



Stage 2 Hearings

Horsham District Local Plan Examination

Matter 5a – The Spatial Strategy and Site Selection

Prepared for:
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WBP Ref: 9237



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Executive Summary

The Plan fails to plan for sufficient housing growth and places undue reliance upon the delivery of housing from a small number of strategic sites which have significant constraints which will hinder their delivery at the timeframes suggested by the Council and additional site allocations should therefore be identified.

The spatial distribution of sites especially in the A29 corridor has poor connectivity with the wider locations of need in Crawley and the coastal authorities¹.

Thakeham's representations may be summarised as follows:

- *The Plan is **not positively prepared** as it fails to deliver the identified housing need. It should plan for **at least 22,415 dwellings in the period 2023 to 2040** (comprising 14,071 in meeting needs within Horsham District @1827.7dpa PLUS the provision of 8,344 dwellings² in helping to address unmet needs of neighbouring authorities);*
- *The Plan is **not consistent with national** policy since the Plan fails to promote a sustainable pattern of development³, does not meet the needs of neighbouring authorities⁴ nor is deliverable⁵.*
- *The Plan is **not justified** in relation to the allocation of sites for housing in that it is not supported by proportionate evidence. The Sustainability Appraisal indicates that an alternative strategy is to be preferred. The Plan cannot be said to provide the most appropriate strategy when considered against the reasonable alternatives.*
- *The Plan is **not effective** and will fail to provide a sufficient supply of deliverable and/or developable housing land in seeking to address the objectively assessed housing need over the plan period.*

The failure to provide sufficient deliverable site allocations will serve to frustrate attempts to address key factors affecting worsening affordability and denying people the opportunity to own their own home, contrary to Government policy under paragraph 60 of the NPPF which is seeking to significantly boost the supply of housing to address the current housing crisis.

The above changes are necessary to ensure the Local Plan satisfies the tests of soundness at paragraph 35 of the NPPF (September 2023)⁶.

¹ Adur District, Brighton & Hove City and Worthing Borough as explained in the representations to the Main Modifications

² 3,750 dwellings towards those in Crawley Borough with 4,594 dwellings towards those of the coastal authorities

³ NPPF paragraph 11a

⁴ NPPF paragraphs 11b and 61

⁵ NPPF paragraphs 16, 68 and 73.

⁶ Pursuant to the guidance in paragraph 8 in Annex A of the 'current' NPPF (Aug 2026), paragraph 234 of the NPPF (Dec 2024) and paragraph 230 of the NPPF (December 2023), as the Regulation 19 consultation on the Horsham Local Plan commenced before 19th March 2024 the document is being examined for consistency with the September 2023 version.

1. Context and Background

- 1.1. This Statement has been prepared by Woolf Bond Planning Ltd on behalf of Thakeham Homes Limited ("Thakeham"), and addresses several of the topics listed in the Inspector's agenda for the Matter 5a Hearing Session as set out by the Inspector (**IDJB-07**).
- 1.2. The Local Plan is being examined for consistency against the September 2023 version of the NPPF. Accordingly, all references to the NPPF in this Statement relate to that version (unless otherwise stated).⁷
- 1.3. Our answers to the topics listed in the agenda should be read in the context of our position that (i) the housing requirement is insufficient to meet identified needs (including those of neighbouring authorities), (ii) insufficient deliverable and developable land is identified in the submitted Local Plan to ensure adequate supply; and (iii) the spatial strategy fails to achieve sustainable patterns of development, especially when compared to the areas with significant unmet need⁸.
- 1.4. It is noted that the Inspector has ruled that the hearings will not re-visit the issue of the housing requirement (IDJB06 paragraph 23). Following the April hearings the inspector issued **IDJB05** in which he noted (at page 2) that the Plan's housing requirement will accommodate a realistic and reasonable evidence-based allowance for the south coast's unmet need. In August 2026 the Council issued a paper on 'Contribution to Coastal Unmet Housing Need' (**HDCJB21**).
- 1.5. The Council's approach as set out in **HDCJB21** has not been considered at the hearings. Thakeham have addressed the point in their representations on the proposed modifications; they consider the approach taken to be unsound and to fail to meet the policy requirement in paragraph 11(b) of the NPPF ("strategic policies should, as a minimum, provide for objectively assessed needs for

⁷ Whilst Inspector's Guidance Note (IDJB06) paragraph 4 indicates Plan being examined pursuant to the December 2023 NPPF, paragraph 230 of that version indicates the earlier edition (i.e. September 2023) would apply since the Regulation 19 consultation occurred before 19th March 2024.

⁸ NPPF paragraphs 11b and 61

housing and other uses, as well as any needs that cannot be met within neighbouring areas⁶, unless ...”.

- 1.6. Thakeham has made representations seeking to change the plan to make it sound; they should be afforded an opportunity to appear and be heard on that matter. As a result of the Inspector’s ruling Thakeham will be deprived of that opportunity. Thakeham considers that the ruling causes unfairness. If the Inspector does not reconsider his ruling Thakeham ask that the Inspector’s written report should consider the points made on coastal unmet need in their representations on the proposed modifications and give full reasons for accepting or rejecting those representations.
- 1.7. Consideration of coastal unmet need is also highly relevant to whether the spatial distribution set out in the proposed modifications is an appropriate spatial response and whether it is justified. The evidence in the Sustainability Assessment (“SA”) demonstrates that Buck Barn relates better to the south coast towns via the A24 than Adversane (**HDCJB13** paragraph 2.3.10).
- 1.8. As our representations explain, the MMs proposed by the Council do not make the Plan ‘sound’ in accordance with the requirements at paragraph 11, section 3 (Plan making) (including paragraph 35), as well as section 5 (Delivering a sufficient supply of homes), and section 9 (Promoting sustainable transport) of the September 2023 National Planning Policy Framework (“NPPF”) (the version against which the Local Plan is to be assessed).
- 1.4. The Plan would not be sound without modifications to include:
 - Increasing the housing requirement to ***at least 22,415 dwellings in the period 2023 to 2040*** (*comprising 14,071 in meeting needs within Horsham District PLUS the provision of 8,344 dwellings in helping to address unmet needs from neighbouring authorities.*
 - Removal of the proposed allocation at Adversane (Policy HA(NP1)) and the extended area east of Billingshurst (Policy HA4) and the identification of alternative deliverable sites that have been positively assessed in the Suitability Appraisal (**HDCJB13**) which include land at Buck Barn (Site Ref: SA716). This will ensure a sound Plan that provides for deliverable allocations whilst facilitating and promoting a sustainable pattern of development having regard to accessibility by a variety of modes with particular reference to where unmet need arises alongside employment opportunities.

2. The Spatial Strategy and Site Selection

i. **Spatial distribution: whether the plan's proposed distribution of development is an appropriate spatial response to:**

- **housing need in the District and in adjacent districts**
- **the settlement hierarchy and settlement character**
- **access to employment, social and community facilities and the objective of reducing the need to travel**
- **the highway network**
- **the rail network**
- **public transport and active travel**

2.1. The spatial distribution proposed would cause the plan to be unsound as:

- It is not justified. It is not an appropriate strategy taking account of the analysis of reasonable alternatives contained in the SA/SEA. The decision to prefer Adversane over Buck Barn is not justified by the evidence.
- The strategy is not deliverable or developable. The Adversane allocation will not commence in the timescales relied upon by the Council, and nor will it achieve the build out rates at the rate anticipated.

2.2. Setting aside our objections to the 20,915 dwelling requirement that is proposed to be met during the plan period, the proposed distribution of development in the District is not an appropriate spatial response with respect to the identified housing need within Horsham and arising from neighbouring authorities.

2.3. Reasonable alternatives are considered in the SA (**HDCJB13**). Table 2.3 at page 19 summarises the alternative growth scenarios.

2.4. Buck Barn is attributed a better score than Adversane on four metrics: housing, health and wellbeing, transport and economic growth.

2.5. Adversane scores better than Buck Barn on one metric only, access to services and facilities.

2.6. The SA findings on the key metrics are as follows:

- (i) Buck Barn's higher score than Adversane for housing reflects the view that it is better placed to meet unmet need arising from the coastal towns (2.3.10⁹ and 3.1.7).
- (ii) Adversane's better score on access to services and facilities is based upon the view that a secondary school at Billingshurst would be better located (2.3.15).
- (iii) Buck Barn scores better than Adversane on leisure/recreation/community facilities (2.3.25).
- (iv) Buck Barn is preferable on transport grounds (2.3.73 and 3.1.51).
- (v) Buck Barn has a significant advantage on employment growth (2.3.87 and 3.1.63).

2.7. Paragraph 2.2.14 of the SA suggests a key benefit of the Adversane allocation would be the provision of a new secondary school. It is suggested that this would help meet an existing shortfall in this part of the District (Para 2.3.14 and 2.3.15 also refer). However, the SA then goes on to reference the site's challenges in transport terms (poor access).

2.8. Despite the suggested need in the SA for a new secondary school to be provided at Adversane to meet needs arising in this part of the District, the County's pupil forecasts in their 'Planning School Places 2026' document (extracts at **WBP1**), indicates that capacity issues at Billingshurst secondary school will be resolved from 2034 onwards (Page 74 refers).

2.9. The 2034 date aligns with the Council's suggest delivery of the secondary school at Adversane (**HDCJB20**, paragraph 3.107). Accordingly, the need case for a secondary school at Adversane is not justified.

⁹ In respect of Buck Barn the submission SAR stated: *"Locationally the site is situated centrally within the District on A24 and A272. The A24 is the only dual carriageway in the District and provides road links to Horsham, Crawley and the south coast... It is considered that the central location of the site... may provide good opportunity for homes to be delivered that meet the needs of the District as well as being directly connected to the road to the South coast by the A24."* In respect of Adversane, the SAR stated: *"... this site is geographically less well connected to the settlements of Horsham, Crawley and the south coast and the site therefore performs less well in terms of how it can meet District and wider sub regional requirements."*

- 2.10. Accordingly, the spatial preference for Adversane on account of meeting a purported secondary education need/shortfall in secondary school places is not based upon a sound evidential footing. The statement that there is a need for a secondary school in Billingshurst is misplaced.
- 2.11. It is notable that the SA does not set out the obvious conclusion that flows from the evidence, that Buck Barn is to be preferred. If the preference for Adversane on one metric (education need) is misplaced, the position in favour of Buck Barn becomes incontrovertible.
- 2.12. At paragraph 2.4 of the SA, text provided by Council officers is inserted into the SA. This is not the outcome of an evidence-based analysis. There is a statement by officers that *"... Adversane together with additional small to medium site allocations aligning with the established settlement hierarchy, provides the best opportunity for sustainable and deliverable achievement of the required housing growth."*
- 2.13. That statement is an assertion unjustified by the evidence on sustainability (Buck Barn scores better than Adversane on four metrics, Adversane scores better on one) and on deliverability. In addition, the assertion is not based on sound evidence (in relation to educational need).
- 2.14. The Plan strategy is not justified and is not based on evidence. It is based upon a preference stated by officers which has been reported in the SA, but which does not reflect the analysis set out in the SA. On that basis the strategy is unsound on the basis that it is not justified (paragraph 35(b) NPPF). For the reasons given later in this Statement the plan is not effective, as the Adversane site is not deliverable at the rate of delivery assumed in the plan. Furthermore, the Plan is not positively prepared as it does not accommodate unmet need from the coastal areas in an appropriate location.
- 2.15. In addition, the policies in the plan have not been prepared in accordance with the advice set out at paragraph 68 of the NPPF. There is no evidence put before the examination that the likely economic viability of allocated sites has been properly considered. Contrary to the advice given in paragraph 21 of the PPG on Viability the inputs and findings of the viability assessment of strategic sites has not been disclosed – Appendix 16 of **HDCJB16** is not provided. Without that information it is not possible to conclude that the plan is deliverable, and that the approach set

out in paragraph 68 of the NPPF has been followed.

2.16. The proposed spatial strategy is not an appropriate response to addressing identified housing and employment needs within the District, taking into account:

- (i) the need for Plans to promote a sustainable pattern of development (NPPF paragraph 11(a));
- (ii) the reasonable alternatives (NPPF paragraph 35(b),
- (iii) the need for Plans to be prepared in a way that is deliverable (NPPF paragraph 16(b) and paragraph 35(c)); and
- (iv) the need to identify a sufficient supply and mix of sites taking into account their availability, suitability and likely economic viability (NPPF paragraph 68).

2.17. The SA and evidence base documents point to the need for a different spatial strategy to that being advanced by the Council.

2.18. Given the substantial unmet need in neighbouring authorities¹⁰, it is essential that proposed homes, employment opportunities and supporting infrastructure are provided in locations that are accessible to them. This is necessary to ensure that the economic success of these areas is maintained consistent with the NPPF¹¹.

2.19. The wider economic potential and the focus for growth is illustrated by the District's location in the Gatwick Diamond¹², which reinforces the role of the central and eastern parts of the district for achieving its success, in contrast to western parts (especially south west of Billingshurst). Whilst some growth is appropriate in the western part of the district, it is essential that it does not frustrate the wider economic success of the area.

2.20. Further to the above on employment need and potential above, locations on the A24 corridor are closest and have less convoluted routes by existing public transport services to access the

¹⁰ Particularly Adur, Brighton & Hove and Worthing as detailed in the representations to the Main Modifications

¹¹ Paragraph 81

¹² See figure 2 of the Submitted Local Plan

important employment areas along the coast¹³.

- 2.21. Whilst the existing employment output of the coastal areas is below that for the Crawley TTWA¹⁴, the NPPF emphasises the importance of planning to support economic growth.
- 2.22. The advantages of sites in the A24 corridor are illustrated in the Council's positive appraisal of the Buck Barn site¹⁵. This contrasts with the SA assessment for Adversane¹⁶.
- 2.23. The enhanced ability to achieve more sustainable patterns of development which are better aligned with the wider needs of the district and adjoining areas is also reflected in the Sustainability Appraisal¹⁷.

iii. Housing delivery: whether the range of sizes and types of site would ensure that:

- **different housing needs and aspirations would be adequately met**
- **enough homes would come forward at the right time during the plan period to meet the housing requirement?**

- 2.24. There is insufficient evidence to conclude there would be a deliverable supply of housing land and/or that that housing needs would be met during the plan period.
- 2.25. Paragraphs 2.117 to 2.119 and 2.127 to 2.139 of our representations on the MMs references the lack of a detailed site and source specific trajectory to demonstrate how the Council's delivery expectations will be realised.
- 2.26. The Council's delivery assumptions for Adversane and East Billingshurst as set out in **HDCJB20** (paragraphs 3.95 to 3.115 (Adversane) and paragraphs 3.69 to 3.80) are not supported by a proportionate and up to date evidence base as required at paragraph 31 of the NPPF.

¹³ The Brighton and Worthing Travel to Work Areas (2011) are ranked 38th and 71st according to their GVA in 2023.

¹⁴ Ranked 17th by 2023 GVA

¹⁵ See first paragraph of the Officer Recommendation section on page 39 of Section B of **H11** (Strategic Site Assessment Report) (Dec 2023)

¹⁶ First paragraph of the "Site Assessment Summary & Recommendation" on page 24 of Section B of **H11** (Strategic Site Assessment Report) (Dec 2023)

¹⁷ See paragraphs 2.3.10, 3.17, 3.1.51 and 3.1.63 of **HDCJB13** (Sustainability Appraisal Addendum)

- 2.27. The Council apply unrealistic delivery expectations from these sites where critical infrastructure improvements are pre-requisites to achieve the overall housing requirements.
- 2.28. In this regard, we refer to our representations to the MMs where we identify major delivery obstacles at Adversane (Policy HA(NP1))¹⁸ and for land east of Billingshurst (Policy HA4)¹⁹.
- 2.29. Setting aside the in principle objection to the allocation of Adversane as a strategic location for growth, which is not justified by the evidence (including the findings in the SA (**HDCJB13**)), the delivery assumptions in **HDCJB20** will not be realised. This is on account of the significant constraint posed by the need to bridge the railway line and due to major issues relating to the lack of a sufficient electricity supply. The latter is identified on page 11 of the Site Assessment Report Update (**HDCJB14** Part B). The lack of a sufficient electricity supply also impacts the additional dwellings proposed at East Billingshurst (page 38 of the Site Assessment Report Update (**HDCJB14** Part B refers).
- 2.30. Consideration of the electricity network is set out in the Technical Note prepared by Hilson Moran (**WBP2**). This explains the cost and timescale associated with the required upgrades to the power network to serve Adversane and East Billingshurst. This will have a significant impact upon the anticipated timescales for the delivery of new homes from these sites.
- 2.31. The evidence does not justify the spatial strategy proposed in the Main Mods:
- The Plan is **not consistent** with national policy since the Plan fails to promote a sustainable pattern of development²⁰, **does not** meet the needs of neighbouring authorities²¹ nor is it deliverable²².
 - The Plan is **not justified** in relation to the allocation of sites for housing in that it is not supported by proportionate evidence. The Sustainability Appraisal indicates that an alternative

¹⁸ Paragraphs 2.140-2.208 of our representations.

¹⁹ Paragraphs 2.209-2.212 of our representations.

²⁰ NPPF paragraph 11a

²¹ NPPF paragraphs 11b and 61

²² NPPF paragraphs 16, 68 and 73.

strategy is to be preferred. The Plan cannot be said to provide the most appropriate strategy when considered against the reasonable alternatives.

- The Plan is **not effective** and will fail to provide a sufficient supply of deliverable and/or developable housing land in seeking to address the objectively assessed housing need over the plan period.

WBP1 West Sussex County Council Planning School Places 2026 (Extracts)

westsussex.gov.uk



Planning School Places 2026



HORSHAM DISTRICT PROFILE

Overview, local context

There are 42 primary schools in Horsham district and five secondary schools, of which two have post-16 provision, The Weald in Billingshurst and Steyning Grammar School; there is one all-through school, Bohunt Horsham. The district is broken down into four school planning areas for primary, Billingshurst, Horsham East, Horsham West and Steyning/Storrington and the schools are divided into these areas in line with their geographical location. For secondary, Horsham town is not broken down into two, as all secondary schools are within the travel distance for children within Horsham East and Horsham West.

Primary Provision - Billingshurst Planning Area – Historic Reception Trends

Historic PAN vs YEAR R intake

Year	PAN	Intake	Surplus	% of Capacity in use ¹
2019	320	261	59	82%
2020	320	288	32	90%
2021	320	286	34	89%
2022	320	277	43	87%
2023	320	289	31	90%
2024	320	288	32	90%
2025	320	283	37	88%

¹ A 5% buffer is the NAO benchmark for sufficient capacity.

Recent Changes

There have been no changes in provision in the last seven years. Current provision has been sufficient to meet the needs of the area.

Horsham East Planning Area – Historic Reception Trends

Historic PAN vs YEAR R intake

The area PAN rose to 553 in 2021 following the opening of Kilnwood Vale Primary Free School (PAN 30 in 2019, increasing to 60 in 2020). It remained at 553 until 2024, when it increased to 568 due to Littlehaven Infant School reducing its PAN from 45 to 30 and Bohunt Horsham opening its primary phase (PAN 30), a net gain of 15 places. In 2025, Littlehaven Infants and Northolmes Junior amalgamated to form Oakfields Primary (PAN 30), and Bohunt Horsham increased to a PAN of 60, bringing the total area PAN to 598.

Year	PAN	Intake	Surplus	% of Capacity in use ¹
2019	493	459	34	93%
2020	523	516	6	99%
2021	553	495	58	90%
2022	553	506	47	92%
2023	553	499	54	90%
2024	568	481	87	85%
2025	598	560	38	94%

¹ A 5% buffer is the NAO benchmark for sufficient capacity.

Recent Changes

School / Scheme	Implementation Year	Project Type	Provision Change	New PAN	* New Capacity
Kilnwood Vale Primary School	2019	New 2FE primary school opened with one class in 2019 then expanded to take two YR classes in 2020	30 places for reception year 60 places per year over 7 years	30 60	30 420
Littlehaven Infant School	2024	Reduction in PAN	Removal of 15 places a year	30	135
Northolmes Junior School	2024	Reduction in PAN	Removal of 15 places a year	30	240
Bohunt Horsham (all-through school)	2024 2025	Primary phase opened with one class in 2024 then expanded to take two YR classes from 2025	30 places for reception year 60 places per year over 7 years	30 60	30 420
Oakfields Primary	2025	Amalgamation of Littlehaven Infants and Northolmes Junior	Remains at 30 places per year	30	210

*New capacity for permanent changes to schools' PAN will take 3,4 or 7 years to be fully implemented as the school(s) PAN only applies to the year of entry.

Horsham West Planning Area – Historic Reception Trends

Historic PAN vs Year R intake

The PAN remained at 470 until 2024 when it reduced to 440 for starting school in September 2025 due to Southwater Infant Academy successfully consulting to reduce their PAN from 120 to 90. The PAN will reduce again to 410 for starting school in September 2026 as Trafalgar Infant School successfully consulted to reduce their PAN from 90 to 60.

Year	PAN	Intake	Surplus	% of Capacity in use ¹
2019	470	422	48	90%
2020	470	446	24	95%
2021	470	426	44	91%
2022	470	420	50	89%
2023	470	412	58	88%
2024	470	389	81	83%
2025	440	356	84	81%

¹ A 5% buffer is the NAO benchmark for sufficient capacity.

Recent Changes

School / Scheme	Implementation Year	Project Type	Provision Change	New PAN	New Capacity
Southwater Infant Academy	2025	Reduction in PAN	Removal of 30 places a year	90	270
Trafalgar Infant School	2026	Reduction in PAN	Removal of 30 places a year	60	180

*New capacity for permanent changes to schools' PAN will take 3 years to be fully implemented as the school(s) PAN only applies to the year of entry.

Steyping (Chanctonbury) Planning Area – Historic Reception Trends

Historic PAN vs Year R intake

Year	PAN	Intake	Surplus	% of Capacity in use ¹
2019	203	177	26	87%
2020	203	164	59	81%
2021	203	191	12	95%
2022	203	167	36	82%
2023	203	167	36	82%
2024	203	168	35	83%
2025	203	151	52	74%

¹ A 5% buffer is the NAO benchmark for sufficient capacity.

Recent Changes

There have been no changes in provision in the last seven years. Current provision has been sufficient to meet the needs in the area.

Storrington (STARS) Planning Area – Historic Reception Trends

Historic PAN vs Year R intake

Year	PAN	Intake	Surplus	% of Capacity in use ¹
2019	160	155	5	97%
2020	160	159	1	99%
2021	160	143	17	89%
2022	160	150	10	94%
2023	160	143	17	89%
2024	160	137	23	86%
2025	160	147	13	92%

¹ A 5% buffer is the NAO benchmark for sufficient capacity.

Recent Changes

There have been no changes in provision in the last seven years. Current provision has been sufficient to meet the needs in the area.

Primary Capacity – 2025 Snapshot

Billingshurst Planning Area

- Total capacity: **2240**
- Total NOR: **1988**
- Occupancy: **89 %**

Horsham East Planning Area

- Total capacity: 4365
- Total NOR: **3708**
- Occupancy: **85 %**

Horsham West Planning Area

- Total capacity: **3443**
- Total NOR: **2939**
- Occupancy: **85 %**

Steyning (Chanctonbury) Planning Area

- Total capacity: **1473**
- Total NOR: **1187**
- Occupancy: **81 %**

Steyning (STARS) Planning Area

- Total capacity: **1120**
- Total NOR: **988**
- Occupancy: **88 %**

Please Note: Operational capacity across the Planning Areas may be lower than published due to schools capping admission into some or all year groups.

Secondary Provision

Horsham District has five secondary schools The Weald School (PAN 300), The Forest School (PAN 228), Millais School (PAN 300), Tanbridge House (PAN 300), Steyning Grammar School (PAN 390) and the all-through school Bohunt Horsham (PAN 240).

Billingshurst Planning Area – Historic Year 7 Trends

Historic PAN vs Year 7 intake

Year	PAN	Intake	Surplus	% of Capacity in use ¹
2021	300	302	-2	101%
2022	300	299	1	100%
2023	300	302	-2	101%
2024	300	308	-8	103%
2025	300	298	2	99%

¹ A 5% buffer is the NAO benchmark for sufficient capacity.

Recent Changes

There have been no changes in provision in the last seven years. Current provision is sufficient to meet the needs from within the area.

Horsham – secondary provision

Bohunt Horsham opened in 2019 on a temporary site in Hurst Road until moving to its new purpose-built accommodation on the Mowbray development North of Horsham in January 2022. The secondary phase of the school initially opened with four forms of entry and then expanded to eight forms of entry in September 2021 and continues with eight forms of entry in its new building. The PANs of the remaining three schools, Tanbridge House, Millais School and the Forest School remain unchanged although the status of the Forest School changed from a boys school to co-educational in 2021 and Millais will change from a girls school to co-educational in September 2026.

Year	PAN	Intake	Surplus	% of Capacity in use ¹
2021	1068	947	121	89%
2022	1068	940	128	88%
2023	1068	948	120	89%
2024	1068	935	133	88%
2025	1068	907	161	85%

¹ A 5% buffer is the NAO benchmark for sufficient capacity.

Recent Changes

School / Scheme	Implementation Year	Project Type	Provision Change	New PAN	* New Capacity
Forest School (previously known as Forest School for Boys)	2021	Change of status to co-educational to admit girls and boys	Re-modelling of some facilities within the school accommodation to cater for girls.	n/a	n/a
Bohunt Horsham Secondary	2021	Secondary free school on permanent site from Jan 2022	240 places per year over 5 years	240	1200

*New capacity for permanent changes to schools' PAN will take 5 years to be fully implemented as the school(s) PAN only applies to the year of entry.

Steining / Storrington Planning Area – Historic Year 7 Trends

Historic PAN vs Year 7 intake

Year	PAN	Intake	Surplus	% of Capacity in use ¹
2021	390	380	10	97%
2022	390	347	43	89%
2023	390	368	-8	102%
2024	390	282	108	73%
2025	390	266	124	68%

¹ A 5% buffer is the NAO benchmark for sufficient capacity.

Recent Changes

There have been no changes in provision in the last five years. Current provision has been sufficient to meet the needs of the area.

Secondary Capacity – 2025 Snapshot

Billingshurst Planning Area

- Total capacity: **2144**
- Total NOR: **1800**
- Occupancy: **84 %**

Horsham District Planning Area

- Total capacity: **5554**
- Total NOR: **4726**
- Occupancy: **85 %**

Steyping/Storrington Planning Area

- Total capacity: **2602**
- Total NOR: **1944**
- Occupancy: **75 %**

Please Note: Operational capacity across the Planning Areas may be lower than published due to schools capping admission into some or all year groups.

Horsham District Forecasts and Future Planning

Forecasts

Billingshurst Primary Forecasts PAN vs Year R intake

Year	PAN	Forecast Intake	Surplus	% of Capacity in use ¹
2026	320	277	43	87%
2027	320	258	62	81%
2028	320	243	77	76%
2029	320	243	77	76%

¹ A 5% buffer is the NAO benchmark for sufficient capacity.

Horsham East Primary Forecasts PAN vs Year R intake

Year	PAN	Forecast Intake	Surplus	% of Capacity in use ¹
2026	598	558	40	93%
2027	598	496	102	83%
2028	598	534	64	89%
2029	598	545	53	91%

¹ A 5% buffer is the NAO benchmark for sufficient capacity.

Horsham West Primary Forecasts PAN vs Year R intake

Year	PAN	Forecast Intake	Surplus	% of Capacity in use ¹
2026	410	368	42	90%
2027	410	356	54	87%
2028	410	385	25	94%
2029	410	388	22	95%

¹ A 5% buffer is the NAO benchmark for sufficient capacity.

Steyning (Chanctonbury) Primary Forecasts PAN vs Year R intake

The reduction in the PAN for starting school in 2027 and beyond from 203 to 188 is due to the local authority successfully consulting to reduce the PAN at Upper Beeding Primary School from 45 to 30.

Year	PAN	Forecast Intake	Surplus	% of Capacity in use ¹
2026	203	163	40	80%
2027	188	148	40	79%
2028	188	129	59	69%
2029	188	128	60	68%

¹ A 5% buffer is the NAO benchmark for sufficient capacity.

Storrington (STARS) Primary Forecasts PAN vs Year R intake

Year	PAN	Forecast Intake	Surplus	% of Capacity in use ¹
2026	160	132	28	83%
2027	160	125	35	78%
2028	160	124	36	78%
2029	160	120	40	75%

¹ A 5% buffer is the NAO benchmark for sufficient capacity.

Planned projects - primary

Planning Area	School/Scheme	Implementation Year	Provision Change	New PAN	*New Capacity
Horsham W	Greenway Junior School	2027	PAM Reduction Removal of 30 places per year	90	360
Steyning	Upper Beeding Primary School	2027	PAN Reduction Removal of 15 places per year	30	210

*New capacity for permanent changes to schools' PAN will take 4 or 7 years to be fully implemented as the school(s) PAN only applies to the year of entry.

Billingshurst Secondary Forecasts PAN vs Year 7 intake

Year	PAN	Forecast Intake	Surplus	% of Capacity in use ¹
2026	300	299	1	100%
2027	300	314	-14	105%
2028	300	325	-25	108%
2029	300	313	-13	104%
2030	300	316	-16	105%
2031	300	287	13	96%
2032	300	295	5	98%
2033	300	296	4	99%
2034	300	271	29	90%
2035	300	255	45	85%

¹ A 5% buffer is the NAO benchmark for sufficient capacity.

Horsham Secondary Forecasts PAN vs Year 7 intake

A public consultation on Millais School becoming co-educational has been undertaken and the proposals were approved by the Cabinet Member for Children, Young People and Learning in April 2025. The proposals are planned to come into effect in September 2026 providing more places for boys in the local area where there has been a shortfall.

Year	PAN	Forecast Intake	Surplus	% of Capacity in use ¹
2026	1068	952	116	89%
2027	1068	992	76	93%
2028	1068	990	78	93%
2029	1068	1003	65	94%
2030	1068	1018	50	95%
2031	1068	940	128	88%
2032	1068	1025	43	96%
2033	1068	1020	48	96%
2034	1068	940	128	88%
2035	1068	996	72	93%

¹ A 5% buffer is the NAO benchmark for sufficient capacity.

Steining/Storrington Secondary Forecasts PAN vs Year 7 intake

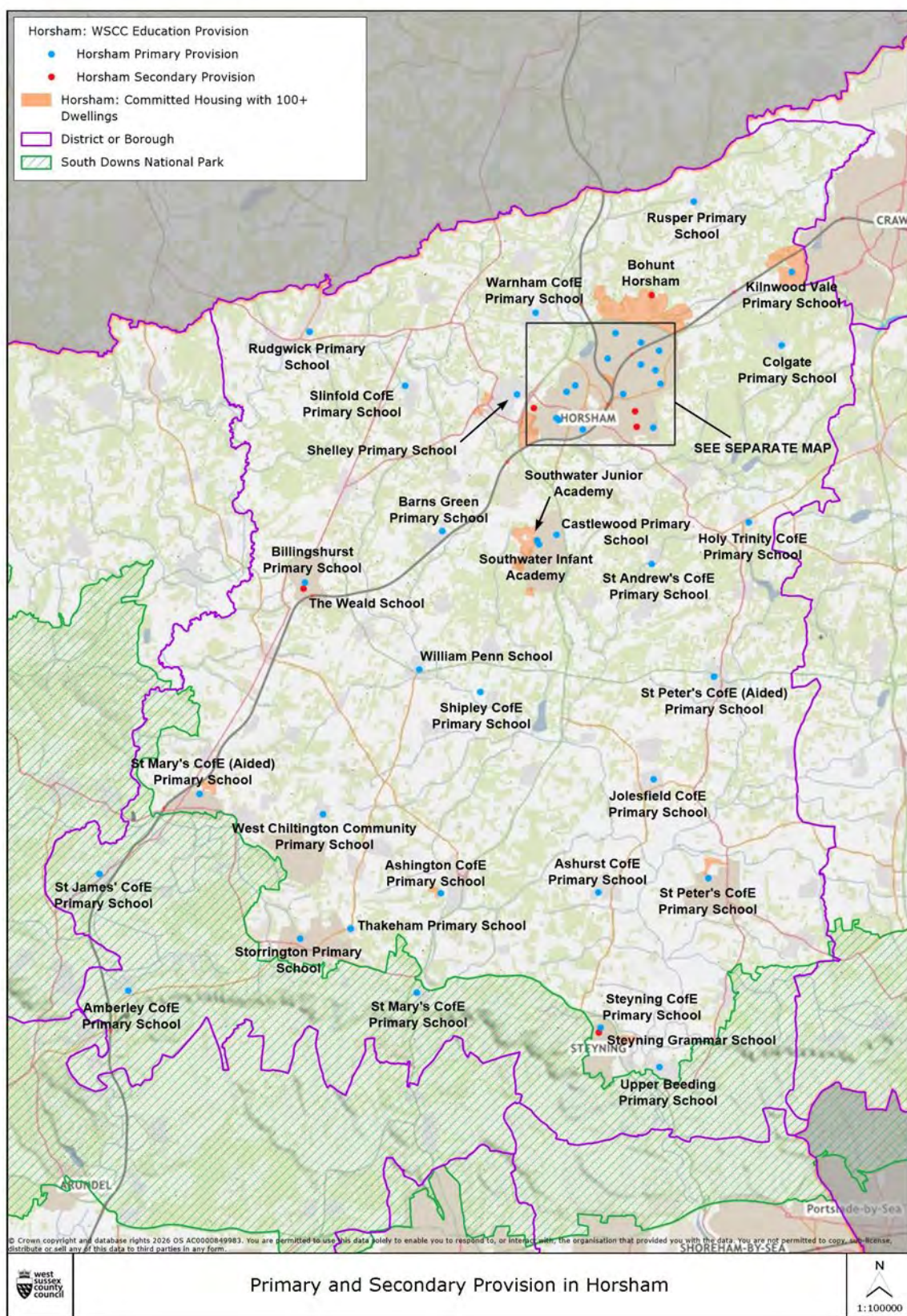
Year	PAN	Forecast Intake	Surplus	% of Capacity in use ¹
2026	390	280	110	72%
2027	390	257	133	66%
2028	390	284	106	73%
2029	390	261	129	67%
2030	390	241	149	62%
2031	390	254	136	65%
2032	390	240	150	62%
2033	390	238	152	61%
2034	390	217	173	56%
2035	390	196	194	50%

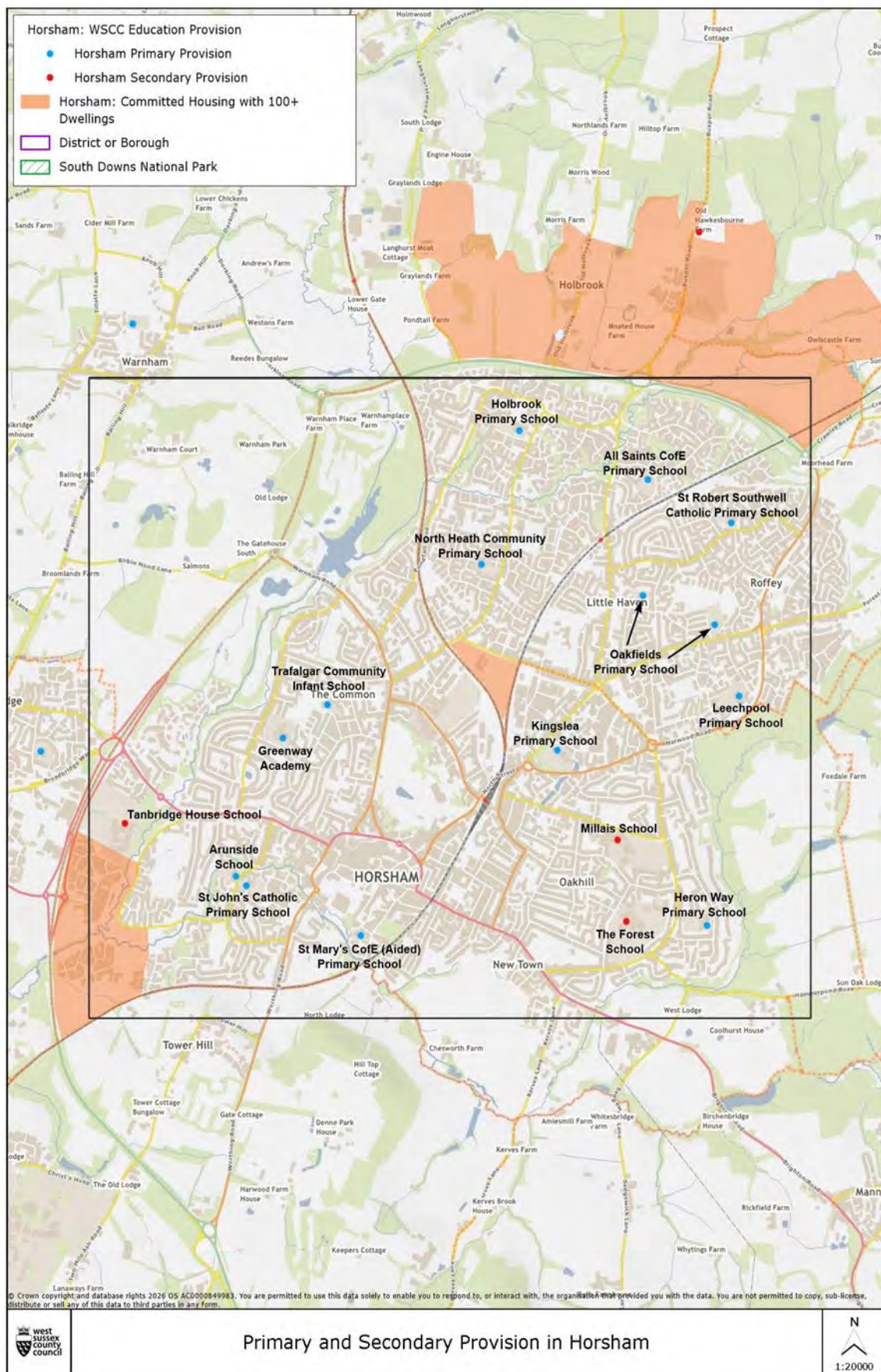
¹ A 5% buffer is the NAO benchmark for sufficient capacity.

Planned projects - secondary

School / Scheme	Implementation Year	Project Type	Provision Change	New PAN	New Capacity
Millais School	Sept 2026	Change of status to admit boys and girls	Re-modelling of some facilities within the school accommodation to cater for boys.	n/a	n/a

Future Planning





Housing Growth (Adopted Local Plan November 2015)

The current local plan for Horsham was adopted in November 2015. Within the plan were allocated housing developments expected to bring forward a minimum of 16,000 new dwellings between 2011 – 2031. Included in this figure were the following allocations;

- SD1 Land North of Horsham 2,500 dwellings
- HDPF SD10 Land West of Southwater 600 dwellings
- HDPF SD11 Land South of Billingshurst 150 dwellings

A review by Horsham DC of the current adopted local plan has commenced and is currently at examination. The examination hearings had been cancelled previously (16 December 2024). The final number and location of development has not been confirmed. Further information can be found on the [Horsham DC website](#).

Primary Provision

Billingshurst

Planning applications continue to be monitored in Billingshurst as there are several speculative applications anticipated or in the pipeline. Land may be identified in masterplans on the larger of these schemes.

Development in Rudgwick could create pressure for a modest expansion of the village primary school, dependent on final housing numbers and discussions with the school. Cross-border housing continues to be monitored and discussed with Surrey County Council to manage potential impacts and maintain efficient school organisation.

Horsham East

The major Mowbray Village development North of Horsham includes a new education campus, with land safeguarded for a second primary school if demand grows. Kilnwood Vale is currently served by a new primary school with space reserved for future expansion.

Horsham West

There are currently no plans to change the provision of schools in Horsham West although forecasts and planning applications are being monitored in the absence of an agreed local plan review anticipated later this year.

Steyning/Storrington

New housing is expected to increase demand above current school capacity. Applications are currently below PAN, numbers are being closely monitored. When future demand requires additional places, any expansion of local schools will be planned in collaboration with school leaders, educational advisers and the diocese.

Planned mitigation - primary

Planning Area	School / Scheme	Implementation Year	Provision Change	New PAN	*New Capacity
Billingshurst	Expansion of existing primary provision within the Planning Area	Dependent on housing delivery agreements and timescale	15 places per year over 7 years	tbc	tbc

Planning Area	School/Scheme	Implementation Year	Provision Change	New PAN	* New Capacity
Horsham East	New 1FE Primary school to serve North Horsham	Dependent on the housing delivery agreement and timescale	30 places per year over 7 years	30	210
Horsham East	Expansion of Kilnwood Vale Primary school to 3FE	Dependent on the housing delivery timescale	30 places per year of age over 7 years	90	630
Storrington	Expansion of existing primary provision within the Planning Area	Dependent on the housing delivery timescale	15-30 places per year over 7 years	tbc	tbc

*New capacity for permanent changes to schools' PAN will take 7 years to be fully implemented as the school(s) PAN only applies to the year of entry.

Secondary Provision

Billingshurst:

Current provision at The Weald is sufficient from within catchment demand however new housing may create pressure for bulge classes or an expansion to 11FE.

Horsham:

The Local Plan review may lead to significant new housing, likely necessitating one or two new secondary schools to serve Horsham, Billingshurst and neighbouring Crawley. This document will be updated when more certainty is provided by the Local Planning Inspectorate anticipated in 2026/2027.

Summary

Where there is pressure

- Secondary: The Weald, Tanbridge House, short-term peaks between 2028–33.
- Primary: Monitoring **Billingshurst** village

Where there is surplus

- Primary: Billingshurst rural schools, Steyning, Storrington.
- Secondary: Steyning/Storrington largest headroom.

Actions in-year

- Implement Trafalgar Infant PAN reduction (Sept 2026).
- Oakfields Primary: Littlehaven Infants to move onto Northolmes Junior site as part of amalgamation (Sept 2026).
- Support Millais's co-educational transition (from Sept 2026).

Actions next 3+ years

- Monitor data for The Weald and other secondaries in Horsham.
- Plan for future primary and secondary schools based on Local Plan outcomes and demographic trends.

WBP2 Technical Note – Electricity Network at Adversane and Billingshurst (Hilson Moran) (Sept 2026)

Technical Note – Electricity Network at Adversane and East Billingshurst

Thakeham Homes Limited

September 2026

34141-HML-XX-XX-TN-U-590001



1 Executive Summary

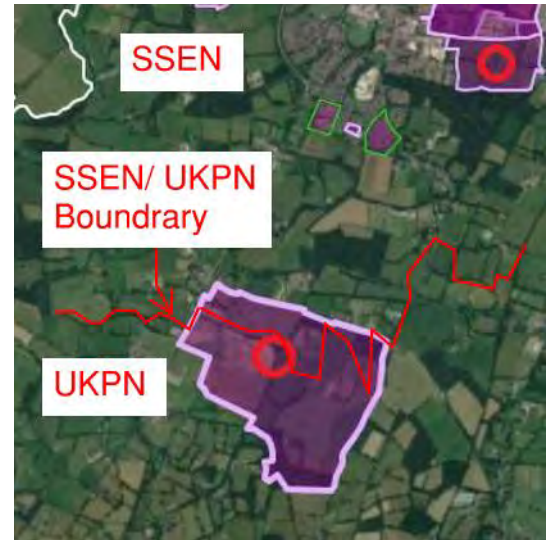
1.1 The current electricity transmission and distribution networks around Billingshurst are highly constrained. There are limited connection options, and extensive lead times where these options are available. The ‘host’ Distribution Network Operator (DNO), Scottish and Southern Electricity Networks (SSEN), is currently carrying out upgrade works at their ‘bulk supply points’ which are due to finish in the next 10 years. Until these works are completed there are limitations to how much and when additional power could be available within the primary substations surrounding Billingshurst.

- 1.2 The proposed developments at Adversane (Policy HA(NP1) (MM227) and East Billingshurst (Policy 37) (MM147) are estimated to require approximately 15MVA and 5.5MVA, respectively. The existing local electricity network does not have sufficient capacity to serve either development in full, and all identified connection options require significant network extension or reinforcement.
- 1.3 None of the identified connection options provides a straightforward or low-risk solution. For Adversane, Pulborough Primary Substation is the least constrained connection option. However, its published capacity (available headroom) remains well below the development’s estimated maximum demand, meaning upstream reinforcement would still be required by SSEN. Limiting space at this primary substation and the need to cross a river and railway also introduces abnormal risk to the downstream elements, particularly with regard programme and cost.
- 1.4 East Billingshurst is similarly constrained. Although Billingshurst Primary Substation is geographically closest, it currently has no available capacity, with a permanent connection expected to require a lead time of more than 10 years.
- 1.5 Five Oaks Primary Substation provides an alternative connection point for East Billingshurst but also has insufficient capacity and would require extensive upstream network reinforcement deliverable by the network operator (SSEN).
- 1.6 Overall, the available evidence indicates that electricity network capacity presents a major infrastructure, cost and programme risk to both developments.
- 1.7 An alternative solution might be to build a new Primary Substation within these development sites and connect it at a much higher voltage (132,000 Volts), but there is still limiting capacity at these higher voltage levels, there is no given point of network connection, and a new onsite primary substation would be required.
- 1.8 It should also be understood that competing developments entering the DNO connection queue could further reduce available capacity.

2 Introduction

- 2.1 This note summarises the capacity of the local electricity network surrounding the city of Billingshurst and the likely requirements for delivering power to sites known Adversane (Policy HA(NP1) (MM227) and East Billingshurst (Policy 37) (MM147). This is to expand on the findings of Horsham District Council’s Site Assessment Report Update (June 2026 Document Ref: HDCJB14).
- 2.2 Data and conclusions are based on a desktop assessment of publicly available electricity distribution network information including capacity and headroom; and locations of key infrastructure. Industry standards were used for estimating required capacities.
- 2.3 For our assessment of the two host DNO networks (Scottish and Southern Electricity Networks (SEN) and UK Power Networks (UKPN)), we have assumed connections will be required from the nearest available Primary Substations and cannot be taken from potentially closer high-voltage (HV) cables due to the size of demands required.
- 2.4 Whilst it is acknowledged that smaller, initial amounts of power may be available in closer locations, ultimately, as the development is built out, connections (and crucially) new network extension works are expected to need to come from the respective Primary Substations to deliver the full amount of power required.
- 2.5 This document is concerned with the cost and complexity of new network extension(s) from these Primary Substations to distribution substations with the new development sites; constraints associated with suitable space for improvements within the substation site themselves (including new transformers and new circuit breakers); and the reinforcement of the extra-high-voltage (EHV) networks upstream of these primary substations.
- 2.6 It must be noted that although each development has been considered in isolation, it is acknowledged other ‘new connection’ applications are also in the DNO pipeline. Since the DNOs need to treat all applications on a queue basis (first come, first served) any or all of these other proposals could pose further risks to any available capacities.
- 2.7 **Adversane**
- 2.8 Within Horsham District Council’s Site Assessment Report Update (June 2026) for this site the ‘Other Infrastructure’ segment is categorised as ‘Unfavourable’. This is based off their finds of ‘Local upgrades to the electricity network are needed to enable the delivery of early development phases and further provision may be needed to meet the needs of the whole site. SSE have indicated capacity is limited in respect of the electricity supply in the west of the District which may require, once all short-term fixes have been assigned, a major capital scheme for reinforcement works that would take several years to complete. Nevertheless, it is considered this issue can be mitigated over the course of the plan period, albeit that

discussions on this matter need to continue.’ This note considers the potential electrical infrastructure requirements associated with the development in greater detail, including network capacity constraints, potential connection strategies, indicative reinforcement requirements, and the associated programme and cost implications.



- 2.9 Based on publicly available information, the proposed Adversane development will comprise approximately 3,200 homes, a secondary school, and associated commercial uses. Assuming all dwellings are fitted with Air Source Heat Pumps and EV charging, with no gas connections, the development is estimated to require around 15MVA of diversified electrical demand, likely requiring three 11kV cable connections to serve the site.

Figure 1 - DNO Boundary

- 2.10 The site is located to the south of Billingshurst town and straddles the notional boundaries of two incumbent Distribution Network Operators (DNOs); UK Power Networks (SPN Region) and SSE Networks (SEPD Region).

2.11 East Billingshurst

- 2.12 Within Horsham District Council’s Site Assessment Report Update (June 2026) for this site the ‘Other Infrastructure’ segment is categorised as ‘Unfavourable’. This is based off their findings where ‘SSE have indicated capacity is limited in respect of the electricity supply in the west of the District which may require, once all short term fixes have been assigned, a major capital scheme for reinforcement works that would take several years to complete.’ This note reviews the electrical infrastructure requirements for the proposed development, including capacity constraints, connection options, and associated reinforcement, cost and programme considerations.
- 2.13 The proposed East Billingshurst development comprises of around 1150 new homes, a new primary school and community hub with a small amount of commercial space. Assuming all dwellings are fitted with Air Source Heat Pumps and EV charging, with no gas connections, the development is estimated to require around 5.5MVA of diversified electrical demand.
- 2.14 The site is located directly to the east of Billingshurst and falls entirely within the boundary of SSENs Network.

3 Potential SSEN Connection Solutions

3.1 When connecting into the SSEN network there are two potential options.

3.2 Five Oaks Primary Sub Station (PSS)

3.3 Currently shown available capacity – 2.64 MVA

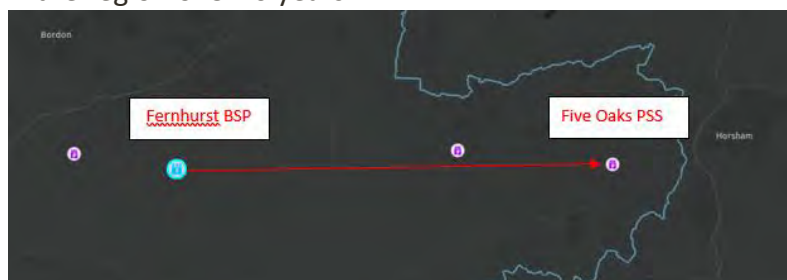
3.4 Five Oaks PSS is located North of Billingshurst Town on Five Oaks Road, RH13 0SX. There is some potential to expand due to its location next to a field.

3.5 Five Oaks PSS is fed from Fernhurst Bulk Supply Point (BSP), where there is currently 18.23MVA available capacity. Due to the space next to Five Oaks, it is expected that there would be room to expand this PSS if required.



3.6 But due to there being a shortfall at this location for both sites it can be expected that it would require substantial reinforcement works to bring the additional power from Fernhurst BSP to Five Oaks Primary, including the need for an additional transformer.

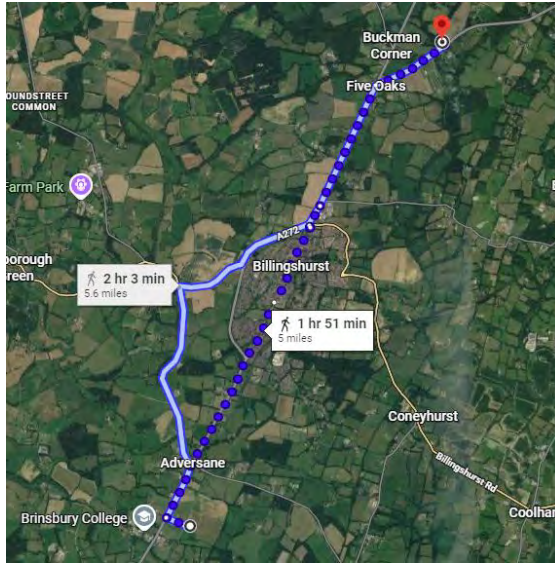
3.7 Considering the distance from Fernhurst from Five Oaks PSS there is a chance that these works will exceed the Ofgem regulated reinforcement price cap of which the DNO will cover. This means that the developer would be required to part fund these reinforcement works as well as the network extension works detailed here. There will also be extended lead times for these works to be completed, potentially in the region of 5-10 years.



3.8 **Adversane**

Distance	Cost Estimate	Timescale
5 miles/ 8km	£12,000,000	5-10 years

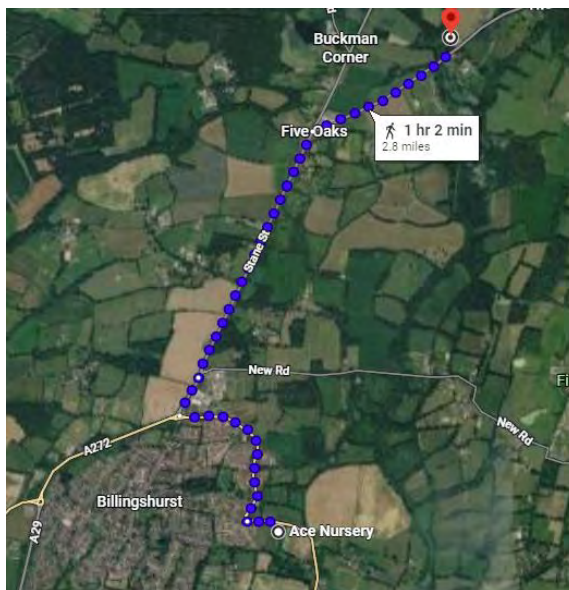
3.9 This is the furthest away of the three potential PSS connection points. The most direct route from this PSS into site runs through Billingshurst's centre and main high street.



3.10 It should be noted that SSEN will undertake to provide up to 1MVA from local HV circuits which would power around 300 new homes. Due to the rural nature of this area, it is likely that the nearest suitable HV circuit could be 1-2 km away, costing anywhere between £1m and £3m to deliver this and still leaving a gap whilst the main power is waiting on the upstream network reinforcements.

3.11 East Billingshurst

Distance	Cost Estimate	Timescale
2.9 miles/ 4.7km	£7,500,000	5-10 years



3.12 The most direct route to site runs around Billingshurst and enters at the Northern Boundary. The extensive reinforcement works required would have a major impact on overall timescales to completion.

3.13 Billingshurst Primary Substation (PSS)

3.14 Current shown availability – 0

3.15 Billingshurst Primary Substation is located on the Northeast outskirts of Billingshurst off the A29. This site will need upgrading to be able to offer any capacity. There is also limited potential for expansion as there is very limited free space surrounding this location. This region of the SSEN network is very constrained.



3.16 Upstream Billingshurst PSS is fed from Chichester Bulk Supply Point (BSP).

3.17 This Chichester BSP is currently undergoing reinforcement works which

would add an additional 15 MVA to the capacity, although Chichester and Hunston BSP are run in parallel so any estimated headroom includes for both BSPs. Once these upgrade works are completed it may be possible to upgrade Billingshurst PSS but maybe more difficult due to the shared capacity.

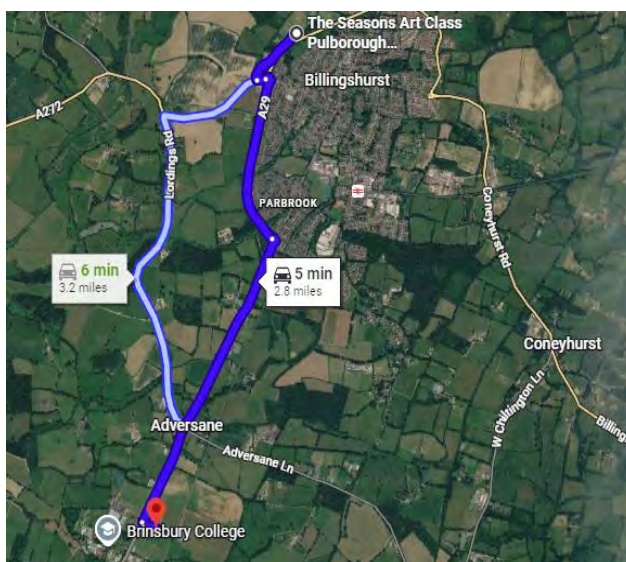
3.18 Chichester BSP is fed from Lovedead GSP where reinforcement works are also currently underway here but are not expected to be completed until 2031 at the earliest. As this GSP is at capacity it is unlikely further reinforcement works could be completed at Chichester BSP until these are completed.

3.19 Due to all upstream reinforcement works required before extension of this PSS could even be considered it is expected that the lead time to connect here would be in the region of 10+ years.

3.20 Adversane

Distance	Cost Estimate	Timescale
2.8 miles/ 4.5km	£6,750,000	10+ years

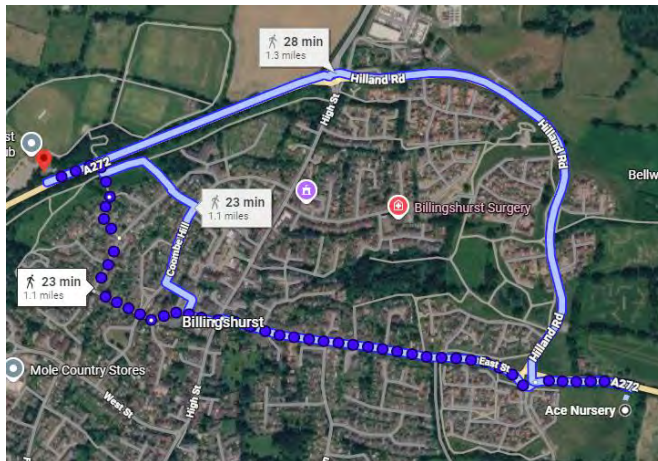
3.21 This route to site follows the main road (A29) around Billingshurst before travelling down Strane Street.



3.22 Again, it should be noted that SSEN will undertake to provide up to 1MVA from local HV circuits which would power around 300 new homes. Due to the rural nature of this area, it is likely that the nearest suitable HV circuit could be 1-2 km away, costing anywhere between £1m and £3m to deliver this and still leaving a gap whilst the main power is waiting on the upstream network reinforcements.

3.23 East Billingshurst

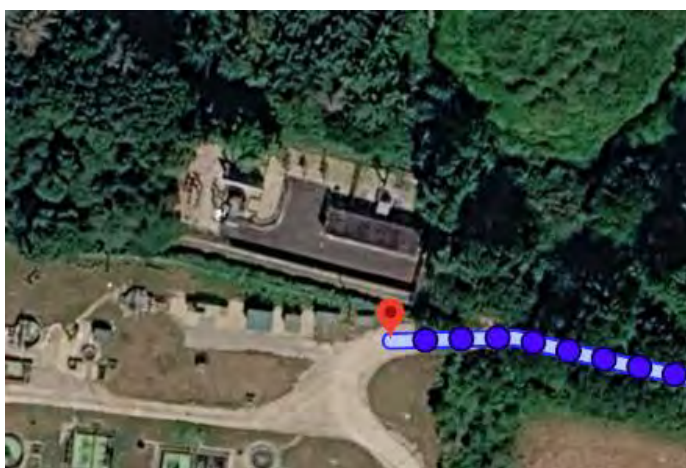
Distance	Cost Estimate	Timescale
1.1 miles / 1.77km	£4,000,000	10+ years



3.24 This PSS is the closest to the site. The most direct route to site runs through Billingshurst and enters at the Northern Boundary. The extensive reinforcement works required would have a major impact on overall timescales to completion.

4 Possible UKPN Connection Solutions

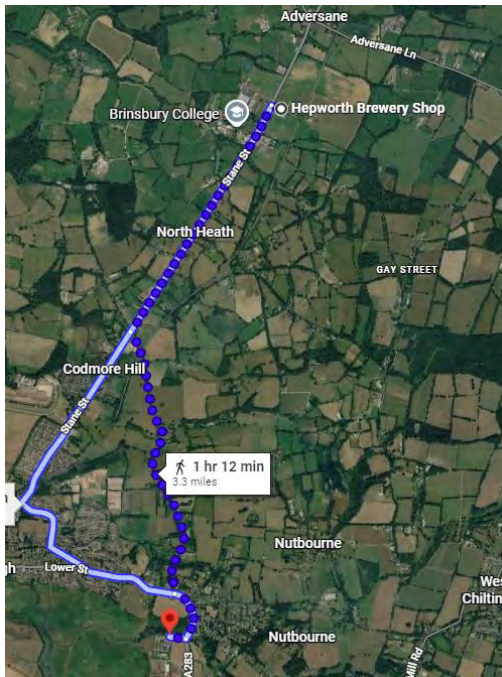
- 4.1 Only Adversane is looked at in relation to Pulborough Primary Substation as East Billingshurst is outside of the area for this DNO.
- 4.2 Pulborough Primary Sub Station (PSS)
- 4.3 Current shown availability – 8.4 MVA
- 4.4 There is limited space to expand due to the river to the north, and the sewer treatment works to the south.



lead times

4.5 Currently to reach the full site capacity requirements for Adversane a 5.6 MVA upgrade would be required. Pulborough PSS is fed from Steyning Grid which has the available headroom. There may be difficulties with extending Pulborough PSS as there is very limited space, this can extended estimated

Distance	Cost Estimate	Timescale
3.3 miles / 5.3km	£7,950,000	4 - 6 years



4.6 The route to the site follows Broomers Hill Lane and crosses the railway, before travelling North up Stane Street.

4.7 The route to site requires crossing the river to the North of the PSS and the railway line to the south of the site. These two issues will have increased cost and timescale knock on affects.

4.8 UKPN have confirmed that they could likely provide up 0.5MVA from a local HV circuit although it should be noted that the closest is around 1.5km away, so this would cost somewhere between £1m and £2m to bring to site, in addition to the main supply when the upgrades are completed. 1MVA could potentially serve around 150 new

homes, so potentially around 2-3 years of steady development. This would then leave a gap before the remainder of the power was available.

5 UKPN or SSEN - New Onsite Primary Substation

- 5.1 Only Adversane is a large enough site to consider the viability of an onsite PSS
- 5.2 A new onsite PSS would require a connection at 33kV or 132kV from either the UKPN or SSEN network in a suitable location.
- 5.3 But the timeframes for this to be delivered is a minimum of 3-5 years based on no upstream reinforcement works being required. A budget cost for an onsite PSS is around £7.5m, but this does not include the cost of bringing 33kV infrastructure from an identified Point of Connection (POC). We would suggest anywhere between £3m and £8m as an additional budget for this depending on the confirmed POC. An area of land of minimum 40x30m would be required within the developer's landholding, which would need to be transferred to the DNO or an independent DNO (IDNO) on which to locate this new primary substation.
- 5.4 Typically, this would only be considered if the power cannot be secured from an existing primary substation, or perhaps where there is more capacity on a nearby 132,000 Volt (132kV) network, which could potentially have more capacity. If this is the only option, it would have a negative knock of effect lengthening expected timescale and have high-cost implications which could result in the project being financially unviable
- 5.5 The full build-out of the allocation would be dependent upon major reinforcement of the wider electricity network or the provision of a new onsite primary substation. The options identified are associated with significant capital costs. ranging from approximately £6.75 million to £14.5 million, together with delivery programmes

extending from 4 years to more than 10 years. Such works can take many years to progress from initial feasibility through to energisation, introducing uncertainty regarding connection timescales, development phasing and the timing of occupation. Consequently, the scale, cost and duration of the anticipated reinforcement works represent a material constraint that may impact the overall deliverability of the development.

6 Summary

6.1 Below is a breakdown of the connection options for each site.

6.2 Adversane

6.3 15MVA is required from a regulated electricity network operator (DNO).

Potential connection option	Current Available Capacity	Distance	Cost Estimate*	Timescale**
SSEN Five Oaks Primary Substation	2.64MVA	8km	£12m	5 to 10 years
SSEN Billingshurst Primary Substation	0	4.5km	£6.75m	More than 10 years
UKPN Pulborough Primary Substation	8.4MVA	5.3km	£7.95m	4 to 6 years
New onsite Primary Substation	n/a	n/a	£9.5m - £14.5m	5 years +

**Costs to be payable by developer for all off site works involved in bringing power to the site. Upstream reinforcement works expected to be paid by DNO.*

***Timescale estimated for all reinforcement works required by DNO included upstream of PSS to be completed and power to be brought to the site.*

6.4 The connection options identified throughout this assessment indicate that only limited electrical capacity is likely to be available in the short term. While some capacity exists at Pulborough and Five Oaks Primary Substations, this is significantly below the estimated demand of the proposed development and would only support a limited phase of construction before further reinforcement is required. As a result, there is likely to be a substantial gap between the availability of initial power supplies and the delivery of the additional capacity necessary to support continued development.

6.5 The full build-out of the allocation would be dependent upon major reinforcement of the wider electricity network or the provision of a new onsite primary substation. The options identified are associated with significant capital costs, ranging from approximately £6.75 million to £14.5 million, together with delivery programmes extending from 4 years to more than 10 years. Such works can take many years to progress from initial feasibility through to energisation, introducing uncertainty regarding connection timescales, development phasing and the timing of

occupation. Consequently, the scale, cost and duration of the anticipated reinforcement works represent a material constraint that may impact the overall deliverability of the development.

6.1 East Billingham

6.2 5.5MVA required is required from a regulated electricity network operator (DNO).

Potential connection option	Current Available Capacity	Distance	Cost Estimate*	Timescale**
SSEN Five Oaks Primary Substation	2.64MVA	4.7km	£7.5m	5 to 10 years
SSEN Billingshurst Primary Substation	0	1.77km	£4m	More than 10 years

**Costs to be payable by developer for all off site works involved in bringing power to the site. Upstream reinforcement works expected to be paid by DNO.*

***Timescale estimated for all reinforcement works required by DNO included upstream of PSS to be completed and power to be brought to the site.*

6.3 The connection options identified indicate that capacity within the local SSEN network is either limited or unavailable. Five Oaks Primary Substation currently has only 2.64MVA of available capacity, significantly below the estimated demand of the development, and is located approximately 4.7km from the site. Despite offering some available capacity, the indicative connection cost of approximately £7.5 million and delivery programme of 5 to 10 years suggest that substantial investment and reinforcement works would be required before a connection could be secured. Collectively, the identified connection options are associated with high capital costs, limited available capacity and lengthy delivery timescales, highlighting the potential for electricity infrastructure to represent a significant constraint to the timely delivery and build-out of the development.



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