

Appendix 4 Windfall Evidence Analysis and Summary

Table 1

Permissions 2015-16 large sites 5+ units								
Total Units (Net permissions)	Permission Number	Site Address	Decision Date	Validation Date	Start Date	Completion Date	Time from submission to completion	Time from permission to completion
14	DC/15/1545	40-44 Brighton Rd	24/03/2016	10/07/2015	31-Mar-18	30/05/2019	3yrs 10 mnths	3yrs 2months
25	DC/15/0679	South of Summerfold	16/11/2015	02/04/2015	31/03/2016	30/05/2017	2yrs 2months	1yr 6 mnths
11	DC/15/0674	Brooks Green Pk	08/09/2015	04/06/2015	31/03/2016	04/04/2017	1yr 10mnths	1yr 7mnths
45	DC/15/0611	Horsham Gates	07/01/2016	18/03/2015	31/03/2016	18/06/2018	3yrs 4months	2yrs 5mnths
12	DC/15/0305	Linden House	30/07/2015	09/02/2015	31/03/2016	05/06/2017	2yrs 4mnths	1yr 11mnths
8	DC/15/0081	Coach House	31/07/2015	12/01/2015	31/03/2018	03/06/2019	4yrs 5mnths	3yrs 11mnths
9	DC/14/2591	Queens Head	18/11/2015	10/12/2014	31/03/2019	Not yet complete	N/A	N/A
5	DC/14/2430	Fountain Inn	14/01/2015	27/11/2014	07/07/2016	30/05/2019	4yrs 10mnths	4yrs 8mnths
6	DC/14/1999	Hoots House	08/10/2015	17/09/2014	31/03/2016	01/04/2017	2yrs 6mnths	1yr 6mnths
20	DC/14/1478	East 14 Alley Groves	07/05/2015	05/02/2015	31/03/2017	13/06/2018	3yrs 4mnth	3yrs 1 mth
17	DC/14/1187	Durrants Village	04/09/2015	11/07/2014	31/03/2016	22/05/2019	4yrs 11mnths	3yrs 8mnths
172	TOTAL							

Large 5+ sites
Total 172 windfall units permitted

Small sites 1-4 units
89 windfall dwellings from 63 permissions

Medium sites 5-9 units
28 windfall dwellings

Major sites 10+ units
144 windfall dwellings (0 with OUT)
48 completions within 2 years 6 months from submission
65 extra completions within 3 years 6 months from submission
31 extra completions within 5 years from submission

Table 2

Permissions 2016-17 large sites 5+ units								
Total Units (Net permissions)	Permission Number	Site Address	Decision Date	Validation Date	Start Date	Completion Date	Time from submission to completion	Time from permission to completion
38	DC/16/2937	Winterton Court, Horsham	22/03/2017	21/12/2016	Demolition start late 2017/early 2018	26 units demolished at 12 June 2018. 65 new units completed at 30th May 2019	2yrs 5 mnths	2yrs 2 mnths
59	DC/16/2872	Prewetts Mill, Worthing Road	02/02/2017	24/12/2016	05/06/2017	26/05/2019	2yrs 5 mnths	2yrs 3 mnths
96	DC/16/2812	Park North, North Street, Horsham (Former HDC)	07/02/2017	16/12/2016	21/06/2018	30/05/2019	2yrs 5 mnths	2yrs 3 mnths
5	DC/16/1962	The Old House 24 London Road Horsham	10/02/2017	30/08/2016	09/02/2017	01/04/2018	1yrs 8mnths	1yr 2mnths
23	DC/16/1933	4 Brighton Road Horsham	13/10/2016	23/08/2016	31/03/2016	12/06/2018	1yr 10mnths	1yr 8mnths
19	DC/16/1853	Norfolk House 32-40 North Street Horsham	07/10/2016	16/08/2016	21/06/2018	Not yet complete. Expected that all 19 units will be complete 2019/2020	N/A	N/A
5	DC/16/1843	Rusper Garage High Street Rusper Horsham	24/03/2017	15/08/2016	31/03/2018	22-May-19	2yrs 9mnths	2yrs 2mnths
98	DC/15/2788	Paula Rosa	15/12/2016	16/12/2015	31/03/2018	Not yet complete. 8 units completed 2017/18. 66 units completed 2018/19. 24 units left to complete- expected to be completed 2019/20	72 at 3yrs 3mnths	N/A
343 TOTAL								

Large 5+ sites
Total 343 windfall units permitted

Small sites 1-4 units
158 windfall dwellings from 106 permissions

Medium sites 5-9 units
10 windfall dwellings

Major sites 10+ units
333 windfall dwellings (0 with OUT)
216 completions within 2 years 6 months from submission
72 extra completions within 3 years 6 months from submission

Table 3

Permissions 2017-18 large sites 5+ units								
Total Units (Net permissions)	Permission Number	Site Address	Decision Date	Validation Date	Start Date	Completion Date	Time from submission to completion	Time from permission to completion
15	DC/15/2810	Land at Steele Close	21/04/2017	04/02/2016	31/03/2019	Not yet complete	N/A	N/A
21	DC/16/2936	Land at pelham and Waverley Courts	26/05/2017	13/01/2017	12/06/2018	Nearly complete at 30/05/2019. All 21 will be built in 2019/20	N/A	N/A
9	DC/16/2934	Garage Block Swann Way	26/05/2017	21/12/2016	31/03/2018	30/05/2019	2yrs 5 mnths	2 yrs
9	DC/16/2935	Garage block, Sleets Road	26/05/2017	21/12/2016	31/03/2018	30/05/2019	2yrs 5 mnths	2 yrs
13	DC/16/1419	Little Gilmans Cottage	11/07/2017	04/07/2016	31/03/2019	Not yet complete	N/A	N/A
7	DC/16/1016	Park North and North point	31/07/2017	04/05/2016	31/03/2018	30/05/2019	3 yrs	1yr 10mnths
14	DC/17/0566	The Vicarage Church Street Warnham	15/08/2017	13/03/2017	31/03/2018	6 completed in 2018/2019. 8 left to complete in 2019/20	N/A	N/A
58	DC/16/2855	Land at the Holbrook Club Horsham	23/08/2017	24/01/2017	31/03/2018	3 built at 22 May 2019*. 55 left to build in years 2019/20 and 2020/21	N/A	N/A
9	DC/16/2108	Glebe Surgery Monastery Lane	08/09/2017	20/09/2016	31/03/2018	Not yet complete. Due to complete 2019/20	N/A	N/A
12	DC/17/1140	Land North of West End Lane Henfield	28/09/2017	22/05/2017	31/03/2018	17 June 2019- all 75 dwellings have been completed	2 yrs 2 mnths	1yr 9mnths
6	DC/16/2401	Land to the North of Northlands Cottages	28/09/2017	30/01/2017	31/03/2018	31/05/2019	2yrs 4mnths	1yr 8mnths
6	DC/17/0638	1st Floor Freshwater Parade The Bishopric	27/10/2017	20/03/2017	Not yet started	N/A	N/A	N/A
49	DC/17/2148	100 Station Road Century House Horsham	19/01/2018	25/09/2017	June 2019* Hoardings up for demolition	Building demolished at 29 July 2019. Completions expected 2019/2020 and 2020/21	N/A	N/A
10	DC/17/2592	Albany House 14 Bishopric Horsham	21/02/2019	20/11/2017	Not yet started	Not yet complete	N/A	N/A
238 TOTAL								

Large 5+ sites
Total 238 windfall units permitted

Small sites 1-4 units
111 windfall dwellings

Medium sites 5-9 units
46 windfall dwellings

Major sites 10+ units
192 windfall dwellings (0 with OUT)
12 completions within 2 years 6 months from submission
0 extra completions within 3 years 6 months from submission

Table 4

Permissions 2018-19 large sites 5+ units								
Total Units (Net permissions)	Permission Number	Site Address	Decision Date	Validation Date	Start Date	Completion Date	Time from submission to completion	Time from permission to completion
8	DC/18/1120	Atlantic House, Jengers Mead	10/07/2018	30/05/2018	N/A	N/A	N/A	N/A
5	DC/18/0111	Chilton, West Chilmington Road	25/04/2019	16/01/2018	31/03/2019	Not yet completed	N/A	N/A
5	DC/18/0294	1A Clarence Road	05/06/2018	04/02/2018	23/05/2019	Not yet completed	N/A	N/A
9	DC/18/0018	Garage Block, Rowan Drive	18/09/2018	04/01/2018	03/06/2019	Not yet completed	N/A	N/A
8	DC/18/0584	Storrington Squash Club, Greyfriars Lane	16/10/2018	19/03/2018	N/A	N/A	N/A	N/A
5	DC/18/1603	Former Highway Depot, London Road	03/10/2018	03/08/2018	N/A	N/A	N/A	N/A
227	DC/17/2481	Kilnwood Vale (Reserve Land)	04/10/2018	07/11/2018	N/A	N/A	N/A	N/A
14	DC/18/1190	Land East of Billingshurst	25/10/2018	08/06/2018	03/06/2018	Not yet completed	N/A	N/A
3	DC/17/2610	Parcel 10 Land East of Billingshurst	04/12/2017	26/03/2018	31/03/2019	Not yet completed	N/A	N/A
8	DC/17/2352	Cedar Leas, Henfield	31/10/2018	23/10/2017	N/A	N/A	N/A	N/A
29	DC/16/0728	Land Adjacent Railway Cottages	12/11/2018	31/03/2016	N/A	N/A	N/A	N/A
6	DC/18/2699	Okash and Weston, Worthing Road	08/03/2019	18/12/2018	N/A	N/A	N/A	N/A
327	TOTAL							

Large 5+ sites
Total 327 windfall units permitted

Small sites 1-4 units
79 windfall dwellings

Medium sites 5-9 units
57 windfall dwellings

Major sites 10+ units
43 windfall dwellings (+227 with OUT)

Table 5

Permissions 2019-20 large sites 5+ units								
Total Units (Net permissions)	Permission Number	Site Address	Decision Date	Validation Date	Start Date	Completion Date	Time from submission to completion	Time from permission to completion
15	DC/19/0153	Land at Bennetts Road	30/04/2019	22/01/2019	N/A	N/A	N/A	N/A
13	DC/18/0995	Welwyn, Hayes Lane	13/08/2018	15/05/2018	N/A	N/A	N/A	N/A
11	DC/19/0702	Abbey House, Foundry Lane	20/05/2019	28/03/2019	N/A	N/A	N/A	N/A
39 TOTAL								

Small sites 1-4 units
66 windfall dwellings so far

Medium sites 5-9 units
0 windfall dwellings

Major sites 10+ units
39 windfall dwellings (0 with OUT)

Table 6

Summary Table of windfall permissions 2015-2019							
	A	B	C	A+C	B+C	D	E
	Small Sites 1-4 units @ 100% delivery	Small sites @ 60.4% delivery	Medium sites 5-9 (100% delivery)	Total Small and Medium @ 100%	Total @ 60.4% small sites only	Major sites 10+ (OUT)	Major sites 10+ (not OUT)
2015-16	89	54	28	117	82	0	144
2016-17	158	95	10	168	105	0	333
2017-18	111	67	46	157	113	0	192
2018-19	79	48	57	136	105	227	43
Total	437	264	141	578	405	227	712
	Per yr= 109	Per yr=66	Per yr= 35	Per yr= 144	Per yr= 101	Per yr=57	Per yr 178

Table 7

Analysis of Major windfall site build-out rates 2015-2018												
	2015/16	2016/17	2017/18	Average/yr	Cumulative	Application submission year	Completions in year					Total
							1	2	3	4	5	
Total Major permissions	144	333	192	223								
Completions within 2yrs 6 months of application submission	48	216	12	92	92	1 (246 dwellings)	0	0	92	46	10	148
Completions within 3yrs 6 month	65 extra	72 extra	0	46 extra	138	3 (246 dwellings)				92	46	138
Completions within 5yrs	31 extra	0	0	10 extra	148	3 (246 dwellings)					92	92
Total Completions within 5 years	144	288	12	148 extra		Total			92	138	148	378