



**HORSHAM DISTRICT
LOCAL DEVELOPMENT FRAMEWORK
TO 2026**

**Leading change in partnership
to 2026 and beyond**

**Strategic Housing Land
Availability Assessment**

Interim Report

September 2009

This document can be requested in alternative formats.
Please contact the Strategic Planning Team on (01403) 215398
or email strategic.planning@horsham.gov.uk

Contents

1	Introduction	2
2	Interim Report	2
3	Methodology	3
4	Site Surveys and Results	4
5	Ongoing Work and Updating	6

1 Introduction

1.1 The Strategic Housing Land Availability Assessment (SHLAA) forms part of the background information and evidence base for the Horsham District Local Development Framework and in particular, for the Core Strategy Review “Leading Change in Partnership to 2026 and Beyond”. Horsham District Council is required to produce a Strategic Housing Land Availability Assessment by national planning policy as set out within Planning Policy Statement 3: Housing (PPS3). The practice guidance, published by the Department for Communities and Local Government (CLG), July 2007, sets out the primary role of the SHLAA as being to:

- Identify sites with potential for housing.
- Assess their housing potential.
- Assess when they are likely to be developed.

1.2 The SHLAA is an **evidence base document** to help inform the review of the Core Strategy and therefore **does not create policy**. The SHLAA does not in itself determine whether a particular site should be allocated for housing development. This will be considered as part of the Local Development Framework (LDF) process, and in consultation with all interested parties, including local communities.

2 Interim Report

2.1 The aim of the Interim Report is to set out emerging SHLAA findings and is a background document to the Core Strategy Review consultation document “Leading Change in Partnership to 2026 and Beyond”. The Consultation Document sets out some of the key issues in planning the future of the District and options for how they can be addressed and how development requirements can be met.

2.2 The emerging SHLAA findings set out in this Interim Report will inform the Core Strategy Review consultation as it includes the various potential strategic development options that are discussed within the Consultation Document. This

Interim Report briefly explains the SHLAA process and the emerging findings in light of the South East Plan (SEP), which covers the period 2006 - 2026.

3 Methodology

3.1 The SHLAA 'Project Brief and Methodology' is available separately and sets out the overall aims and the approach taken by the Council. The CLG guidance encourages local planning authorities to work together at a sub-regional level for separate housing market areas (HMA). As explained within the 'Project Brief and Methodology', the Council has undertaken a District wide SHLAA and has liaised with Crawley Borough Council and Mid Sussex District Council through an officer working group as these Councils make up the 'Northern West Sussex Housing Market Area'. Close working with these neighbouring authorities ensures a consistent approach over the wider HMA.

3.2 This consistent approach includes an agreed threshold of six or more units per site for inclusion within the SHLAA. The threshold is also in alignment with the annual Housing Land Supply Assessment undertaken with West Sussex County Council. All three SHLAA's excluded smaller sites (under 6 units) which helped to ensure the assessment remained within manageable levels. The threshold increases the overall strength of the SHLAA, as smaller sites are difficult to accurately identify and predict when, if at all, they will come forward for development.

3.3 The sites that have been included in the SHLAA have been assessed regarding their *suitability*, *availability* and *achievability* for development in accordance with Government guidance. These criteria then provide information to allow an assessment to be made determining if a site is considered *deliverable*, *developable* or *not currently developable*:

- **Deliverable** – sites must be available now, offer a suitable location for development now and be achievable (delivered within 5 years)
- **Developable** – sites should be in a suitable location for housing development, and there should be a reasonable prospect that it will be available for, and could be developed at the point envisaged. (6 – 10 or 11+)

- **Not currently developable** – Unknown when a site could be developed, or if it is not considered suitable, available or achievable.

4 Site Surveys and Results

- 4.1 The SEP, published May 2009, sets out the long term spatial planning framework for the region covering the period 2006 - 2026. It provides the spatial context within which Local Development Frameworks (LDF's) need to be prepared as well as other regional and sub-regional strategies; including housing.
- 4.2 The SEP, under national guidance in the form of PPS3, takes a strategic approach in setting out the appropriate level of overall housing provision in the region. Horsham District has to provide 13,000 dwellings over the plan period within the whole District, which equates to an annual average of 650 dwellings. Along with the overall District target, the SEP contains various Sub-regions that also have housing targets. Horsham District falls partly within the Gatwick Sub-region, which has an overall allocation of 36,000 dwellings within the plan period.
- 4.3 The 13,000 total provision for the District is therefore split between the Gatwick Sub-Region and the rest of the District:

Part of District	Annual Average	Total
Gatwick Sub-Region	460	9,200
Rest of District	190	3,800
Total	650	13,000

- 4.4 The sites assessed through the SHLAA are placed within one of the three 5-year timescales, in accordance with guidance. Where known and appropriate, specific sites are split into individual years to increase the accuracy of the Assessment. Whilst the majority of assessments have been completed, this work is ongoing.
- 4.5 The results of individual sites, in terms of *deliverable*, *developable* or *not currently developable*, are shown on the SHLAA maps and contained within Appendix 1. Due to guidance which informs Local Authorities to exclude obvious non-runner sites from the assessment and to record that they have not been assessed further within the SHLAA report, a list of excluded sites and an

explanation of the reason why they have been excluded from further assessment is contained within Appendix 2.

- 4.6 It should be noted that the SHLAA maps show the extent of available land identified through the SHLAA process. They by no means determine whether the site should be allocated for development or alternatively, the extent of any development. For example, if a site is green on the maps, it does not mean that the entire site is developable. It may just mean that a small part of the site is developable but with the SHLAA process, the site is required to be shown in its entirety.
- 4.7 This Interim Report is a Background Document to with the Core Strategy Review Consultation Document and, as such, all of the potential strategic development options discussed within the 'Leading Change in Partnership to 2026 and Beyond' document are also contained within the Assessment. As clearly stated within the Core Strategy Review Consultation Document, the various strategic options are very much open to debate and the Council is not as yet committed to any of the potential options set out within the consultation document.
- 4.8 Due to the inclusion of all the potential strategic development options under consideration for the Core Strategy Review, the overall total currently identified by the SHLAA comfortably exceeds the requirement set out in the SEP. However, as the Council moves towards a preferred strategy, some of the options that are subject to consultation will be removed and this will provide a more realistic measurement of development potential against the SEP requirements. Therefore, for the purposes of the Interim Report, it is not considered appropriate to produce an indicative housing trajectory at this stage of the process. The SHLAA, as a Background Document to the Core Strategy Review, will continue to be refined as the Review process progresses.
- 4.9 Government guidance indicates that local authorities should use housing trajectories in order to show both past and estimated future housing completion performance. Trajectories are updated annually and indicate past completions and conversions and must also show an estimate, based on robust evidence, of the future completions and conversions. They are therefore a 'snap-shot' in time to demonstrate how the Council will progress towards meeting the agreed housing provision totals.

5 Ongoing Work and Updating

- 5.1 The SHLAA Interim Report and associated maps are designed to inform consultation on the Core Strategy Review Consultation Document “Leading Change in Partnership to 2026 and Beyond”. It is anticipated that the full SHLAA will be published as a Background Document to the next stage in the Core Strategy Review: the Preferred Strategy, which is likely to be published in Spring 2010.
- 5.2 The Assessment is ongoing and the Council is planning to work with a ‘Housing Market Partnership’ to further refine the *achievability* aspect of the study and improve the phasing element, allowing an indicative trajectory to be produced. A Housing Market Partnership will be set up under the leadership of Crawley Borough Council, Horsham District Council and Mid Sussex District Council and will be a multi-disciplinary team of key stakeholders. The key stakeholders will have the opportunity to become involved in the development of the Councils’ housing land supply and ensure that our work reflects the realities faced by the development industry.
- 5.3 In accordance with guidance, an indicative SHLAA housing trajectory will be produced with the final report. However, due to Horsham District’s individual circumstances, the SEP splits the overall District target of 13,000 because of the inclusion of part of the District within the Gatwick Sub-Region. Therefore, the final SHLAA report will also incorporate separate housing trajectories to monitor against the Sub-Regional split, along with a District-wide trajectory.
- 5.4 The SHLAA is a ‘live’ document and therefore is subject to review and updating. Once the final version of the Assessment is released, it is anticipated that the SHLAA will be subject to annual updating to ensure it remains a valid and robust evidence base.