

## Horsham District Planning Framework (HDPF)

### Assessing Housing Need – update following the Inspectors Initial Findings

The starting point for assessing need is the Government's 2012-based Household Projections, released on 27<sup>th</sup> February 2015. Taking account of mid 2013 population estimates, these indicate a growth of **597** households per annum over the plan period (2011-31). Translating the household projections into homes that would be needed requires that the local vacancy rate of 3% is applied to the household projections. This results in a dwelling requirement of **615** homes per year.

Consideration must then be given to how growth in the workforce relates to expected growth in jobs. The Inspector who is examining the HDPF considered employment forecasts in the Economic Growth Assessment but concluded, that set against past growth in employment, these were potentially optimistic. His Initial Findings set out that a realistic allowance for employment growth in the district would be for 275 jobs per annum. How this relates to the expected population and household growth has been considered. Analysis suggests that delivery of **614** homes per annum would potentially support this level of employment growth. So the household projections and economic growth figures are largely in line so there is no need to adjust upwards the housing need to align with the plan's economic strategy.

The NPPF requires that when calculating housing requirements consideration is also given to the need for affordable housing and market signals. Local evidence suggests that some affordability pressures in the district, particularly for younger households seeking to get on the housing ladder. Additional homes over and above the government's projections would be needed to improve the ability of younger people to form new households. This results in an adjusted figure of 636 homes per year.

When setting a housing target in the HDPF, the Council also needs to make provision for the unmet needs of adjoining areas. The Inspectors Initial findings state that the HDPF should provide for 100 units per year to meet the housing market area centred on the Gatwick Diamond and specifically, the shortfall in Crawley. The Inspector also stated that there could be some allowance for the housing market area in the south of the district towards the shortfall in the Coastal area although he did not define an amount.

The 750 housing target in the HDPF proposed Main Modifications is calculated as follows;

		Units per annum
A	Government Household Projections – as a starting point	<b>597</b>
B1	Additional Dwellings per annum	615
B2	Adjustment for affordability and new household formations	636
C	Housing needs for Horsham District planning area highest number in B	<b>636</b>
D	Contribution to meet the needs of the Gatwick Diamond/Northern West Sussex housing market area deficit (around 100)	736
	Housing target which meets the needs of Horsham Planning District, Gatwick Diamond/Northern West Sussex housing, plus an allowance for the Coastal housing market area deficit (14)	<b>750</b>