

Slinfold Parish Council Management Statement for Meeting Housing Needs - July 2025

1. Introduction

Slinfold has a “Made” Neighbourhood Plan up until 2031 and has embarked on making a new Plan from that date.

Horsham District Council (HDC) has however withdrawn its new draft Local Plan (July 2025) and is beginning the process of drawing up a new Plan in accordance with the Government’s new standard method of determining housing need/targets. HDC has also given some guidance to Neighbourhood Planning in their recently published Planning Advice Note – “Shaping Development in Horsham District” and extracts of that note are appended at Appendix A

Slinfold Parish Council has been advised that the housing numbers in its Made Plan, which was made more than 5 years ago, may not be immune from the “tilted balance” as described in NPPF Paragraph 11d and their housing numbers may be considered out of date due to HDC being unable to demonstrate a five year housing land supply.

This “Management Statement” has been prepared to augment the “Made” Slinfold Neighbourhood Plan (SPNP) to demonstrate that within its area Slinfold has sufficient housing land and allocations to meet the new Government needs/targets in accordance with their Standard Method of calculating those needs/targets if applied proportionally to individual Neighbourhood Plan Areas.

With this Management Statement in place, the PC will have a clear tool to demonstrate compliance with national housing requirements, defend local character, and manage growth strategically to 2031.

Several local communities have adopted parallel approaches—formalising a concise “management statement” or equivalent note to demonstrate compliance with the Standard Method and to bolster their neighbourhood-level policies when resisting speculative applications.

Slinfold housing needs/targets

HDC has advised that if the Standard Method of calculation were applied to Slinfold it would mean allocating 20 units per annum. i.e. in the 7 years up until the end date of the SPNP (2031) allocations of $20 \times 7 = 140$ units need to be provided.

Implementing and adopting this Statement will:

- **Provide a defensible housing “budget” for Slinfold to 2031**
- **Strengthen the PC’s position in planning consultations**

- **Highlight that identified sites (Hayes Lane; Lower Broadbridge Farm) already satisfy local needs**
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2. Methodology

1. Extract the district-wide housing need figure from the Standard Method (per Government guidance).
 2. Calculate Slinfold's share by:
 - Dividing total rural village population by total rural village population in Horsham District
 - Multiplying that ratio by the district-wide Annual Local Housing Need (ALHN)
 3. Project cumulative need from present day to 2031.
 4. Cross-check against the Made Neighbourhood Plan allocations.
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3. Housing Need Calculation

Metric	Value
Horsham District ALHN (2025–31)	1,338 dwellings p.a.
Slinfold population	1,985 residents
Slinfold proportional share of ALHN	1.5% i.e 20 dwellings p.a.
Slinfold proportional share ALHN 2025-2031	$7 \times 20 = 140$ dwellings

4. Integrating with the Made Plan

- The Made Neighbourhood Plan allocates 77 units to 2031.
- 48 units have been built from allocated sites to 2025, 19 windfall units have been developed upto March 2024, giving a total of 67 units, i.e. 10 units unallocated.
- An additional 133 units have been granted planning at Appeal at Lower Broadbridge Farm (LBF).
- Our proportional Standard Method target to 2031 is now 140 units.

- With 10 unallocated units from the 2018 Plan and 133 at LBF we therefore have 143 units allocated ie 102% of our calculated need is now covered, leaving a 3 unit “surplus.”

This surplus can be used as a material consideration inter alia to:

- **Refuse or negotiate down speculative schemes that exceed our residual requirement**
 - **Cap proposals on individual sites at figures supported by infrastructure constraints**
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5. Site-Specific Analysis

East of Hayes Lane

- **Proposed: 15 dwellings in linear form along Hayes Lane**
- **Management Statement position:**
 - **This scheme falls well within the 143-unit delivery numbers.**
 - **Surface water drainage improvements are a prerequisite condition**
 - **Parish will support no more than 15 dwellings here**

Lower Broadbridge Farm

- **133 dwellings approved at Appeal 2023**
- **Site originally identified in Slinfold’s 2018 Plan but withdrawn on advice from HDC**

Boundary Site (adjacent parish)

- **Proposed: 93 units**
 - **Statement notes:**
 - **Combined with Slinfold’s existing delivery, local housing supply exceeds need**
 - **Adds weight to PC objections to sites advanced speculatively**
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6. Adoption Process

1. **Draft Review – PC NPWG Committee reviews and refines Statement**

2. PC resolves to progress with Management Statement 31st July 2025
 3. Public Consultation – 4-week parish wide consultation online
 4. Formal Resolution – PC meeting to adopt Statement as a material consideration
 5. Publication – Post on parish website; circulate to HDC and neighbouring parishes
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7. Utilising the Statement in Planning Responses

- **Quote the headroom figures when commenting on applications**
 - **Attach the Management Statement as an appendix to all PC objections**
 - **Emphasise Parish Council commitment to meeting need within current Plan period**
 - **Reference drainage, character, infrastructure constraints to reinforce ceilings**
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8. Summary

This Management Statement updates the numbers of housing within SNP area indicating that the needs/targets set by Government can be met without further allocations. New targets will be considered on a needs basis in a new SPNP that is underway post 2031. The new drafting (including the necessary consultations) and will take account of HDC policies as they emerge in their new Local Plan.

In addition to these two sites (East of Hayes Lane and Lower Broadbridge Farm) there is an approval for 93 units adjoining the SNP boundary (Wellcross Farm) that will provide a retirement village together with ancillary facilities that will cater for the Neighbourhood Plan area's community needs.

Next Steps

- Circulate to HDC and neighbouring PCs for coordination (ensures joined-up approach on cross-boundary sites).
 - Use examples (and citations) in consultation to demonstrate proven track record.
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Future Work

- Begin scoping a new Neighbourhood Plan in 2028

- Align emerging policies with Horsham District Council's draft Local Plan
- Refresh proportional calculation when HDC publishes its updated ALHN
- Engage community on housing mix, climate adaptation, and infrastructure