Horsham Local Plan Examination

West Sussex County Council Additional Hearing Statement – Education

October 2026

This additional statement has been prepared by officers on behalf of West Sussex County Council (WSCC) in its role as Education Authority.

Matter 6c: Strategic Policy HA4: Land east of Billingshurst

1. This statement is intended to clarify WSCC's position regarding the provision of a 1 form entry expandable to 2 form entry primary school to mitigate development from the proposed allocation at East of Billingshurst, with regards to phasing.

2. In general, phasing and triggers are not matters to be outlined within allocation policy. This is consistent with our approach to allocation policy across the county and reflects the changing nature of planning for school places over time. If a developer is funding construction of new education provision, it will generally be targeted to open at the 50% point (i.e. 500 units in this instance). If the land and contributions are being transferred to the council, a trigger for receipt of funds may be required sooner in order to allow for construction. Negotiations on the trigger points within the section 106 at the planning application stage will be determined by capacity and existing education provision at the time of application[1].

3. To inform discussions on the proposed allocation, pupil projections for primary schools in the Billinghurst school planning area have been assessed, including proposed allocations in the emerging local plan (appendix 1). An assessment has also been completed which excludes the proposed development at Adversane, as the size of the allocation requires the provision of a primary school to accommodate the pupil yield from this development alone (appendix 2).

4. For context, the Billingshurst school planning area has ten existing primary schools. It should be noted that it is more difficult to give projections for primary pupil yield because children requiring a primary school place beyond 2030/2031 have not been born yet, therefore there is uncertainty when projecting pupil yield beyond this timeframe.

5. When considering all proposed allocations, existing housing commitments, and current school capacity, the planning area becomes full in 2032/2033. If Adversane is excluded from the projections, the planning area becomes full in 2034/2035.

[1] Planning obligations guidance to developer infrastructure contributions: Technical Appendix Education Inclusion Early Years and SEND, West Sussex County Council, 2026.

6. WSCC want to emphasise that specific trigger points and phasing for new education infrastructure required from this site are to be assessed at the planning application stage. However, when factoring in the estimated phasing of the proposed allocations contained within the examination documents excluding Adversane, current projections show that approximately 485 dwellings could potentially come forward before the school planning area is considered to be full. Please note this does not negate the need for the development to provide its full mitigation requirement of land and contributions for a 1 form entry expandable to 2 form entry primary school.

7. Through high level discussions in 2024 and 2025, the proposed primary school site was considered to be deliverable overall. There have been no detailed discussions to date on the specifics of the delivery of a primary school (i.e. whether the developers will deliver the school in lieu of financial contributions towards the construction), the triggers, or the phasing arrangements of the proposed development in relation to the primary school which will be a matter for the section 106 agreement at the planning application stage.

Appendix 1

Horsham District Local Plan - Housing Site Totals and Trajectories in Billingshurst planning area

Housing *Trajectories from HDC Statement on Matters 5a and 5b document ID MJB1.01																			
Site / Settlement	Units Allocated	Units Delivered in Plan Period	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	2037/2038	2038/2039	2039/2040
Strategic Sites																			
East of Billingshurst	1,000	1,000	-	-						50	75	120	120	120	120	120	120	100	55
Land at Adversane	3,200	1,425	-	-						50	100	125	150	150	150	175	175	175	175
Total Strategic Sites	**4,200**	**2,425**							**0**	**100**	**175**	**245**	**270**	**270**	**270**	**295**	**295**	**275**	**230**
Smaller Sites - Settlement Total in the Billingshurst planning area																			
Billingshurst (HA(NP2))	80	80							20	40	20								
Pulborough (HA13)	25	25							10	15									
Rudgwick and Bucks Green	105	105					47	48	10										
Barns Green (BGR3)	20	20							20										
TOTAL Smaller Sites	**230**	**230**				**0**	**47**	**48**	**60**	**55**	**20**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
TOTAL Strategic Sites and Smaller Sites	**4,430**	**2,655**				**0**	**47**	**48**	**60**	**155**	**195**	**245**	**270**	**270**	**270**	**295**	**295**	**275**	**230**

Total Primary places required (0.19 pupils per dwelling)	**842**

Primary Education Capacity	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	2037/2038	2038/2039	2039/2040	Remaining eLP allocation requirement beyond 2040
Places available forecast by Edgeanalytics (June 2026) based on housing up to 31/03/25 for Billingshurst Primaries	155	178	187	216	263	186	149	103	51	0	-51	-107	-163	-216	-216
Demand for places generated by planning applications submitted between 1/4/25 to 1/10/26* in the Billingshurst planning are	47	47	47	47	47										
Demand for places generated by emerging Local Plan June 2026 onwards* See above.	0	9	9	11	29	37	47	51	51	51	56	56	52	44	338
Places available surplus or deficit (+/-) based on Edge forecast + planning applications from 1/4/25 a+ numbers in the Emergi	108	122	131	157	186	149	103	51	0	-51	-107	-163	-216	-259	-554
% of places available surplus or deficit (+/-) across the Billingshurst planning area	5%	5%	6%	7%	8%	7%	5%	2%	0%	**-2%**	**-5%**	**-7%**	**-10%**	**-12%**	**-25%**

*Edgeanalytics forecasts are based on data up to and including planning applications permitted and housing allocated to 31/03/2025

Planning applications from 1/04/2025 to 1/10/2026 are monitored separately via HDC and WSCC. Both monitoring systems are based on 0.19 pupils per dwelling.

A 5% buffer is the NAO benchmark for sufficient capacity

Appendix 2 - Pupil Projections Excluding Adversane

Horsham District Local Plan - Housing Site Totals and Trajectories in Billingshurst planning area excluding Adversane

Housing *Trajectories from HDC Statement on Matters 5a and 5b document ID MJB1.01																			
Site / Settlement	Units Allocated	Units Delivered in Plan Period	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	2037/2038	2038/2039	2039/2040
Strategic Sites																			
East of Billingshurst	1,000	1,000	-	-						50	75	120	120	120	120	120	120	100	55
Total Strategic Sites	**1,000**	**1,000**							**0**	**50**	**75**	**120**	**120**	**120**	**120**	**120**	**120**	**100**	**55**
Smaller Sites - Settlement Total in the Billingshurst planning area																			
Billingshurst (HA(NP2))	80	80							20	40	20								
Pulborough (HA13)	25	25							10	15									
Rudgwick and Bucks Green	105	105					47	48	10										
Barns Green (BGR3)	20	20							20										
TOTAL Smaller Sites	**230**	**230**				**0**	**47**	**48**	**60**	**55**	**20**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
TOTAL Strategic Sites and Smaller Sites	**1,230**	**1,230**				**0**	**47**	**48**	**60**	**105**	**95**	**120**	**120**	**120**	**120**	**120**	**120**	**100**	**55**

Total Primary places required (0.19 pupils per dwelling)	**234**

Primary Education Capacity	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	2037/2038	2038/2039	2039/2040
Places available forecast by Edgeanalytics (June 2026) based on housing up to 31/03/25 for Billingshurst Primaries	155	178	187	216	263	196	178	155	132	109	86	64	41	22
Demand for places generated by planning applications submitted between 1/4/25 to 1/10/26* in the Billingshurst planning are	47	47	47	47	47									
Demand for places generated by emerging Local Plan June 2026 onwards* See above.	0	9	9	11	20	18	23	23	23	23	23	23	19	10
Places available surplus or deficit (+/-) based on Edge forecast + planning applications from 1/4/25 a+ numbers in the Emergi	108	122	131	157	196	178	155	132	109	86	64	41	22	11
% of places available surplus or deficit (+/-) across the Billingshurst planning area	5%	5%	6%	7%	9%	8%	7%	6%	5%	**4%**	**3%**	**2%**	**1%**	**1%**

*Edgeanalytics forecasts are based on data up to and including planning applications permitted and housing allocated to 31/03/2025

Planning applications from 1/04/2025 to 1/10/2026 are monitored separately via HDC and WSCC. Both monitoring systems are based on 0.19 pupils per dwelling.

A 5% buffer is the NAO benchmark for sufficient capacity