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TO: <Developer/Agent>

Our ref: LP/site update  
Your ref:

22 April 2024

By Email

Dear Stakeholder,

**Re: <Site Name>**

As you will be aware, Horsham District Council's Regulation 19 Local Plan was published for a six-week period of representation between 19 January and 1 March 2024. We are writing to you as the Regulation 19 document identifies land you are promoting as a potential location for a housing / mixed use allocation.

Paragraph 35(c) of the National Planning Policy Framework (NPPF) (December 2023) indicates that in order for a Local Plan to be considered "sound" it must be deliverable over the plan period. Paragraph 69(a) requires planning policies to identify a supply of "specific, deliverable" sites for five years following adoption of a Plan and "specific, developable sites or broad locations for growth" for years 6-10 and, where possible, years 11-15 of the Plan period. This should be supported by a trajectory illustrating the expected rate of housing delivery over the plan period, as set out in paragraph 75 of the NPPF. Paragraph 74(d) specifically requires that Local Authorities make a realistic assessment of the likely rates of delivery taking account of lead-in times for large scale sites.

The Council has sought information from stakeholders at various stages of the Plan preparation process, relating to delivery timescales and infrastructure requirements. Following the Regulation 19 stage, and as we move towards submission, we are continuing to assess the availability, suitability, viability and deliverability of the proposed site allocations included in the Submission version of the Horsham District Local Plan.

We would be grateful if you would review the questions attached to this letter and provide responses to us as appropriate, including any necessary evidence. If the information is not available, please provide an indication as to when this information will be available.

For any response, please quote the SHELAA reference number (i.e. SAxxx) associated with the site as well as providing the site address. Please also provide your contact details and the role of your organisation in relation to the site (i.e. landowner, promoter, developer).

Please provide your response no later than **Tuesday 14 May 2024**. If you would like to discuss the content of this letter, please contact Mark Mclaughlin on 01403 xxxxxx or on [xxx@horsham.gov.uk](mailto:xxx@horsham.gov.uk).

Your sincerely,

**Mark Mclaughlin**

Principal Planning Officer

### **Current planning status**

1. What type of application is anticipated at this stage (e.g., full / outline/hybrid)? For outline applications, please provide an indication of when it is anticipated that reserved matters application/s will be submitted, and conditions discharged. For larger scale schemes, please provide your anticipated phasing for these applications. If relevant, please refer to any planning performance agreement which may be in place, or any pre-application advice that you have received from Horsham Council. Please complete **Appendix 1**, as appropriate, with relevant dates/information.

### **Anticipated delivery intentions, anticipated start date and build-out rates**

2. When do you envisage the first completions to be? Please provide estimated annual completions in the “Projected Annual Completions Table” enclosed at **Appendix 2** below. If there is clear evidence that homes will be delivered within five years of our plan (the new base date is 1 April 2024 and the five-year period is 2024/25 to 2028/29), please set this out.
3. Please provide information about whether you anticipate acting as a master developer (or whether you are selling the site) and how many other building companies may be present on site at any one time.

### **Progress with site assessment work**

4. We are aware that initial site assessment work to support allocations and planning applications is ongoing, and that this information has been shared with us in a number of cases. Please provide further detail of any additional assessment work (e.g., flood risk assessments, ecological surveys or heritage studies) which you are programming in order to support allocation / applications and your anticipated timescales for this. Have there been any assessments of the site itself, infrastructure requirements and other constraints in relation to the site that have not yet been submitted to us?

### **Site viability, ownership constraints and infrastructure provision**

5. If there has been a change in site ownership since you last wrote to us, please let us know how many landowners there are within the site being promoted for development, and whether there are agreements in place with all landowners to bring the site forward for development. Are there any other legal or ownership matters which may impact on delivery that are not covered by the above points (e.g., outstanding leasing arrangements)?
6. Please outline your analysis to determine the location, specification and phasing of any key infrastructure required to bring development forward. This should include anticipated timescales and, where known, the amount of housing which could be delivered before or after the provision of this infrastructure.
7. Have you carried out a high-level viability analysis update to show whether there is confidence that the site as a whole can be delivered in accordance with the emerging policies of the Horsham District Local Plan. If so, please provide.

## Water neutrality

8. What is the proposed water neutrality solution to enable to the site to come forward?
  - a. Sussex North Offsetting Water Scheme (SNOWS)
  - b. Offsetting elsewhere – please provide details where possible
  - c. Own solution delivered on or off site – please provide further details.
  
9. Do you anticipate delivery on the site being impacted the recent High Court judgment in *C G Fry & Son Ltd v Secretary of State for Levelling Up Housing and Communities and Somerset Council* (2023) [EWHC 1622](#)? If not, please explain why not. If so, please explain what impact you anticipate this having.

## Appendix 1 Submission of Application(s) – Key Dates

Date/ Other Information	Process
XX	PPA Process/ Pre-Application discussions
XX	Type of Application/ Submission Date of Application(s) (please indicate indicative dates for both outline and reserved matters, if relevant)
XX	Determination Process/ Resolution to Grant
XX	Pre-Commencement Conditions Discharged
XX	Start on Site

## Appendix 2 Projected Annual Completions

Financial Year (1 <sup>st</sup> April – 31 <sup>st</sup> March)	Estimated Number of Completions
2023/24	
2024/25	
2025/26	
2026/27	
2027/28	
2028/29	
2029/30	
2030/31	
2031/32	
2032/33	
2033/34	
2034/35	
2035/36	
2036/37	
2037/38	
2038/39	
2039/40	
2040/41	
Beyond Plan Period	
2042/43	
2043/44	
2044/45	
Any future years as required	

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Local Plan Housing Trajectory APPENDIX B Letter and Developers list

No.	Site	Site Name	Parish	Developer	Agent
1	CORE	West of Horsham (EAST) - Highwood	Horsham	Berkeley Group	
2	HDPF	Land North of Horsham	North Horsham		Stantec
3	HDPF	Land North of Horsham	North Horsham		Stantec
4	JAAP	Kilnwood Vale - Colgate Phases 2 and 3	Colgate		Savills
5	JAAP	Kilnwood Vale- Colgate Reserved Land Phase 6A	Colgate		Savills
6	JAAP	Kilnwood Vale - Colgate Phase 3	Colgate		Savills
7	JAAP	Kilnwood Vale - Rusper Phases 4 &5	Rusper		Savills
8	JAAP	Kilnwood Vale - Colgate Reserved Land Phase 6B	Colgate		Savills
9	SA006	Land South of Smugglers Lane, Barns Green	Barns Green (Itchingfield Parish)	Miller Developments	
10	SA011	C- Land West of Backsettown, off Furners Lane	Henfield		
11	SA012	Thakeham Tiles, Rock Road Storrington	Storrington		Savills
12	SA039	Rushfields, High Bar Lane, Thakeham	Thakeham		SLR Consulting
13	SA039	Rushfields, High Bar Lane, Thakeham	Thakeham		SLR Consulting
14	SA053	Land East of Pound Lane	Upper Beeding		ECE Planning
15	SA065	B - Land East of Wantley Hill	Henfield	West Sussex County Council	
16	SA066	Land at Hatches Estate	West Chiltington	West Sussex County Council	SLR Consulting
17	SA067	Ravenscroft Allotment Site, Storrington	Storrington		Neame Sutton
18	SA071	Land South of Bell Road	Warnham	Warnham Park Estate	
19	SA074	Land at Hornbrook Farm	Horsham (Forest)	Hornbrook developments LLP	Future Planning and Development
20	SA076	Land at Brook Hill & Cowfold Glebe, Cowfold SA076 / 083	Cowfold		DM Planning
21	SA076 / SA083	Land at Brook Hill & Cowfold Glebe	Cowfold	Abingworth developments	DM Planning
22	SA080	Land at Rusper Glebe	Rusper		Evison & Company



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23	SA102	Land at Lower Broadbridge Farm, Broadbridge Heath	Broadbridge Heath		DMH Stallard
24	SA112	Land at Greendene, Pulborough	Pulborough		Batcheller Monkhouse
25	SA131	Chanctonbury Nurseries, Ashington	Ashington	Landacre Developments	
26	SA155	Land at Greenfields, Henfield Road, Upper Beeding	Upper Beeding		NTL World
27	SA233	Angell Sandpit, Storrington	Storrington		ECE Planning
28	SA274	Land North of the Rise Partridge Green	Partridge Green		DMH Stallard
29	SA317	Land at Sandgate Nurseries	Henfield		Solve Planning Ltd
30	SA320	Land North of the Rosary, Partridge Green (Land West of Church Road)	Partridge Green		SLR Consulting
31	SA337	East of Hayes Lane, Slinfold	Slinfold		
32	SA361 / SA732	Land to the north of Melton Drive and Land South of Northlands Lane, Storrington	Storrington	Fairfax	Genesis Planning / Parker Dann
33	SA384	Land at Rock Road, Storrington	Thakeham	Seaward Properties Ltd	
34	SA386	South of Lower Broadbridge Farm, Broadbridge Heath	Slinfold	Gleeson Land	DMH Stallard
35	SA390	Former Novartis Site Parsonage Road Horsham West Sussex	North Horsham	West Sussex County Council	Nexus Planning
36	SA405	Land adj to Heathtolt Cottages, Maplehurst	Maplehurst		
37	SA413	Land West of Southwater (Broadacres)	Southwater	Berkeley Group	
38	SA429	Land West of Smock Alley, South of Little Haglands	West Chiltington		SLR Consulting
39	SA433	Land North of Shermanbury Road (Land at Dunstans Farm)	Shermanbury	Gladman Developments	
40	SA445	Land At New Place Farm, Pulborough	Pulborough		Savills
41	SA465	Land at East Street	Rusper	Mansion Acquisitions Ltd	Rodway Planning
42	SA500	Land East of Hatches House	West Chiltington		SLR Consulting
43	SA504	D - Land South of the Bowls Club (off Furners Mead)	Henfield		Ruralist
44	SA510	Land South of Muntham Drive, Barns Green	Barns Green		White & Sons
45	SA522	Old School Site, Itchingfield	Itchingfield		Evison & Company
46	SA522	Old School Site, Itchingfield	Itchingfield		Evison & Company
47	SA538	Land West of Shoreham Road	Small Dole		Boyer Planning

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48	SA553	Land behind White Horse, Maplehurst	Maplehurst		ML Suveyors
49	SA556	Land at Highfields, Pulborough	Pulborough		Luken Beck
50	SA567	Land at Glayde Farm, West of Church Lane	Lower Beeding	Millwood Designer Homes	Savills
51	SA568	Land at Mercer Road	North Horsham		CMYK Planning
52	SA574	Land North of Guildford Road, Rudgwick / Bucks Green	Rudgwick / Bucks Green		Strutt & Parker
53	SA575	Land North of Sandygate Lane, Lower Beeding	Lower Beeding	Devine Homes PLC	
54	SA584	Land at Trinity Cottage (Land South of Church Farm House)	Lower Beeding	Boughtonwood Homes	
55	SA609	Field West of Cowfold, North of A272	Cowfold	Devine Homes PLC	
56	SA610 / SA611	Fields West of Cowfold, South of A272 / Field West of Cowfold, South of A272, West of Little Potters	Cowfold	Devine Homes PLC	
57	SA613	Land at Slaughterford Farm (Sumners Pond)	Barns Green		ECE Planning
58	SA618	Land North of Downsview Avenue RH20 4LU	Storrington	Croudace	
59	SA622	Land at Wellcross Farm Broadbridge Heath	Broadbridge Heath		SLR Consulting
60	SA686	A- Land North of Parsonage Farm	Henfield		DMH Stallard
61	SA689	Oxcroft Farm, Small Dole	Small Dole		DMH Stallard
62	SA701	Rascalls Farm Shipley Road Southwater	Southwater	Catesby Estates	
63	SA735	Land West of Ashington School	Ashington		Savills
64	SA742	Land at Glebe Farm, Steyning	Steyning		Blue Fox Planning
65	SA743	Woodfords Shipley Road Southwater	Southwater		SLR Consulting
66	SA770	Land at Duckmoor, East of Billingshurst, RH14 9DZ	Billingshurst	Reside Developments	
67	SA794	The Former Pig Farm, Bucks Green	Rudgwick / Bucks Green		Beacon Hill Planning
68	SA866	Land east of Mousdell Close	Ashington		DevAssist
69	SA872	Land north of East Street, Rusper	Rusper		Squires Planning
70	SA873	Land to the West of Stream House (Land to the North of High Bar Lane)	Thakeham		DM Planning
71	SA892	Cyder Farm, Crabtree (Lower Beeding Parish)	Lower Beeding	Lower Beeding PC	