



Homes
England

Horsham District Local Plan 2023-2040 Examination in Public

Matter 7 – Economic Development

Hearing Statement

Date: November 2024



Issue 1 – Whether the approach to employment land and supply is justified, effective, consistent with national policy and positively prepared?

1. Introduction

- 1.1 This statement has been prepared by Homes England in its capacity as landowner and promoter of West of Ifield, Horsham, identified as a strategic site HA2 in the Horsham Local Plan 2023-2040.
- 1.2 This statement supplements Homes England’s previous representations to the Horsham District Local Plan Regulation 19 consultation. Where relevant separate submissions will be made in relation to Homes England’s other land interests.

Issue 2 – Whether the other economic development policies are justified, effective, consistent with national policy and positively prepared?

2. Q5 - Is Strategic Policy 35: Town Centre Hierarchy and Sequential Approach sound?

a) Where do neighbourhood centres to be provided as part of strategic allocations fit within the town centre hierarchy identified in table 8?

- 2.1 As per our Regulation 19 submissions, we consider this to be an omission in Strategic Policy 35 that should be addressed through a modification. The town centre hierarchy only currently recognises existing centres and there is no reference / acknowledgement as to how the new “neighbourhood centres” required to be delivered as part of the strategic allocations would be assessed within this hierarchy in the future.
- 2.2 This omission could lead to uncertainty in how the neighbourhood centre proposals are developed as part of bringing forward the allocation and or how future changes or subsequent applications for change of use within the town centres would be addressed. It is important for clarity at the Plan making stage to ensure that requirements within the Strategic Allocations are justified and the plan is effective in guiding commercial development within commercial centres over the Plan period. Homes England therefore request clarification on this matter within the draft Local Plan, the site and its neighbourhood centre within the development hierarchy and the town centre hierarchy in Strategic Policy 2, Strategic Policy 3 and Policy 35 to ensure consistency across policies and to allow clear management of these new neighbourhood centres delivered on strategic allocations over the Plan period.