Strategic	500	500	0	0	60	60	0		0														60	
B	Land West of Southwater (Broadacres) Phase 5	Southwater - Strategic	94	94	94	0	0	94	0	0				40	54											
B	Kilnwood Vale Sub Phase 6B	Colgate - Strategic	116	116	0	116	0	116	0	0						52	64									
B	Kilnwood Vale - Phase 4	Colgate - Strategic	341	341	0	250	91	341	0	0									125	125	91					
B	Kilnwood Vale Phase 5	Colgate - Strategic	381	381	0	0	381	381	0	0												125	125	131		
A	Land South of Marringdean Acres, Marringdean Road Billingshurst	Billingshurst - Strategic	51	0	0	0	0	0	17	0	0															
Category A & B Strategic Sites Total					5,605	4,955	1,386	1,277	1,157	3,820	198	106	139	309	300	313	325	385	267	125	250	250	216	250	256	185
Category A Large Permissions (5+)																										
A	Parcel H3a and H3b Land East of Billingshurst North of A272 East Street	Billingshurst - Strategic	39	7	0	0	0	0	27	5	0															
A	Parcel H6 Land East of Billingshurst North of A272 East Street	Billingshurst - Strategic	12	0	0	0	0	0	4	0	0															
A	Parcel H3a and H3b Land East of Billingshurst North of A272 East Street	Billingshurst - Strategic	18	0	0	0	0	0	11	7	0															
A	Greenfield Farm Valewood Lane Bams Green	Itchingfield	5	0	0	0	0	0	4	0	0															
A	Graylands Manor Graylands Estate Langhurst	North Horsham	10	0	0	0	0	0	10	0	0															
A	Identilam Faygate Business Centre Faygate Lane	Colgate	12	0	0	0	0	0	12	0	0															

Category	Site Name	Parish	Site Total	Outstanding commitment	Years 1-5 Supply	Year 6-10 Supply	Years 11-17 Supply	Plan Period Total Supply
A	Rascalls Farm Shipley Road Southwater	Southwater	96	96	96	0	0	96
A	Land at Duckmoor, Billingshurst	Billingshurst	83	83	83	0	0	83
A	Land North of Downsview Avenue, Storrington	Storrington & Sullington	62	62	62	0	0	62
A	Land North of Rushfields High Bar Lane	Thakeham	25	25	25	0	0	25
A	Land West of Stream House/North of High Bar Lane	Thakeham	28	28	28	0	0	28
A	Field West of Cowfold, North of A272	Cowfold	35	35	35	0	0	35
A	Fields West of Cowfold, South of A272/Field West of Cowfold, South of A272, West of Little Potters	Cowfold - SDPAN	35	35	35	0	0	35
A	Land West of Smock Alley, South of Little Haglands	West Chiltington - SDPAN	14	14	14	0	0	14
A	Land at Glayde Farm, West of Church Lane	Lower Beeding	30	30	30	0	0	30
Category A Large Permissions (5+) Total			1,030	812	802	0	0	802

Neighbourhood Plan Category A Sites					Years 1-5 Supply	Year 6-10 Supply	Years 11-17 Supply	Plan Period Total Supply
A	Chanctonbury Nurseries, Ashington	Ashington	74	74	74	0	0	74
A	Land at Sumners Ponds, Barns Green	Itchingfield	32	32	32	0	0	32
A	Sandygate Lane, Lower Beeding	Lower Beeding	22	22	22	0	0	22
A	Former Swallowfields, Mannings Heath	Nuthurst	9	0	0	0	0	0
A	Land adj to Heathtolt Cottages, Maplehurst	Nuthurst	6	6	0	0	0	0
A	Great Ventors, Monksgate	Nuthurst	5	5	5	0	0	5
A	Crosby Farm, Slinfold	Slinfold	24	0	0	0	0	0
A	The Cobblers Hayes Lane*	Slinfold	12	0	0	0	0	0
A	Angell Sandpit Storrington	Storrington & Sullington	6	6	6	0	0	6
A	Abingworth Farm & Nursery, Storrington Road	Thakeham	75	0	0	0	0	0
Neighbourhood Plan Category A Sites Total			265	145	139	0	0	139

Permitted Small Sites (1-4 dwellings)				

OUTLINE PERMISSIONS				
Category B Strategic Sites				
B	Horsham Golf Park	Southwater - Strategic	800	800
Category B Strategic Sites Total			800	800

Category B Outline Permissions (10+)					Years 1-5 Supply	Year 6-10 Supply	Years 11-17 Supply	Plan Period Total Supply
B	Woodfords Shipley Road Southwater	Shipley	73	73	73	0	0	73
B	Former Novartis Site, Horsham Phase 1 & 2	North Horsham	206	206	0	123	83	206
B	Former Novartis Site, Horsham Phase 3	North Horsham	244	244	65	179	0	244

23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40
Comps	Comps	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
0	0	0	20	30	30	16										
0	0	0	20	40	23											
0	0	0	10	30	22											
0	0	0	5	20												
0	0	0			10	18										
0	0	0	7	25	3											
			10	15	10											
0	0				5	9										
0	0	0			10	20										
103	102	93	184	228	198	99	0	0	0	0	0	0	0	0	0	0

23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40
Comps	Comps	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
0	0	0	30	44												
0	0	10	22													
0	0	10	12													
9	0	0														
0																
0	0	5														
24	0	0														
0	12	0														
0	0	0	6													
0	75	0														
33	87	25	70	44	0	0	0	0	0	0	0	0	0	0	0	0

Permitted Small Sites (1-4 dwellings)																

OUTLINE PERMISSIONS																
Category B Strategic Sites																
B	Horsham Golf Park	Southwater - Strategic	800	800	0	500	300	800	0	0	0	0	60	100	100	120
Category B Strategic Sites Total			800	800	0	500	300	800	0	0	0	0	60	100	100	120

Category B Outline Permissions (10+)																
B	Woodfords Shipley Road Southwater	Shipley	73	73	73	0	0	73	0	0	0	0	13			
B	Former Novartis Site, Horsham Phase 1 & 2	North Horsham	206	206	0	123	83	206	0	0				20	50	53
B	Former Novartis Site, Horsham Phase 3	North Horsham	244	244	65	179	0	244	0	0	0		20	45	45	55

Category	Site Name	Parish	Site Total	Outstanding commitment	Years 1-5 Supply	Year 6-10 Supply	Years 11-17 Supply	Plan Period Total Supply
B	Land at New Place Farm, Pulborough	Pulborough	160	160	0	140	0	140
B	Hilland House, New Road, Billingshurst	Billingshurst	125	125	0	70	55	125
B	Land to the north of Melton Drive	Storrington & Sullington	62	62	62	0	0	62
B	Greendene, Stane Street Codmore Hill	Pulborough	70	70	0	0	0	
B	Land at Campsfield, Linfield Close	Southwater			0	0	0	
B	Land at 508967 124469, Marringdean Road, Billingshurst	Billingshurst	79	79	79	0	0	79
Category B Outline Permissions (10+) Total			1,019	1,019	279	512	138	929

Made Neighbourhood Plan Category B Sites					Years 1-5 Supply	Year 6-10 Supply	Years 11-17 Supply	Plan Period Total Supply
B	Land West of Ashington School, Ashington	Ashington	152	152	90	62	0	152
B	A- Land North of Parsonage Farm, Henfield	Henfield	235	235	100	135	0	235
B	B - Land East of Wantley Hill, Henfield	Henfield	25	25	0	25	0	25
B	C- Land West of Backsettown, off Furners Lane, Henfield	Henfield	29	29	29	0	0	29
B	D - Land South of the Bowls Club (off Furners Mead), Henfield	Henfield	10	10	0	10	0	10
B	Land at Saxtons Farm, Monks Gate	Nuthurst	6	6	0	6	0	6
B	Land behind White Horse, Maplehurst	Nuthurst	3	3	0	3	0	3
B	Land off Station Approach	Pulborough	18	18	0	18	0	18
B	Land off Glebelands	Pulborough	20	20	0	20	0	
B	Land at Harwoods Garage	Pulborough	15	15	0	15	0	
B	Harwoods Car Park	Pulborough	9	9	0	9	0	
B	East of Hayes Lane, Slinfold	Slinfold	28	28	0	28	0	28
B	Ravenscroft Allotment Site, Storrington	Storrington & Sullington	78	78	0	78	0	78
B	Land at Old Mill Drive, Storrington (The Diamond)	Storrington & Sullington	20	20	0	20	0	20

23/24	24/25
Comps	Comps
0	0
0	0
0	0
0	0
0	0
0	0
0	0

25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
0					20	40	40	40						
0								20	50	50	5			
0		10	30	22										
0		20	30	29										
0	0	50	120	109	65	85	115	144	103	105	33	0	0	0

23/24	24/25
Comps	Comps
0	0
0	0
0	0
0	0
0	0
0	0
0	0

25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40
0		20	30	40	40	22								
0			50	50	55	45	35							
0					10	15								
0			15	14										
0							10							
0						6								
0					3									
							18							
						10	10							
								15						
							9							
0						10	18							
0					10	20	20	28						
0								20						

Category	Site Name	Parish	Site Total	Outstanding commitment	Years 1-5 Supply	Year 6-10 Supply	Years 11-17 Supply	Plan Period Total Supply	23/24 Comps	24/25 Comps	25/26 Year 1	26/27 Year 2	27/28 Year 3	28/29 Year 4	29/30 Year 5	30/31 Year 6	31/32 Year 7	32/33 Year 8	33/34 Year 9	34/35 Year 10	35/36 Year 11	36/37 Year 12	37/38 Year 13	38/39 Year 14	39/40 Year 15
B	Land at the Post Office Depot, High Street Storrington	Storrington & Sullington	10	10	0	0	10	10	0	0	0										10				
B	Thakeham Tiles, Rock Road Storrington	Storrington & Sullington	50	50	0	30	20	50	0	0	0								10	20	20				
B	Land East of Pound Lane Upper Beeding	Upper Beeding	35	35	0	35	0	35	0	0	0							10	25						
B	Oxcroft Farm, Small Dole	Upper Beeding	20	20	0	10	10	20	0	0	0									10	10				
B	Land at Greenfields, Henfield Road, Upper Beeding	Upper Beeding	10	10	0	10	0	10	0	0	0							10							
B	Riverside Caravan Park, Upper Beeding	Upper Beeding	9	9	0	9	0	9	0	0	0								9						
B	North of Freeman Road, Warnham	Warnham	59	59	30	20	9	59	0	0	0			10	20	20								9	
Made Neighbourhood Plan Category B Sites Total			841	841	249	543	49	797	0	0	0	0	20	105	124	138	128	140	107	30	40	0	0	9	0

SITES																										
Strategic Sites Category A & B					1,386	1,277	1,157	3820	198	106	139	309	300	313	325	385	267	125	250	250	216	250	250	256	185	
Category A Large Permissions (5+)					802	0	0	802	103	102	93	184	228	198	99	0	0	0	0	0	0	0	0	0	0	
Category A Made Neighbourhood Plan Sites					139	0	0	139	33	87	25	70	44	0	0	0	0	0	0	0	0	0	0	0	0	
Permitted Small Sites (1-4)					175	0	0	175	118	37	71	56	37	11	0	0	0	0	0	0	0	0	0	0	0	
Windfalls					240	600	600	1440	0	0	0	0	0	120	120	120	120	120	120	120	120	120	120	120	120	
Total HDC Supply					2,742	1,877	1,757	6,376	452	332	328	619	609	642	544	505	387	245	370	370	336	370	370	376	305	

2025 SM Figure						6,690	6,690	6,690	20,070	1,338	1,338	1,338	1,338	1,338	1,338	1,338	1,338	1,338	1,338	1,338	1,338	1,338	1,338	1,338	1,338	1,338	1,338	1,338	1,338	1,338	1,338	1,338	1,338	1,338
Underdelivery Adjustment						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20% buffer						1,338	0	0	1,338	268	268	268	268	268	268	268	268	268	268	268	268	268	268	268	268	268	268	268	268	268	268	268	268	268
2025 SHM Target						8,028	7,225	9,366	24,619	1,606	1,606	1,606	1,606	1,606	1,606	1,606	1,338	1,338	1,338	1,338	1,338	1,338	1,338	1,338	1,338	1,338	1,338	1,338	1,338	1,338	1,338	1,338	1,338	1,338

* For those sites involving a net loss of dwellings through demolitions or change of use, the numbers lost are included as a "negative" number in the year they are lost. The new dwellings are included as completions when they have been constructed.

Strategic Sites	1,386
Committed Large Sites	802
Committed Small Sites	175
Neighbourhood Plan Sites	139
Known Supply	2,502

SYHLS Position	
Known Supply	2,502
Windfall	240
Total Supply	2,742
Target	6,690
20% Buffer	1,338
Total Requirement	8,028

Category	Site Name	Parish	Site Total	Outstanding commitment	Years 1-5 Supply	Year 6-10 Supply	Years 11-17 Supply	Plan Period Total Supply
Deficit	-5,286							
9 Year Supply	1.7							

23/24
Comps
24/25
Comps

Year 1	25/26
Year 2	26/27
Year 3	27/28
Year 4	28/29
Year 5	29/30
Year 6	30/31
Year 7	31/32
Year 8	32/33
Year 9	33/34
Year 10	34/35
Year 11	35/36
Year 12	36/37
Year 13	37/38
Year 14	38/39
Year 15	39/40

APPENDIX F - Small Sites Completions Calculator

2025 RLA - Calculator for completions on small sites

District	Site type	Units	Y1	Y2	Y3	Y4	Y5	Total Y1-Y5	Overall Percentage Projection
Adur	Commenced	45	23	14	9	0	0	45	
	Full	36	5	5	4	2	0	16	
	Outline	0	0	0	0	0	0	0	
	TOTAL	81	28	19	13	2	0	61	
Arun	Commenced	125	63	38	25	0	0	125	
	Full	129	19	19	13	6	0	58	
	Outline	5	0	1	1	1	0	2	
	TOTAL	259	82	58	38	7	0	185	
Chichester	Commenced	110	55	33	22	0	0	110	
	Full	147	22	22	15	7	0	66	
	Outline	0	0	0	0	0	0	0	
	TOTAL	257	77	55	37	7	0	176	
Crawley	Commenced	7	4	2	1	0	0	7	
	Full	13	2	2	1	1	0	6	
	Outline	0	0	0	0	0	0	0	
	TOTAL	20	5	4	3	1	0	13	
Horsham	Commenced	80	40	24	16	0	0	80	
	Full	207	31	31	21	10	0	93	
	Outline	3	0	1	0	0	0	1	
	TOTAL	290	71	56	37	11	0	175	
Mid Sussex	Commenced	101	51	30	20	0	0	101	
	Full	135	20	20	14	7	0	61	
	Outline	9	0	2	1	1	0	4	
	TOTAL	245	71	52	35	8	0	166	
Worthing	Commenced	70	35	21	14	0	0	70	
	Full	93	14	14	9	5	0	42	
	Outline	2	0	0	0	0	0	1	
	TOTAL	165	49	35	24	5	0	113	
SDNP	Commenced	39	20	12	8	0	0	39	
	Full	57	9	9	6	3	0	26	
	Outline	0	0	0	0	0	0	0	
	TOTAL	96	28	20	14	3	0	65	
County	Commenced	577	289	173	115	0	0	577	
	Full	817	123	123	82	41	0	368	
	Outline	19	0	4	2	2	1	9	
	TOTAL	1413	411	299	199	43	1	953	

Commitments as at 31/03/2025

Data Extracted on 04/12/2025

Notes: Includes only permitted small sites that have not been identified within a Local or Neighbourhood Plan
Small sites are those capable of accommodating 1-4 units not identified within a Local or Neighbourhood Plan
Commenced sites includes all units on a site where the permission is considered extant

Ian Hayward / Nicola Elliott
Planning Services
West Sussex County Council