

POSITION STATEMENT BY HORSHAM DISTRICT COUNCIL

HORSHAM DISTRICT LOCAL DEVELOPMENT FRAMEWORK SITE SPECIFIC ALLOCATIONS OF LAND DEVELOPMENT PLAN DOCUMENT

OVERALL POSITION STATEMENT

MARCH 2007



**Horsham
District
Council**



1. Background

- 1.1 The Site Specific Allocations of Land Development Plan Document (DPD) was submitted to the Secretary of State on 4th November 2005, alongside the Core Strategy and together with the Proposals Map. The six week representation period for both documents closed on 16th December 2005. Following from the representations received during this period, the Council published details of the submitted Alternative Development Sites and Boundary Changes in January 2006, with a six week representation period closing on 14th March 2006.
- 1.2 It was subsequently decided to complete the Examination into the Core Strategy before progressing that for the Site Specific Allocations of Land (SSAL) document. The Core Strategy Examination Hearings were held in September 2006 and the Inspector's Report was received by the Council in January 2007. The Report confirmed that, with amendments, the Core Strategy is sound and it was accordingly adopted on 2nd February 2007.
- 1.3 The Examination Hearings for the SSAL document will take place in June and July 2007. The Draft Matters for Examination at the Hearings and a draft programme have been produced by the Inspectors and circulated by the Programme Officer with the Inspectors' Briefing Notes. Statements from participants, or those proceeding by way of written representations, on these matters need to be submitted by 1st May 2007 and the Council will respond, as appropriate, by 29th May or 5th June 2007, as indicated.
- 1.4 The purpose of this Position Statement is to set out the overall context for the SSAL Examination Hearings, including the relevant provisions of the adopted Core Strategy and the housing land supply situation, both as approached by the Council in preparing the SSAL document and in the light of the more recent provisions of Planning Policy Statement 3 (PPS3): Housing (November 2006). It seeks to provide the basis for more detailed consideration at the Examination Hearings and to assist in the preparation of participants' statements or, where appropriate, Statements of Common Ground between representors and the Council.

2. Submission Site Specific Allocations of Land DPD

- 2.1 The Site Specific Allocations of Land (SSAL) document was prepared in accordance with the vision, objectives and strategic policies of the Submission Core Strategy. It reflects the vision and defines it in detail by identifying specific areas of land for development. The document explains how it is intended to meet the more detailed development requirements, particularly under Policy CP4, beyond the strategic development location west of Crawley and the strategic allocation west of Horsham.
- 2.2 The Submission SSAL document was prepared in accordance with Government planning policy guidance extant at the time, particularly PPG3 (now replaced by PPS3), and in conformity with the Core Strategy. Policies CP4 - CP8 of the Core Strategy articulate the approach to development, primarily focussing on the assessment of housing potential on the previously-

developed land within the defined built-up areas, followed by development in the two strategic development areas, and then smaller scale growth in the smaller towns and villages of the District, including to meet identified local needs. Paragraphs 2.13 - 2.19 of the SSAL document explain the process for identifying sites for development and Chapter 3 details the site specific provisions in Policies AL1 - AL20.

- 2.3 Paragraphs 3.6 - 3.8 of the SSAL document explain how it draws on the emphasis of regional planning policy and the Core Strategy in encouraging housing development on previously developed land in preference to greenfield sites, with the assessment of the level of development on previously developed land having been set out in the Background Document, Urban Housing Potential Study 2004-2018. The assessment covers two categories: identified 'large' sites estimated to have a capacity of 10 or more homes and unidentified or 'windfall' small sites (9 homes or less). The large sites identified are listed in Policy AL1, with the five largest (more than 50 homes) covered in more detail in Policies AL2-6.
- 2.4 Table 1 (page 29) of the SSAL document establishes the remaining requirement for small scale greenfield sites over the plan period (from a 2004 base date), having allowed for the development of both previously developed land and the strategic development areas west of Crawley and west of Horsham. The proposed provision to address identified local needs on appropriate sites or contribute to the continued evolution of settlements is set out in Table 2 (page 31) and in Policies AL7-13.
- 2.5 The SSAL document also indicates provision for sites which include employment development as part of wider development proposals; these are set out in Policies AL14-16. A number of other sites are identified for the development of a variety of other uses, set out in Policies AL17-20.

3. Adopted Core Strategy (2007)

- 3.1 The adoption of the Core Strategy has resulted in a clarification of the context for the SSAL document in certain respects:
 - i) The proposed delivery of the housing provision in Policy CP4 is indicated in the Annex of the Core Strategy and is based on the actual and projected housebuilding rates in the form of Housing Trajectories. The Inspectors concluded that the West of Crawley Strategic Location should be considered separately; it is, therefore, excluded from Trajectory A on the basis that this development is primarily for the needs of Crawley and, should any shortfall there occur, it should not be accommodated elsewhere within Horsham District. The District-wide Trajectory B includes development West of Crawley and will be used to monitor the progress of housing delivery in this Strategic Location. For the purposes of the SSAL document, therefore, Trajectory A (without West of Crawley) is appropriate in this context and should be used as the basis for examining the more detailed housing provisions further.

- ii) Policy CP5 confirms the differentiation of settlements with defined built-up area boundaries into Category 1 and Category 2 settlements, with the latter being restricted to only small-scale development or minor extensions that address specific local needs, as set out in the policy. The confirmation of this approach and the further provisions of Policy CP12 relating to affordable housing reinforce the need for any development provisions in Category 2 settlements to address specific local needs.
- iii) The housing provisions of Policy CP4, and Trajectory A in the Annex, are based on 2005 data rather than the 2004 base date for which information was available at the time of Submission of the SSAL document. Table 1, and other references in the SSAL document, therefore need to be updated to reflect this position, for conformity and consistency. However, since the Core Strategy Examination, the 2006 data has also become available (and was used by the Council in its Annual Monitoring Report for 2005/2006); this more recent data should also be set out for comparative purposes.
- iv) Policy CP10 makes provision for the necessary employment development to be provided from a number of sources or locations. It continues to refer to the role of Shoreham Cement Works but also now refers to employment development as allocated in the SSAL DPD; this provides a varied context from the Submission version which had also included specific reference to Chichester College Brinsbury Campus as a Centre of Rural Excellence and the Warnham and Wealden Brickworks site.

4. Provision for Housing Development in Site Specific Allocations of Land DPD

a) Update to Base Date

- 4.1 The adopted Core Strategy (2007) makes provision for housing development over the period to 31st March 2018 based on the provisions of the West Sussex Structure Plan 2001-2016 and rolling forward the District's annual housebuilding rate for the additional two years. In accordance with the provisions of Policy CP4, Table 1 of the Submission SSAL document has been updated to a 2005 base date, as set out below:

Revised Table 1 (Base date 1st April 2005)

Strategic Housing Required 2001-2018 : Horsham District	Dwellings
Total requirement 2001-2018	10,575
Completed 2001-2005	2,200
Commitments (of planning permissions or outstanding allocations) at 31 st March 2005	1,390
Remaining provision to be made 2005-2018	6,985
Urban housing potential from previously developed land 2005-2018	2,250
Strategic Locations:	
- west of Crawley	2,500
- west of Horsham	2,000
Sub-total (previously developed land plus Strategic Locations)	6,750
Remaining requirement from small scale greenfield allocations	235
Provision from allocated small scale greenfield sites	255

- 4.2 This position is reflected in Trajectory A in the Annex to the Core Strategy, with the slight difference in the potential 'surplus' at 2018 (32 dwellings in the Trajectory but 20 dwellings in the Table) being accounted for by 'rounding' factors in the numbers in the Table.
- 4.3 The Council's Annual Monitoring Report (AMR) April 2005-March 2006, published in December 2006, includes an updated Trajectory based on completions to 31st March 2006 and commitments at that date (including the provisions of the Submission SSAL document). Figure 4.2 of the AMR represents the comparable, updated trajectory to that in the Core Strategy, excluding West of Crawley; a copy is attached as Appendix 1 to this Position Statement for reference. The updated trajectory shows that 703 dwellings were completed in 2005/6, with a net gain of 651 homes (compared to the 658 dwellings anticipated in the 2005 Core Strategy trajectory for completion in 2005/6). Gross completions from 2001-06 total some 2,900 homes, with a net completion of 2,665 homes. The updated trajectory also shows an overall potential 'surplus' of 49 dwellings by 2018 taking into account the proposed allocations and permitted or unidentified 'windfall' sites.

b) *Housing Land Supply*

- 4.4 Both the 2005 based (Core Strategy) and 2006 based (AMR) trajectories demonstrate a 5 and 10 year housing land supply surplus, with that surplus only diminishing in the final year of the plan period (2017/18). It should be noted that previously developed land is included within these trajectories in both the Actual/Projected Completions from allocated sites (excluding the Strategic Locations) and non-allocated sites; a further trajectory showing the actual split between homes on previously developed land and greenfield sites will be included in the Council's Response Statement on the General Housing Strategy and Numbers (Matter 1).
- 4.5 Since the preparation of the Submission SSAL document, Planning Policy Statement 3 'Housing' (PPS3) has been published and PPG3 cancelled. Clearly it was not possible for the SSAL document to take account of any of the revised provisions or approach of PPS3. The requirement of PPS3 is that its policies should be taken into account by Local Planning Authorities in their preparation of Local Development Documents, including considering the extent to which emerging documents can have regard to the policies in the statement whilst maintaining plan-making programmes (paragraph 6). This position has been clarified further in a letter from Mrs J M Bailey from Communities and Local Government dated 29th November 2006 which states:

"As far as is practicable, changes should be made to emerging spatial plans so that they reflect PPS3 policies, but this should not be done at the expense of putting in place an effective policy framework for housing as quickly as possible. Where it is not practicable for changes to emerging plans to be made, local planning authorities and regional planning bodies should set out the steps they will be taking to address any issues arising from this PPS through an early plan review."

The Inspectors in their Report on the Examination into the Core Strategy DPD reflected this position in indicating that PPS3 guidance had not been taken into account in their recommendations but that it was for the Council to consider what action it needs to take in response to PPS3, including what should be included in its next Local Development Scheme (paragraph 3).

- 4.6 The Local Development Scheme 2007 was agreed by the Council at its meeting on 28th February 2007 and submitted to the Government Office for the South East in March 2007. It includes provision for a Reserve Housing Sites DPD (see extract attached as Appendix 2) reflecting the recommendations of the Inspectors on the Core Strategy and the provisions of Policies CP4 and CP9 of the adopted Core Strategy, to be prepared and submitted by June 2008. It also includes provision to review the Core Strategy (see Appendix 2), in the light of the final South East Plan, with submission programmed for September 2009. It is the Council's contention that, given the SSAL document has not been prepared in the light of PPS3, it is an appropriate approach for the full implications of the PPS3 to be addressed in the content of the Reserve Housing Sites DPD and, particularly, the review of the Core Strategy. It will not be possible for the SSAL document to be revised to reflect PPS3 without substantial amendments which

potentially would make it unsound. The Council considers that it is preferable for the SSAL document to proceed to adoption as programmed (January 2008) and for the full implications of PPS3 to be addressed elsewhere, as indicated above.

- 4.7 It is, however, possible to assess the provisions of the SSAL document against the requirements of PPS3, bearing in mind that the adopted Core Strategy (2007) provides the context for the site specific proposals and does not itself fully reflect PPS3. Paragraphs 54 to 59 of PPS3 are particularly relevant in this context, although it should be noted that the Council has not yet undertaken a Strategic Housing Land Availability Assessment and, at the time of writing this Overall Position Statement, no final practice guidance for such assessments has yet been published. Appendix 3 to this Position Statement identifies the sites considered deliverable over the period to 2011/12 (5 years from adoption), both previously developed and small scale greenfield sites, derived from current allocations/planning permissions and the provisions of the SSAL document. It also indicates the potentially developable sites beyond this period, for the period up to 2018. The Council contends that these sites are available, suitable and achievable in accordance with paragraph 54 of PPS3, or developable in accordance with paragraphs 55/56. There is sufficient evidence from knowledge of the local housing market, discussions with landowners/developers, and an understanding of individual site circumstances to justify that these sites are deliverable or developable and likely to contribute to housing delivery at the point envisaged. Further details will be set out in subsequent Response Statements.

c) Windfall Sites

- 4.8 In the latter part of the plan period, as well as to some extent from 2006/7, there is a reliance on unidentified small sites, as indicated in the Urban Housing Potential Study, to contribute to the overall housing land supply. Paragraph 59 of PPS3 requires robust evidence of genuine local circumstances that prevent specific sites being identified in order for allowances for such 'windfalls' to be included in the first 10 years of land supply. The Council believes that there is sufficient evidence that 'windfall' sites of 9 dwellings or less have, and will continue to, come forward for development in the District. Indeed, whilst no specific allowance has been made for 'windfall' sites of 10 or more dwellings, these also occur and contribute to housing land supply. The Council made every attempt to identify potential larger (10 or more homes) sites on previously-developed land in the preparation of the Urban Housing Potential Study, as reflected in Policy AL1 of the SSAL document, but took a relatively cautious approach based on the need to be able to demonstrate that such sites were deliverable at that time. However, there are inevitably other opportunities that arise as a result of changing circumstances which could not necessarily be predicted; under the current PPS3 provisions, the Council may well have chosen to identify and allocate more previously developed land sites. Nevertheless, if a view were to be taken that no allowance should be made beyond existing non-allocated small sites (which have already come forward as 'windfalls'), assuming 100% of those sites under construction and 80% of those with planning permission but not yet started will be completed (based on past experience), then the

housing land supply would start to go into deficit after 2012/13. The Housing Trajectory attached to this Position Statement as Appendix 4 demonstrates this position, with an overall deficit in this scenario of some 734 dwellings by 2018.

- 4.9 The Council believes, however, that the use of unidentified 'windfalls' as part of the housing land supply in the District is an appropriate and sensible way to plan and that the contribution of such sites has a good track record. Table 2 below demonstrates that 1,414 dwellings were completed on unidentified previously developed land sites in the period 2001-2006, an annual average of approximately 283 homes. The completion of 570 homes in the two years 2004/5 and 2005/6 on unidentified previously developed land in the District compares very favourably with the allowance for 325 dwellings for this period set out in the Urban Housing Potential Study 2004-2018 (Table 4).

Table 2

Completions on unidentified PDL sites in Horsham District 2001-2006

Year	Total Completions	Within Category 1 Settlements	
		No.	%
2001/02	235	161	68.5
2002/03	229	184	80.3
2003/04	380	307	80.8
2004/05	212	160	75.5
2005/06	358	294	82.1
Total	1414	1106	78.2

- 4.10 The Urban Housing Potential Study 2004-2018 indicates an overall allowance for 1,260 dwellings on unidentified small sites (9 or less dwellings) between 2006 and 2018. Provision is made on large (10+ dwellings) identified sites (in the Study and in Policy AL1 of the SSAL document) for 1159 dwellings over this period. The provision on unidentified small sites therefore represents 52% of the proposed development on previously developed land over the remainder of the Plan period, but only some 16% of the total development over this period. It is considered that this is a realistic and appropriate assessment of the amount of development potential from this source and that it should continue to be taken into account. However, if it were to be decided that under the terms of PPS3 it cannot be considered in this way, then the assessment of the means to address the potential shortfall after 2012/13 should properly be undertaken as part of the Reserve Housing Sites DPD and a review of the Core Strategy and not by major alterations to the provisions of the current SSAL document, which would potentially take it out of conformity with the adopted Core Strategy and make it unsound accordingly.
- 4.11 It has also been suggested that the strengthening of the approach towards development in Category 2 settlements in the adopted Core Strategy means that the expectation of continued development on unidentified sites within

these settlements can no longer be relied upon. It is suggested that the application of the 'local needs' justification will result in a 'drying up' of such windfall sites within these settlements. The Council does not accept that this will necessarily be the position as a result of the application of Policy CP5; there may well be some 'adjustment' period but it is anticipated that development with the appropriate justification, potentially 100% affordable housing, will come forward in due course, although not necessarily on the same type of infilling/redevelopment sites that have previously been involved. Nevertheless, if there were to be a complete halt to such unidentified sites in Category 2 settlements, Table 2 demonstrates that they only accounted for some 22% of the total completions on unidentified previously developed land sites in the period 2001-2006. If this percentage were applied to the allowance for unidentified small sites up to 2018, then it could be expected that some 277 dwellings that might have come forward under previously planning policies in Category 2 settlements may not now do so. The exclusion of such provision, but retaining allowance for unidentified small sites in Category 1 settlements, would result in a deficit towards the end of the plan period, after 2016/17; this scenario could be the subject of further consideration in the light of monitoring and be picked up, as necessary, in the review of the Core Strategy.

d) Site Allocations

- 4.12 The Housing Trajectories and 5-year housing land supply provision include the sites allocated within the SSAL document on the basis that these sites (Policies AL2-AL13) will be available and deliverable. Of these sites, three of the smaller scale greenfield sites, those in Ashington, Lower Beeding and Rudgwick, are within Category 2 settlements. The Council maintains that all the allocated sites, including those in the Category 2 settlements, are justified against the relevant policy provisions and the local circumstances. The Council will set out the justification in its site specific Response Statements for the SSAL Examination but, if the conclusions of the Examination are that any of these sites are not suitable or appropriate for site specific or planning policy reasons, then there would be an implication for the land supply position. However, there would still potentially not be a shortfall issue in the shorter term because of the identified 'surplus' in supply over the 5 year period to 2011/12 against the annualised requirement.
- 4.13 Notwithstanding this position, it may be concluded that other sites should be allocated to make up for any deficiency resulting from the exclusion of one or more of the proposed allocations. In this scenario, the Council would prefer to address the situation by identifying further land through the programmed Reserve Housing Sites DPD but recognises that the Inspectors may wish to substitute an alternative site or sites from those which have been put forward in the representations. The Council believes that these sites are all deficient in themselves in some way and will be explaining its reasoning in more detailed Response Statements as appropriate. However, in the event of a different context being agreed than when it prepared the SSAL document, the Council would wish to consider whether any of these sites might need to be re-evaluated with a view to release. The clear preference would be to do this as part of the preparation of the Reserve Housing Site DPD or review of the

Core Strategy but it will consider further whether it is possible to identify any priority, or 'least worst' list, for the Inspectors' consideration. The Council will, if possible, include this information in its Response Statements.

5. Provision for Employment Development in Site Specific Allocations of Land DPD

5.1 The Submission SSAL document recognises the requirement derived from the West Sussex Structure Plan 2001-2016, and reflected in Policy CP10 of the adopted Core Strategy, for some 210,000 square metres of employment floorspace within the period 2001-2018. Under Policy CP10 this provision is to be made up from a number of sources, including recognition of the role employment development can play in the restoration of the former Shoreham Cement Works site and in contributing to the regeneration and economic needs of the Sussex Coast Sub-region. It also allows for employment development as allocated in the SSAL document.

5.2 As well as setting out the more detailed provisions for the Shoreham Cement Works site, the SSAL document identifies two other sites which include employment development as part of wider development proposals. The Brinsbury Campus of Chichester College is identified as an area where development or redevelopment would enable the College to develop its facilities as a focus for rural enterprise activities (a Centre of Rural Excellence). The principle behind the proposal has been developed further since the submission of the SSAL document and the current position will be set out in the Council's Response Statement on this matter. Similarly, the Warnham and Wealden Brickworks site is identified as a location where a range of employment uses might be acceptable, particularly those which are difficult to accommodate satisfactorily in more prominent locations. The need for a carefully considered, comprehensive approach to this site remains and the Council will explain its reasoning in the Response Statement on this matter.

6. Proposed Sites for Other Uses

6.1 A number of other sites are identified in the SSAL document for the development of a variety of uses. In some of these cases the position has moved on since the preparation of the Submission document and the Council will explain the detailed circumstances, as appropriate, in its Response Statement on this Matter.

7. **Conclusions**

- 7.1 In terms of housing provision, the Council believes that it has allocated sufficient previously developed land sites and smaller scale greenfield sites to meet the requirement of Policy CP4 of the adopted Core Strategy over the period to 2018, and allowing for the unidentified small sites assumptions set out.
- 7.2 Although the total supply of forecast housing just exceeds the Core Strategy requirements to 2018 and the Council has a five year supply of allocated and identified sites that would be deliverable within the period 2007/8 and 2011/12, it does not have sufficient supply beyond that period if the small unidentified sites are excluded. However, the Council believes that the overall previously developed land allowance included in the District's supply is appropriate and will be delivered through both allocated sites and 'windfalls'. The Council does not believe that additional greenfield site allocations are necessary at this stage but, if there is a need to address the small unidentified site allowance, or any other deficiency that might be identified, through new allocations, this should be undertaken through the programmed Reserve Housing Sites DPD and review of the Core Strategy.
- 7.3 The Council recognises that it needs to provide further, more detailed information on the employment and other site proposals and will do this through the relevant Response Statements on the matters identified.

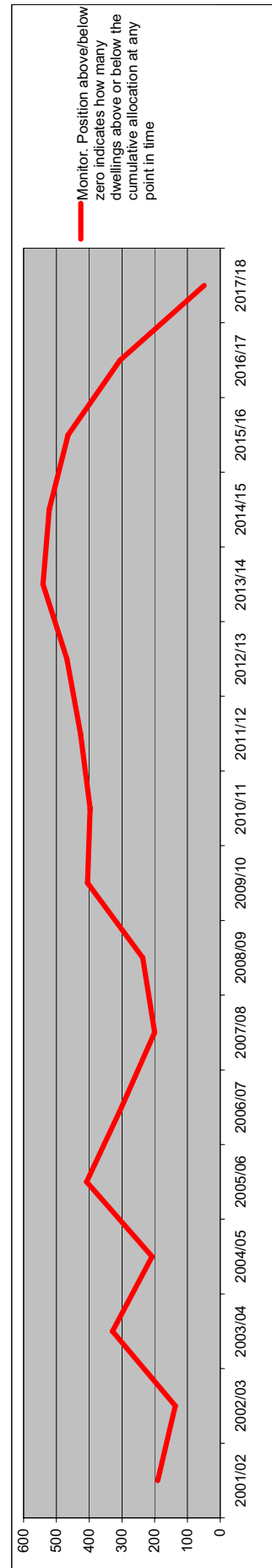
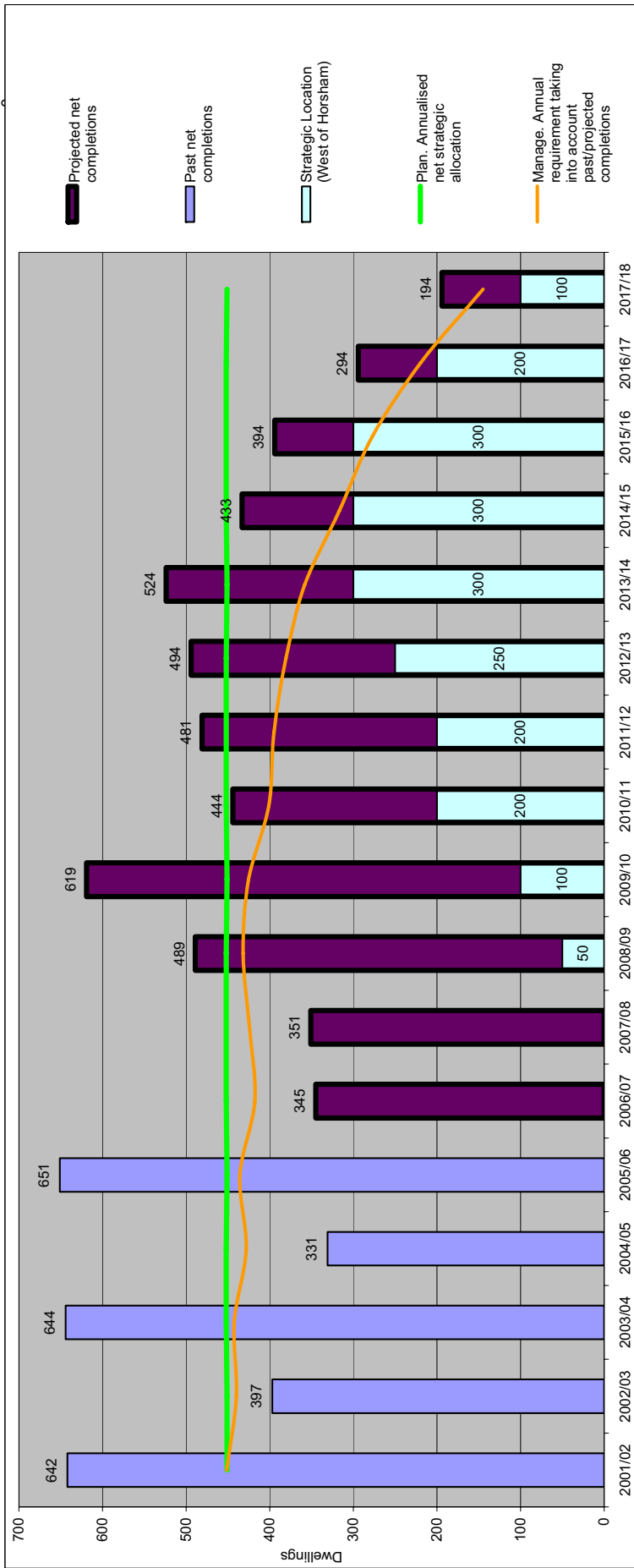
**Appendix 1:
Housing Trajectory
From Annual
Monitoring Report
April 2005 – March
2006 (Figure 4.2)**

Appendix 1 (Cont'd)

Horsham: Net actual and projected housebuilding, 2000-2018 (based on expected completions for west of Horsham, but excluding west of Crawley)

	ACTUAL COMPLETIONS										PROJECTED COMPLETIONS										Notes
	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18			
Completions (allocated sites excluding Strategic Locations)	94	417	174	260	126	289	104	102	211	376	130	187	150	130	40	0	0	0	A		
Strategic Location (West of Horsham)									50	100	200	200	250	300	300	300	200	100			
Completions (non-allocated sites)	267	288	258	414	264	414	253	268	250	158	126	105	105	105	105	105	105	105	B		
Total Past Completions	361	705	432	674	390	703													C		
Total Projected Completions							357	370	511	634	456	492	505	535	445	405	305	205	D		
Estimated losses	19	63	35	30	59	52	12	19	22	15	12	11	11	11	12	11	11	11			
Past net completions	342	642	397	644	331	651															
Projected net completions							345	351	489	619	444	481	494	524	433	394	294	194			
Cumulative net completions		642	1039	1683	2014	2665	3010	3361	3850	4469	4913	5394	5888	6412	6845	7239	7533	7727	E		
Plan. Annualised net strategic allocation		451	451	452	452	451	452	452	452	451	452	452	452	451	452	452	452	451	F		
Monitor. Position above/below zero indicates how many dwellings above or below the cumulative allocation at any point in time		191	137	329	208	408	301	200	237	405	397	426	468	541	522	464	306	49	G		
Manage. Annual requirement taking into account past/projected completions		452	440	443	428	436	418	424	432	425	401	395	381	358	317	278	220	145	H		

Horsham District Housing Trajectory graphs (net). Based on expected completions for west of Horsham, but excluding west of Crawley



Appendix 2: Extracts from The Local Development Scheme 2007

Local Development Document Profile		
Title	Reserve Housing Sites	
Status	Development Plan Document	
Role / Subject / Content	Identifies and prioritise further sites for residential development and their mechanisms for release should annual monitoring show that development is not taking place at the rate required.	
Geographic Coverage	District-wide	
Prepared jointly with other Local Authorities?	No	
Current Status	Not in progress	
Chain of Conformity	Horsham District Core Strategy (2007)	
Timetable		
	Evidence gathering and early community and stakeholder engagement	June 2007 – October 2007
	Consultation on the Issues and Options (may not involve preparation of document)	June 2007 – October 2007
Production	Public participation on Preferred Options	<i>January – February 2008</i>
	Prepare Submission Draft	March – May 2008
	Submission to Secretary of State and public consultation period	<i>June – September 2008 (includes consultation on alternative sites and boundary changes)</i>
Examination	Pre-Examination consideration of representations	August - October 2008
	Pre-Examination Meeting	<i>November 2008</i>
	Examination Hearing	<i>February 2009 (This timescale may be reduced – see para 4.19)</i>
Adoption	Receipt of Inspector's binding report	<i>July 2009 (This timescale may be reduced – see para 4.19)</i>
	Adoption and Publication	<i>September 2009 (This timescale may be reduced – see para 4.19)</i>
Arrangements for Production		
Lead Department	Strategic and Community Planning	
Management arrangements	LoDTAG/Cabinet Member for Strategic Land Use Planning/Council	
Resources required	LDF Project Manager assisted by all members of the SCP Department and the Graphics Technician	
Community and stakeholder involvement	Newsletters; exhibitions and technical meetings.	
Monitor and Review	This document is influenced by the monitoring of the Core Strategy and Site Specific Allocations of land. The document itself will be monitored annually and will be reviewed when the monitoring highlights such a need.	

Local Development Document Profile	
Title	Core Strategy Review
Status	Development Plan Document
Role / Subject / Content	Sets out the long term spatial vision, objectives and strategy for the District. It provides a framework for delivering development and the key issues for development control
Geographic Coverage	District-wide
Prepared jointly with other Local Authorities?	No
Current Status	Due to commence October 2007. Will replace Core Strategy (2007).
Chain of Conformity	National guidance; existing RPG9; emerging South East Plan; and the Horsham District Sustainable Community Strategy.
Timetable	
Evidence gathering and early community and stakeholder engagement	<i>October 2007 – December 2008</i>
	Consultation on Issues and Options September – October 2008
Production	Public participation on Preferred Options <i>March – April 2009</i>
	Prepare Submission Draft May – August 2009
	Submission to Secretary of State and public consultation period <i>September – October 2009</i>
Examination	Pre-Examination consideration of representations November 2009 – January 2010
	Pre-Examination Meeting <i>February 2010</i>
	Examination Hearing <i>May – June 2010</i>
Adoption	Receipt of Inspector's binding report October 2010
	Adoption and Publication <i>December 2010</i>
Arrangements for Production	
Lead Department	Strategic and Community Planning
Management arrangements	LoDTAG/Cabinet Member for Strategic Land Use Planning/Council
Resources required	Head of Strategic and Community Planning Department assisted by all members of the SCP Department and the Graphics Technician.
Community and stakeholder involvement	Newsletters; focus groups; exhibitions; workshops; public and technical meetings.
Monitor and Review	Monitored annually. Review will take place when monitoring highlights such a need.

Appendix 3: Schedule of Housing Sites Considered Deliverable/Developable in accordance with PPS3 Requirements

Horsham 2005/2006 Housing Land Supply - timescales agreed between HDC & WSCC

Site address	Area code	Main ref	Green/ PDL	UHP 2004	SSAL Submission	PI Perm number	Started	Committed at 1st April 2006 Available	Total	EstY1 2006/7	EstY2 2007/8	EstY3 2008/9	EstY4 2009/10	EstY5 2010/11	EstY6 2011/12	EstY7 2012/13	EstY8 2013/14	EstY9 2014/15	EstY10 2015/16	EstY11 2016/17	EstY12 2017/18	Pos 2018	
Applegarth & Oaktree Cottis Billingshurst Road Ashington	AS	151	PDL	Y	AL01	DC/04/0463	0	19	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Meiros Farm Ashington	AS	153	Green	N	AL07		0	35	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vauxhall Stevens Broadbridge Heath	BB	264	PDL	Y	AL01		0	45	45	0	0	0	0	0	25	20	0	0	0	0	0	0	0
WEST OF TREES EAST STREET BILLINGSBURST	BL	204	PDL	Y	AL01		0	16	16	0	8	0	0	0	0	0	0	0	0	0	0	0	0
WEST OF FORGE WAY BILLINGSBURST	BL	286	Green	N	AL01	BL/160/02	0	59	59	0	9	30	20	0	0	0	0	0	0	0	0	0	0
118-120 HIGH ST BILLINGSBURST	BL	287	PDL	N		BL/128/03	16	0	16	16	0	0	0	0	0	0	0	0	0	0	0	0	0
Scats PLC Newbridge Road East Billingshurst	BL	294	PDL	N	AL01	DC/04/2846	0	6	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Station Mills Daux Road Billingshurst	BL	300	PDL	Y	AL01	DC/05/1513	0	14	14	0	0	14	0	0	0	0	0	0	0	0	0	0	0
Charles Wesley Builders Yard Stane Street Billingshurst	BL	301	PDL	Y	AL01		0	18	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hammonds East Street Billingshurst	BL	302	Green	N	AL08		0	25	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BEEDINGWOOD HSE FOREST RD COLGATE	CG	638	PDL	N		CG/9/00	0	19	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Parsnage Farm St Peters Meadow Hemfield	HF	270	Green	N	AL13		0	90	90	0	0	0	0	0	30	30	30	0	0	0	0	0	0
HILLS FARM LANE ALDER COPSE HORSHAM	HRX	173	PDL	N		HU/05/03	11	0	11	11	0	0	0	0	0	0	0	0	0	0	0	0	0
52-56 EAST STREET HORSHAM	HRX	178	PDL	N		HU/239/02	22	0	22	22	0	0	0	0	0	0	0	0	0	0	0	0	0
WORKS COTTAGES HILLS FARM LN HORSHAM	HRX	197	PDL	Y	AL01	DC/04/1712	0	10	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0
Bridge House East Street Horsham	HRX	198	PDL	N	AL01	DC/04/1662	0	15	15	0	15	0	0	0	0	0	0	0	0	0	0	0	0
64-68 Hurst Road Horsham	HRX	200	PDL	Y	AL01	DC/04/1925	22	0	22	22	0	0	0	0	0	0	0	0	0	0	0	0	0
Council Depot Denne Road Horsham	HRX	202	PDL	Y	AL01		0	23	23	0	0	23	0	0	0	0	0	0	0	0	0	0	0
Lifestyle Ford Bishopric Horsham	HRX	203	PDL	Y	AL01		0	105	105	0	0	0	0	0	35	35	35	0	0	0	0	0	0
Northbrook College Hurst Road Horsham	HRX	204	PDL	Y	AL01		0	13	13	0	0	0	13	0	0	0	0	0	0	0	0	0	0
OSTERLEY HOUSE 229 COMPTONS LANE HORSHAM	HSX	148	PDL	N		NH/149/01	0	10	10	0	10	0	0	0	0	0	0	0	0	0	0	0	0
180 Crawley Road (Texaco Garage) Horsham	HSX	156	PDL	Y	AL01	DC/05/1635	0	44	44	0	44	0	0	0	0	0	0	0	0	0	0	0	0
Laundry site Avon Way Horsham	HSX	157	PDL	Y	AL01		0	10	10	0	0	0	10	0	0	0	0	0	0	0	0	0	0
Star Reservoir Companions Brow Lane Horsham	HSX	158	PDL	Y	AL01		0	32	32	0	0	0	0	0	32	0	0	0	0	0	0	0	0
HORSHAM FOOTBALL CLUB QUEEN STREET HORS	HTX	159	PDL	N	AL01	HU/02/98	0	41	41	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HORSHAM FOOTBALL CLUB QUEEN ST HORSHAM	HTX	159	PDL	N	AL01	HU/02/98	0	7	7	0	0	0	7	0	0	0	0	0	0	0	0	0	0
10A BRIGHTON ROAD HORSHAM	HTX	165	PDL	N	AL01	DC/04/2023	9	0	9	9	0	0	0	0	0	0	0	0	0	0	0	0	0
Piggott Court Kennedy Road Horsham	HTX	182	PDL	Y	AL01	DC/04/2035	27	0	27	27	0	0	0	0	0	0	0	0	0	0	0	0	0
Piggott Court Kennedy Road Horsham	HTX	182	PDL	Y	AL01	DC/04/2035	17	0	17	17	0	0	0	0	0	0	0	0	0	0	0	0	0
39B Brighton Road Horsham	HTX	183	PDL	Y	AL01	DC/04/2214	12	0	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0
Byrce Lodge New Street Horsham	HTX	185	PDL	Y	AL01		0	15	15	0	0	15	0	0	0	0	0	0	0	0	0	0	0
St Leonards School Oxford Road Horsham	HTX	186	PDL	Y	AL01		0	15	15	0	0	15	0	0	0	0	0	0	0	0	0	0	0
Horsham Football Club Queen Street Horsham	HTX	187	PDL	N	AL01		0	49	49	0	0	0	49	0	0	0	0	0	0	0	0	0	0
R/O 31A-47 SPRINGFIELD RD HORSHAM	HYX	116	PDL	N		HU/295/03	0	10	10	0	10	0	0	0	0	0	0	0	0	0	0	0	0
Muntham House School Muntham Drive Bams Green	LB	068	PDL	N	AL09	DC/05/0578	6	0	6	6	0	0	0	0	0	0	0	0	0	0	0	0	0
The Plough Lower Beeding	LB	116	Green	N			0	35	35	0	0	10	25	0	0	0	0	0	0	0	0	0	0
OLD PUMPING STATION RUSPER RD HORSHAM	NH	332	PDL	N		NH/157/02	0	24	24	0	0	0	24	0	0	0	0	0	0	0	0	0	0
Gaylands Farm Bams Langhurstwood Road Horsham	NH	350	PDL	N		DC/05/2555	6	0	6	6	0	0	0	0	0	0	0	0	0	0	0	0	0
137 Crawley Road Horsham	NH	352	PDL	Y	AL01		0	21	21	0	0	21	0	0	0	0	0	0	0	0	0	0	0
9-13 Crawley Road Horsham	NH	353	PDL	Y	AL01		0	15	15	0	15	0	0	0	0	0	0	0	0	0	0	0	0
Parsnage Farm Horsham	NH	354	PDL	Y	AL01		0	160	160	0	0	15	0	0	40	40	40	40	0	0	0	0	0
Roffey Sports & Social Club Horsham	NH	355	PDL	Y	AL01		0	70	70	0	0	35	35	0	0	0	0	0	0	0	0	0	0
SPIROGILLS LONDON ROAD PULBOROUGH	PL	319	PDL	Y	AL01	PL/68/03	0	57	57	0	30	27	0	0	0	0	0	0	0	0	0	0	0
Oddestones Stane Street Codmore Hill Pulborough	PL	341	PDL	Y	AL01		0	23	23	0	0	0	23	0	0	0	0	0	0	0	0	0	0
Riverside Concrete Stane Street Pulborough	PL	342	PDL	Y	AL01	DC/04/2763	0	146	146	0	0	50	50	46	0	0	0	0	0	0	0	0	0
Windacres Farm Rudwick	RW	194	Green	N	AL10		0	30	30	0	0	0	30	0	0	0	0	0	0	0	0	0	0
HOME FARM CHRIST'S HOSPITAL SOUTHWATER	SO	263	Green	N		SO/150/01	10	0	10	0	10	0	0	0	0	0	0	0	0	0	0	0	0
W/O STATION RD CHRIST'S HOSP SOUTHWATER	SO	294	PDL	N			0	40	40	0	8	20	12	0	0	0	0	0	0	0	0	0	0
CHRIST'S HOSPITAL BOARDING HSES SOUTHWATER	SO	335	PDL	N		SO/47/00	1	6	7	0	4	0	0	0	0	0	0	0	0	0	0	0	0
DOWNSLINK CENTRE STATION RD SOUTHWATER	SO	342	PDL	Y	AL01	DC/04/1901	54	0	54	54	0	0	0	0	0	0	0	0	0	0	0	0	0
Abbey House Ravenscroft Storrington	SR	274	PDL	Y	AL01		0	20	20	0	12	8	0	0	0	0	0	0	0	0	0	0	0
Foxmead Meadows Storrington	SR	275	PDL	Y	AL01		0	30	30	0	0	30	0	0	0	0	0	0	0	0	0	0	0
St Josephs Abbey Storrington	SR	277	Green	N	AL11		0	25	25	0	0	25	0	0	0	0	0	0	0	0	0	0	0
RAF A site Sullington	SR	278	Green	N	AL12		0	15	15	0	0	15	0	0	0	0	0	0	0	0	0	0	0
51 High Street Steyning	ST	192	PDL	N		DC/04/0858	0	9	9	0	0	9	0	0	0	0	0	0	0	0	0	0	0
R/O 54 & 56 High Street Steyning	ST	198	PDL	N		DC/05/0997	0	10	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0
N/O DINGEMANS CT SHOOTING FIELD STEYNING	ST	201	PDL	N		DC/04/1338	0	11	11	0	11	0	0	0	0	0	0	0	0	0	0	0	0
Greenfield Depot Upper Beeding	UB	172	PDL	Y	AL01		0	15	15	0	0	15	0	0	0	0	0	0	0	0	0	0	0
Cambria Church Road Partridge Green	WG	174	PDL	N		DC/05/1428	0	10	10	0	10	0	0	0	0	0	0	0	0	0	0	0	0
Washington Garage London Road Washington	WS	099	PDL	Y	AL01		5	0	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0
Washington Garage London Road Washington	WS	099	PDL	Y	AL01	DC/04/1872	6	0	6	6	0	0	0	0	0	0	0	0	0	0	0	0	0
RMC Engineering Works, Washington	WS	103	PDL	Y	AL01		0	75	75	0	0	0	0	0									

**Appendix 4:
Housing
Trajectory
Assuming No
Unidentified
'Windfall'
Allowance in
First 10 Years
(as para.59 of
PPS3)**

Horsham: Net actual and projected housebuilding, 2000-2018 (based on expected completions for west of Horsham, but without unidentified 'windfall' sites)

	ACTUAL COMPLETIONS										PROJECTED COMPLETIONS									
	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18		
Completions (allocated sites excluding Strategic Locations)	94	417	174	260	126	289	104	102	211	376	130	187	150	130	40	0	0	0		
Strategic Location (West of Horsham)									50	100	200	200	250	300	300	300	200	100		
Completions (non-allocated sites)	267	288	258	414	264	414	244	224	202	124	3	0	0	0	0	0	105	105		
Total Past Completions	361	705	432	674	390	703														
Total Projected Completions							348	326	463	600	333	387	400	430	340	300	305	205		
Estimated losses	19	63	35	30	59	52	12	19	22	15	12	11	11	11	12	11	11	11		
Past net completions	342	642	397	644	331	651														
Projected net completions							336	307	441	585	321	376	389	419	328	289	294	194		
Cumulative net completions		642	1039	1683	2014	2665	3001	3308	3749	4334	4655	5031	5420	5839	6167	6456	6750	6944		
Plan. Annualised net strategic allocation		451	451	452	452	451	452	452	452	451	452	452	452	451	452	452	452	451		
Monitor. Position above/below zero indicates how many dwellings above or below the cumulative allocation at any point in time		191	137	329	208	408	292	147	136	270	139	63	0	-32	-156	-319	-477	-734		
Manage. Annual requirement taking into account past/projected completions		452	440	443	428	436	418	425	437	437	418	432	441	452	460	504	611	928		

Appendix 4 (cont'd)

