



Horsham
District
Council

serving our towns and villages

6th January 2011

To: Councillors:

John Bailey; Malcolm Curnock; Brian Donnelly; David Holmes; David Jenkins;
Elizabeth Kitchen; Gordon Lindsay; Sheila Matthews; Godfrey Newman;
Claire Vickers

Strategic Planning Advisory Group
12th January 2012, 6.30pm, Council Chamber

Please note the later starting time of 6.30 pm due to other Council meetings prior to this.

You are invited to attend the Strategic Planning Advisory Group meeting to consider the items set out below.

If you are unable to attend the meetings please advise Natasha Robinson by email or on (01403) 215398 so that your apologies may be recorded.

All Members of the Council are invited to attend these meetings; those wishing to speak may do so by prior agreement with the Cabinet Member for Living and Working Communities.

The purpose of this meeting will be for Members to be taken through the Councils draft Horsham District Planning Framework – How much housing does Horsham District need?, consultation document. Members will be given an update following the consultation on the Horsham Town Plan, a verbal update on the Gypsies, Travellers & Travelling Showpeople Sites Assessment work as well as the Gatwick Masterplan response.

Ian Howard
Cabinet Member for Living and Working Communities

Strategic Planning Advisory Group – 6.30pm

Agenda

1. Apologies for absence
2. Notes of previous meeting: 8th November SPAG (attached)
3. Horsham District Planning Framework - How much housing does Horsham District need? draft document for consultation (report attached)
4. Horsham Town Plan consultation update (report attached)
5. Local Development Framework work update (oral update)
 - Gypsies, Travellers & Travelling Showpeople Sites Assessment update
 - Gatwick Masterplan consultation response
6. Date of Next Meeting:
13th March 2012
7. Any other items of business that the Cabinet Member for Living and Working Communities wishes to raise.

Strategic Planning Advisory Group
Notes from
8th November 2011, 5.30pm, Council Chamber

Attendees: John Bailey; Malcolm Curnock; Brian Donnelly; David Holmes; Ian Howard; David Jenkins; Elizabeth Kitchen; Claire Vickers

Leonard Crosbie; Duncan England; Jim Goddard; Frances Haigh; Kate Rowbottom; David Skipp

1) Apologies for Absence: Adam Breacher; Gordon Lindsay; Sheila Matthews; Christian Mitchell

2) Notes of Previous Meeting: 27th September 2011 (attached to agenda)
Agreed.

Officers were asked to confirm who was responsible for compiling the Section 106 database that Parish/Neighbourhood Council's are being asked to provide details for? It was advised that Development Management are to lead the Section 106 project. However, the Strategic Planning Team have initiated the project, assisting the Chief Executive with the e-mail's that were sent to all Parish/Neighbourhood Council's. The Administrative Technical Support Officer in Strategic Planning has been responsible for collating this data. Once the collation is completed the database will be handed to Development Management. This will be a rolling database that can be updated or changed as and when required through discussions with Development Management Officers.

The Strategic Planning Team is leading the work on the Community Infrastructure Levy (CIL); it is proposed that adoption will take place in 2014 after the adoption of the Horsham District Planning Framework.

3) Gypsy, Traveller and Travelling Showpeople Sites Study (presentation by Baker Associates)

Mark Russell, Baker Associates gave a presentation which explained various aspects of the report. Handouts of the slides are available on request; please contact a member of the Strategic Planning Team should you wish to receive a copy.

Officers stressed that the identification of the sites in this study does not mean that they are 'allocated' or will necessarily be given planning permission at this stage. It is the intention to use the study as an evidence base to inform a Gypsy, Traveller and Travelling Showpeople Sites Development Plan Document (DPD), which will be prepared over the next year or so and will be the subject of several stages of public consultation, as is normal practice with such documents.

Officers explained that prior to the adoption of a DPD the Strategic Planning Team intend to consult local communities, through Parish/Neighbourhood Council's, and also contact local Gypsy and Travellers on the study itself; focusing on the areas recommended by the consultants; that is the planning criteria used to assess the site suitability, availability and achievability and the conclusion for particular sites.

The end result of this initial consultation, is that sites will be allocated in the Gypsy, Traveller and Travelling Showpeople Sites DPD, which when adopted, will mean that the principle of development will have been accepted. As with all other adopted, allocated sites, it will still be necessary to submit a planning application for the development and public consultation on the application will take place in the normal way.

However, Officers also advised that if there is support from communities for any particular sites included in the Baker Associates study, there is the possibility that these could come forward prior to the adoption of the DPD. Moreover, although this work can not prevent planning applications being submitted, as the Gypsy and Travellers and Travelling Showpeople Sites document proceeds further through its preparation process the weight attached to it increases, which will assist HDC to resist unsupported proposals.

Members raised concerns that the report may set a precedent by recommending that all unauthorised sites currently located within the District should become authorised. Mark Russell, Baker Associates explained that by making these sites authorised Horsham District Council would stand a better chance at taking action on future unauthorised sites.

4) National Planning Policy Framework and Local Planning Regulations Comments Submitted (report attached to agenda)

The Government published the National Planning Policy Framework for consultation on the 25th July 2011; the consultation closed on the 17th October 2011.

Members will recall discussions at previous Strategic Planning Advisory Group meetings where it was explained that the Government aims to simplify the planning process, reducing the volume of National Planning Policy from some 1000 pages which they consider too complex and inaccessible. The Government has committed to produce one clear, tightly focused document, setting out national priorities only where necessary to do so.

The Council has carefully considered the document and prepared comments which can be viewed in full on the Council's website via the following link: <http://www.horsham.gov.uk/environment/13966.aspx>

A further consultation was also published on the Local Planning Regulations, the closing date for this was the 7th October 2011. The Government sort

views on the proposed new regulations governing the process by which local Council's prepare their Development Plan and associated documents. Horsham District Council contributed to this consultation by submitting comments.

The Council has carefully considered the document and prepared comments which can be viewed in full on the Council's website via the following link: <http://www.horsham.gov.uk/environment/13966.aspx>

No dates have been given regarding the publication of either the final National Planning Policy Framework or the Local Planning Regulations as they will depend on the consideration of comments and any changes needed to the documents. Officers advised that Members will continue to be updated through future Strategic Planning Advisory Group meetings.

5) Annual Monitoring Report (oral update)

Whilst the AMR is still work in progress, Officers presented some key findings to Members of the Strategic Planning Advisory Group on a PowerPoint presentation. Handouts of the slides are available on request; please contact a member of the Strategic Planning Team should you wish to receive a copy.

It is proposed that the final 2010/2011 Annual Monitoring Report will be published on the 31st December 2011; a copy of which will be available to view on the Council website.

Members queried the contextual data for the 'Proportion of Older People' compared to the 'Economically Active'. It was felt that the two figures did not relate correctly. Officers advised that they would look at the data in further detail and contact the Councillor with an explanation of the demographic structure.

6) Gatwick Masterplan Consultation (report attached to agenda)

The Draft Masterplan, published for consultation from 13th October 2011 to 13th January 2012, sets out the vision for the airport in 2020. Over this time period, the airport is seeking to grow the number of passengers to a throughput of 40 million per annum, based on a single runway. The airport believes that this can be achieved without any significant change to the airport size, but through changes to the airport infrastructure. The airport has already started an investment programme, which includes the expansion of the North Terminal, a new inter-terminal shuttle and various internal works.

Regarding a second runway, the Draft Masterplan states that:

'We have no current plans for a second runway at Gatwick.'

However, the airport will continue to safeguard land for future expansion as it believes that this is sensible business practice and to cater for all eventualities in the longer term.

Horsham District Council is a member of Gatwick Airport Consultative Committee (GATCOM); this offers the opportunity to comment jointly with other local authorities and stakeholders. However, the Council may also wish to submit separate views. Officers are currently preparing an initial response that will be influenced by discussions at this meeting of the Strategic Planning Advisory Group. The initial response will need to be submitted to GATCOM by the 2nd December 2011 in order for it to be incorporated in the joint response. Officers requested that any comments on the Draft Masterplan following the meeting should be given by the 17th November, in order for those views to be incorporated into the Council's response.

All of the documents in relation to this consultation are available to view online at: www.gatwickairport.com/masterplan

The consultation process also includes a series of public exhibitions, full details of which are given in the report attached to the agenda.

Members raised concerns in relation to the infrastructure implications that extra employees and extra traffic would create. Members strongly felt that Horsham District Council and Crawley Borough Council should have joint input into any plans that Gatwick Airport propose. Officers explained that there is a limit as to what infrastructure improvements Gatwick Airport can make outside of their own area. Highways improvements are the responsibility of the Highways Agency and County Council's. Officers agreed that joint working should be pursued.

7) Horsham District Planning Framework Update (oral update)

Officers gave an oral presentation on a number of aspects of the current work on the LDF and its component Local Development Documents, including:

- **Localism Bill Update**

The House of Lords accepted all changes to the proposed Bill on 7th November 2011. The next stage for the Bill is Royal Assent before it can become the Localism Act. Officers will update Members on major changes once they have received further details.

- **Horsham Town Plan Consultation**

The Draft Horsham Town Plan is the next stage of the Future Prosperity of Horsham Project. A period of six week consultation commenced on the 28th October 2011 until 9th December 2011. There will be a static exhibition at Swan Walk from the 5th November 2011. The exhibition will be staffed on three days; 17th November 2011, 19th November 2011 and the 26th November 2011, all of which will be open from 10am-4pm.

- **Sustainable Tourism Project – High Weald AONB and South Downs National Park (document attached to agenda)**

The project is co-ordinated by the South East Protected Landscapes (SEPL) forum, which represents the interests of seven Areas of

Outstanding Natural Beauty and two national parks (details of which are provided in the document circulated with the agenda). The overall aim of the project is to establish a well resourced product development programme to help tourism businesses offer activities and accommodations which really celebrate these iconic landscapes; full details of which are provided on the document which was attached to the agenda.

Councillor Elizabeth Kitchen represents Horsham District Council on the High Weald AONB Board. Councillor Kitchen requested an opportunity for the High Weald AONB Board to give an informative presentation to the Strategic Planning Advisory Group. The Chairman supported this suggestion however it is unlikely that this can be arranged before the summer.

8) Dates of Next Meeting:

4th January 2012 – CANCELLED

12th January 2012 – Please note that this will be held on a Thursday and that the meeting will commence at 6.30pm. This is a provisional date, Members will shortly receive confirmation via e-mail.

13th March 2012

Noted

Members requested a timetable of the work that is being undertaken on the Horsham District Planning Framework, to enable Councillors to have an idea of what needs to be addressed. Officers noted the request and advised that an e-mail giving details of all future meetings will be circulated shortly.

9) Any other items of business that the Cabinet Member for Strategic Planning wishes to raise

None

Strategic Planning Advisory Group

12th January 2012

Agenda Item 3

Horsham District Planning Framework – *How much housing does Horsham District need?* Draft Document for Consultation

1. Introduction

1.1 Following the refocus onto the longer term strategy for the District, a draft document entitled Horsham District Planning Framework – *How much housing does Horsham District need?* has been prepared for consideration by Members for consultation. The draft document attached to this report focuses on the housing level options in the District, considering evidence and background studies already undertaken. If agreed for publication, the draft document will give organisations, the wider community, as well as stakeholders, an opportunity to consider the needs, aspirations and evidence, and comment on the level of housing they consider would be appropriate in the District over the coming 20 years.

1.2 If agreed for publication, it is anticipated that an extensive public consultation process will be undertaken to encourage as many people as possible to help shape the future of the District. It is recognised that development can bring challenges but it can also help maintain and deliver services and facilities to communities as well as boost the economy by attracting new employers and enable businesses to expand.

2. Background

2.1 The adopted Core Strategy provides a sound basis for facilitating the way forward over the short to medium term, but there is a need to update and extend its provisions. This also means that there is an opportunity to review the approach set out in the light of experience and changing circumstances since it was prepared and adopted. However, it is proposed not to completely

re-work the existing strategy but rather to build on its provisions and to show how the agreed objectives might be delivered in the future, such as those in relation to addressing housing need within the District.

2.2 It is intended that as the Horsham District Planning Framework moves through its stages in preparation, it will replace the Core Strategy as well as the General Development Control Policies documents. This will bring together into one document the vision, objectives and policies directing development in the District.

2.3 It is considered important to move forward with planning for the District in order to continue to maintain a plan led approach, which once adopted, will give certainty to communities on the level and location of development, as well as the benefits and consequences from new development.

2.4 Having a plan led approach not only directs development but helps safeguard against unsuitable development in the District, through the allocation of appropriate sites and provision of policies which need to be met in order for planning permission to be granted. These policies affect alterations to buildings as well as new development and apply to all developments across the District.

Localism Act 2011

2.5 The Government has now set the legal framework in the Localism Act 2011 to remove the regional planning documents. The expected removal of the South East Plan, which includes a housing requirement for Horsham District of 650 homes per year, means that it will be the responsibility of this Council to determine its local housing requirements and to plan for those requirements balancing social, environment and economic needs. In doing so, evidence needs to be considered not only on the expected housing requirements in the District but also on the availability of land, needs of businesses as well as aspirations for the area.

2.6 Whilst the Government intends to revoke the South East Plan, it continues to promote a plan led system, identifying where development should be located to meet needs whilst balancing environmental, social and economic elements. It is clear therefore that if the Council wishes to maintain a plan led approach in the District, a review of the current Core Strategy (2007) and key policies directing development in the District is needed as well as taking into account the various changes in planning guidance being proposed by the Government.

Leading Change in Partnership to 2026 and Beyond Consultation September 2009

2.7 This document leads on from the consultation held on the 'Leading Change in Partnership to 2026 and Beyond' document published in September 2009 and focuses on the consideration of housing requirements for the District to 2031. It sets out the potential strategic site options that were considered in the 2009 document in order to illustrate what different levels of housing requirements may mean in terms of strategic sites coming forward in the District. It does not make any decisions on the preferred locations for development. These references purely help to illustrate what different options could look like on the ground.

Sustainability Appraisal

2.8 This consultation document is accompanied by a Strategic Environmental Assessment/Sustainability Appraisal, which is also available for comment. This document considers the strategy and policy areas in terms of environmental, social and economic impacts and benefits. This work directly feeds into the formulation of options in consultation documents, as well as informing the final decisions taken by the Council.

3. Housing Level Options

3.1 The Council needs to consider what the housing level should be for the District. Not meeting the needs of the District could have significant effects on; affordability pressures worsening overcrowding and concealed households, social housing supply, rough sleeping, housing market economic vulnerability,

economic performance as well as sustainable travel patterns. The supply of social housing within the District is highly dependant on the overall housing delivery programme and failure to maintain or increase supply will have serious consequences. However, the Council needs to balance the needs for housing within the District alongside the environmental, social and economic opportunities as well as constraints.

3.2 The draft document attached to this report sets out the work that has been undertaken in understanding the level of housing need in the District and projections for the future based on demographic trends and projections, housing market/stock, affordability, accessibility economic needs. Evidence has been gathered and considered in a number of reports called the Locally Generated Needs Studies, which have influenced this consultation document. The links to this document are made clear and will be clearly directed to on the Council's webpage.

3.3 It is proposed that the draft consultation document should ask people to comment on the options set out. These options refer to the level of housing, the number of homes that would still need to be planned for, the level compared to current and future requirements as well as an indication of the number of strategic sites that might be needed in order to deliver the requirement.

3.4 The different options refer to different levels of economic growth in the District and give the wider community and stakeholders the opportunity to consider the evidence and set out their thoughts on the options including, which they would the favour over the coming 20 years.

4. Next Steps

4.1 It is intended that the Strategic Planning Advisory Group consider the content of the draft *Horsham District Planning Framework - How much Housing does Horsham District Need?* consultation document and recommend to the Cabinet Member for Living and Working Communities that it be considered by Cabinet on 26th January 2012 to be approved for

publication in February followed by a 6 week period of consultation through to March.

4.2 The comments received through the September 2009 consultation, responses to this consultation, as well as further work, will feed into the Preferred Strategy for the District. However, before this can be done, due to the changes expected around setting local housing requirements, this current consultation is needed in order to assist in determining the housing levels that need to be planned for in the District.

4.3 The next stage in the production of the Horsham District Planning Framework, the Preferred Strategy, will also be available for consultation in late summer 2012. This next stage in planning the future of the District will make decisions on the preferred locations to be allocated for strategic development and preferred policies to direct and determine planning applications. The comments received in September 2009, as well as this consultation will inform Members in making those decisions.

4.4 If agreed for publication, the consultation period for the Horsham District Planning Framework - *How much housing does Horsham District need?* would be 10th February to 23rd March 2012.

Barbara Childs (Ext 5181)/Caroline West (Ext 5276)



Horsham
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**Horsham District Planning
Framework**

**“How much housing
does Horsham District
need?”**

Consultation Document

**Draft for Strategic Planning Advisory
Group -12th January 2012**

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Foreword

To add

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Section 1: Introduction

1.1 A revised planning policy framework is being prepared for the District called the Horsham District Planning Framework. It will be key to delivering the needs of the District as well as protecting and enhancing the place in which we live, work and relax.

1.2 There are many stages in which you can get involved in planning the future of the District. This consultation document is one of them. It is important to comment on the early stages of document production in order to influence the final plans and policies put in place.

1.3 This document leads on from the consultation held in September 2009 and focuses on the consideration of housing requirements for the District over the coming 20 years. The next stage in the production of the new planning framework for the District will be a preferred strategy for development which will include locations to meet future housing, employment, retail and other development needs across the District. This work will be subject to full consultation later in the year.

Currently

1.4 Horsham District Council adopted the Core Strategy in 2007, followed closely by two other key planning documents; the General Development Control Policies and Site Specific Allocations of Land. The Core Strategy sets the vision, objectives and development strategy for the District and collectively these documents set the local planning policies and allocate land in order to deliver the strategy for the District over the period to 2018. A large number of other supplementary documents have also been adopted by the Council that direct planning in the District, including Parish Design Statements produced by the community. This collection of existing planning policy documents is referred to as the Local Development Framework.

1.5 Following the adoption of the Core Strategy (2007) it was recognised that an early review would be needed to take account of the South East Plan

and give an opportunity to update the Core Strategy to reflect changed circumstances, such as the publication of new Government policy.

1.6 Work began on this review, with a consultation held in autumn 2009. Work was then focused on the shorter term delivery of housing due to a lack of housing supply in the District to meet our requirements. Although the housing land supply situation is recognised, work was abandoned on the short term document and refocused on the review of the longer term planning framework for the District.

1.7 Whilst the Government intends to revoke the South East Plan, it continues to promote a plan led system, identifying where development should be located to meet needs whilst balancing environmental, social and economic elements. It is clear therefore that a review of the current Core Strategy (2007) and key policies directing development in the District is needed in order to maintain a plan led approach in the District, as well as taking into account the various changes in planning guidance being proposed by the Government.

Moving forward and getting involved

1.8 Consultation is a key part of the plan making process. The purpose of this consultation is to consider the housing number options for the District and ask the public, as well as key organisations, their views. These views will be taken into consideration before a housing requirement is adopted for the District through the plan making process.

1.9 This document also identifies areas of planning policies which will be reviewed as part of the Horsham District Planning Framework preparation and views expressed will be taken into account when revising and preparing new policy areas.

1.10 This consultation document is accompanied by a Strategic Environmental Assessment/Sustainability Appraisal Scoping Report, which is also available for comment. This document considers the strategy and policy

areas in terms of environmental, social and economic impacts and benefits. This work directly feeds into the formulation of options in consultation documents, as well as informing the final decisions taken by the Council.

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Section 2: Background

Who is responsible for setting housing numbers?

2.1 One of the main areas planning influences the District, is the development of housing. Housing requirements for local areas have been handed down to local authorities from the Government. This has been done through regional planning documents, which for Horsham District is the South East Plan.

2.2 The Government has now set the legal framework in the Localism Act 2011 to remove the regional planning documents. The expected removal of the South East Plan, which includes a housing requirement for Horsham District of 650 homes per year, means that it will be the responsibility of this Council to determine its local housing requirements and to plan for those requirements balancing social, environment and economic needs. In doing so, evidence needs to be considered not only on the expected housing requirements in the District but also on the availability of land, needs of businesses as well as aspirations for the area.

Existing provisions

2.3 The Council produces planning documents which form a framework of planning policies and allocations of land as well as guidance which direct development in the District and are used to determine planning applications.

2.4 Of documents, previously referred to as the 'Local Development Framework', the first to be adopted was the 'Core Strategy' in February 2007 covering the period to 2018 and contains;

- the key elements of the planning framework for the District, primarily over the period to the end of March 2018, but also providing the basis for a longer term spatial strategy; and
- the approach to delivering the housing and other strategic development requirements in accordance with the defined overall philosophy. It set a housing requirement of 622 homes (gross) per year.

2.5 The adopted Core Strategy also includes core policies to direct development in the District. These policies cover many areas including:

- achieving the appropriate balance between protection and improving the quality of life for all;
- providing for the necessary new development in the District giving priority to locating new homes, jobs, facilities and services within Horsham town and, where appropriate, the smaller towns and villages;
- focusing development to reuse land but recognising the need for additional development on greenfield land across the District;
- encouraging a more diverse rural economy whilst recognising the countryside location;
- supporting and enhancing the role Horsham Town centre and other town and village centres play within the District;
- strong support for the provision of community facilities, services and infrastructure to meet needs;
- supporting sustainable travel across the District.

Other Relevant Council Policy

2.6 Since the early consultation on the review of the Core Strategy in September 2009 the Council's 'District Plan' has been adopted for the period 2011-15. This important document gives clear direction and focus on where the Council's priorities lie and replaces the previous 'Corporate Plan'.

2.7 The plan identifies six priority themes for the Council, which are:

- economic development - plan for a successful local economy with high levels of employment,
- efficiency and taxation - delivering excellent value and high performance
- arts, heritage and leisure - build an arts, leisure and culture reputation that also supports our economy,
- living, Working Communities: Working together to support the life of local communities,
- environment - a better environment for today and tomorrow; and

- safer and healthier - improving health and well being.

2.8 The District Plan influences the Council's work and the work of each department. Although this does not replace the work undertaken previously on the vision and objectives for the District in planning terms, it gives further direction when determining future planning objectives.

Sustainability Appraisal Scoping Report

2.9 The Scoping Report, which is published at this stage for comment recognises when considering the baseline data for the District, as well as objectives from existing plans, programmes and policies, that a plan led approach is the best for the District. The Scoping Report sets out the likely future trends without the Horsham District Planning Framework and emerging issues for the framework under the headings set out below. These key sustainability issues will be used to assess all areas of the planning framework e.g. strategy, policies and locations for development.

- Social issues
 - Population
 - Housing,
 - Education and Skills,
 - Leisure and Recreation,
 - Human Health,
 - Community safety/Crime,
 - Equalities, Social inclusion and Deprivation
- Environmental Issues
 - Biodiversity, Flora and Fauna,
 - Landscape,
 - Archaeology & Cultural Heritage,
 - Soil,
 - Air Quality, Noise and Odour,
 - Water (quality, resources and flooding),
 - Climate Change, Renewable Energy and Resource Efficiency,

- Waste
- Economic Issues
 - Material Assets (Economic Development and the Rural Economy)
 - Retail
 - Transport

Moving forward

2.10 The adopted Core Strategy provides a sound basis for facilitating the way forward over the short to medium term, but there is a need to update and extend its provisions. This also provides the opportunity to review the approach set out in the light of experience and changing circumstances since it was prepared and adopted. However, the intention is not to completely re-work the existing strategy but rather to build on its provisions and to show how the agreed objectives might be delivered in the future, such as those in relation to addressing housing need within the District.

2.11 It is intended that as the Horsham District Planning Framework moves through its stages in preparation, it will replace the Core Strategy as well as the General Development Control Policies documents. This will bring together into one document the vision, objectives and policies directing development in the District.

2.12 It is important to move forward with planning for the District in order to continue to maintain a plan led approach, which once adopted, will give certainty to communities on the level and location of development, as well as the benefits and consequences from new development.

2.13 Having a plan led approach not only directs development but helps safeguard against unsuitable development in the District, through the allocation of appropriate sites and provision of policies which need to be met in order for planning permission to be granted. These policies affect alterations to buildings as well as new development and apply to all

developments from one, to several thousand homes, as well as other built development across the District.

2.14 Not planning for the future needs of the District would lead to further sites being lost through appeal against Council and community wishes in order to meet housing needs under the current requirements. It is important to continue planning into the future, determining what level of housing is needed in the District with associated infrastructure. It is recognised that greenfield development will be needed to meet needs in the District. However, we will continue to focus development coming forward on previously used sites; over the last 10 years an average of 75% of homes have been built on such sites.

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Section 3: Leading Change in Partnership to 2026 and Beyond consultation September 2009

What we asked you and what you said

3.1 In September 2009 the Council invited comments on a review of the Core Strategy from people who lived or worked in the District and who had an interest in the District's future. It set out some of the key issues in planning the future of the District and put forward, for consultation, nine potential options for how the development requirements could be met.

3.2 It set out the previous work undertaken to that date and moved the debate forward from the general vision and broad approach for the District to consider the possible means of delivering the objectives identified. It sort views on the possible approaches and suggested development options.

3.3 Around 2400 comments were received on the issues raised in the document from a mixture of individuals and organisations. A very large majority of these comments (over 1,500) related to the potential strategic development site options.

3.4 The Council reviewed and considered carefully all the comments received, as well as preparing further technical work to assist and inform the next stages of work, this being one.

3.5 The potential sites and estimated capacity consulted on in that consultation document were:

- **West of Ifield**
 - Area identified for some 3,000 dwellings, assuming about 83 hectares of the area is developed.
- **Faygate**
 - Area identified for between 2,000 and 3,000 dwellings, depending on the precise nature of any development.
- **North Horsham (made up of two sites)**

- Area identified for some 3,500 dwellings with open space, a neighbourhood centre and the realignment of Langhurstwood Road, primary school and potentially a new railway station.
- **South Horsham – Chesworth Farm**
 - It was estimated that the area could potentially accommodate some 1,500 homes and other facilities.
- **West of Southwater**
 - Area identified for some 2,750 new homes, together with a new primary school, a secondary school, community sports facilities, open space and a link road to the Hop Oast roundabout.
- **East of Billingshurst**
 - Land north of the railway line identified for some 1,750 new homes, together with a new primary school, community sports facilities, open space, a local centre and a new north/south relief road connecting the A272 to the A29. Land south of the railway potential to accommodate commercial uses, open space and a link road from Daux Road to the A272.
- **Adversane/ North Heath**
 - Land identified 2km south of Billingshurst and 4km north of Pulborough. Area identified for potential 4,000 dwellings with appropriate range of facilities and services required to support a new community of this size; and
- **Pulborough Expansion**
 - A combination of sites identified for some 280 new homes in a comprehensive, strategic approach. A number of ‘options’ identified to the Council as potentially available sites for development.

3.6 The opportunities and constraints applying to these areas were summarised in the consultation document with background papers for each site setting the potential strategic site option appraisals and key delivery stakeholder position statements.

3.7 The next stage of the documents preparation, the preferred strategy will make decisions as to the preferred locations to be allocated for strategic development in the District and preferred policies to direct and determine planning applications. The comments received in September 2009 will be taken into account in making those decisions.

3.8 Other areas also covered in the September 2009 consultation were the vision for the District; asking whether the vision and goals/objectives established in the Sustainable Community Strategy provide adequate basis for the review of the Core Strategy and if these could be elaborated further. Options for the distribution of development in the District were also consulted on, these being to:

- spread the development throughout the District;
- focus development on the main/most sustainable existing settlements;
- concentrate development in each sub region with a new settlement; or
- a combination of any to all of the above (hybrid option).

3.9 Although a limited response was received, a combination of spreading development throughout the District and focusing on the main/most sustainable settlements was favoured.

3.10 The last area of consultation in the September 2009 document were issues of other core policy areas. The document asked views on the appropriate considerations relating to the issues identified, the responses are assisting the council in the consideration and review of the Core Policies.

How this takes us forward

3.11 No decisions have been made on the preferred approach for the District at this stage. The comments received through the September 2009 consultation, responses to this consultation, as well as further work, will feed into the Preferred Strategy for the District. However, before this can be done, due to the changes expected around setting local housing requirements, this current consultation is needed in order to assist in determining the housing levels that need to be planned for in the District.

3.12 This document illustrates what different levels of housing requirements may mean in terms of strategic sites coming forward in the District but it does not make any decisions on the preferred locations for development. These references purely help to illustrate what different options could look like on the ground.

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Section 4: Horsham District Planning Framework Consultation Spring 2012

4.1 Before reaching conclusions on the vision, objectives and strategy for the next 15 to 20 years, we need your help in determining the level of housing that should be planned for in the District if the South East Plan is removed in 2012. We are asking you to consider the information in this early consultation document and whilst considering the current needs in the District, the aspirations of the communities of the District and evidence set out and referred to in this document; let us know your views.

4.2 We encourage everyone to take this opportunity to help to shape the future of the District. Development can bring challenges however it can also help maintain and deliver services and facilities to communities as well as boost the economy by attracting new employers and enable businesses to expand.

4.3 The Council is trying to give as much guidance based on evidence and background work as possible to facilitate public debate.

4.4 It should be noted that at this stage none of the options or policy area proposals made in this document represent approved Council policy. The intention is to provide for a structured debate on the housing options for the District to address the challenges and opportunities presented in planning for the future of the District. The views gained through this consultation will feed into the decision making process around the options for housing in the District as well as the review and creation of policy which directs and determines development in the District.

4.5 It is important to consider that the document will need to plan over the next 20 years, for most, it is very difficult to imagine the change in villages, towns and the District as a whole over that time. Although we are currently in a state of economic downturn this is a short term consideration when planning so far into the future. The vision and objectives for the future are about a long

term strategy, well beyond the expected recovery period. The Government has also set out that planning has a key role in helping the economy to recover. It is therefore important to continue to prepare for the necessary change to drive the local economy forward, whilst recognising the current difficulties.

4.6 The next stage will be the Preferred Strategy which will move forward from the September 2009 consultation and this consultation. It will set out a preferred approach including housing numbers, large scale sites and the policies which will be used to direct and determine planning applications. A consultation will be held at this stage before a Proposed Submission is prepared and consulted on. This will be the final stage of consultation before a document is submitted to the Secretary of State for consideration by an independent Planning Inspector. This consultation is therefore a key opportunity to influence the forward plan for the District. The various ways in which you can feed back to us are set out at the end of the Document under *How to Comment and Next Steps*.

Thinking about housing to meet our needs and aspirations

4.7 Previously the Council has been handed down housing requirements from the County level (Structure Plan) then more recently from the regional level (South East Plan). With the recent changes in Government, planning is moving in a number of ways to more local decisions. This includes the setting of housing requirements for an area at the local level based on need and demand evidence, availability of suitable land, the Governments ambitions for affordability, environmental, social and economic considerations as well as infrastructure. Working with neighbouring authorities where housing market areas cross boundaries.

4.8 The adopted Core Strategy provides for development of at least 10,575 (622 per year gross) homes and associated infrastructure from 2001 to 2018, as set out in the County level Structure Plan.

The South East Plan was published in May 2009, two years after the Core Strategy was adopted, which included a housing requirement for the District of 650 homes per year. At this time documents still need to plan for the levels set out in the South East Plan, in accordance with the current planning legislation and existing Government planning policies. We are however mindful of the impending removal of the South East Plan following the change to legislation in the Localism Act 2011 and a sustainability appraisal, which is underway, considering its removal.

Localism Act 2011 and National Planning Policy Framework

4.9 The Localism Bill gained Royal Assent on the 15th November 2011, therefore it is now the Localism Act 2011. One of the main changes coming through the Localism Act for planning is the legal framework for the Secretary of State to remove the South East Plan and other regional planning documents, which currently sets the District's housing numbers as well as other planning policies. It will be the responsibility of local authorities to determine their local housing requirements and to plan for those requirements when the South East Plan is revoked, following the satisfactory completion of a Sustainability Appraisal regarding the removal of the document.

4.10 The South East Plan will be revoked in Spring 2012, if the Sustainability Appraisal process is completed satisfactorily. It is therefore important to consider the South East Plan requirements at this time however the expected revocation is pertinent when planning into the future for the District.

4.11 The Council will also need to consider the revised national level policy when preparing the Horsham District Planning Framework. This is currently in a draft form however this also sets out that Council's should have a clear understanding of housing requirements in their area and puts focus on planning positively for the development and infrastructure in an area to meet the objectives, principles and policies of the national planning framework looking over a 15 year time horizon. Identifying areas to promote

development, areas to limit planning freedom, areas important to protect from development and set a strategy for environmental enhancement.

4.12 It is important to consider that a new local housing requirement for the District will need to be evidence based and will be thoroughly tested at a public examination by an independent Planning Inspector. Therefore, detailed assessment work has been undertaken to assess the current and future needs of households in the District and the needs of the local economy, we have also assessed these figures against the physical capacity of the District as well as other constraints and opportunities in order to consult on realistic options for the District.

4.13 The first area we want to hear your views on are the housing levels we should be planning for, as set out in the next section of this document please read through the sections carefully, as they explain the influences and the reasoning for the options. Please also refer to the background documents and other relevant studies where indicated.

Section 5: Housing Requirement Options for the District

Setting the Housing Requirement

5.1 When deciding upon the amount of housing for the District, the decision has to be based on robust and up-to-date evidence, as required by Government guidance. In support of the Horsham District Planning Framework, a number of background studies have been completed and these studies help to inform the housing options for consultation and are available from the Council's website, as set out in section 8: Background Documents.

Locally-Generated Needs Studies

5.2 The main evidence studies to assist in identifying the level of housing required for the District are the Locally Generated Needs Studies. There are now three reports that contribute to our understanding of housing need within the District. In addition to the three reports summarised below, a *Frequently Asked Questions* document and *Executive Summaries*, along with all the reports, are available on the Council website.

5.3 Housing need and demand is driven by growth in the population and changing structure and size of households. The Locally-Generated Needs Studies use a scenario based approach to understand the various housing market drivers, including demographic and economic trends, to provide an assessment of housing need.

Locally-Generated Needs Study: April 2010

5.4 Published in April 2010, the first study carried out a comprehensive assessment of housing need and demand and considered future housing requirements for the District. This study considered what level of housing might be needed over the period 2006 – 2026, if the South East Plan was abolished. Over this plan period (2006 – 2026) the report recommend 12,200 to 13,200 dwellings; equal to 610 – 660 per annum.

Locally-Generated Needs Study Additional Analysis: August 2010

5.5 This follow up study updated some of the projections from the original study to take account of more recent information and to cover the plan period 2011 – 2031. Over this plan period the report recommended 12,800 to 13,800 dwellings; equal to 640 – 690 per annum.

Locally-Generated Needs Study 2011 Update: December 2011

5.6 The latest report updates all of the scenarios to cover the plan period 2011 – 2031, so that the scenarios cover the same time frame as the Horsham District Planning Framework. This report also takes account of more recent information released since the August 2010 report and the emerging national planning policies. The *2011 Update* and *Summary* provide a useful summary of why more homes are needed and understanding the scenarios that are used to inform the recommendations:

Why is there a need for more homes in Horsham District?

Why more homes are needed and understanding the projections:

- *To house the District's existing population – an average of 256 new homes will be required every year to house the District's existing population as a result of people living longer and in smaller households (particularly as the population of older people is expected to grow). Over the next 20 years the population over retirement age is also expected to grow in the District as those aged in their late 40s, 50s and early 60s move into retirement. As people in these age groups leave the workforce over the next 20 years, new housing is needed to attract younger households to replace them. To maintain the size of the current resident workforce in the District, 517 homes a year would be required.*
- *To support the economy – changes in the age structure of the District's population over the next 20 years will influence the availability of people to fill jobs created by local businesses.*
- *To help young people onto the housing ladder – house prices in the District are 20% above the West Sussex average. Delivery of new homes will be important in helping young people to stay or return to the District, and in getting on the housing ladder including through delivering new affordable homes.*
- *Employment is however forecast to grow in the District. Rates of housing and economic growth will influence one another. The scenarios developed suggest that between 635 – 860 homes a year would be needed to support different forecasts for economic performance. The level of homes needed to support employment growth will also be affected by how commuting patterns change.*

5.7 Using the scenarios, the report concludes by making a number of recommendations to help inform the consultation on housing numbers. There are four options:

- The first two are considered to be *‘a reasonable basis for planning on the basis of meeting the District’s development needs, which take account of both demographic trends and the impact of job creation within the District on demand for homes.’* (6.16)
- The second two options are considered to *‘meet local demand as well as providing a stronger contribution to meeting wider sub-regional development needs and supporting economic growth across the Gatwick Diamond’* (6.18). The report makes these higher recommendations because it states that *‘there is a strong basis of existing joint working between Crawley Borough Council, Horsham District Council and Mid Sussex District Council and at a Gatwick Diamond level, and Northern West Sussex is identified in the Strategic Housing Market Assessment as a coherent sub-regional housing market.’* (2.6)

The four recommendations are:

Table 1: Locally-Generated Needs Study 2011 Update, Recommendations

Recommendation	Description
<p>Option 1</p> <p>12,700 635 per annum</p>	<p><i>‘This option is based on achieving ‘Baseline’ employment growth, and assuming a 1:1 relationship between growth in jobs and labour supply within the District. If commuting patterns remained consistent it would support 4.5% growth in jobs in Horsham District over the 2011-31 plan period (3,000 jobs).’</i></p>
<p>Option 2</p> <p>13,400</p>	<p><i>‘This option is based on achieving the ‘Successful Repositioning’ scenario in the Employment Land Review. Again it assumes a 1:1 relationship between growth in jobs</i></p>

670 per annum	<i>and labour supply within the District. If commuting patterns remained consistent, it would support 5.9% growth in jobs in Horsham District over the 2011-31 period (3,880 jobs).'</i>
Option 3 14,600 730 per annum	<i>'This option is based on higher levels of growth in labour supply, of 275 persons per annum, supporting job creation in the District and wider sub-region. It would deliver stronger housing growth within Horsham District (at a rate of 1.3% per annum).'</i>
Option 4 16,400 820 per annum	<i>'The final option, Option 4, is based on testing what the theoretical development capacity of the District might be.'</i>

5.8 All of the Locally-Generated Needs studies make recommendations based upon population and economic projections and they recognise the need for further testing in terms of land and infrastructure requirements, along with the views of the local community.

Infrastructure

5.9 The Council published an *Infrastructure Study* in May 2010 that considered potential levels of growth and the supporting levels of infrastructure. In summary, the report established that overall existing infrastructure capacity is constrained across the District and anything but small levels of growth would necessitate new infrastructure works.

5.10 However, there are limited physical barriers preventing the required infrastructure from being delivered and, therefore, there are no ultimate infrastructure 'showstoppers' that would prevent development.

5.11 The report highlighted that there are clear delivery risks; particularly around the availability of funding. This is difficult to forecast as costs vary across different areas and types of development, in addition there are infrastructure efficiencies that could be exploited. This is emphasised by the

report, as the distribution of development across the District will influence infrastructure costs and delivery timescales. There will need to be consideration given to the phasing of development and the prioritisation of infrastructure provision.

5.12 The Community Infrastructure Levy (CIL) is a new levy that local authorities can charge on new development. It is designed to fund a wide range of infrastructure that is needed as a result of development and should be used in conjunction with other funding sources. Horsham District Council is currently exploring the role of CIL and how it could contribute to funding future infrastructure provision within the District.

5.13 Therefore, whilst there could be issues with delivery timing and funding linked to the distribution of development across the District, there are limited physical barriers to prevent the required infrastructure to support development.

Land Availability and Type of Housing

5.14 It is likely that housing delivery (at whatever level) over the period 2011 – 2031 would include larger strategic sites. In 2009 the Council consulted on eight (nine with two options at North Horsham) potential options within the ‘*Leading Change in Partnership to 2026 and beyond*’ consultation document (referred to in Section 3). The potential options consulted upon in 2009 were:

Table 2: Strategic Site Options from 2009 consultation document

Potential Strategic Site Options	Potential number of homes
Option 1: West of Ifield	3,000
Option 2: Faygate	2,000 – 3,000
Option 3 & 4: North Horsham	Combined: 3,500
Option 5: Chesworth Farm	1,500
Option 6: West of Southwater	2,750
Option 7: East of Billingshurst	1,750
Option 8: Adversane / North Heath	4,000
Option 9: Pulborough Expansion	280

5.15 Whilst the representations received in response to the 2009 consultation will be taken into account when deciding upon specific sites, the 2009 consultation document does demonstrate that there are **potential** strategic options for housing within the District.

5.16 Further to the strategic options consulted in 2009, the Council published the Strategic Housing Land Availability Assessment (SHLAA) Interim Report in September 2009. Along with the strategic sites listed above, the SHLAA Interim Report identified other smaller sites throughout the District that could possibly be developed if required. Utilising a combination of the strategic sites and the smaller SHLAA sites, the housing options set out below for consultation are considered achievable.

5.17 However, work will continue on phasing and infrastructure delivery and how this influences the ability to continually and consistently deliver homes over the plan period to meet the housing target. A concern over the higher options for housing is the ability to deliver them and the potential risk of attempting to build too many within the same market area. This could result in lower than expected construction rates and, therefore, falling short of the housing target that was selected.

5.18 The Strategic Housing Market Assessment (SHMA), completed in May 2009, considers the type and size of housing that could be required and provides a large amount of information on: housing stock, commuting patterns, ownership details, migration flows, the housing market and demographic trends. In addition, the SHMA considers affordable housing need and the requirements of specific groups, including the growth in the population of older persons. Whilst the needs of different groups and of the District as a whole has to be considered, it is estimated that new build properties represent only around 12% of total sales of market housing. Therefore, whilst the type of properties is important, it will have limited influence on overall demand for housing within the District.

Environmental and Social Considerations

5.19 Whilst the studies regarding land availability indicate there is sufficient capacity to accommodate future growth, the environmental impact also needs to be considered. For example, the Annual Monitoring Report (AMR), published every year by the Council, includes information about the percentage of the District that is covered by environmental designations. It indicates that approximately 25% of the District is designated for its landscape importance as either an Area of Outstanding Natural Beauty or National Park and a further 10% is designated in some way for its nature conservation interest e.g. International, National and Local designations such as Ramsar/ Special Protection Areas, Sites of Special Scientific Interest, Sites of Nature Conservation Importance and Ancient Woodland.

5.20 There are protected landscape and environmental areas within Horsham District, but it is considered that development can avoid sensitive areas and appropriate mitigation measures can be introduced where necessary. This will need to take into account the need to retain a wider ecological network that preserves the long term viability of these sites and also retains environmental services such as flood attenuation.

5.21 The quality of life and sense of community within the District and individual settlements is difficult to quantify, but is an important element that needs to be taken into account when considering the future level of development within the District. The potential impact upon the character of the District, and individual settlements, can be influenced by the phasing of development as well as the overall scale.

Horsham District: Housing Options for Consultation

5.22 Taking into account the various background studies that have been completed and ongoing work, the Council has produced four housing levels, covering the period 2011 – 2031, for consultation.

5.23 All of the four options will make a positive contribution in terms of employment growth for the District and the Locally-Generated Needs Study

demonstrates that they will meet the housing need of the District. The four options demonstrate an increasing level of growth for the District and the associated housing required to support the economy.

5.24 Table 4 below, setting out the details of the four options, include comparisons with historic delivery rates which have been lower than the proposed options for the 2011 – 2031 plan period. The Locally-Generated Needs Study shows that if the average over the last 10 years (around 400 completions per year) was continued over the next 20 years then there would be a decline in employment growth. The Study included a scenario to model zero employment growth and concluded that *‘to maintain the size of the current resident workforce in the District, 517 homes a year would be required.’*

Table 3 below summarises the four housing levels that are being consulted upon:

Table 3: Summary of housing options over period 2011 - 2031

Housing Option	Amount	Summary	Approach
Housing Option A	11,800 (590 per annum)	Minimal level of growth, reflects past trends.	This is one of the scenarios within the Locally-Generated Needs Study, but is lower than the recommendations.
Housing Option B	12,700 (635 per annum)	Baseline employment growth. This option draws upon work undertaken as part of the Employment Land Review.	This is the lowest level recommended by the Locally-Generated Needs Study.
Housing Option C	13,400 (670 per annum)	This option is based on achieving the ‘Successful	This option matches the second recommendation from

		Repositioning' scenario in the Employment Land Review.	the Locally-Generated Needs Study and takes account of both demographic trends and the impact of job creation within the District.
Housing Option D	14,600 'plus' (730 'plus' per annum)	This option offers a higher number of homes that would meet local demand as well as providing a strong contribution to meet wider sub-regional development needs and support economic growth across the Gatwick Diamond.	Using the recommended 730 per annum allows a high growth scenario to be pursued. The 'plus' element facilitates a higher level if the market will support it, but this is not likely to be as high as the 820 per annum recommended by the Locally-Generated Needs Study.

5.25 The four housing options represent increasing levels of economic growth for the District and are based upon the Locally-Generated Needs Study and the other evidence studies providing information on infrastructure capacity and land availability.

5.26 Option 4 (16,400, 820 per annum), the highest recommended by the study, has not been included as there is concern about the ability to deliver this number of homes within the same housing market area along with the necessary infrastructure to support growth. The highest option for consultation is therefore Option D – 14,600 'plus', the equivalent of 730 'plus' per annum. This allows a high growth scenario to be pursued, with the final housing requirement is likely to be closer to 730 per annum than the 820 per annum recommended within the Locally-Generated Needs Study.

5.27 Each of the options has its benefits and impacts and all of these must to be balanced to help decide the future growth for the District. The tables below contain more details on each of the options and include information about past targets and delivery rates to help provide context.

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Table 4: Housing Options A - D

Housing Option: A

<p>Description:</p>	<p>Housing Option A is a trend based assumption looking at the last 10-years, linked to population growth. Using this projection the population is expected to rise by 11.8% by 2031; the equivalent of 0.6% per year.</p>
<p>Housing requirement over the plan period 2011 – 2031:</p>	<p>11,800 (590 per annum)</p>
<p>Requirement taking into account completions and identified supply:</p>	<p>Approximate number already identified: 6,300 Remaining requirement: 5,500</p>
<p>Implications for the economy:</p>	<p>The number of people working is expected to increase by 1,844 (2.8%) from 2011 to 2031. This is equivalent employment growth of 92 jobs per annum (0.1%).</p>
<p>Comparison with alternative housing requirements:</p>	<p>Core Strategy (2007) over plan period 2001 - 2018: 10,575* (622 per annum) *gross requirement</p> <p>South East Plan over plan period 2006 - 2026: 13,000 (650 per annum).</p> <p>Office for National Statistics (ONS) / Department for Communities and Local Government (CLG) projections over plan period 2011 – 2031: 13,881 (694 per annum).</p> <p>Being a trend based projection, Option A is comparable to the adopted Core Strategy (2007). However, it is lower than both the South East Plan and the CLG figures.</p>

<p>Comparison with historic housing delivery rates:</p>	<p>Average housing delivery over 5 years 2001/02 – 2005/06: 533 per annum.</p> <p>Average housing delivery over 5 years 2006/07 – 2010/11: 263 per annum.</p> <p>Average over last 10 years (2001/02 – 2010/11): 398 per annum.</p> <p>Housing delivery over the last 5 years has been low and Option A proposes a higher delivery rate. Completion rates over the last 10 years have been higher than the last 5 years, but are still lower than proposed by Option A.</p>
<p>Benefits and Consequences:</p>	<ul style="list-style-type: none"> • Help to meet the District's need for affordable housing. • Will result in 92 jobs per annum (0.1% employment growth). • Will provide flexibility and options with land supply. • Limited impact upon existing communities. • Subject to the sites selected, likely to be two strategic sites combined with smaller development throughout the District. • Requires minimal land compared to other options; therefore protecting the rural nature of the District.

Housing Option: B

<p>Description:</p>	<p>For Option B the population is expected to increase by 13.3% over the plan period (2011 – 2031), the equivalent of around 0.7% per annum. It is considered that this level will meet the District's development needs and takes account of both demographic trends and job creation linked to the demand for housing within the District.</p>
<p>Housing requirement over the plan period 2011 – 2031:</p>	<p>12,700 (635 per annum)</p>
<p>Requirement taking into account completions and identified supply:</p>	<p>Approximate number already identified: 6,300 Remaining requirement: 6,400</p>
<p>Implications for the economy:</p>	<p>Option B, if commuting patterns remained consistent, would provide 3,000 additional jobs over the plan period 2011 – 2031, representing an increase of 4.5%.</p> <p>This is the equivalent of 150 jobs per annum (0.2%).</p>
<p>Comparison with alternative housing requirements:</p>	<p>Core Strategy (2007) over plan period 2001 - 2018: 10,575* (622 per annum) *gross requirement</p> <p>South East Plan over plan period 2006 - 2026: 13,000 (650 per annum).</p> <p>Office for National Statistics (ONS) / Department for Communities and Local Government (CLG) projections over plan period 2011 – 2031: 13,881 (694 per annum).</p> <p>Option B is slightly higher than the adopted Core Strategy</p>

	<p>(2007), but below the South East Plan requirement. It is also below the projected ONS / CLG projection for the same plan period.</p>
<p>Comparison with historic housing delivery rates:</p>	<p>Average housing delivery over 5 years 2001/02 – 2005/06: 533 per annum.</p> <p>Average housing delivery over 5 years 2006/07 – 2010/11: 263 per annum.</p> <p>Average over last 10 years (2001/02 – 2010/11): 398 per annum.</p> <p>Housing delivery over the last 5 years has been low and Option B proposes a higher delivery rate. Completion rates over the last 10 years have been higher than the last 5 years, but are still lower than proposed by Option B.</p>
<p>Benefits and Consequences:</p>	<ul style="list-style-type: none"> • Help to meet the District's need for affordable housing. • Creation of 150 jobs per annum (0.2% employment growth). • Will provide some flexibility and options with land supply. • Subject to the sites selected, likely to be three strategic sites combined with smaller development throughout the District.

Housing Option: C

Description:	<p>Option C is based on achieving the 'Successful Repositioning' scenario in the Employment Land Review. For this Option the population is expected to increase by 14.5% over the plan period (2011 – 2031), the equivalent of around 0.7% per annum. It is considered that this level will meet the District's development needs and takes account of both demographic trends and job creation linked to the demand for housing within the District.</p>
Housing requirement over the plan period 2011 – 2031:	13,400 (670 per annum)
Requirement taking into account completions and identified supply:	<p>Approximate number already identified: 6,300 Remaining requirement: 7,100</p>
Implications for the economy:	<p>Option C is based on achieving the 'Successful Repositioning' scenario in the Employment Land Review. It would provide 3,880 jobs (5.9% increase) over the plan period 2011 – 2031, the equivalent of 194 per annum (0.3%).</p>
Comparison with alternative housing requirements:	<p>Core Strategy (2007) over plan period 2001 - 2018: 10,575* (622 per annum) *gross requirement</p> <p>South East Plan over plan period 2006 - 2026: 13,000 (650 per annum).</p> <p>Office for National Statistics (ONS) / Department for Communities and Local Government (CLG) projections over plan period 2011 – 2031: 13,881 (694 per annum).</p>

	<p>Option C is a higher amount than contained within the adopted Core Strategy (2007) and is also higher than the South East Plan requirement. However, it is below the projected ONS / CLG projection for the same plan period.</p>
<p>Comparison with historic housing delivery rates:</p>	<p>Average housing delivery over 5 years 2001/02 – 2005/06: 533 per annum.</p> <p>Average housing delivery over 5 years 2006/07 – 2010/11: 263 per annum.</p> <p>Average over last 10 years (2001/02 – 2010/11): 398 per annum.</p> <p>Housing delivery over the last 5 years has been low and Option C proposes a higher delivery rate. Completion rates over the last 10 years have been higher than the last 5 years, but are still lower than proposed by Option C.</p>
<p>Benefits and Consequences:</p>	<ul style="list-style-type: none"> • Help to meet the District's need for affordable housing. • Creation of 194 jobs per annum (0.3% employment growth). • Subject to the sites selected, likely to be three or four strategic sites combined with smaller development throughout the District.

Housing Option: D

<p>Description:</p>	<p>Horsham District has clear links to neighbouring areas (particularly taking account of commuting patterns) and it is possible that job creation within the sub-regional market could create additional demand for housing provision within the District.</p> <p>Option D suggests levels of housing that would meet local demand as well as provide a strong contribution to meeting wider sub-regional development needs and support economic growth across the Gatwick Diamond.</p> <p>For this Option the population is expected to increase by around 16.7% over the plan period (2011 – 2031), the equivalent of around 0.8% per annum.</p>
<p>Housing requirement over the plan period 2011 – 2031:</p>	<p>14,600 'plus' (730 'plus' per annum)</p>
<p>Requirement taking into account completions and identified supply:</p>	<p>Approximate number already identified: 6,300 Remaining requirement: 8,300 'plus'</p>
<p>Implications for the economy:</p>	<p>The higher levels of housing would result in employment growth of 274 people per annum (0.4% increase). The equivalent of about 5,480 (8.3% increase) over the plan period 2011 – 2031.</p>
<p>Comparison with alternative housing requirements:</p>	<p>Core Strategy (2007) over plan period 2001 - 2018: 10,575* (622 per annum) *gross requirement</p> <p>South East Plan over plan period 2006 - 2026: 13,000 (650 per</p>

	<p>annum).</p> <p>Office for National Statistics (ONS) / Department for Communities and Local Government (CLG) projections over plan period 2011 – 2031: 13,881 (694 per annum).</p> <p>Option D provides a housing range that is higher than the Core Strategy (2007), the South East Plan and the ONS / CLG projections.</p>
<p>Comparison with historic housing delivery rates:</p>	<p>Average housing delivery over 5 years 2001/02 – 2005/06: 533 per annum.</p> <p>Average housing delivery over 5 years 2006/07 – 2010/11: 263 per annum.</p> <p>Average over last 10 years (2001/02 – 2010/11): 398 per annum.</p> <p>Option D represents a significant increase in housing delivery compared to historic rates over the last 5 and 10 years.</p>
<p>Benefits and Consequences:</p>	<ul style="list-style-type: none"> • Help to meet the District's need for affordable housing. • Creation of around 274 jobs per annum (0.4% increase) • Positive contribution to Gatwick Diamond economic growth. • Significant effect upon the community and quality of life. • Subject to the sites selected, likely to be four strategic sites combined with smaller development throughout the District. • High risk on continued delivery over the plan period. • Limited flexibility and alternative options with land supply. • High demand and risk associated with infrastructure delivery.

Questions

1. *What do you feel are the benefits of:*

Option A: 11,800 (590 per annum)	
Option B: 12,700 (635 per annum)	
Option C: 13,400 (670 per annum)	
Option D: 14,600 'plus' (730 'plus' per annum)	

2. *What level of housing do you think Horsham District should plan for over 2011 to 2031? (Please select one option)*

Option A: 11,800 (590 per annum)	
Option B: 12,700 (635 per annum)	
Option C: 13,400 (670 per annum)	
Option D: 14,600 'plus' (730 'plus' per annum)	

3. *Why do you think this housing level is appropriate for Horsham District?*

Section 6: Policy Review

Background

6.1 The planning policy for the area at the local level is set out in the adopted Core Strategy, General Development Control Policies and Site Specific Allocations of Land documents. These policies direct development and are used to determine planning applications across the District.

6.2 In the preparation of the Horsham District Planning Framework the existing policies contained in the Core Strategy and General Development Control Policies documents will be reviewed. These policies were all evidence based and went through examination in 2006 and 2007 before adoption by the Council. Many of these policies will carry forward into the Horsham District Planning Framework. However, we recognise changes have taken place, including changes in National and Regional policy as well as needs for the District. Therefore, areas to be updated to reflect these changes as well as new policy areas to direct and determine development in the District against are set out for consultation, for your comment.

6.3 This section does not set out new policies for the District however, it sets out areas of policy which due to changing circumstances and/or further evidence will be reviewed as part of the preparation of the Horsham District Planning Framework. These are set out in order to give you the opportunity to consider these policy areas and comment. Comments received will feed into the preparation of reviewed policies. A number of policies in the existing documents may remain but it is intended, in line with Government guidance, to reduce the suite of policies directing and determining development in the District. The next stage of document production will take into account comments received and will set out detailed policies for comment in a Preferred Strategy document, which will be made available for comment in late summer 2012. Please take this opportunity to influence the policy review and formulation in the District.

The consideration of Policies to date

6.4 In the September 2009 'Leading Change in Partnership' consultation, details of policy areas in the Core Strategy were set out and questions were also asked regarding those policies areas, which were:

- Landscape and townscape Character;
- Environmental Quality;
- Improving the Quality of New Development;
- Built-up area Boundaries/Category 1 & 2 Settlements;
- Employment Provision;
- Meeting Housing Needs;
- Infrastructure Requirements;
- Inclusive Communities; and,
- Vitality & Viability of Existing Centres.

6.5 The majority of the 162 comments received on policy areas were on the built-up area boundaries/category 1 & 2 settlements. Comments that were received on these areas have and will continue to be considered when moving forward with the consideration of policy review.

6.6 The policies in the current documents are monitored annually in order to assess their use and identify issues, which may trigger a review. Work continues to be undertaken with development management officers to understand the implementation of policies and areas which may need to be reviewed. It is important to monitor and recognise when a review may be beneficial in directing and determining planning applications in the District. The policies in the current documents have worked well in the District however we are taking this opportunity to review these policies and see where reviews may be constructive in meeting the strategy, aims and objectives for the District.

6.7 It is important to remember that the policies in the adopted documents remain in place and part of the planning framework for the District. This consultation on the review of policies does not change those existing policies and aims and objectives of the Council as set out in adopted documents. This

is an early stage of consultation in the production of the Horsham District Planning Framework.

6.8 The Sustainability Appraisal scoping report considers the relevant plans, policies and programmes in the production of the Horsham District Planning Framework. In the review of these it recognises key objectives for the District arising from these existing plans and policies, these being:

- The need to take into account environmental, social and economic issues with a view to achieving sustainable development;
- There is a need to ensure continued economic prosperity of the District in the future. This applies to the Gatwick Diamond, Horsham town and to other more rural parts of the District;
- There is a need to protect health and improve quality of life for all;
- The plan must ensure that it delivers equality for all, and considers all groups of society, including gypsies and travellers;
- The population requires access to green spaces and recreational opportunities;
- Biodiversity, landscape and cultural heritage must be protected and enhanced
- Pollution of soil, water and the air must be prevented or minimised;
- Flood risk is a key consideration, and it is a requirement to undertake a flood risk assessment for the District;
- Impacts on climate change must be reduced, and plans should contain adaptations to climate change that will take place;
- Development requires good transport access. Car based travel is likely to remain necessary in a rural location, but public transport access to and from employment and home is a key aim.

Core Strategy Policies

6.9 Policies in the existing documents form a firm basis of core policy for the District however will be amended to reflect changed evidence and requirements. There were areas of key points for consideration for each policy areas development set out for consultation in September 2009 regarding the Core Strategy Policies.

Questions:

Considering the existing policies in the Core Strategy document, please set out any further comments to those made in the early stage of consultation on areas which should be reviewed or changes you consider should be made. This could be more detail or review of areas such as, Employment Protection Zones, Affordable Housing Thresholds, Addressing Housing Needs for all, or settlement categorisation, or new policy areas such as Local Green Spaces?

Please also set out if there are other comments regarding the policy framework the District Council should set through the Horsham District Planning Framework in the future?

General Development Control Policies

6.10 The General Development Control Policies all link to Core Policies in the Core Strategy and are currently set out under the following headings:

- Landscape and Townscape Character
- Environmental Quality
- Improving the Quality of New Development

- Housing Provision
- Employment Provision
- Infrastructure Requirements
- Protection and Enhancement of Community Facilities and Services
- Rural Strategy
- Inclusive Communities
- Vitality and Viability of Existing Centres
- Tourism Development
- Managing Travel Demand and Widening Choice of Transport

6.11 As with the Core Strategy Policies a number of policies in the existing documents may remain but be joined in order to reduce the suite of policies directing and determining development in the District. There may also be new areas of policy due to changing circumstances in the District as well as nationally, both in policy or physical terms.

Question:

Considering the existing policies in the General Development Control Policies document, please set out if there are changes you consider should be made, such as more detail or review of areas such as Climate Change, Renewable Energy, new policy areas such as Green Infrastructure or Sustainable Urban Drainage Systems?

6.13 The next stage of document production will take forward your comments and set out detailed policies for comment in a Preferred Strategy document that will be made available for comment in late summer 2012.

Section 7: How to comment and next steps

Timetable of production and consultation

Production timetable for Horsham District Planning Framework

Spring/Summer 2012	Comments collated and considered by officers and Members. Production of Preferred Strategy
Late Summer 2012	Consideration by Members and approved for consultation
Autumn 2012	Public consultation period on Preferred Strategy
Spring 2013	Public consultation period on Proposed Submission
Late Summer 2013	Submission of the document for examination
Spring 2014	Examination Hearings
Summer 2014	Adoption of Document

Consultation dates and where to access information

7.1 A four page article is included in the Council's District News publication, which will be delivered to every household and business in the District during the consultation period. All statutory consultees will be informed of the consultation via letter/e-mail as well as residents already registered on the Council's Local Development Framework Database. Information regarding the document and the consultation will also be available on the Council's website, from the Council's Offices, libraries and Storrington Help Point.

7.2 Adverts will be displayed and press releases published in the local newspapers to make the wider public aware of the consultation. Leaflets will also be distributed across the District regarding the consultation, where to find out more information and how to comment.

7.3 Copies of the documents can be viewed on the Council's website, District, Parish Councils, Libraries, Help Points in the district.

How to make your comments

7.4 The most effective way to make your comments is on the internet through the 'consultation portal', accessed through the Horsham District Council Website - link below:

<http://www.horsham.gov.uk/environment/local-development-framework.aspx>

7.5 Comments made through the consultation portal will be acknowledged immediately and made accessible on the system within a matter of days. You will be able to read the document and comment on specific paragraphs/sections and your comments will not be summarised by officers. You will also be kept informed of future consultations on the Local Development Framework once on the database if you so wish.

7.6 Although comments can also be sent in by letter or e-mail, these will be summarised and officers will have to assess which section of the document your comment relates to, if not clearly specified.

7.7 A step by step guide to making comments online through the consultation portal can be viewed on the Council's website, at the Council's Offices, libraries and Storrington Help Point.

**All comments must be received by the Council by 4pm on Friday 23rd
March 2012**

Where to view the consultation documents

7.8 Contact details and opening hours of Council Offices and Libraries set out below:

Horsham District Council Office Hours:

8.45am - 5.20pm Monday to Thursday

8.45am - 4.20pm Fridays

Park North

North Street, Horsham

West Sussex RH12 1RL

Strategic and Community Planning Team : (address as above)

Telephone: (01403) 215398

Email: strategic.planning@horsham.gov.uk

Fax: (01403) 215198

Library Information

General Service Enquiries (01243) 642111

Billingshurst Library (01403) 783145

Monday – Friday 10:00 – 17:00; Saturday 10:00 – 14:00

Henfield Library (01273) 493587

Monday – Friday 10:00 – 17:00; Saturday 10:00 – 14:00

Horsham Library (01403) 224350 or Information Enquiries (01403) 211972

Mon – Fri 09.00 – 19:00; Saturday 09:00 – 17:00

Pulborough Library (01798) 872891

Monday - Wednesday 13:00 – 17:00; Thursday - Saturday 09:00 – 13:00

Southwater Library (01403) 734660

Monday - Wednesday 13:00 – 17:00; Thursday – Saturday 09:00 – 13:00

Steyning Library (01903) 812751

Monday – Friday 10:00 – 17:00; Saturday 10:00 – 14:00

Storrington Library (01903) 743075

Monday – Friday 09.30 - 17.30; Saturday 10:00 – 16:00

Horsham Library Help Point (01403) 217957

*Monday 9.00 - 16.30; Tuesday – Thursday 9.00 - 13.10; Friday 9.00 - 16.30;
Saturday closed*

Horsham Help Point (at Park North) 01403 215390

Mon-Thurs 08.45 - 17.20; Friday 08.45 - 16.20; Saturday closed

Storrington Help Point (at Storrington Library) (01903) 742233

*Tuesday and Friday 09:30 – 13:00 & 14:00 – 17:30; Thursday 09:30 – 13:00
& 14:00 – 17:00; Saturday closed*

7.9 If you have queries or wish to purchase copies of documents, documents in large print or other more accessible formats please contact Strategic Planning on (01403) 215398 or strategic.planning@horsham.gov.uk

Section 8: Background Documents

8.1 These documents are available to view on the Council's website

1) Leading Change in Partnership to 2026 and beyond Core Strategy Review consultation document, September 2009

http://www.horshamdistrictldf.info/LDDS/local_dev_documents_4625.asp

2) Summary of Responses to Core Strategy Review Consultation Document

http://www.horshamdistrictldf.info/LDDS/local_dev_documents_4625.asp

3) Locally Generated Needs Studies – including Executive Summary and FAQ's documents

http://www.horshamdistrictldf.info/LDDS/local_dev_documents_4650.asp

4) Strategic Housing Market Assessment

http://www.horshamdistrictldf.info/LDDS/local_dev_documents_4650.asp

5) Infrastructure Study

http://www.horshamdistrictldf.info/LDDS/local_dev_documents_4650.asp

6) Employment Land Review

http://www.horshamdistrictldf.info/LDDS/local_dev_documents_4650.asp

7) Interim Strategic Housing Land Availability Assessment

http://www.horshamdistrictldf.info/LDDS/local_dev_documents_4622.asp

8) Annual Monitoring Reports

<http://www.horsham.gov.uk/environment/14192.aspx>

9) Glossary

<http://www.horsham.gov.uk/environment/local-development-framework.aspx>

Strategic Planning Advisory Group

12th January 2012

Agenda Item 4

Draft Horsham Town Plan Supplementary Planning Document – Summary of Consultation

1. Introduction

1.1 The Draft Horsham Town Plan Supplementary Planning Document (SPD) and Draft Sustainability Appraisal were prepared and published for consultation on 28th October 2011 for a period of six weeks up to 9th December 2011. The Draft Town Plan SPD is the first of a series of documents that will be produced by the Council as part of the Future Prosperity of Horsham Project. The aim of the Horsham Town Plan SPD is to provide a planning structure for the town centre based on the Council's findings, aspirations, priorities for the area and to sustain and enhance the area for the future in the most effective way. The guidance will help to steer potential developers and will act as the Council's starting point for more detailed discussions and proposals that arise in the town over future years.

1.2 As part of the consultation, a static exhibition was displayed in Swan Walk shopping centre for a 5 week period and we held consultation surgeries on 3 days from 10am until 4pm to allow members of the public to find out about the Draft Horsham Town Plan SPD, the wider Future Prosperity of Horsham Project and how to comment on the document. A stakeholder workshop was also held, which involved a wide range of stakeholders including Council and County Council Members, Officers, Neighbourhood Council's and representatives from local organisations and businesses.

2. Summary of comments

2.1 The Around 25 comments were received on the contents of the Draft Horsham Town Plan SPD from a mixture of individuals and organisations; and these are available to view on the Strategic Planning website and on request

at the Planning Reception. There were no comments received on the Draft Sustainability Appraisal. A summary of the comments received will be presented orally at the meeting.

2.2 The consultation surgeries held were reasonably well attended. There were many comments and ideas received during the surgeries including: improving accessibility to and facilities within the town for elderly and disabled people, support for planning for the future of the town, support for the redevelopment of the Bishopric area, shops and facilities people would like to see in the town, comments on increasing parking charges and its impact on the town centre, the need for jobs as well as housing; and improvements to the Forum, West Street and Swan Walk which were considered would be beneficial to the town.

2.3 The stakeholder workshop, which was well attended, focussed specifically on the Site Specific Guidance within the Draft Horsham Town Plan SPD for the four key sites within the town: Albion Way, The Quarter, the Hurst Road and Nightingale Road area and the Bishopric. The stakeholder workshop and discussions on the specific sites highlighted various opportunities, issues and also a variety of ideas as well as identifying areas which perhaps should be considered in the Horsham Town Plan SPD, that are currently not included. A summary of these discussions will be presented orally at the meeting.

3. Next Steps

3.1 It is intended to redraft the Horsham Town Plan, in the light of the comments received during the consultation. In order to address the issues raised it is necessary to include the consideration of additional areas of the town centre. It is considered appropriate as a result of the nature of the proposed changes to carry out additional targeted consultation with those who have already engaged in the preparation of the Horsham Town Plan, including Members, Neighbourhood Council's and representatives from local organisations and businesses, as soon as possible.

3.2 Subject to the outcome of this additional period of consultation, it is anticipated that the Horsham Town Plan SPD will be considered by Council for approval for adoption in early summer 2012.