



Horsham District Local Plan 2023-2040

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Examination Webpage:

<https://www.horsham.gov.uk/planning/local-plan/local-plan-examination>

23 August 2024

Examination of the Horsham District Local Plan 2023-2040 Preliminary Matters

Dear Ms Howe,

Introduction

1. I have been appointed by the Secretary of State to conduct the examination of the Horsham District Local Plan 2023-2040 Regulation 19 – January 2024 (the Plan). Following my initial review of the supporting evidence and representations I provide the following comments and requests for information.
2. It is hoped your response to this letter will inform my Matters, Issues and Questions (MIQs) and a timetable for the hearings, including determining whether or not those hearings should proceed in more than one stage.

National Planning Policy Framework

3. The National Planning Policy Framework December 2023 in paragraph 230 sets out transitional arrangements for plan making. Because the Plan reached pre-submission consultation on or before 19 March 2024, I will examine it under the relevant previous version of the National Planning Policy Framework September 2023 (the NPPF).

Main Modifications

4. I note the Council formally requested upon submission that I recommend main modifications to the Plan that would make it sound and compliant with the legislative requirements as per Section 20(7C) of the Planning and Compulsory Purchase Act 2004 (the 2004 Act). I have also noted the schedules of modifications submitted (SD14 and SD15). For the avoidance of any doubt these schedules do not form part of the Plan, but they will be considered at the relevant

hearings where necessary. I will provide more information on main modifications when I issue my examination guidance notes and MIQs.

Evidence and the duration of the Examination

5. It is noted that a number of evidence base documents are still being prepared and are intended to be submitted to the examination shortly. In this context, I draw the Council's attention to the Government's letter to the Planning Inspectorate dated 30 July 2024¹. Please can the Council add this letter to the examination library and note that among other things it sets out the Government's expectations on how examinations should be conducted.
6. Delays in finalising these outstanding evidence documents could protract the length of the examination. I therefore require a clear timeline for their completion. In the interests of fairness and efficiency, these evidence documents should be made available as soon as possible so that they can inform the MIQs for the hearings and representors hearing statements.
7. Please can the Council therefore provide a list of all such documents and precise dates when they will be published on the examination website. If a precise date cannot be provided, please can the Council give a clear reason why, setting out the actions and associated timeline necessary to complete the relevant work, particularly highlighting anything which is preventing its completion. In doing so, please can the Council highlight with dates any necessary engagement with third parties.

Housing Land Supply

8. I also note the Council is seeking to confirm, through the examination, a 5 year supply of deliverable housing sites under paragraph 74 of the NPPF. As suggested by the Council on submission, please can the Council produce a Topic Paper on Housing Supply. It would assist if this document included analysis of the total supply over the Plan period and also explains how this relates to the Plan's Spatial Strategy. Furthermore, this paper should also explain how any under supply has been accounted for in the Plan together with justification for the Council's approach.
9. Appended to this letter is a template which draws on the NPPF and sets out the site-specific information which would be helpful to the examination. Please can this template (or equivalent format with the same information) be completed for each site which the Council considers forms part of its 5 year land supply and include that information as part of the Topic Paper. In response to this letter please can the Council also confirm when it would be able to submit this Topic Paper to the examination. I may also request other Topic Papers are prepared over the course of the examination as required.

¹ [Local Plan examinations: letter to the Chief Executive of the Planning Inspectorate \(July 2024\)](https://www.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/125444/local-plan-examinations-letter-to-the-chief-executive-of-the-planning-inspectorate-july-2024.pdf) (publishing.service.gov.uk)

Conclusion

10. Please can the Council publish this letter on the examination website. Following receipt of your response to the matters raised, I should be able to advise you on how I consider that the examination should proceed.

11. For the avoidance of any doubt, I am only seeking the Council's response to this letter. I am not inviting further submissions from any other party at this stage. I look forward to hearing from the Council via the Programme Officer shortly.

Yours sincerely

L Fleming

INSPECTOR

Appendix 1: 5 year housing land supply information

The following information should be provided for every site that the Council assumes is available now, in a suitable location for development now, and is achievable with a reasonable prospect that housing will be delivered within five years (from 1 April 2024).

A. All sites with detailed planning permission, and sites of <10 homes and <0.5ha that have outline planning permission

Site name:					
Local plan ref:					
Total capacity:					
Plan period completions:					
Five year completions:					
	2024/5	2025/6	2026/7	2027/38	2028/9
Annual completions:					

These sites can be considered deliverable unless there is clear evidence that homes will not be delivered within five years¹.

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¹ NPPF Annex 2 Glossary

B. Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register)

Site name:					
Local plan ref:					
Total capacity:					
Plan period completions:					
Five year completions:					
	2024/5	2025/6	2026/7	2027/38	2028/9
Annual completions:					

Clear evidence relating to¹:

Current planning status, including progress towards approval of reserved matters.
Progress towards the submission of an application.
Progress with site assessment work.
Site viability.
Availability, including ownership.
Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects.

¹ PPG ID:68-007