

Appendix 1

West Chiltoningon Neighbourhood Plan

Response to AECOM Housing Needs Assessment

Determining an appropriate housing scale for West Chiltoningon

October 2018

Introduction

The West Chiltington Neighbourhood Plan (WCNP) will cover the period 2018 to 2031. The key considerations for the WCNP is how to proactively plan for growth in the parish whilst maintaining the characteristics and function of the settlement and how to ensure sufficient housing to meet the needs of the young and of its increasingly ageing population in an area where property prices are substantially higher than national average.

The scope of this report is to review housing need identified by the AECOM report and assess the constraints and evidence that exist within the Parish to arrive at an appropriate housing scale.

1. Local Context

1.1 The Parish of West Chiltington (WCP) lies in an area of the Sussex Weald within the Horsham District it is about 12 miles north of Worthing and about 10 miles to the south of Horsham town.

1.2 The parish is long and narrow, six miles north to south and an average of a mile from east to west with a total area of 1,732 hectares.

1.3 The Parish is roughly divided into three sections (fig1). At the southern edge is West Chiltington Common, north of the Common is West Chiltington Village. The third area and by far the largest, though sparsely populated is the northern agricultural area which occupies about three quarters of the parish total land area.

1.4 The two main parts of West Chiltington are settlements in their own right. Each has a settlement boundary allocated by HDC. Each settlement has its own shop and Post Office a fact that is very rare in rural communities today.

1.5 Policy 26 of the HDPP sets out controls to protect the countryside outside of Built Up Area boundaries to 'protect the rural character and undeveloped nature of the countryside'. It is clear that as there are two distinct Built Up Area Boundaries designated for West Chiltington Policy 26 must apply.

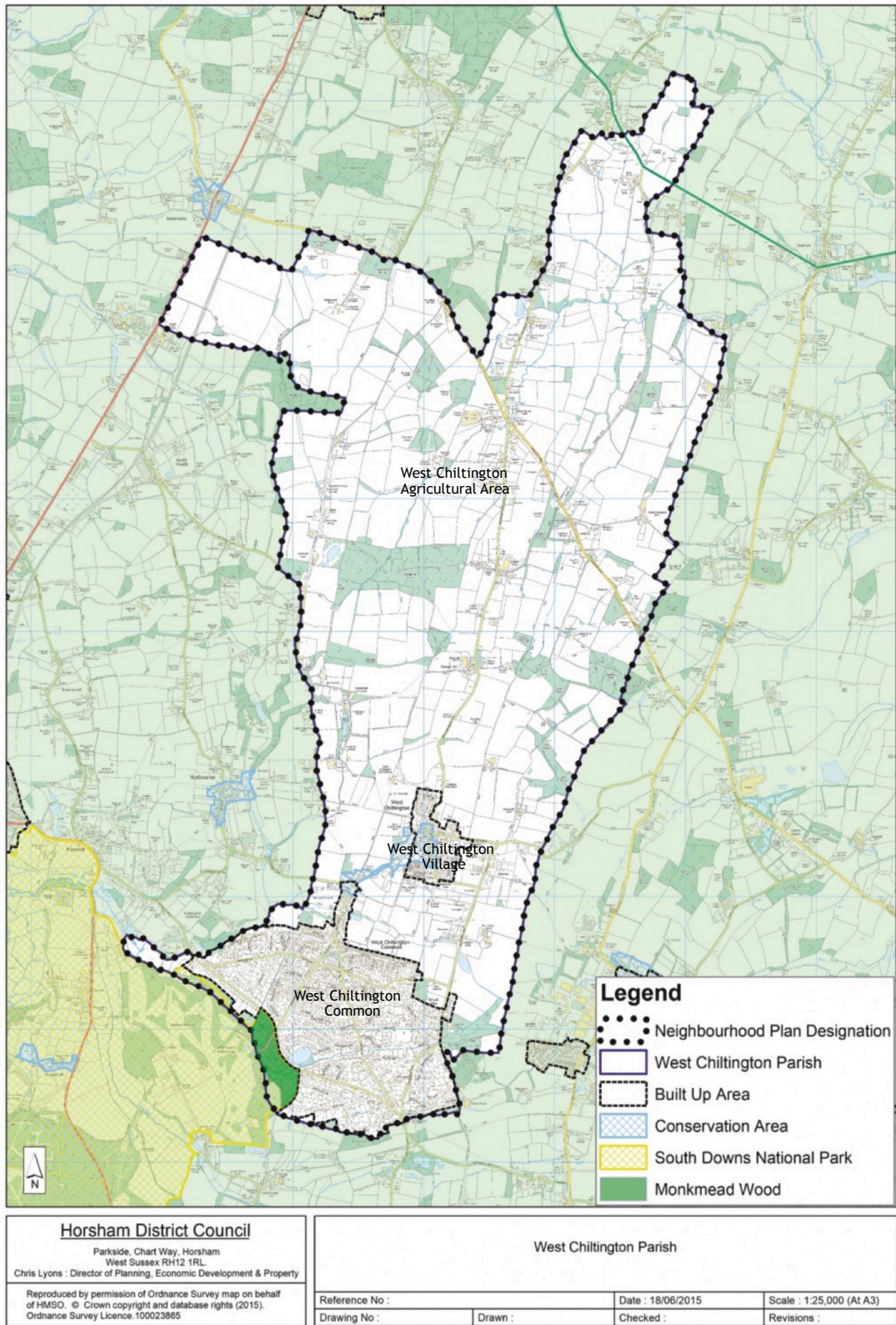


Fig 1 Parish Boundary and three parts of West Chilmington

1.6 Policy 27 of the HDPF deals with Settlement Coalescence and at para. 9.19 talks about the need to retain the sense of 'leaving one place and arriving at another', very much the case between the two settlement areas.

1.7 The Parish is bounded on all sides by settlements which are governed by Policy 27.

1.8 It is clear that incursion into the areas to the west, east and north of The Common would result in the coalescence of settlements and be contrary to Policy 27. This is particularly the case with the settlements of Thakeham and Nutbourne. The map at Figure 2 shows the relationship between the settlements.

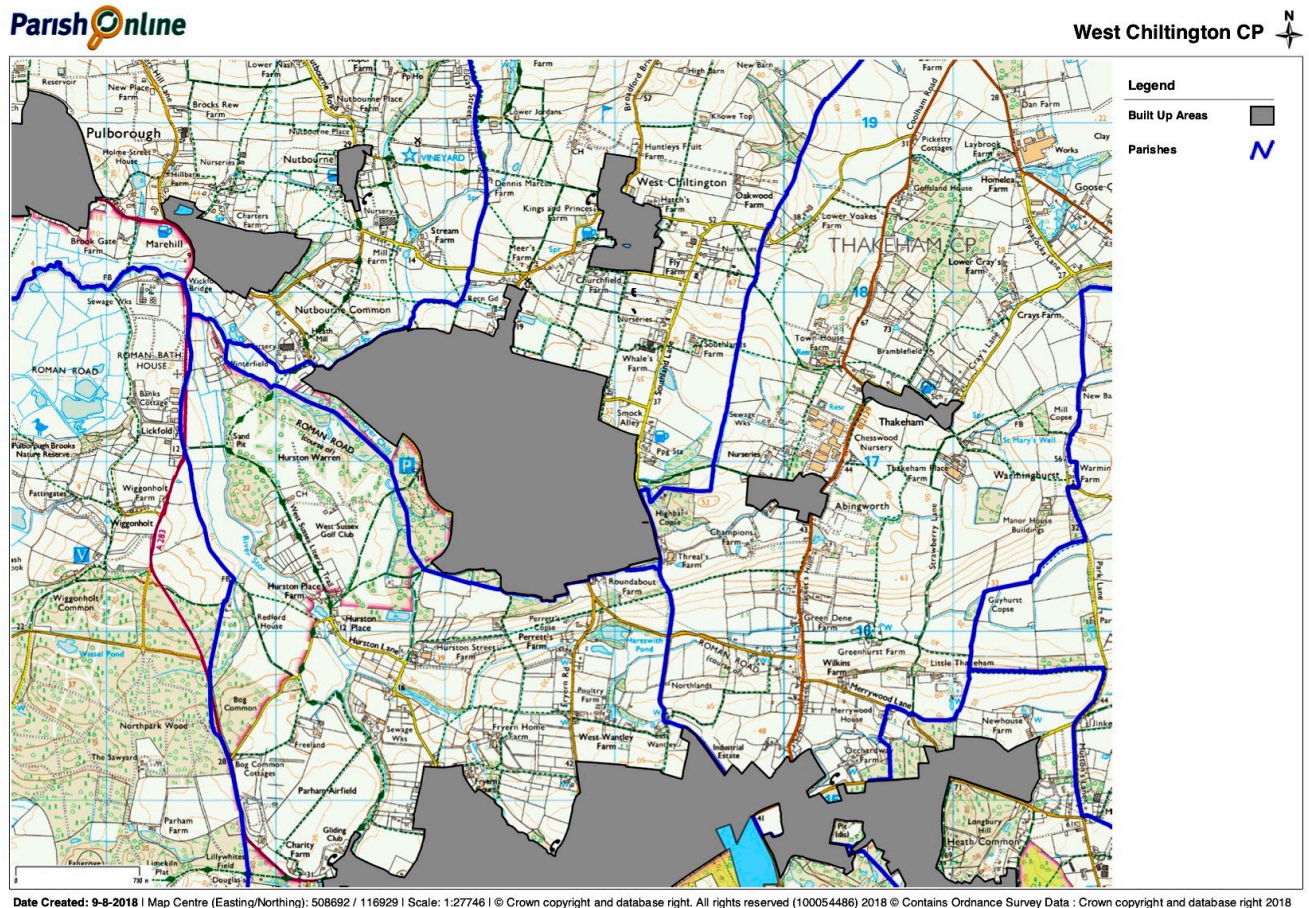


Figure 2 settlement relationship

1.9 To the southwest of the Common the land forms part of the South Downs National Park and is a SSSI.

1.10 To the north of the Common the land between the two settlements of West Chiltington lies within an area formerly designated by Policy CS6 of the Horsham District Council Core Strategy 2006 as a Local Gap (see Appendix 9 - West Chiltington Settlement Separation Zone) and now subject to Policy 27.

1.11 To the north of the Old Village the area has grown as an important wine growing area owned by Nyetimber Wines. Their landholdings are increasing (see figure 3) and providing employment and tourism opportunities.

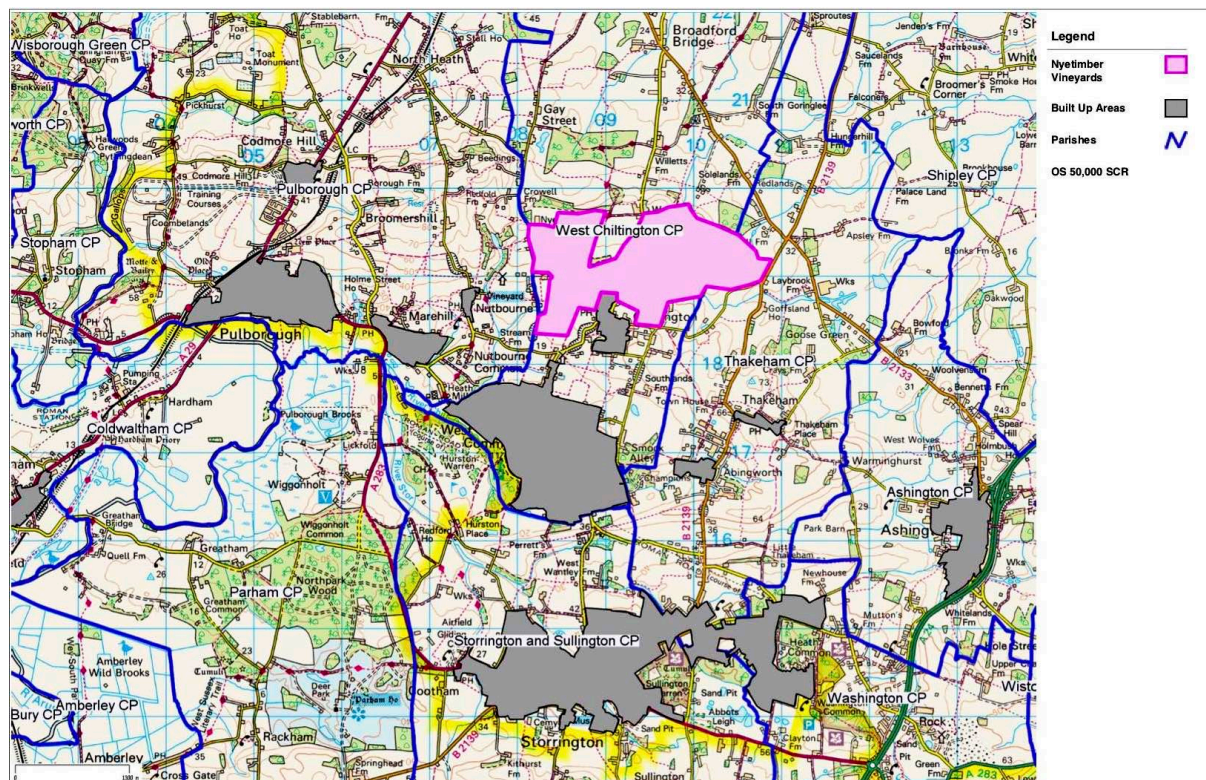


Figure 3 Nyetimber Wines land - indicative only

1.12 The Old Village is largely within the West Chiltington Conservation Area which has a distinct pattern of housing and a uniformity of scale. The massing, design, detailing and irregular positioning give this area a distinct character which would be harmed by over development or development of a style or mass that was not in keeping.

1.13 The road network is largely on single track roads and sunken lanes (see Appendix 7 - Getting Around West Chiltington) and naturally discourages the

introduction of business undertakings or developments that would cause additional or unsuitable traffic.

1.14 The Parish is fortunate to have two village shops with Post Offices, however there are no supermarkets, no medical facilities, no secondary schools, irregular bus services and no trains.

1.15 Whilst it is acknowledged that rural living has many benefits it also has many disadvantages. Without a car it is very difficult to access services in the larger towns such as Storrington. Young people are not attracted to live in the area as they cannot access employment without a car in most cases.

1.16 Over 35% of the population are aged 65 or over. Access to medical provision lies over 3 miles away in either Storrington or Pulborough. A parish minibus can be accessed but must be pre-booked.

1.17 The nearest secondary school is approximately 7 miles away.

1.18 There is a bus to Pulborough station and the supermarkets on two days a week only. None of the bus services run in the evening making it difficult to access night life in the local towns or to return from a trip to London after 6pm.

1.19 Between the two settlements of West Chiltington is a recreation ground, with Village Hall and sports pavilion.

2. Policy Context and Local Strategic Planning Framework

2.1 The neighbouring parishes of Storrington, Billingshurst, Thakeham and Pulborough are listed in the Horsham District Planning Framework (HDPF) strategic policy 3 as a small town or large village and WC is listed in that policy as a medium village. A Medium Village is defined in HDPF Policy3

“These settlements have a moderate level of services and facilities and community networks, together with some access to public transport. These settlements provide some day to day needs for residents, but rely on small market towns and larger settlements to meet a number of their requirements”

2.2 Although the two settlements of West Chiltington are listed in HDPF Policy 3 as being the same level within the settlement hierarchy they are clearly very different in character and size. West Chiltington is divided into two quite distinctive settlements, West Chiltington Village and West Chiltington Common each with their own built up area boundary (BUAB) as shown in fig 2 and separated by an expanse of open land known as the “settlement separation zone/local gap”.

The Local Landscape Character Assessment by HDC concluded for this gap:

- The area is important in providing a strong landscape gap between the semi-rural development of West Chiltington Common and historic settlement of West Chiltington Village
- Moderate-high tranquility
- Ecological interest is provided by areas of woodland and orchards
- A strong network of footpaths provides high level of amenity

Landscape Capacity¹

Landscape features and qualities are highly sensitive to development. Due to the areas high landscape character sensitivity, and in particular the role that this area plays in providing a gap between West Chiltington Village and West Chiltington Common. It is considered that there is no/low capacity for medium scale housing.

2.3 A key objective of the Horsham District Planning Framework (HDPF) is to provide a range of housing developments across the district that: deliver the target number of new homes; respects the scale and character of existing places; and as far as possible caters for the needs of all residents, including the delivery of a range of housing sizes and types including affordable housing.

2.4 Provision is made in the HDPF for the development of at least 16,000 homes and associated infrastructure within the period 2011-2031, at an average of 800 homes per annum. This figure includes 1,500 homes from Neighbourhood Plans according to settlement hierarchy and 750 homes from Windfall² across the entire District.

2.5 There is an expectation that West Chiltington will provide some housing during the Horsham Plan period primarily to meet locally defined needs.

It is important to consider the number of houses for a rural parish such as West Chiltington.

The HDPF is clear in its approach to sustainable development, stating at policy 2 (5)

¹ Horsham District Landscape Capacity Assessment April 2014 page 74

² HDPF Glossary defines Windfall site as a site not specifically allocated for development in the Local Development Framework which unexpectedly becomes available for development during lifetime of a plan.

“That its overarching strategy is to continue to support in principle the sustainable development of settlements through an appropriate scale of development which retains the existing settlement pattern over the plan period.”

2.6 Policy 15(4) of the HDPF sets out that at least 1,500 homes throughout the district in accordance with the settlement hierarchy (Policy 3), will be allocated through Neighbourhood Planning.

2.7 Policy 3 states that development will be permitted within towns and villages which have defined built-up areas. Any infilling and redevelopment will be required to demonstrate that it is of an appropriate nature and scale to maintain the characteristics and function of the settlement in accordance with the settlement hierarchy.

2.8 It is therefore clear that the settlement hierarchy plays a key role in understanding the broad contribution that WCP is expected to make to delivering the HDPF. As already identified West Chiltington is recognised as a medium village and defined in HDPF Policy 3 as:

“These settlements have a moderate level of services and facilities and community networks, together with some access to public transport. These settlements provide some day to day needs for residents but rely on small market towns and larger settlements to meet a number of their requirements.”

2.9 With this strategic context in mind and in particular the focus on sustainable development, it can be determined that West Chiltington Village and West Chiltington Common, with their individual built up area boundaries might be appropriate for limited infill development which retains the existing settlement pattern.

2.10 HDPF Policy 4 makes clear that growth of settlements will be supported in order to meet the local identified housing needs. It states that: Outside built up boundaries, the expansion of settlements will be supported where

- The site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins existing settlement edge
- The level of expansion is appropriate to the scale and function of the settlement type
- The development is demonstrated to meet the identified local housing needs and/or employment needs or will assist the retention and enhancement of community facilities and services

- The impact of the development individually or cumulatively does not prejudice comprehensive long term development, in order not to conflict with the development strategy
- The development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced

2.11 The Framework contains further policies which directly impact upon the Parish:

- Policy 25 - The Natural Environment and Landscape Character which seeks to protect the landscape character of the District including the individual settlement characteristics and settlement separation
- Policy 26 - Countryside Protection which seeks to protect the rural character and undeveloped nature of the countryside and its pattern of woodlands, fields, hedgerows, trees, waterbodies and other features
- Policy 27 Settlement Coalescence which seek to ensure that landscapes will be protected from development which would result in the coalescence of settlements.

2.12 Whenever possible, neighbourhood plans should align with the duration of the local plan. However, the Horsham Local Development Scheme for the period January 2017 to December 2019 envisages that the review of the HDPF will reach the Preferred Options Consultation Stage in late 2018, with an expected adoption date of September 2020. As such, it is expected that the strategic policy context provided by the HDPF, including a new district wide housing requirement will be emerging and then adopted early in the lifetime of WCNP.

3 Objective Housing Needs Assessment

3.1 To support and underpin the development of the WCNP an objective and independent Housing Need Assessment (HNA) has been carried out.

3.2 An independent planning consultancy³ was commissioned to examine the potential unconstrained number of dwellings that WCNP might seek to accommodate by applying a series of assessments to determine possible housing

³ Housing Needs Assessment; AECOM July 2018

need scenarios. However, Planning Practice Guidance⁴ (PPG) states that 'establishing future need for housing is not an exact science and no single approach will provide a definitive answer. The guidance is primarily aimed at local planning authorities preparing Strategic Housing Market Assessments (SHMA) at the district level although the procedures can be utilised at a neighbourhood level in a proportionate manner.

3.3 The HNA reviewed qualitative and statistical data about the type, tenure, size and quantity of housing needed at a local level as well as having regard for relevant national and local planning policies and guidance. At a neighbourhood planning level one important consideration is determining the extent to which the neighbourhood diverges from the local authority average.

3.4 The AECOM Housing Needs Assessment (HNA) considered 5 sets of data:

- (a) The Horsham District Planning Framework minimum derived figures for plan period 2011 to 2031 taking into account the HDPF settlement hierarchy.
- (b) The Strategic Housing Market Assessment (SHMA) for Horsham
- (c) The Ministry for Housing, Communities and Local Government (MHCLG) household projection
- (d) Home growth between 2001 and 2018
- (e) The Standard Methodology based on the proposals issued by MHCLG for consultation in September 2017.

3.5 The outcome from these 5 data sets provided a range of housing numbers for WCNP, from 100 to 548 dwellings to be delivered over the HDPF period 2011 to 2031. This is a very wide range on which to base a NP and hence requires further examination and evaluation of the assessment. There is no requirement for all these dwellings to be accommodated within West Chiltington especially as local constraints may make this unfeasible⁵.

3.6 The AECOM assessment is primarily one of a top down, unconstrained approach. Consideration of local strategic planning policies, local environmental

⁴ PPG Housing and economic development needs assessment Para. 014Ref.ID2a-014-20140306

⁵ AECOM page 6 Executive Summary para.1

constraints, land availability, locally derived housing needs, and the views of local people, all of which are a fundamental purpose of Neighbourhood Planning and Localism Act, should be taken account of in the overall HNA. These matters are therefore explored in detail to provide a richer interpretation of the figures.

4. Housing Sizes and Mix

4.1 Below we consider the existing types and sizes of dwellings in West Chiltington. It should be noted that the census data does not capture the housing stock in its entirety, as only those households that are usually resident and return the census are captured. Therefore, a small percentage of homes are not accounted for. The table below shows the relative split between types of houses, as defined by the census in West Chiltington, Horsham and across England.

Table 4.1: Types of Dwellings, 2011

Dwelling Type (excluding caravan and other temporary structures)	West Chiltington	Horsham	England
Whole house or bungalow: Detached	85.2%	38.7%	22.4%
Whole house or bungalow: Semi-detached	10.3%	26.5%	31.2%
Whole house or bungalow: Terraced (including end-terrace)	0.3%	17.0%	24.5%
Flat, maisonette or apartment: Purpose-built block of flats or tenement	2.8%	14.7%	16.4%
Flat, maisonette or apartment: Part of a converted or shared house (including bed-sits)	0.4%	1.6%	3.8%
Flat, maisonette or apartment: In a commercial building	0.6%	0.9%	1.0%

Source: Census 2011

4.2 This data shows the extent to which the housing stock in West Chiltington differs from that of Horsham as a whole, and indeed across England, with the vast majority of homes being detached. All other types of home were comparatively rare in West Chiltington, including semi-detached homes, which were much more prevalent across Horsham, and indeed are the most common type of home across the country. It is likely that this dominance of detached homes reflects the relative homogeneity of West Chiltington Common, with many houses in that part of the

Parish built in the same era and in a similar style, primarily being detached in nature.

4.3 The data below allows us to consider a broad picture of the size of the housing stock in West Chiltington in comparison with the district. Again, this data only covers homes and dwelling spaces (i.e. homes in a shared dwelling) that are occupied and does not cover vacant or second homes. The data considers the total number of rooms in each household, that is, the self-reported count of the number of rooms available to each household in the census, including kitchens but excluding bathrooms.

Table 4.3 Household spaces by number of rooms, 2011

Number of Rooms	West Chiltington	Horsham	England
1 Room	0%	1%	1%
2 Rooms	1%	2%	3%
3 Rooms	2%	9%	10%
4 Rooms	8%	16%	19%
5 Rooms	11%	20%	25%
6 Rooms	17%	18%	19%
7 Rooms	15%	12%	10%
8 Rooms	18%	9%	6%
9 Rooms or more	29%	13%	6%

Source: Census 2001/2011, AECOM Calculations

4.4 The table suggests that homes in West Chiltington are relatively large, both in comparison with the average for the district, as well as across England. Indeed, the most common size of home in the parish was actually the largest, with 9 rooms or more, usually a home of 4+ bedrooms and 3+ reception rooms. In both Horsham and in England, the most common size of home was one of 5 rooms, usually a 3 bedroom home with one reception and one kitchen.

4.5 In this context it is useful to consider how the number of rooms in dwellings has changed over the Census period. This shows that the dwelling stock has shifted

somewhat, with the number of smaller homes (of 5 rooms or less, equivalent to a 2-3 bed home) decreasing by about 14%, from 389 to 335, and the number of larger homes increasing by 12%.

Table 4.5 Households by number of rooms, and rates of change 2001 to 2011

Number of Rooms	West Chiltington	Horsham	England
1 Room	-100.0%	10.5%	-5.2%
2 Rooms	-20.0%	18.8%	24.2%
3 Rooms	-10.5%	23.3%	20.4%
4 Rooms	-8.3%	6.7%	3.5%
5 Rooms	-16.1%	-3.9%	-1.8%
6 Rooms	3.6%	7.0%	2.1%
7 Rooms	0.0%	13.8%	17.9%
8 Rooms or more	20.2%	22.1%	29.8%

Source: Census 2001/2011, AECOM Calculations

4.6 It is crucial to remember, however, that these changes describe the way that households occupy or modify their dwellings. It would suggest that there may have been a general trend towards enlarging properties to 6 or more rooms, with the stock of smaller properties being lost as a result of additions and conservatories in particular being built. In this way the enlarging of properties by one generation has a long-term impact on those from another generation seeking homes, as the size (and usually the value) of these properties increases. However, it is worth recalling the cautionary note above that the way people categorised rooms has been prone to errors and may explain, at least in part, the differences seen above.

4.7 It is particularly interesting to compare this data with census estimates of the number of bedrooms for each household in West Chiltington and Horsham, using ONS estimates based also on the Census data. The table below summarises the proportion of households occupying each size of home in terms of number of bedrooms only.

Table 4.7 Number of bedrooms in household spaces, 2011

Number of Bedrooms	West Chiltington	Horsham	England
1 bedroom/Bedsit	3%	11%	12%
2 bedrooms	16%	24%	28%
3 bedrooms	36%	37%	41%
4 bedrooms	30%	21%	14%
5 or more bedrooms	15%	7%	5%

Source: Census 2011, AECOM calculations

4.8 This data suggests that in fact the most common size of home in West Chiltington is actually just 3 bedrooms, although overall the size of the housing stock tended to be significantly greater than in Horsham, with just 19% of dwellings less than three bedrooms, verses 35% across Horsham and 40% across England.

4.9 In terms of housing need however, it is relevant to consider whether it is the number of rooms overall that is the more important measure of housing size, or the number of bedrooms. On the one hand, additional reception rooms may be converted for use as extra bedrooms where necessary. However, this is more likely to be true in larger homes where there is more flexibility, and the cumulative data above suggests that the vast majority of 1-3 room homes have only one bedroom, with relatively greater constraints on potential conversion to accommodate a second bedroom in a purpose built living room for example. The data above however suggests that, particularly for larger homes of 4 or more bedrooms (which make up fully 45% of all housing in West Chiltington), housing size is as much a matter of choice, preference and ability to afford housing as it is of 'need' as defined by the bedroom standard, which essentially sets a minimum number of bedrooms needed for different compositions of household.

4.10 Household composition is a key factor driving the size of housing that will be needed in West Chiltington in future. As such, in Table 5.10 below the data is set out from the Census that records household composition in West Chiltington, with data for the district and England for comparison. Data for the parish differs from that of the district in a variety of key areas.

Table 4.10 Household composition in West Chiltington, 2011

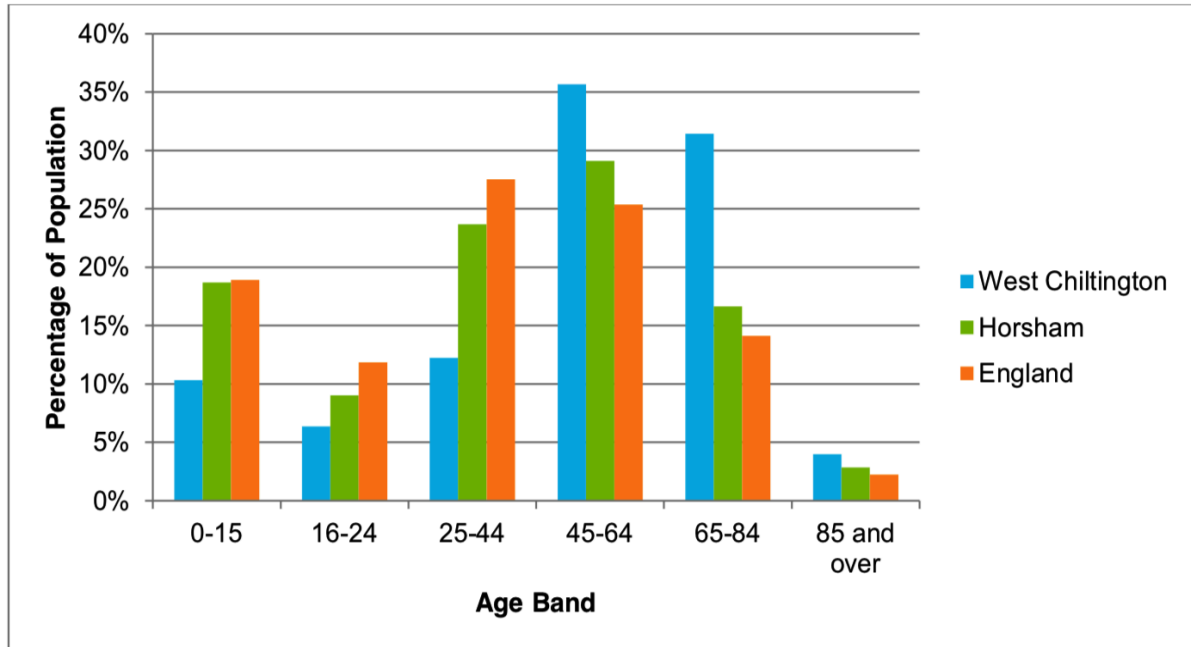
Type		West Chiltington	Horsham	England
One person household	Total	22.5%	28.2%	30.2%
	Aged 65 and over	16.4%	13.6%	12.4%
	Other	6.1%	14.6%	17.9%
One family only	Total	73.7%	66.8%	61.8%
	All aged 65 and over	23.0%	10.8%	8.1%
	With no children	26.5%	20.6%	17.6%
	With dependent children	14.4%	26.6%	26.5%
	All children Non-Dependent	9.6%	8.9%	9.6%
Other household types	Total	3.8%	5.0%	8.0%
Average Household Size		2.2 people	2.4 people	2.4 people

Source: Census 2011, AECOM Calculations

4.11 What is immediately notable is the lower proportion of one person households in West Chiltington than either Horsham or England, however, this masks the fact that there was in fact a higher proportion of one person households aged 65 or over in the Neighbourhood Area(NA) than in the district or the country, and lower proportion of one person households of other ages.

4.12 The following figure shows how the relative proportions of the population in West Chiltington fall into different age groups, in comparison with Horsham and England. The data makes clear the extent to which West Chiltington is an older community, with far less children than the rest of Horsham and England, and far more people over 45.

Figure 4.12 Age Structure in West Chiltington 2011

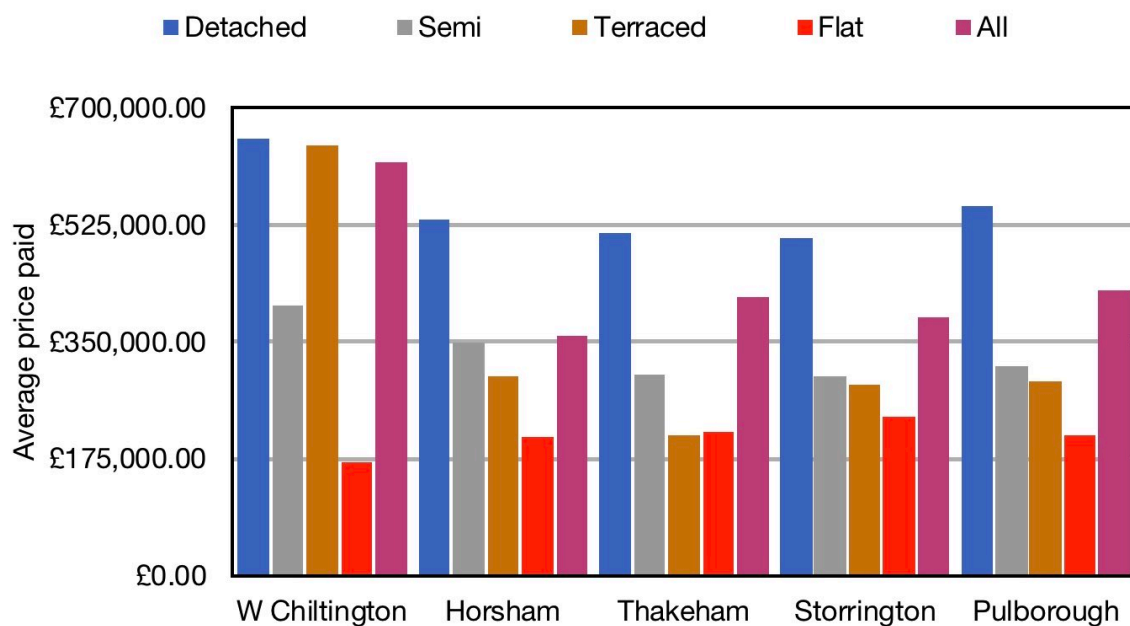


Source: Census 2011; HNA Para 191

5 Affordability and House prices relative to surroundings

5.1 Figure 5.1 compares average house prices over the past 5 years in the West Chiltington postcode area against those of other postcode areas containing settlements in the District. The data shows that house prices in West Chiltington are, as a whole higher than those for neighbouring parishes and Horsham town.

Figure 5.1: Average house price paid, April 2012 to April 2017



Source: Zoopla

5.2 As is shown in Table 4.1, there are relatively few flats in West Chiltington, with the stock of property dominated by detached and in particular represents a far higher percentage of the stock of property than the comparator areas.

5.3 In line with the Planning Practice Guidance, we have considered evidence of affordability by looking specifically at the relationship between lower quartile house prices and incomes, as expressed in the Lower Quartile Affordability Ratio (LQAR). While this is a relatively crude measure of affordability, as it does not take account of the cost of servicing mortgage debt, it is a useful basic measure for benchmarking affordability changes over time.

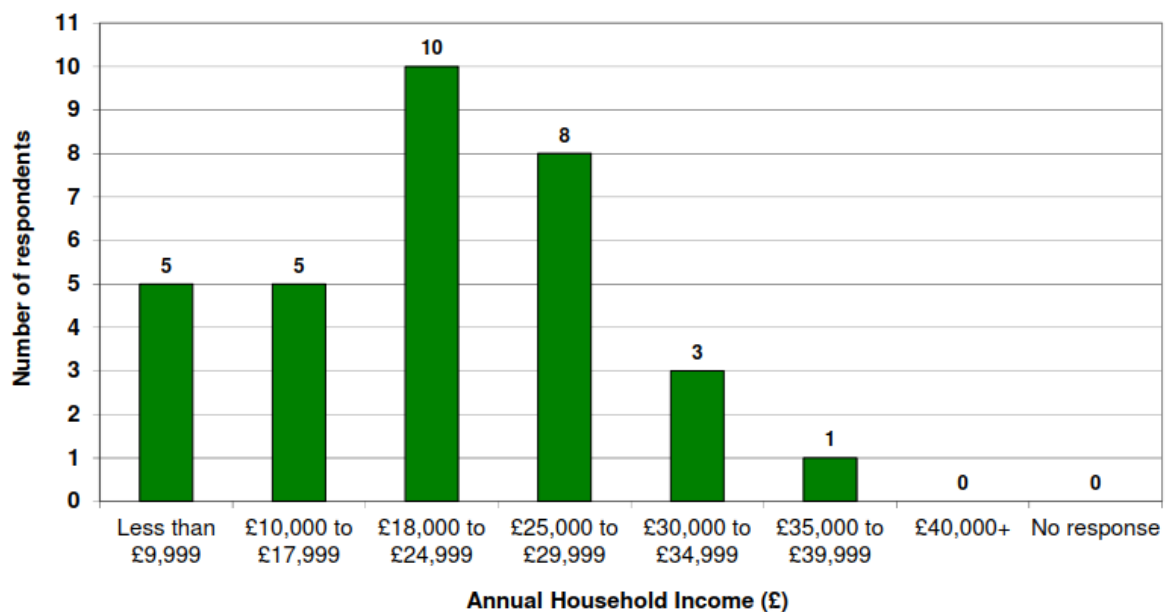
5.4 Across Horsham, the lower quartile gross annual residence-based earnings were £22,480 in 2016, according to ONS data. Whilst local income data is not available for individual parishes, we have assessed the affordability of housing

based on these figures. The lower quartile house price in 2016 in West Chiltington was £472,500, giving a LQAR of 21, i.e. house prices were 21 times the lower quartile earnings.

5.5 Using an income multiple of 4 (which approximately 75% of all mortgage lending ratios fell below in recent years⁶, it is possible to assess what income would be necessary to afford housing in West Chiltington. Based on a 90% mortgage on a lower quartile priced house, an income of approximately £106,000 per annum would be required to buy in West Chiltington, without significant existing equity or assistance.

5.6 We also point to evidence from the AirS Housing Need Survey Report (HNSR), which showed that, of those identifying themselves in housing need in West Chiltington, the most common income bracket was £18,000-£24,999 per annum (Table 5.6). It is important to note that whilst such an income would likely be sufficient for someone already owning their house outright, as many older households in West Chiltington do, for younger households, such an income would prevent them from accessing housing in the village. This reflects the different costs of housing for those with differing levels of equity.

Figure 5.6 Annual incomes of households in housing need with local connection



Source: West Chiltington HNSR

5.7 Bringing together the evidence on affordability, we have seen that the affordability ratio in the area is very high, with house prices on average up to 20

⁶ <https://www.which.co.uk/news/2017/08/how-your-income-affects-your-mortgage-chances>

times local incomes. Furthermore, those in housing need in West Chiltington are likely to earn approximately the lower quartile income across Horsham, with many of these being single adults, often young people, who may live with their parents.

6. Locally Derived Housing Need

6.1 Using the same approach HDC followed in formulating the strategic policy 15 for housing provision the West Chiltington number of completions and permissions over the period 2011 to 2018 is 50, an average of 6.25 dwellings per year.

6.2 HDC has 605⁷ on the waiting list for housing (July 2018) and a simple proportional share of this based on West Chiltington having 2.8% of the district's total number of dwellings⁸ would be 17. However, the West Chiltington Housing Needs Survey⁹ indicated just 3 respondents were on the housing register.

6.3 A local Housing Needs Survey for West Chiltington Parish was undertaken by Action in Rural Sussex (AirS) in 2014 and revealed the following key points about the views of the community on future development in the parish:

- 64% were in favour of a small affordable housing development for local people if there was a proven need;
- 31% would support the development of market homes with the most commonly supported form of such housing being semi-detached;
- 71% identified 2/3 bedroom housing as the most needed;

6.5 The AirS survey identified 16 households required smaller units of housing for elderly owner occupiers needing to downsize within 2 to 5 years of the survey date. Out of the 50 houses identified in 6.1 above there have been two separate developments completed, one of 9 x 2 and 3 bed bungalows, and one of 7 x 3 bed semi-detached and detached houses specifically to meet the demand of downsizing and demand for 2/3 bedroom houses.

⁷ AECOM Para.149

⁸ AECOM Para.64

⁹ AirS West Chiltington HNSR 2014

6.6 The AirS survey revealed 32 households in need of affordable homes which had a current tenure of:

- 9 Renting privately
- 16 Live with parents
- 3 Tied Accommodation
- 1 Mortgage

6.7 The Neighbourhood Plan Community Survey 2018 for West Chiltington provided the following results¹⁰:

- 83.5% thought sufficient provision for housing in NP
- 89% do not have anyone in their family who will want house in the parish in next 5 years
- 90% Do not have adults living at home who need but currently cannot obtain their own home in the parish
- What type of property would they require; 15% Buy;1% Rent; 83% Not Applicable
- Is there anyone in the property who is likely to need more manageable or sheltered accommodation in next 5 years, 11% Yes 89% No
- What type of property would they require, Bungalow 11%, Assisted Living 1%, Sheltered 1%
- Affordable housing has been provided for in the allocation at Steele Close. Have any of your family expressed an interest in obtaining one of these properties. 68% No ; 0% Applied
- If flats for elderly were provided at Moto di Marino site would you be interested in obtaining one, 9% yes; 70% No; 21% Not Applicable
- Will you be looking to downsize in the next 5 years? If yes what type of property? 12% Bungalow; 1.2% Assisted Living; 3.6% Sheltered: 83% Not Applicable

6.8 The HDPF policy 15 indicates a total of 1,500 dwellings to be found from Neighbourhood Plans (NP). This number of dwellings is based upon work undertaken by HDC on Capacity for Development and Strategic Housing and Employment Land Availability Assessment of sites within parishes. It was not expected that each NP area would meet its Objectively Assessed Housing Need(OAN) in full and this would be met by strategic allocations and developments in the district, in particular in and around Horsham town.

¹⁰ West Chiltington Housing Survey 2018

6.9 To calculate a share of the 1,500 dwellings to come from Neighbourhood Plans in accordance with the HDPF settlement hierarchy, the census 2011 data for dwellings in the 3 settlement categories (large, medium, small villages) has been used. It is important to note that Horsham and unclassified settlements have been excluded and the data used to determine a fair share is shown in table 6.9

Table 6.9. Number of Dwellings Hierarchy Settlements Census 2011

Hierarchy Category	Name	Dwellings
Small Towns and Larger Villages	Billingshurst	3572
	Bramber and Upper Beeding	2290
	Broadbridge Heath	1343
	Henfield	2405
	Pulborough and Codmore Hill	2394
	Southwater	3914
	Steyning	2772
	Storrington and Sullington	3254
Medium Villages	Ashington	1010
	Barns Green	246
	Cowfold	771
	Partridge Green	563
	Rudgwick and Bucks Green	1114
	Sinfold	819
	Warnham	912
	West Chiltington Village and Common	1579
Smaller Villages	Christ's Hospital	177
	Washington*	777
	Lower Beeding	144
	Mannings Heath	233
	Rusper	691
	Small Dole	331
	Thakeham	735
	Total Dwellings	32046

*Washington included as part of Storrington/Sullington Neighbourhood Plan

6.10 As the adopted HDPF strategy meets housing needs for the District and HDC has a 5 years housing land supply, it is considered the most appropriate and sustainable approach to assess housing numbers is based on a pro rata of dwellings in a settlement to the total number of dwellings of the settlement hierarchy. This is based on Policy 3 Development Hierarchy which aims that the overall scale of development in a parish should be appropriate to its position within the settlement hierarchy.

6.11 West Chiltington Village and Common represents 4.9% of the total dwellings in Table 6.9 and therefore we can calculate a fair share of the 1,500 for WC is 74 dwellings to be delivered over HDPF plan period 2011 to 2031.

6.12 The adopted HDPF does not specifically require any particular amount of development in individual parishes. It has to be a matter of monitoring over time whether the overall provision of 1,500 dwellings from Neighbourhood Plans is likely to be achieved¹¹.

6.13 With this overall NP requirement of 1,500 dwellings in mind we consider West Chiltington in combination with its closest other settlements (1 to 3 miles) in the neighbouring parishes of Pulborough, Storrington/Sullington and Thakeham in order to evaluate a combined contribution towards the overall HDPF hierarchy development number.

6.14 There is a natural tendency for a Parish within neighbourhood planning to focus on their own individual area and needs. However, with such close proximity of other settlements to West Chiltington there is common demand for infrastructure such as roads, schools, doctors, train stations, and shops it is of interest and importance to consider these parishes in this wider context.

6.15 The total number of dwellings for this group of Parishes (West Chiltington, Pulborough, Storrington/Sullington, Thakeham) is 7,962, and is equivalent to 24.8% of the total dwellings in the hierarchy categories (table 6.9)

6.16 Therefore we can calculate a combined fair share of the 1,500 for this group as 372 dwellings.

6.17 If we compare that to the housing numbers within the various Neighbourhood Plans of these parishes, (which at this time range from made plan, under examination and regulation 14) the total housing allocated number is 408 which is 9.6% higher than the number 372 calculated by proportional share for settlements in the hierarchy development policy. This demonstrates that together this group is achieving a positive contribution towards achievement of the total 1,500 dwellings expected from Neighbourhood Plans.

7. Evaluation of Evidence - Summary of Housing Assessments

7.1 In order to evaluate the level of appropriate housing numbers for the period covered by West Chiltington Neighbourhood Plan, the research undertaken by AECOM, AirS and Local West Chiltington Surveys have been examined and weighted according to its relevance to the local context, constraints and points put forward in this report. The table 7.1 below sets out the results of this examination.

¹¹ Independent Examination of Thakeham Parish Neighbourhood Plan Para.3.18 Page 15

Table 7.1: Summary of examination comments and weightings

Source	Basis	Assessment	Commentary	Weight
HDPF; AECOM Para.61	Local Plan Settlement Hierarchy	<p>HDPF Policy 15, NPs to provide 1,500 dwellings over period 2011 to 2031. AECOM determined the total number of dwellings for the 3 categories of settlement hierarchy from LSOA/MSOA areas within the District. Calculate "fair share by Pro rata the number of dwellings in WC BUAB. WC's share 102 dwellings.</p>	<p>AECOM's approach has a number of the larger villages such as Storrington, Henfield, Broadbridge Heath and Pulborough showing lower numbers of dwellings than medium village WC. This is contrary to 2011 census data for these villages, it also does not align with the HDC strategic policy and the principal of development capacity in relation to settlement hierarchy. The most appropriate way is to take the number of dwellings from 2011 census which are available in ONS nomis report KS410EW and are representative of the settlement hierarchy. Calculate fair share on a pro rata basis of dwellings. This is compliant approach with local plan. WC's share is 74 dwellings.</p>	High

SHMA; AECOM Para.72	Unconstrained Objectively Assessed Need	Considers projections of growth in housing based on national forecast for local employment growth. For Horsham District period 2011-2031 identified 12,720 homes. WC's share is 2.8% =355.	This method does not take into account important local factors and circumstances of the availability of land, infrastructure, employment, environmental constraints and results of consultation.	Low
MHCLG AECOM Para.77	Household Projections	MHCLG suggest by 2031 Horsham District will have 66,854 households. Based on WC proportion households to Horsham results in household increase for WC of 336.	An unconstrained theoretical figure comprising a relative proportion of overall projected increase. No account of demographic, economic or political drivers for housing planning and approval across the district.	Low
HDC; AECOM Para. 149-153	Housing Waiting List	Horsham have 605 applicants on list for housing. A simple proportion share (2.8%) for WC is 17 homes. At 20% & 35% affordable requires a total number of (market and affordable) 114 homes.	Low demand from WC. There are currently 3 people from WC on the Horsham waiting list. Allocation for land in NP to provide 14 affordable homes plus a recent planning approval includes 2 affordable. High number of affordable homes allocated in neighbouring parishes NPs, Thakeham, Pulborough, Storrington. The number of affordable homes allocated in WCNP plus those recently permitted makes fair and deliverable contribution to Horsham waiting list numbers as well as meeting local identified needs.	Medium

Home Growth Para.81	Home Growth 2001 to 2017	Aggregated growth. Annual average rate of 5 houses per year applied to NP period 2011 to 2031 gives projection of 100 houses.	Past growth trends help to understand what has been achieved and provide useful understanding for potential capacity to grow through Windfall. However, not appropriate to use Windfall on its own.	Medium
Census; AECOM Para.65	Proportion share of District total dwellings	Share of entire Horsham District target is 4.2% of 16,000 gives 447 dwellings for WC	No recognition of HDC Strategic policy of Settlement Hierarchy and large strategic sites such as north of Horsham 2,500. This method assumes all places irrespective of existing infrastructure can grow at same rate.	Low
Action in rural Sussex	Local Housing Needs Survey	WC 's need for affordable housing. The survey indicated at the time a need for 32. Amongst this group there was a marked number with aspirations to purchase market homes. Of the households identified 50% were single and living with parents. This tends towards a WC need of 16 affordable homes. HDPF policy 16 requires 20% to 35% of new developments to be affordable. If assume 20% level, WC total (market and affordable) 80 homes.	Housing Need Survey is representative of a snap shot in time, there are very low numbers from WC on Horsham waiting list. AirS recommended to include 50% of 32 in NP. The NP identified and allocated land for 14 Affordable Homes, without the need for market homes which at 20% level is equivalent to allocating land for 70 homes. This site Steele Close, 14 affordable, is now permitted and under construction. NP provision for affordable meets local recognised need.	Medium

Standard Method	MHCLG consultation proposals 2018	MHCLG Sept 2017 consultation proposals for assessing housing needs, based on an indicative uplift for HDC to 974 homes per year. WC allocation on 2.8% share of total is 548.	The projection is included for information. This allocation is an unconstrained assessment approach. It assumes all settlements can grow at the same rate.	Low
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8. Supply Side factors

8.1 There are a number of Supply Side factors used to inform the number of appropriate dwellings. These include but are not limited to, local environmental constraints, infrastructure, sustainability, availability characteristics and location of suitable land.

8.2 Horsham District Council regularly undertake a Strategic Housing Land Availability Assessment (SHELAA) and it identifies potential housing sites in 5 yearly periods for the next 15 years. The latest HDC's SHELAA formed an important base with 9 sites identified.

8.3 The Neighbourhood Plan Steering Group (NPSG) also undertook a local call for sites and 29 sites were identified.

8.4 A total of 38 sites (SHELAA sites-9; Call for sites-29) were assessed in WCNP using a methodology agreed with HDC. This method of assessment provides evidence that the sites selected are sustainable, the most appropriate for development, are compliant with HDPF strategic policies and are deliverable.

8.5 This site assessment process short listed 9 sites out of the 38 for a more in-depth assessment using criteria suggested by HDC.

8.6 Out of the 9 sites two were determined to be suitable to allocate in the West Chiltington Neighbourhood Plan (WCNP).

- Steele Close for 15 homes, of which 14 affordable, and 1 market value.

This site since allocation in the WCNP and regulation 14 consultation has progressed with planning permission granted in 2018 and construction started. Therefore, it seems not appropriate to classify this as an allocated site

in the WCNP but to take the housing numbers into consideration as part of the housing required and delivered over the WCNP period 2018 to 2031.

- Moto Di Marino Garage site for 16 (minimum) allocated for downsizing need with potential for sheltered accommodation. The owner has indicated that he does not intend to vacate the land in near future and this development is considered possible in the latter part of WCNP period 2018 to 2031.

These 2 sites can provide the housing needs identified in the WC NP.

A further 2 affordable homes have been granted planning permission, bringing the total affordable to 16 to be built within the period 2018 to 2031.

8.7 In West Chiltington the number of housing granted planning permissions and built from 2011 to 2018 inclusive (8yrs) is 50 which is an average of 6.25 dwellings per year.

8.8 It is important to note there are also several other housing developments being delivered in addition to those identified and allocated in NPs in the 4 neighbouring parishes to West Chiltington (Storrington/Sullington, Pulborough, Thakeham, Billingshurst). The aggregated number is 1,004 dwellings over the plan period and are therefore in part support the needs of West Chiltington's demand for housing growth.

8.9 Hence with the NPs allocated dwellings in combination with the additional developments in the neighbouring Parishes there is a total supply of 1,376 growth in dwellings from this group of parishes which represents a growth in dwellings of 11.9%

9. Conclusion of Housing Assessment

9.1 The WCNP covers the period 2018 to 2031 and takes into account the HDPF period 2011-2031.

9.2 Demographic changes in West Chiltington points to the need to plan for smaller homes suitable for younger families and provide more affordable homes for them than existing stock.

- Plan for 50% of future housing in West Chiltington to be of a size 3 bed or less

- Plan for a small amount of affordable family sized housing (2-3 children)
- 1-2 bed dwellings likely to be adequate to meet affordable needs of younger generation
- Plan for 50% of future affordable to be 1-2 bed
- Need for rented tenure in WC for younger generation who wish to remain in village upon leaving parental home

9.3 Forecast significant increase of those aged 75+ by 2031 in WC who are possibly in need of specialist housing and mobility limitations.

- Plan for a further 18 specialist homes in WC by 2031

9.4 WC housing permitted and built 2011 to 2018 is 50 consisting of 2 x 1 bed; 7 x 2 bed; 28 x 3 bed; 13 x 4 bed, therefore 74% were of 3 bedrooms or less (37/50) and supports the identified need to build 50% of 3 bedroom or less houses.

9.5 WCNP allocated 2 sites with a total of 31 dwellings. The Steele close site consisting of 15 houses of which 14 are affordable and of 2 x 1 bed; 7 x 2 bed; 5 x 3 bed of which 7 will be rented accommodation and the remaining 6 shared ownership to be delivered in the first 5 years of the NP. The Moto di Marino site consisting of 16 Specialist Homes of 1-2 bedrooms with likely delivery in latter part of NP period.

9.6 Data from HDC for 2001 to 2017 gives net completions in WC of 89 or 5.5 dwellings per year.¹² Hence over NP period 2018 to 2031 (13 years) at this historic Windfall rate could represent in the region of 72 further houses being delivered over and above the 81 (50 +31).

9.7 Therefore the total housing delivered during the HDPF period 2011 to 2031 is a minimum of 81 and could reach 161.

9.8 This level of housing is considered to be proportionate given the position of WC within the settlement hierarchy, and the identified significant constraints in the locality including no brownfield sites, WC Common BUAB proximity to parish boundary and landscape impacts. This has significantly limited the availability of suitable sites for development. It is therefore anticipated that open housing market needs within the Parish would be met largely through other strategic allocations and

¹² AECOM HNA Para 114. Page 26

permitted planning applications in other parts of the district in addition to the sites being delivered through Neighbourhood Planning.