



Horsham District Plan 2021 -2039 Examination

Matter 9– Sites Allocated for Development in the Plan

November 2024



gladman.co.uk



01260 288888

MATTER 9: – SITES ALLOCATED FOR DEVELOPMENT IN THE PLAN

Issue 2: Whether the other sites (settlement site allocations) allocated in the Plan and associated policies are justified, effective, consistent with national policy and positively prepared?

Question 8 – Is Strategic Policy HA12: Partridge Green Housing Allocations sound?

a) PG1

b) PG2

c) PG3

1.1.1 This Hearing Statement is submitted by Gladman Developments Ltd to address Matter 9: Sites Allocated for Development in the Plan, Question 8 of the Inspectors' Matters, issues and Questions regarding draft Strategic Policy HA12 – Partridge Green Housing Allocations. Gladman's hearing statement will focus on part c) of Q8, allocation PG3 'Land at Dunstans Farm' which is an emerging residential allocation for 120 homes.

1.1.2 Evidence is presented to demonstrate that this allocation is not only sound but that there is a realistic prospect that housing will be delivered within five years, much sooner than anticipated in the proposed housing trajectory and that the Policy HA12 – PG3 Land at Dunstans Farm is therefore deliverable and developable.

1.1.3 With regard to the site being deliverable and developable, Gladman can demonstrate this by referring to the current pending application on the site (ref: DC/24/0428) which was submitted to Horsham District Council on 19th March 2024 as an "outline planning application for the erection of up to 120 dwellings with public open space, landscaping, and sustainable drainage system (SuDS) with vehicular access point with all matters to be reserved except access". The application is supported by a full suite of technical evidence that demonstrates that the proposed site allocation is sound.

1.1.4 The submitted application takes regards to the emerging Local Plan and results in a policy compliant proposed development to the Horsham District Plan 2021 -2039 and PG3 as a

whole. This includes indicative pedestrian and cycling connectivity between PG₃ and PG₂ and including a landscape buffer to protect the setting of the Grade II Listed Building.

- 1.1.5 In the months following the submission of the planning application Gladman have liaised with Horsham Planning Officers to address any comments raised within consultation responses received and working to overcome them.
- 1.1.6 This application demonstrates that the proposed site allocation is sound and that the site is a suitable allocation for residential development within the Horsham District Plan 2021 - 2039 as it is a site which is achievable and deliverable as part of the Local Plan.
- 1.1.7 As a result of this process Gladman are working towards a positive recommendation for approval which will go in front of the Horsham Planning Committee within the coming months.
- 1.1.8 As such, Gladman do object to the proposed delivery timetable of the site as set out in the housing trajectory. Having worked to find a bespoke solution to water neutrality on the site, the expected delivery of housing for Land at Dunstans Farm site allocation is set out in the table below:

Year (1 st April – 31 st March)	No. of Dwellings
24/25	
25/26	20
26/27	40
27/28	40
28/29	20
Total:	120

- 1.1.9 Gladman suggest that the housing trajectory could be much more positive in relation to this site and as drafted, is overly pessimistic. It may very well be the case that there are other sites in similar situations, that shows that increased housing could be proposed within the plan period.
- 1.1.10 In conclusion, the progression of the planning application for the PG₃ allocation demonstrates that the site is deliverable.