

Local Plan Housing Trajectory APPENDIX B Developers Responses

Site REF	Site Name	Settlement	Developer	Agent
SA039	Rushfields	Thakeham		SLR Consulting
SA055 /SA483	Land East of Pound Lane	Upper Beeding	Reside Group	
SA074	Hornbrook Farm	Horsham	Hornbrook Developments	Future Planning
SA076	Brook Hill	Cowfold		D&M Planning
SA233	Angell Sandpit	Storrington	MiBri	Fowlers Estate Agents
SA283	Highwood	Horsham	Berkeley Strategic	
SA317	Land at Sandgate Nurseries	Henfield		Solve Planning
SA320	Land North of the Rosary	Partridge Green		SLR Consulting
SA361	Land North of Melton Drive	Storrington	Wares Developments Ltd	Genesis Town Planning
SA413	Broadacres	Southwater	Berkeley Strategic	
SA429	Land West of Smock Alley	West Chiltington		SLR Consulting
SA522	Itchingfield Old School	Itchingfield	Chichester Diocese / Devine Homes	Evison & Co
SA556	Land at Highfields	Pulborough		Henry Adams
SA567	Land at Glayde Farm	Lower Beeding	Elivia Homes	Savills
SA574	Land North of Guildford Road	Bucks Green		ECE Planning
SA584	Land at Trinity Cottage	Lower Beeding	Boughtonwood Homes	
SA609	Field West of Cowfold	Cowfold	Devine Homes	
SA610 / SA611	Fields West of Cowfold south of A272	Cowfold	Devine Homes	
SA618	Land North of Downsview Avenue	Storrington	Croudace Homes	
SA622	Wellcross Farm Arun Lea	Slinfold		SLR Consulting
SA686	Land North of Parsonage Farm	Henfield		Stantec
SA689	Oxcroft Farm	Small Dole		DMH Stallard
SA735	West of Ashington School	Ashington		Savills
SA742	Glebe Farm	Steyning	Richborough	Blue Fox Planning
SA743	Woodfords	Shipley		SLR Consulting
SA872	Land North of East Street	Rusper	Rusper Projects Limited	Squires Planning
SA873	Land adjacent to Stream House	Thakeham		D&M Planning

The following responses were provided on Confidential basis, but can be supplied to the Inspector if necessary:

Site REF	Site Name	Settlement	Developer	Agent
SA006	Land south of Smugglers Lane	Barns Green	Miller Developments	
SA065	Land East of Wantley Hill	Henfield	WSCC	
SA066	Land at Hatches Estate,	West Chiltington	WSCC	

SLR Consulting Ltd Mountbatten House 1
Grosvenor Square Southampton SO15 2JU

Our ref: LP/site update
Your ref:

22 April 2024

By Email

Dear Stakeholder,

Re: SA039 Rushfields, High Bar Lane, Thakeham

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 or on

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)
November 2024 - permission expected as just waiting water neutrality to be agreed (DC/20/2577)	
May 2025	Determination Process/ Resolution to Grant
August 2025	Pre-Commencement Conditions Discharged Start on Site

Appendix 2 Projected Annual Completions

Financial Year (1 st April – 31 st March)	Estimated Number of Completions
2023/24	
2024/25	
2025/26	
2026/27	20
2027/28	5
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	

Mark Mclaughlin
Horsham District Council
Parkside
Chart Way
Horsham
West Sussex
RH12 1RL

10th May 2024

Dear Mark,

Re : SA053 Land East of Pound Lane

Further to your letter dated 22nd April 2024, please find answers to the questions in relation to SA053. Reside Developments are in control of half of the site allocated under Policy 3 of the Neighbourhood Plan 'land east of Pound Lane, Upper Beeding'.

Within the 2018 SHELAA this allocation as made up of references SA488, SA483 and SA055. For the avoidance of any doubt Reside are in control of the 2018 SHELAA parcels SA483 and SA055.

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.

A full planning application is currently under consideration by the Council (DC/21/2195), this application is for 35 residential dwellings and forms half of the allocation. Reside have continued to try engage with the land owner to the north to bring forward the entire allocation.

Date/ Other Information

Full Planning Application
Submitted September 2021

September 2021 – Current
Assume permission 2024

2024 - 2025
Late 2025

Process

Type of Application/ Submission Date of
Applicant(s) (please indicate indicative
dates for both outline and reserved
matters, if relevant)

Determination Process/ Resolution to
Grant

Pre-Commencement
Start on Site

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.

Financial Year (1st April – 31st March)	Estimated Number of Completions
2023/24	0
2024/25	0
2025/26	10
2026/27	25

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.

The site will be sold to one single building company.

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?

The site is subject to a full planning application (DC/21/2195) therefore detailed assessment work and surveys has been carried out for all areas.

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)?

No change in site ownership. There are two landowners; WSCC and [REDACTED]. There is a promotion agreement between the landowners and Reside.

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.

No significant onsite infrastructure is required for the site, the required financial contributions will be made to offsite infrastructure provision.

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.

Reside have undertaken internal high-level viability assessments and this is showing the site to be viable.

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.

Ahead of SNOWS coming online, we have been exploring our own water neutrality solution, that would be provided off site. However, as the site is an allocation, we believe it should be considered to be able to use SNOWS.

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.

No.

Yours sincerely

Fay Goodson
Planning Manager

1632/04-240401

13 May 2024

Mark McLaughlin
Planning Policy
Horsham District Council Parkside
Chart Way Horsham
West Sussex
RH12 1RL

FUTURE
PLANNING AND DEVELOPMENT

21-23 Crosby Row
London SE1 3YD

t: [REDACTED]

e: [REDACTED]

By Email

Dear Mark

SA074 Hornbrook Farm, Brighton Road, Horsham (Forest)

Future Planning and Development act on behalf of our client, Hornbrook Developments LLP (landowner) in respect of their site, Hornbrook Farm, Horsham. This site is being promoted as a housing allocation site in the emerging Local Plan and is identified as Housing Allocation HOR1 - Land at Hornbrook Farm in the Regulation 19 consultation draft.

Further to your letter of 22 April 2024 we are writing to provide responses to your request for additional information in relation to delivery timescales and infrastructure requirements.

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.*

It is intended to submit an Outline planning application including means of access only, with other matters reserved. Our current programme sees an Outline application submitted in Q4 2024 and subsequent Reserved Matters and pre-commencement conditions submitted by Q1 2026. We do not anticipate that the development of the site will be phased due to its modest scale. Appendix 1 has been completed and is attached.

Pre-application consultation initially took place in May 2017 and again in February 2024 (Ref: PE/23/0242, response attached), which welcomed the submission of an application. At least one further pre-application meeting with Horsham District

Council is anticipated prior to the submission of an application, together with engagement with the County highway authority and the LLFA.

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.*

Our current programme anticipates a resolution to grant Outline approval by the end of Q2 2025 and Reserved Matters and Pre-Commencement Conditions to be approved by Q3 2026 to allow a start on site at the beginning of Q4 2026. As set out in the Projected Annual Completions Table we anticipate the following delivery rates:

Year	Units Delivered
2026-2027	20
2027-2028	59
2028-2029	38
Total	117

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.*

The landowner has appointed an experienced residential land promoter and a housebuilder will be brought in immediately following the grant of Outline planning permission. We anticipate that a single housebuilder will deliver the scheme.

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?*

A full professional team has been brought on board in preparation for the submission of a planning application later this year. We have submitted various site assessment and survey information in support of the site allocation, including Design and Layout studies, a Landscape Visual Impact Assessment and ecology surveys. The majority of the ecological investigation work has now been

completed, and the final species-specific survey work is being undertaken in spring/summer 2024.

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)?*

A single landowner, Hornbrook Developments LLP, owns the site. The landowner has appointed an experienced residential land promotor to secure Outline planning permission, at which point a housebuilder will be brought in to deliver the development.

There is no legal or land title impediment that would prevent the development of the site.

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.*

The site is self-contained, with connections to electricity water and drainage. The development will require the formation of a new vehicular access point, but otherwise there is no key infrastructure required to deliver the scheme, nor is the development of a scale that would require a phased approach.

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.*

No constraints have been identified through the planning, technical and legal site analysis undertaken to date that would prevent the development of the site in accordance with the emerging policies of the Horsham District Local Plan.

Water neutrality

8. *What is the proposed water neutrality solution to enable 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.*

The proposed scheme design is not yet at a stage to determine the optimum method of mitigation for the scheme. Currently all methods of water neutrality mitigation that might be available to us are being considered.

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.*

The requirement for HRA to be undertaken by the Council as part of the determination of the Outline application will apply in the usual way. The application will be supported by a Water Neutrality Statement to assist the Council in this assessment.

In relation to the Local Plan, Horsham has completed its Water Neutrality Assessment "Part C" which Natural England has endorsed. On the assumption that the site is allocated in the Local Plan, then its impact in relation to water neutrality will have been dealt with at the upper tier and project level HRA in relation to water neutrality should not be required – provided the quantum of development is in line with that envisaged in the Local Plan.

We do not therefore anticipate delivery on the site being impacted by the recent High Court Judgment.

We trust that this covers everything, but please do not hesitate to contact me if you need any further clarification on any of the above points.

Yours sincerely

Chris Frost – MRTPI
Director

Our ref: LP/site update
Your ref:

22 April 2024

By Email

Dear Stakeholder,

Re:HDC Local Plan/ Housing Trajectory Updates

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 or on

Your sincerely,

Mark McLaughlin
Principal Planning Officer

DC/22/1815 – Cowfold/Brook Hill

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.

Please see below

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.

Please see below – allowing one year for discharge of conditions with work to commence year following

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.

Intention to sell the site to one building company – Initial discussions agreed at conveyancing at advanced stages

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?

Committee resolved to approve

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 are any other legal or ownership matters which may impact on delivery that are not covered by the above points (e.g., outstanding leasing arrangements)?

No

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.

Anticipated delivery of the first limb of the development to the east of the site with units to rear to follow this is reflected in the timeline at appendix 2

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.

N/A – agreed under previous

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.

Borehold agreed

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.

No – as application was determined after the water neutrality position delivers water neutrality it has already been assessed fully in line with the habitats regs. As a full application there is no phasing or reserved matters to follow. So baring any changes to position statements from NE or another relevant body no anticipated conflict

SA 076 Land at Brook Hill & Cowfold Glebe

Appendix 1 Submission of Application(s) – Key Dates

Date/ Other Information	Process
	Full Application submitted 26 th September 2022 – resolved at committee November 2023 to approve subject to S106 agreement being signed. S106 discussions still ongoing.

Appendix 2 Projected Annual Completions

Financial Year (1 st April – 31 st March)	Estimated Number of Completions
2023/24	0
2024/25	7
2025/26	25
2026/27	3
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	

From: Marcel Hoad
Sent: 13 May 2024 16:09
To: Mark.McLaughlin
Subject: SA233 Angell Sandpit, Storrington

Dear Mark- with regards to the attached- please see our responses below using your numbering :

1. A S73 planning application is currently under consideration by the Council under reference DC/23/2144. Once planning has hopefully been approved, the conditions will be discharged and permission implemented as soon as possible. Commencement will happen on the land before September 2024.
2. All of the dwellings are likely to be completed late 2025 / early 2026.
3. The site is likely to be built out by one contractor but this is subject to the self build occupiers and who they would like to appoint. At max, 3 contractors could be on site at once. 1 contractor has already been chosen to build out 3x of the plots.
4. Detailed surveys have been submitted under the live application (DC/23/2144).
5. There is no change in site ownership and the land owner is still MiBri Ltd.
6. No anticipated off site infrastructure required to make this application acceptable. No S106 accompanied the original application.
7. We can confirm that it is viable for MiBri to develop this site.
8. Please refer to application reference DC/23/2144 for further information as to the water neutrality strategy.
9. No. – credits have been obtained as offset

Thanks

Marcel Hoad MRICS
Chartered Surveyor, Planning and Development
RICS Registered Valuer
CREA FNAEA FNFOPP
Managing Director
Fowlers Estate Agents - Storrington. Pulborough. Billingshurst



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Mark McLaughlin
Principal Planning Officer
Horsham District Council
Parkside
Chart Way
Horsham
West Sussex, RH12 1RL

6th June 2024

Dear Mark

Land West of Horsham (Highwood) SA283

Thank you for your letter dated 22nd April 2024 seeking further information in relation to Berkeley's development at Highwood, Horsham.

Please see below as response to the questions set out in your letter, using the same numbering.

Current Planning Status

1. The site has full planning consent for a development of 1,106 homes, of which 792 have been delivered to date.

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

2. The site has been under construction for a number of years and first completions took place in 2012/13. The table below provides details of the projected annual completions for the remaining 314 dwellings which are yet to be delivered. This assumes that water neutrality issues can be resolved through the implementation of SNOWS.

Financial Year (1 st April – 31 st March)	Estimated Number of Completions
2024/25	8
2025/26	26
2026/27	50
2027/28	60
2028/29	60
2029/30	60
2030/31	50

3. The whole of the site is being delivered by Berkeley.

Berkeley Strategic Land Limited, Berkeley House, 19 Portsmouth Road, Cobham, Surrey KT11 1JG

www.berkeleygroup.co.uk

Registered No. 2264097

Progress with site assessment work

4. The previous planning applications have been supported by all necessary survey and site assessment work.

Site viability, ownership constraints and infrastructure provision

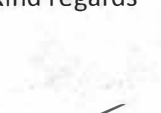
5. The site is owned by Berkeley and there are no legal or ownership matters which could constrain the delivery of the development.
6. The key infrastructure required to support this development has been delivered.
7. This question is not relevant given the planning/delivery status of the site.

Water Neutrality

- 8/9. The discharge of pre-commencement conditions has been delayed by water neutrality issues arising from the implications of the G Fry & Sons judgement. This has impeded the delivery of phases 8-13 and is reflected in the delivery trajectory set out on the previous page, which shows very limited completions as being possible over the next 2 years.

I hope that this provides useful further information in response to your questions. Please do not hesitate to contact me if there is any more information or clarification required at this stage.

Kind regards


Jon Lambert
Planning Director

Horsham District Council (Planning Policy)

By email



Cheyenne House
West Street
Farnham
Surrey, GU9 7EQ

solveplanning.co.uk

13th May 2024

Dear Sir or Madam,

**RE: SA317 Land at Sandgate Nurseries, Henfield (Regulation 19)
Additional information**

Thank you for your letter dated 22nd April, asking for a response to questions attached to it. Please find this information below:

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.

An outline application is currently under consideration (Reference: DC/23/0189). Assuming outline planning permission is granted in June/July 2024, we would anticipate a reserved matters application along with conditions discharge applications being submitted within 6 months of this. It is likely that delivery of the development will be phased, the timing to be determined by the appointed contractor.

Solve Planning Limited
Company Number 07659727
Registered office in England and Wales.
Registered office address is Suite 2,
Wesley Chambers, Queens Road,
Aldershot, Hampshire, GU11 3JD

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.

It is anticipated that development will commence in the 3rd quarter of 2025 with a maximum 2 – 3 year build out timeframe. Completions are anticipated on this basis as follows:

Appendix 2 Projected Annual Completions

Financial Year (1 st April – 31 st March)	Estimated Number of Completions
2023/24	0
2024/25	0
2025/26	22
2026/27	30
2027/28	30
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	

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.

A contractor will be employed to deliver the scheme.

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?

The site has been subject to a suite of technical reports, including the following which have all been carried out in connection with current planning application reference: DC/23/0189:

- Air Quality Assessment
- Arboricultural Impact Assessment, Veteran Tree Survey
- Preliminary Ecology Assessment, Ecological Impact Assessment, Bat Transect Report, Reptile Survey Report
- Flood Risk Assessment
- Drainage Strategy
- Heritage Report
- Landscape Visual Impact Appraisal, Landscape Proposals
- Preliminary Risk Assessment (Soils)
- Sustainability Report
- Transport Assessment
- Travel Plan
- Road Safety Audit
- Hydro Geological Assessment
- Water Neutrality Statement

No further reports are anticipated as part of the current outline application.

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)?

There has been no change to site ownership since submission of Regulation 19 representations, and there are no known legal or ownership matters which will impact on delivery.

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.

It will be necessary to construct a new vehicular and pedestrian access from West End Lane to facilitate residential development of the site. In addition, a single land chicane arrangement will be delivered to provide pedestrian connectivity and regulation of traffic speeds in the locality.

On-site water abstraction and water treatment infrastructure will need to be put in place.

These works, and ecology related measures (including Reasonable Avoidance Methods), will be required to take place prior to commencement of housing delivery. However, it is anticipated that highways works will be able to commence immediately following the granting of planning permission, S278 agreement and discharge of planning conditions.

Timing of housing delivery anticipated as set out in response to Question 2.

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.

Usual due diligence has been undertaken to ensure a viable scheme can be delivered.

Water neutrality

8. What is the proposed water neutrality solution to enable 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.*

Development of the site will rely on c) own solution delivered on site, with water abstraction from aquifer beneath the site. The effect of the proposed abstraction on the water balance of the River Arun will be zero.

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.

It is understood that the claimant in the High Court judgement has been granted leave to appeal the decision directly to the Supreme Court given the national importance of this legal issue. However, in the meantime, it is understood that an appropriate

assessment of the development will be required to be carried out at either the reserved matters stage, or at the condition discharge stage as per the recent appeal decision (Ref: APP/Z3825/W/23/3321658).

I trust this provides the information required. However, please contact me should you need anything further or wish to discuss the information provided.

Yours faithfully,

Rosalind Gall MA MRTPI

Associate Director



SLR Consulting, Mountbatten House 1 Grosvenor
Square Southampton SO15 2JU

Our ref: LP/site update
Your ref:

22 April 2024

By Email

Dear Stakeholder,

Re: SA320 Land North of the Rosary, Partridge Green (Land West of Church Road)

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 or on

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)
Application (DC/23/2279) expected to be approved October 2024	
July 2025	Determination Process/ Resolution to Grant
October 2025	Pre-Commencement Conditions Discharged Start on Site

Appendix 2 Projected Annual Completions

Financial Year (1 st April – 31 st March)	Estimated Number of Completions
2023/24	
2024/25	
2025/26	
2026/27	30
2027/28	40
2028/29	11
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	

Mr M McLaughlin
Principal Planner - Strategic Development
Horsham District Council
Parkside
Chart Way
HORSHAM
RH12 1RL

By email:

JJF/21033

13th May 2024

Dear Mr McLaughlin

Request for Information in respect of SA361: Land North of Melton Drive, Storrington

I am writing on behalf of my client, Wates Developments Limited (“Wates”), in response to your letter of 22nd April 2024.

Wates is the freehold owner of the Land North of Melton Drive, Storrington (SA361). In addition Wates owns residual land to the north of the site.

Genesis Town Planning Limited has been instructed by Wates to promote this site for housing and public open space, and also submit a formal planning application for these uses.

1. Current Planning Status/Type of Application

Site SA361 comprises a vacant agricultural field that previously formed part of a poultry farm located on the northern built-up edge of Storrington. This site, plus adjacent land to the east (SA372 - Land south of Northlands Lane upon which Fairfax Properties has an interest) is identified by Strategic Policy HA18 (ST01) as a draft allocation for 70 homes in the Horsham District Local Plan 2023-40 (Regulation 19) of January 2024.

Wates intends to submit an outline planning application for a residential development of circa 62 dwellings, new open space and the creation of a new vehicular access onto Fryern Road in respect of its own landholding (Site SA361). Access design would be in detail, all matters relating to layout, scale, appearance and landscaping are to be reserved. Preparation of the application is at an advanced stage with most of the technical work nearing completion. Wates is considering the submission of an application in the third quarter (Q3) of 2024. However Wates is open to discussing the timing should this assist the district council in managing the Local Plan process and the housing land supply position.

Assuming outline permission is granted by spring (Q1) 2025 it is envisaged that a reserved matters application will be submitted in autumn (Q2) 2025. The anticipated timing and key dates for the submission of this application are set out in Appendix 1 below.

2. Anticipated Delivery Intentions and Anticipated Start Date and Build Out Rates

As referred to above, draft Policy HA18 (ST01) currently proposes a single comprehensive development of 70 homes on the combined sites of SA361 and SA372. In March 2024, Wates submitted representations in respect of this draft policy. These commented that the proposed amount of development on both sites would not make efficient or effective use of land. As a result, Wates proposed that the capacity for the allocation as a whole should be increased to at least 120 homes. This would be consistent with the previous capacity assessment for each land parcel as set out in the draft policy HA20 (ST01) of the Regulation 18 Plan and its Background Evidence. This approach would also be consistent with the density permitted by planning permission (DC/19/2015) for up to 62 dwellings on land to the north of Downsview Avenue which is approximately 200m to the east of SA361.

As part its Regulation 19 Local Plan representations, Wates also commented that it is not necessary for both land parcels to come forward as a single application/development scheme. A comprehensive development that optimises the use of both land parcels could be achieved by either a separate planning application for each land parcel or a combined application for both. At this stage Wates intends to submit an application for its own landholding, i.e. SA361, and to continue to liaise with Fairfax Properties concerning its proposals for its land interest on SA372.

The anticipated start date for the proposed development is Q2 2026. The build out rates for the development are shown in the table comprising Appendix 2 below.

In delivering new housing, Wates often enters into a joint venture (JV) with a national housebuilder as it has successfully done on numerous other sites across the southeast of England. One of these was at Mulberry Fields, Southwater (ref: DC/14/2582 & DC/16/0642). In this case, Wates Developments entered a JV with Miller Homes which constructed 193 new homes on the site. In terms of the planning history on this site, the outline application was granted in December 2015 and the reserved matters application was approved 10 months later. The scheme delivered an average of 60 new homes per year in 2018 and 2019 and is now complete. Given the size of parcels SA361 and SA372 it is likely that there will only be one developer or a maximum of two developers involved in delivering the new homes.

3. Progress with Site Assessment Work

As Site SA361 was the subject of outline planning applications in 2013 (DC/13/0552) for 102 dwellings and in 2015 (DC/15/1186) for 70 dwellings (amended to 67 dwellings), a considerable amount of technical work (including matters relating to heritage, transport & highways, landscape, air quality, ecology, arboriculture and flood risk, etc) was carried out for these applications.

As part of representations to the Storrington, Sullington and Washington Neighbourhood Plan in 2019, additional work was carried out by the SLR Group on landscape matters in respect of the Green Gap/Countryside Views between Storrington and West Chiltington Common.

As part of the preparation of the new application submission all the previous technical work and studies have been or are in the process of being updated. Additional technical work has been commissioned on other matters including water neutrality so that the application submission will be supported with all the technical information required by the District Council's List of National and Local Requirements. Wates would be happy to provide the District Council with copies of the updated technical work when it has been completed.

4. Site Viability, Ownership Constraints and Infrastructure Provision

Regarding SA361, Wates Developments Limited has been the freehold owner of the whole site since September 2018. As a result there are no legal or ownership matters that may impact on the delivery of this site.

No major infrastructure works would be required by the development of the site. A new vehicular access onto Fryern Road will be required for SA361 and SA372. These works are, however, fairly minor involving the construction of a priority junction, with a footway on its southern side, extending along the eastern side of Fryern Road to provide a link to the existing footpath and bus stops located immediately to the south of the Melton Drive/Fryern Road junction. This access would be designed to accommodate development of at least 120 new homes on both land parcels (SA361 and SA732). This would be provided at the outset of development commencing on the site. It is anticipated that this would be provided in Q2 2026.

As part of the technical work being carried out for the application, full consideration will be given to the capacity of the existing infrastructure and any potential improvements required to this. Should it be necessary to carry out infrastructure improvement works linked to the proposed development these would be identified at the application stages and could either be carried out by the developer as part of the development or funded through the Community Infrastructure Levy/Section 106 Contributions (whichever is appropriate).

In terms of site viability, both SA361 and SA372 are agricultural fields with no associated abnormal costs, Wates has carried out a very detailed assessment of SA361 owing to its history and therefore is confident that there are no viability issues that would prevent housing being delivered on the site.

Following the publication of the draft Regulation 19 version of Horsham District Local Plan in January 2024, Wates has carried out viability testing in line with the draft policy changes and specifically to HA18 (ST01) and does not anticipate that such changes would impact on the sites viability or deliverability.

5. Water Neutrality

Wates is currently investigating a bespoke on-site approach to achieving water neutrality. In October 2023 Nicholls Boreholes drilled three boreholes at the site.

Whilst Wates is optimistic that the development can be serviced by a private water supply from on-site boreholes to achieve water neutrality, they would not rule out making use of the Sussex North Offsetting Water Scheme (SNOWS) which should be operational later this year.

At the outline application stage it would be demonstrated that the proposed development would be water neutral. On this basis the delivery of the development would not be affected by any issues highlighted in the High Court in the judgement of C G Fry & Son Ltd v Secretary of State for Levelling Up Housing and Communities and Somerset Council (2023) EWHC 1622.

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

Date/Other Information	Process
Not Applicable	PPA Process/Pre-Application discussions
Q3 2024	Submission of outline planning application
Q1 2025	Determination Process/Resolution to Grant
Q2 2025	Reserved Matters Submission
Q3 2025	Reserved Matters Approval
Q4 2025	Pre-Commencement Conditions Discharged
Q2 2026	Start on Site

Appendix 2: Projected Annual Completions

Subject to more detailed consideration of the updated technical studies that will support a planning application and discussions with Fairfax Properties, the capacity of SA361 is estimated to be in the region of about 62 dwellings. As shown in the table below about 20 dwellings could be completed in 2026/2027 and a further 42 homes completed in 2027/28.

Financial Year (1 st April to 31 st March)	Estimated Number of Completions
2021/22	
2022/23	
2023/24	
2024/25	
2025/26	
2026/27	20
2027/28	42
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	
And any future years as required	

I trust the above information is of assistance to you in calculating the updated 5-year housing trajectory. Should you need to clarify anything or require additional information please do not hesitate to contact me.

Yours sincerely
for Genesis Town Planning Ltd

Jeremy Farrelly BA (Hons) UPS DUPI MRTPI
Director of Planning

Mark McLaughlin
Principal Planning Officer
Horsham District Council
Parkside
Chart Way
Horsham
West Sussex, RH12 1RL

6th June 2024

Dear Mark

Land West of Southwater (Broadacres) SA413

Thank you for your letter dated 22nd April 2024 seeking further information in relation to Berkeley's development at Broadacres, Southwater.

Please see below as response to the questions set out in your letter, using the same numbering.

Current Planning Status

1. The site has outline planning consent for a development of 594 homes, of which 157 have full planning consent (relating to Phase 4) and are yet to be built and 357 have been delivered to date. The final phase of development (Phase 5), comprising of 80 homes, is subject of a full planning application which is yet to be determined pending resolution of water neutrality issues.

You may also be aware via your colleagues it is our current intention to formally amend the pending Phase 5 application and consented Phase 4 application, with submission targeted in June/July this year.

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

2. The site has been under construction for a number of years and first completions took place in 2017/18. The table below provides details of the projected annual completions for the remaining 237 dwellings which are yet to be delivered. This assumes that water neutrality issues can be resolved through the implementation of SNOWS.

Financial Year (1 st April – 31 st March)	Estimated Number of Completions
2024/25	0
2025/26	20
2026/27	50
2027/28	50
2028/29	60
2029/30	57

3. The whole of the site is being delivered by Berkeley.

Berkeley Strategic Land Limited, Berkeley House, 19 Portsmouth Road, Cobham, Surrey KT11 1JG

www.berkeleygroup.co.uk

Registered No. 2264097

Progress with site assessment work

4. The previous / current planning applications have been supported by all necessary survey and site assessment work.

Site viability, ownership constraints and infrastructure provision

5. The site is owned by Berkeley and there are no legal or ownership matters which could constrain the delivery of the development.
6. The key infrastructure required to support this development has been delivered.
7. This question is not relevant given the planning/delivery status of the site.

Water Neutrality

8. The proposed water neutrality solution for the balance of the development which does not have full planning permission is the Sussex North Offsetting Water Scheme.
9. The delivery of the development is impacted by the G Fry & Son Ltd High Court judgement on the grounds that the discharge of pre-commencement conditions relating to Phase 4 has been delayed as a consequence of this judgement.

I hope that this provides useful further information in response to your questions. Please do not hesitate to contact me if there is any more information or clarification required at this stage.

Kind regards

Jon Lambert
Planning Director

SLR Consulting, Mountbatten House 1 Grosvenor
Square Southampton SO15 2JU

Our ref: LP/site update
Your ref:

22 April 2024

By Email

Dear Stakeholder,

Re: SA429 Land West of Smock Alley, South of Little Haglands, West Chilts

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 or on

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)
Assuming appeal allowed by June 2025 (application DC/21/2007)	
Dec 2025	Determination Process/ Resolution to Grant
June 2026	Pre-Commencement Conditions Discharged Start on Site

Appendix 2 Projected Annual Completions

Financial Year (1 st April – 31 st March)	Estimated Number of Completions
2023/24	
2024/25	
2025/26	
2026/27	
2027/28	14
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	

SA522 – Itchingfield Old School – Replies to Questions

1. The Diocese is working with Elivia Homes to prepare a full planning application that is in accordance with the draft allocations of the emerging HDLP and the Itchingfield and Barns Green Neighbourhood Plan. Pre-application discussions will take place with the Council in Summer 2024. See also Appendix 1.
2. See Appendix 2 (delivery timescales).
3. The site will be developed in its entirety by Elivia Homes. No other developers will be involved.
4. A number of technical reports are being prepared to support a full planning application. The site's deliverability is not contingent on resolution of any infrastructure requirements or other site constraints.
5. The site is in single ownership. The site is vacant and there are no legal or ownership matters which might impact delivery.
6. The only known constraint to delivery timescales is the implementation of the water neutrality solution. Elivia have allowed six months following receipt of planning permission to 'Start on Site' to allow time to discharge relevant conditions on this matter.
7. Elivia have undertaken the necessary viability work to ensure the site is deliverable, particularly with the required water neutrality solution. This work cannot be shared as it is commercially sensitive information.
8. Elivia proposes to off-set the development's water usage with a bespoke solution. Details of this will be provided with their pre-application submission.
9. We do not envisage the High Court case to impact the delivery of this site because the Appropriate Assessment will have been carried out at Full Planning Application Stage.

SA522 – Itchingfield Old School – Appendix 1 Responses

Date/ Other Information	Process
TBC / Summer 24	PPA Process/ Pre-Application discussions
FULL / Dec 24	Type of Application/ Submission Date of Application(s) (please indicate indicative dates for both outline and reserved matters, if relevant)
PP Granted Dec 25	Determination Process/ Resolution to Grant
Jan 26	Pre-Commencement Conditions
Mar 26	Discharged
	Start on Site

Financial Year (1st April – 31st March)	Estimated Number of Completions
2023/24	0
2024/25	0
2025/26	0
2026/27	22

By email only

Horsham District Council
Parkside
Chart Way
Horsham
West Sussex
RH12 1RL

Your ref: LP/Site Update

Dear Sirs

Re: SA556 Land Highfields, Pulborough

We write further to your letter of 22nd April 2024 to provide an update on the progress of the site's promotion in our capacity as promoter.

Current Planning Status

1. It is anticipated that a detailed planning application will be made by a housebuilder. We intend to seek a delivery partner in July and August. A planning application will be targeted to be submitted towards the end of the year.

The only delay we can foresee to this is the change that was made to Criterion 2 which looks to require a winter bird survey. This change was received at the end of the winter bird survey period and if it remains a requirement, it will be conducted in the winter of 2024/25.

Anticipated delivery intentions, anticipated start date and build out rates

2. As the scheme is expected to comprise approximately 26 dwellings we anticipate the site will be built out in the first 5 year period of the Plan.

3. We will seek a housebuilder delivery partner who will submit a detailed planning application late 2024 or Spring 2025 if a winter bird survey is required.

Progress with site assessment work

4. Site assessment work is ongoing and we can report as follows:
- i. Highways Pre-app submitted and awaited regarding the Sinclair Drive / Stane Street junction
 - ii. Winter ground water monitoring for 2023/24 completed
 - iii. Soakage testing carried out in early March with the approval of the LLFA
 - iv. Updated PEA to be carried out this summer
 - v. Quote received from SSE to bury the overhead powerlines on northern boundary

Site Viability, ownership constraints and infrastructure provision

5. The site remains in the same ownership.
6. Due to the relatively small scale of the development there are no major hinderances to the immediate delivery of the scheme.
7. The site continues to be viable to deliver. Costs regarding Water Neutrality offset and Biodiversity Net Gain have to be estimated at this early stage.

Water Neutrality

8. The intention is to use SNOWS to achieve water neutrality.
9. The delivery of the site will not be impacted by the High Court judgement in CG Fry & Son Ltd v Secretary of State for Levelling Up Housing and Communities and Somerset Council (2023). There are no existing planning permissions on the site and therefore when the first planning application is submitted, it will be considered under the Habitat Regulations and an appropriate assessment undertaken at that stage. The Fry case relates to multi stage permissions which is not relevant to this proposal that will be brought forward as a full application and the appropriate assessment undertaken before a project is permitted.

Appendix 1 – Submission of Application – Key Dates

Date	Process
Winter 2024	Pre-application discussions
Spring 2025	Planning application submitted
Summer 2025	Planning Application determined
Summer/Autumn 2025	Completion of S106 and decision issued
Winter 2025	Start on site

Appendix 2 - Projected Annual Completions

Financial Year (1 st April to 31 st March)	Estimated Number of Completions
2025/6	0
2026/7	14
2027/8	12

We trust the aforementioned has addressed your queries, but please do contact us with any questions.

Martin Curry
Director
HA Strategic Land

Planning Policy Team
ATTN: Mark McLaughlin
Horsham District Council
Parkside
Chart Way
Horsham
West Sussex
RH12 1RL

SENT BY EMAIL ONLY:

7 May 2024

Dear Mark,

**SITE SA567: LAND AT GLAYDE FARM, LOWER BEEDING
SITE INFORMATION / DELIVERY TIMESCALES**

We write in response to your letter dated 22 April 2024 to our agent at Savills, requesting site delivery information to support the proposed allocation in the Local Plan. Please note that Elivia Homes acquired Millwood Designer Homes in January 2023 and the rebranding took place in November 2023 such that Elivia Homes should now be noted as the developer for this site.

Elivia Homes has an option on the land and we can confirm that the site is deliverable. We have provided responses to your queries in accordance with the same numbering:

Current planning status

1. We are in the process of preparing a full planning application in accordance with the draft allocation. We engaged in pre-application discussions (PE/23/0052) between March 2023 and March 2024 for a larger scheme of 47 units, which pre-dated the draft allocation. We are currently reviewing the officer's response and will make amendments to the scheme accordingly.

Appendix 1: Submission of Application – Key Dates

Date/Other Information	Process
Ref. PE/23/0052 – Pre-application discussions held with Matthew Porter between March 2023 and March 2024 regarding a 47-unit scheme on a site area larger than the proposed allocation.	PPA Process/Pre-Application Discussions
A Full Planning Application is being prepared in accordance with the draft allocation for 34 units. Submission is expected in September 2024.	Type of Application/Submission Date of Application
The determination process is expected to last 6 months with a Resolution to Grant at the end of that period (March 2025). A further 3 months	Determination Process/Resolution to Grant

Elivia Homes Central
Apollo House
Mercury Park, Wooburn Green
Buckinghamshire HP10 0HH

Elivia Homes Southern
First Floor, West Prism
1650 Parkway, Solent Business Park, Whiteley
Hampshire PO15 7AH

Elivia Homes Eastern
6 Alexander Grove
Kings Hill, West Malling
Kent ME19 4XR



is expected for the S106 Agreement and issue of the decision notice in June 2025.	
December 2025.	Pre-Commencement Conditions Discharged
June 2026.	Start on Site

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

- The table below provides the housing delivery timescales.

Appendix 2: Projected Annual Completions

Financial Year (1 st April – 31 st March)	Estimated Number of Completions
2023/24	0
2024/25	0
2025/26	0
2026/27	20
2027/28	14

- Elivia Homes will build the scheme once planning has been approved. No other developers will be involved.

Progress with site assessment work

- A number of technical reports have already been prepared to support the site layout, and these will be updated shortly to support a full planning application. A highways pre-app has been undertaken in the past which did not identify any issues, and the site's deliverability is not contingent on resolution of any infrastructure requirements or other site constraints.

Site viability, ownership constraints and infrastructure provision

- Our option agreement is in place with the sole landowner. The site is vacant and there are no legal or ownership matters which might impact delivery.
- The only known constraint to delivery timescales is the implementation of a water neutrality solution. We have allowed one year following receipt of planning permission to 'Start on Site' to allow time to discharge relevant conditions on this matter.
- We have undertaken the necessary viability work to ensure the site is deliverable, particularly with the required water neutrality solution. This cannot be shared as it is commercially sensitive information.

Water neutrality

- Our pre-application enquiry included details of two water neutrality solutions, both of which are acceptable in principle but subject to further detail and consultation with Natural England. This information can be viewed internally but cannot be shared publicly as it is commercially sensitive. Both solutions involve dairy farms that currently rely on mains water.



9. We do not envisage the High Court case to impact the delivery of this site because the Appropriate Assessment will have been carried out at Full Planning Application Stage.

Yours sincerely,

Emma Challenger BA (Hons) MA MRTPI
Head of Strategic Land

M:
E:

ECE Planning

64 – 68 Brighton Road
Worthing
West Sussex
BN11 2EN

76 Great Suffolk
Street,
London,
SE1 0BL

Beacon Tower
Colston Street
Bristol
BS1 4XE

Mark McLaughlin
Principal Planning Officer
Horsham District Council

Via email:

15 May 2024
Ref: SH/Let/P2105

Dear Mark

Ref: SA574 Land North of Guildford Road, Rudgwick/Bucks Green

Thank you for your correspondence dated 22nd April 2024. On behalf of Welbeck Strategic Land IV LLP, please see enclosed response in relation to the above site.

Please do not hesitate to contact us, should you require any further information.

If you have any further queries or require further information, please contact me on [REDACTED].

Yours sincerely
ECE Planning

Huw James MRTPI
Director

Managing Director
Chris Barker MATP MRTPI
Directors
Huw James MRTPI
Adam King RIBA
Adam Staniforth FCCA

ECE Planning Limited
Registered in England
No 7644833
VAT No 122 2391 54
Registered Office:
Amelia House
Crescent Road, Worthing
BN11 1QR

Point of Contact / Correspondence Address

Please update contact details to the following:

Huw James, Planning Director

ECE Planning

64 – 68 Brighton Rd

Worthing BN11 2EN



|

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.

It is envisaged that an outline application will be submitted and the development delivered as a single phase.

Completed – please see completed table below.

Date/ Other Information	Process
December 2021	Pre-Application discussions
2024 (TBC)	Outline Application Submitted
2025 (TBC)	Outline Application Determined
2026 (TBC)	Reserved Matters Application Submitted
2027 (TBC)	Pre-Commencement Conditions Discharged
2027 (TBC)	Start on Site

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.

The site is draft allocated for 60 dwellings in Horsham DC’s Regulation 19 (2024) plan. Welbeck has undertaken a significant amount of technical investigations that demonstrates that the site is capable of delivering 105 dwellings. The responses within this questionnaire assumes the delivery of 105 dwellings on the site.

Completed – please see completed table below.

Financial Year (1 st April – 31 st March)	Estimated Number of Completions
2023/24	
2024/25	
2025/26	
2026/27	
2027/28	21
2028/29	60
2029/30	24
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	

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.

Welbeck Land is a Land Promotor. On achieving Outline consent, the site will be sold to a single housebuilder and delivered in one phase. The affordable housing will be delivered alongside the private units.

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?

Technical information prepared to date has been submitted to the Council to support our representations to the Local Plan. The following work will be instructed to support the outline planning application:

- Air Quality Assessment.
- Flood Risk Assessment.
- Archaeology Assessment.
- Heritage Assessment.
- Transport Assessment.
- Landscape Assessment.
- Arboriculture Surveys.
- Ecology Surveys.

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)?

There has been no changes in land ownership.

Welbeck Land have an agreement with the Landowners, to promote the site on their behalf for residential development.

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.

No significant infrastructure is needed to deliver the site and therefore, it is available in the short - term. Infrastructure requirements are likely to be limited to a new vehicular access, and the creation of pedestrian footpaths. Technical investigations to date demonstrate that this is achievable.

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.

We are not currently aware of any constraints that would mean the delivery of this site is unviable when assessed against policies in the emerging Local Plan.

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.**

As the site is a draft allocation in the emerging Local Plan, it should be given priority to benefit from the Sussex North Offsetting Water Scheme (SNOWS). We are also considering alternative solutions to achieve water neutrality.

9. Do you anticipate delivery on the site being impacted the recent High Court judgment in CG 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.

No, the site is not located within any designated Habitat Special Protection Areas, Special Areas of Conservation, or Ramsar Sites.

Mark McLaughlin
Principle Planner
Horsham District Council
Parkside
Chart Way
Horsham
RH12 1RL

31st May 2024

Dear Mr McLaughlin

Re: SA584 Land at Trinity Cottage (Land South of Church Farm House), Lower Beeding

Thank you for your emailed letter dated 22nd April and I apologise for the delay in responding. Since the Neighbourhood Plan process has been delayed due to the constraints of the water neutrality issue, little progress has been made on this site. It is, however, relatively straight forward with no known impediments and in single ownership and the Planning Advice Note confirms that the draft allocation carries significant weight provided that water neutrality can be demonstrated. Using your headings, we would comment as follows:

Current planning status

1. We anticipate preparing a full detailed planning application in the relatively near future. Since this is a modest site, phasing is not anticipated. Please see the attached Appendix 1.

Anticipated delivery intentions, anticipated start date & build-out rates

2. First completions are anticipated to be around May/June of 2026 and sales are likely to have finished by November/December of 2026 so all well within the first five years of the new plan period.
3. We anticipate being the main and only building company on site, although we would employ sub-contractors.

Progress with site assessment work

4. A Preliminary Ecological Assessment had been undertaken but needs to be updated and further ecological surveys will be needed this year. Although basic infrastructure requirements for a small scheme of this sort should not be problematic, further checks will be undertaken over the next few months.

Holly Cottage, Roffey park, Forest Road, Colgate, Horsham, West Sussex RH12 4TD

Site viability, ownership constraints and infrastructure provision

5. The site, including the access is still in the same single ownership and no other legal agreements required to facilitate the development.
6. The only infrastructure issue that might have an impact on the timing of development remains to be foul drainage capacity and a suitable point of connection, although some progress is being made.
7. Since this is a green field site currently with an existing access, there is no viability concern regarding delivery of the site.

Water Neutrality

8. No solution to water neutrality has yet been determined for the site. If the SNOWS scheme is up and running soon and offers a solution at a reasonable cost, that would be our preference but we are also exploring off-setting opportunities off-site.
9. The site does not yet have a planning consent and water neutrality will need to be demonstrated in any event before permission is granted. We are not aware of a nutrient neutrality issue that is likely to impact this site but would be grateful for your advice if you believe that one exists.

I hope this information is sufficient to show that this site is deliverable within the first five years of the plan period but please do not hesitate to contact me if you would like any further information.

Yours sincerely,

Andrew White
Director

Mobile:
Email:

Appendix 1 Submission of Application(s) – Key Dates

Date/ Other Information	Process
October/November 2024	PPA Process/ Pre-Application discussions
Detailed January/February 2025	Type of Application/ Submission Date of Application(s) (please indicate indicative dates for both outline and reserved matters, if relevant)
April/May 2025	Determination Process/ Resolution to Grant
August/September 2025	Pre-Commencement Conditions Discharged
October/November 2025	Start on Site

Appendix 2 Projected Annual Completions

Financial Year (1st April – 31st March)	Estimated Number of Completions
2023/24	
2024/25	
2025/26	
2026/27	7
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	

From: Joe Fowler <
Sent: 14 May 2024 16:51
To: Mark.McLaughlin
Cc: [REDACTED]
Subject: Field West of Cowfold - SHLAA reference SA609

Dear Mr McLaughlin,

Further to your letter of the 22nd of April please find below the requested information for the Fields West of Cowfold (SHLAA references 609).

Current Planning Status:

A full application for 35 residential dwellings with associated access and parking will be prepared. The timing of the application is partly dependent on the progress of the application to be submitted in June 2024 for the fields to the South of the A272 (SA610 & SA611), however the aim is to submit the application for site SA609 by August 2025.

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

Based on securing Planning Permission by August 2026 it is anticipated 6 units will be delivered in the financial year of 2027/2028 with 29 units being delivered in the financial year 2028/2029.

Devine Homes is to build out the site, and no other developer involvement is envisaged.

Progress with site assessment work

Site assessment work to date consists of the following:

- Topographical Survey
- Initial Highways assessment (part of this is to ensure that the proposed site access works in connection with the site access and traffic calming to form part of the planning application for the site to the south).
- Preliminary Ecology Appraisal Including GCN Surveys of offsite pond & BNG Condition assessment.
- Initial Architect feasibility layouts

Site viability, ownership constraints and infrastructure provision

Site ownership remains as stated in previous SHLAA submissions. Devine Homes have a long term subject to planning Option Agreement to purchase the site. There are no known legal/ownership matters which would prevent delivery from the site.

Given the relatively small scale of the site, there are no key infrastructure requirements which require upgrading/phasing.

Our internal residual valuation which takes account of policies within the emerging local plan indicate the site is viable under the purchase terms of our Option Agreement.

Water Neutrality:

Devine Homes have secured a legal agreement with a Dairy Farm located within the SNWSZ. The dairy farm currently uses a substantial amount of mains water. The legal agreement provides for the installation of a Borehole to reduce the farms mains Water Usage thereby providing the required offset for the site, and other sites under Devine Homes Control (including the site to the south of the A272 SHLAA references SA610 &

SA611. A test Borehole has been sunk to confirm water quantity and quality for its intended use of drinking water for cattle.

Based on the Water Neutrality solution being accepted by the EA and HDC in the determination of the planning application, we do not see any implications of the C G Fry & Son Ltd High Court Judgement.

I hope the above is clear, and if you require any further information or would like to discuss please do not hesitate to contact us.

Kind regards,

Joe Fowler
Head of Business Development

DEVINE HOMES PL
builders of fine homes

St Michael's House | 111 Bell Street | Reigate | RH2 7LF

Email:

Web: www.devinehomes.co.uk

Registered in England 1881778 - A Devine Holdings Ltd Company
Registered Office: 133 Church Hill Road | Cheam | Surrey | SM3 8NE

From: Joe Fowler <j
Sent: 09 May 2024 12:58
To: Mark.McLaughlin <
Cc: Strategic.Planning@horsham.gov.uk; [REDACTED]
Subject: Fields West of Cowfold, South of A272 - SHLAA references 610 & 611

Dear Mr McLaughlin,

Further to your letter of the 22nd of April please find below the requested information for the Fields West of Cowfold (SHLAA references 610 & 611). Please note these fields form a single site, as per the residential allocation in the draft Cowfold Neighbourhood Plan:

Current Planning Status:

A full application for planning permission is currently be prepared with the following description:

Development of the site to create 35 new dwellings including associated access, landscaping and parking, with provision of additional parking facilities associated with St Peters Catholic School and provision of open space with 9 allotments.”

The application was prepared in 2021 however did not progress to submission due to the advent of the Water Neutrality Issue. Devine Homes have now secured a solution to Water Neutrality (further details below) therefore, the application package is being updated for submission in June 2024.

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

Based on securing Planning Permission by July 2025 it is anticipated 16 units will be delivered in the financial year of 2026/2027 with 19 units being delivered in the financial year 2027/2028.

Devine Homes is to build out the site, and no other developer involvement is envisaged.

Progress with site assessment work

The below documents have been produced to date for the site, however as indicated above some of the documents are in the process of being updated for the planning application submission in June 24 (a copy of the documents is provided on the below link – Please note a full set of architect’s plans has been produced however these haven’t been proved on the link):

[Fields West of Cowfold, South of A272 - SHLAA references 610 & 611](#)

- Air Quality Assessment (Being updated)
- Tree Survey
- Archaeology DBA
- Ecology Statement (Being updated, to include BNG assessment)
- FRA & Drainage Strategy (Being Updated)
- Heritage Statement
- Transport Assessment
- Travel Plan
- Water Neutrality Statement (Being updated to include proposed means of achieving water neutrality)
- Planning Statement (Being Updated)
- Design & Access Statement (Being Updated)

Site viability, ownership constraints and infrastructure provision

Site ownership remains as stated in previous SHLAA submissions. Devine Homes have a long term subject to planning Option Agreement to purchase the site. There are no known legal/ownership matters which would prevent delivery from the site.

Given the relatively small scale of the site, there are no key infrastructure requirements which require upgrading/phasing.

Our internal residual valuation which takes account of policies within the emerging local plan indicate the site is viable under the purchase terms of our Option Agreement.

Water Neutrality:

Devine Homes have secured a legal agreement with a Dairy Farm located within the SNWSZ. The dairy farm currently uses a substantial amount of mains water. The legal agreement provides for the installation of a Borehole to reduce the farm's mains Water Usage thereby providing the required offset for the site, and other sites under Devine Homes Control. A test Borehole has been sunk to confirm water quantity and quality for its intended use of drinking water for cattle. Full details will be provided within the updated Water Neutrality Statement to be submitted as part of the application package.

Based on the Water Neutrality solution being accepted by the EA and HDC in the determination of the planning application, we do not see any implications of the C G Fry & Son Ltd High Court Judgement.

I hope the above is clear, and if you require any further information or would like to discuss please do not hesitate to contact us.

Kind regards,

Joe Fowler
Head of Business Development

DEVINE HOMES PL
builders of fine homes

St Michael's House | 111 Bell Street | Reigate | RH2 7LF

Email:

Web: www.devinehomes.co.uk

Registered in England 1881778 - A Devine Holdings Ltd Company
Registered Office: 133 Church Hill Road | Cheam | Surrey | SM3 8NE

24.05.07 – SA618 Land North of Downsview Avenue RH20 4LU

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.

An Outline Approval (Reference – DC/19/2015) was granted on 15th May 2020.

Croudace Homes submitted a Reserved Matters Application (Reference – DC/21/0749) on 26th March 2021. The application was due to be presented at the Horsham North Planning Committee with an officer recommendation for Approval in November 2021 following the resolution of all outstanding consultee comments. Following the position statement from Natural England regarding Water Neutrality, Croudace Homes submitted a subsequent application (Reference – DC/23/0290) for a water neutral scheme on 15th February 2023. No PPA is in place for either Reserved Matters Application.

The Outline Approval contains 21 Conditions, 16 of which are pending with the LPA. The full details are included in the below table. Any conditions for the Reserved Matters Approval will be dealt with and resolved as and when the Approval is granted.

The table below clearly sets out dates of the planning process to date:

Date/Other Information	Process
N/A	PPA Process/Pre-Application Discussions
Outline (DC/19/2015) Submission 3 rd October 2019 Outline (DC/19/2015) Approval 15 th May 2020 RM (DC/21/0749) Submission 26 th March 2021 RM (DC/21/0749) Determination Deadline 23 rd August 2021 RM (DC/23/0290) Submission 15 th February 2023 RM (DC/23/0290) Determination Deadline 18 th May 2023	Type of Application/Submission Date (please indicate indicative dates for both outline and reserved matters, if relevant)
-	Determination Process/Resolution to Grant

<p>1, 18, 19, 20 and 21 – Informative</p> <p>2, 3, 4, 5 and 8– Relate to Reserved Matters Application and have been actioned through both RM Applications</p> <p>6, 9 – Submitted 04.07.2022 with recommendation for discharge (Awaiting Notice)</p> <p>7, 11 – Submitted 04.07.2022</p> <p>10, 14, 16 – Confirmed as acceptable via email dated 27.07.2022</p> <p>12 – Submitted 08.02.2022</p> <p>13 – WSI Approved and subsequent condition discharge submitted 16.02.2022</p> <p>15 and 17 – Submitted 08.02.22 with response to comments provided 31.03.23</p>	<p>Pre-Commencement Conditions Discharged</p>
<p>Estimated January 2025</p>	<p>Start on Site</p>

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.

Croudace are working on the basis of offsetting to enable the scheme to be delivered. The dates on the table below are a ‘best case scenario’, however due to the early engagement

Financial Year (1 st April – 31 st March)	Estimated Number of Completions
2023/2024	-
2024/2025	23
2025/2026	39
2026/2027	-

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.

Croudace Homes intend to develop the site in full.

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?

Not relevant.

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)?

No change.

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.

Not relevant.

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.

Not relevant.

8. What is the proposed water neutrality solution to enable 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.

Although the preference would be to deliver through the SNOWS scheme (A), we are currently working based on delivering via other offsetting (B). We are very early in engagement and therefore don't have any details to provide at this stage.

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.

Not beyond the delivery table provided for question 2.

From: Chris Lyons <c
Sent: 18 July 2024 13:48
To: Mark.McLaughlin <**Subject:** RE: Horsham District Local Plan:
Request for Information

Hi Mark,

The figures for Wellcross / Arun Lea are:

2023/24
2024/25
2025/26
2026/27 - 47 Units
2027/28
2028/29 - 56 units
2029/30
2030/31
2031/32 - 38 units
2032/33
2033/34
2034/35
2035/36
2036/37
2037/38
2038/39
2039/40
2040/41

Dr Chris Lyons

BSc (Hons); Dip. TP; MPhil; PhD (LSE); MRTPI

Technical Director - Residential Lead UK – Planning & ESIA

SLR Consulting Limited

Mountbatten House, 1 Grosvenor Square, Southampton, Hampshire, United Kingdom SO15
2JU



Follow us
on LinkedIn



Stantec UK Limited
101 Victoria Street, Bristol BS1 6PU

To: Mark Mclaughlin, Horsham DC

From: Oli Haydon, Stantec

Date: 13 May 2024

Reference: SA686 A- Land North of Parsonage Farm, Henfield

Many thanks for your letter dated 22 April 2024 regarding the availability, suitability, viability and deliverability of the proposed site allocations included in the Submission version of the Horsham District Local Plan. We have outlined below the responses to the questions raised in your letter in relation to the site on Land North of Parsonage Farm, Henfield (SA686/NP ref 2.1).

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.*

An outline application was submitted on 31 August 2021 with the following description:

Outline planning application for up to 235 dwellings, including 35% affordable housing, with an improved vehicular and pedestrian access via London Road, the provision of public open space and associated infrastructure and landscaping with all matters reserved except access.

The application has been under consideration with Horsham DC since submission, with the primary outstanding issue being that of water neutrality.

Reserved matters applications are anticipated within six months of approval of the outline.

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.*

The below timescales are on the assumption that the Council approved the planning application in the next three months.

- Sale of Site to Housebuilder: January 2024
 - Reserved Matters Application Approved: August 2024
 - Commencement of Development following discharge of pre-commencement conditions: January 2026
 - Delivery 2026-2027: 60 units
 - Delivery 2027 – 2028: 60 units
 - Delivery 2028 – 2029: 33 units
 - Affordable Housing will be delivered alongside the above private housing assumptions.
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.*

It is our assumption that we would sell the site to a single housebuilder. The affordable housing would be delivered alongside the private units.

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?*

The submission (DC/21/2013) has been supported with the following technical assessment work:

- Design and Access Statement - Barton Wilmore
- Tree Survey and Arboricultural Impact Assessment - Aspect Arboriculture
- Transport Assessment - Paul Basham Associates
- Travel Plan- Paul Basham Associates
- Ecological Impact Assessment and Ecological surveys - The Ecology Partnership
- Heritage Report - Orion Heritage
- Foul Water Strategy Report - Stantec
- Flood Risk Assessment - Stantec
- Statement of Community Involvement - DMH Stallard
- Landscape & Visual Impact Assessment - Scarp Landscape
- Air Quality Assessment - Wardell Armstrong
- Contamination Report - Wardell Armstrong
- Utilities Assessment - Wardell Armstrong
- Sustainability Assessment - Daedelus Environmental
- Water Neutrality Covering Letter - Stantec

There are no outstanding technical matters in relation to the planning application with the exception of Water Neutrality.

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)?*

The site is under a single site ownership and has not changed since submission of the application or any local plan representations prior to this.

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.*

The infrastructure requirements of the site are evidenced in the application submission documents outlined above. These include the site access point, creation of pedestrian access points, surface and foul water drainage, creation of a new local nature reserve and cycle route improvements (including bollards). The proposal does not include creation of new community facilities such as education provision but does propose potential areas for a bike park for use by the local community; though this would be clarified at reserved matters stage.

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.*

This exercise has not been undertaken as the site is allocated in a Made Neighbourhood Plan and therefore, the proposals are in accordance with both Henfield's Neighbourhood Plan and the currently adopted Horsham District Plan.

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.*

Considering the position of our site as an adopted Neighbourhood Plan allocation which can greatly contribute to the District's 5YHLS, we believe it should be given priority to benefit from the Sussex North Offsetting Water Scheme (SNOWS).

8. *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.*

No, the Site is not located within any designated Habitat Special Protection Areas, Special Areas of Conservation; or Ramsar Sites. Place Services on behalf of HDC have raised no objections with the submitted scheme.

Best Regards,

Oli Haydon

Senior Planner



Horsham District Council
Strategic Planning

BY EMAIL ONLY

Date 13th May 2024
Your ref SA689
Our ref COL35.4

Dear Mr McLaughlin,

Site SA689: Oxcroft Farm, Small Dole

We write in connection with the above site and in response to your letter dated 22nd April 2024.

For ease of reference, we have responded to the queries in the same format as set out in your letter:

Current planning status

- 1) At this stage it is anticipated that any planning application on the site would be in outline form. It is thought that an application would be submitted in the next 12 - 18 months, following on from that it is anticipated that a reserved matters application would be submitted approximately 6 - 12 month after the approval of the outline application. It is thought that this would allow sufficient time for the submission and approval of any conditions details attached to the outline planning application.

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

- 2) Please refer to the completed "projected Annual Completions Table" enclosed with this response. This sets out that it is anticipated that the first completions on site would take place 2027/2028.

It is noted that the allocated strategic sites proposed in the Reg 19 version of the HDC Local Plan would not be likely to provide any housing on site for another 7-10 years, as such any emerging Local Plan allocations will likely not address the 5 / 4 year supply shortfall in the short term. Smaller sites such as Oxcroft Farm

3rd Floor, Origin One 108 High Street Crawley West Sussex RH10 1BD DX

Offices in London, Gatwick, Guildford, Brighton, Horsham and Hassocks. Website www.dmhstallard.com

DMH Stallard LLP is a limited liability partnership registered in England (registered number OC338287). Its registered office is Griffin House, 135 High Street, Crawley, West Sussex, RH10 1DQ and it is authorised and regulated by the Solicitors Regulation Authority (SRA Number 490576). The term partner is used to refer to a member of DMH Stallard LLP. A list of members may be inspected at the registered office. The firm is part of Law Europe and is represented around the world through its international network.



could come forward earlier and make a contribution to the housing need over next 3-5 years or so.

- 3) The current owners anticipate selling on the site with outline consent to a single building company.

Progress with site assessment work

- 4) It is anticipated that an update PEA will take place on the site shortly in order to address the recent requirements to provide BNG on sites. Other ongoing site investigation work including flood risk assessment and water neutrality is taking place to help inform the outline planning application. A Highway Access Report has been previously commissioned and WSCC have provided their preliminary view on the proposed access to the site via Henfield Road, a copy of this report is enclosed with this response.

The ongoing site investigation work has informed the design of the proposal, and 2no. draft site layouts are submitted with this response. The first layout demonstrates how a scheme of around 20 units on site together with the retained farm buildings could be accommodated, however, we consider that this layout is quite cramped and it is not thought to make the best use of the site. The second layout demonstrates how a scheme of around 30 units could be provided on site should the farm building be relocated elsewhere. It should be noted that the allocation of the site in the Upper Beeding Neighbourhood Plan is for 'around' 20 houses.

Site viability, ownership constraints and infrastructure provision

- 5) There has been no change in ownership since the site was submitted for allocation in the UBNP or submitted to the HDC SHELAA call for sites. The site owner continues to have discussions with the tenant farmer on site regarding the development of the site and the potential need to relocate the existing farm buildings elsewhere.
- 6) It is not anticipated that any key infrastructure is required in order to bring the site forward.
- 7) A high-level viability analysis update has not been carried out for this site. It is not considered to be necessary for this site.

Water neutrality

- 8) At this stage it is anticipated that the site would utilise the SNOWS to enable the site to come forward.

- 9) We consider that the impacts of the decision from CG Fry are still relatively fluid. It is accepted that the development of this site would require a HRA, however, it is understood that those sites which are allocated in the Draft Local Plan and adopted Neighbourhood Plans, (such as Oxcroft Farm) will be subject to an appropriate assessment by the Council to establish whether there would be any adverse effect on the integrity of the European site. As such it is not thought that delivery of the site would be impacted by the recent High Court judgement in C G Fry & Son Ltd v SoS & Somerset Council.

I trust the above and enclosed information is helpful, however, please contact me or my colleague Peter Rainier () should you have any further queries.

Regards

Lisa da Silva
Associate Planner

13 May 2024



Robert Steele

Mark McLaughlin
Horsham District Council
Parkside
Chart Way
Horsham
West Sussex
RH12 1RL

244-246 High Street
Guildford, GU1 3JF
T savills.com

By email:

Dear Mark

Re: N/A Land West of Ashington School

Thank you for your letter dated 22nd of April 2024 regarding our representation to the Regulation 19 consultation in relation to the above site.

As you will now be aware the site that is allocated for residential development in the adopted Ashington Neighbourhood Plan (allocation ref. Policy ASH11) and is the subject of a live planning application (ref. DC/23/0406) concerning the following description of development;

“Demolition of existing buildings and erection of 180 dwellings, all-weather sport pitch, sports pavilion and allotments; with associated access, landscaping, open space and infrastructure.”

The following correspondence will provide you with the necessary information that you have requested to inform the Regulation 19 Consultation on the Local Plan.

1. Current Planning Status

The live planning application is full planning application (ref. DC/23/0406) which was received by HDC on the 3rd of March 2023. An extension of time agreement is currently in place until the 21st June 2024. The application is expected to be determined at Planning Committee in Summer 2024, and we are working on receiving an Officer’s recommendation to approve planning permission.

Submission of Application(s) - Key Dates

Date/ Other Information	Process
<p>HDC responded a pre-application request on the 21st of April 2021 (PE/21/0265).</p> <p>The principle of development was considered to be in accordance with the allocation of this site in the Ashington Neighbourhood Plan (policy ASH11). It was noted that the scheme commits a local intention to accept a potential residential development on this site, which accords with the national intention of allowing appropriate growth</p>	<p>PPA Process/ Pre-Application discussions</p>



<p>in and around settlements.</p> <p>There were initial concerns in regards to the quantum of development and the layout of the scheme. Further pre-application advice was sought in May 2022 when amendments were made to the scheme.</p> <p>There have been ongoing discussions with HDC, Ashington Parish Council and various stakeholders regarding these amendments to the scheme and we are confident of a positive Officer recommendation.</p>	
The full planning application (ref. DC/23/0406) was submitted on the 3 rd March 2023.	Type of Application/ Submission Date of Application(s) (please indicate indicative dates for both outline and reserved matters, if relevant)
A committee date is yet to be announced by HDC, however, discussions with the Planning Officer are ongoing regarding this. We hope to be in a position for this application to be determined at committee in June/July/August 2024.	Determination Process/ Resolution to Grant
Upon approval of the planning application, we hope to begin discharging conditions as soon as possible.	Pre-Commencement Conditions Discharged
Once the necessary pre-commencement conditions have been discharged, construction will begin on site as soon as possible. Subject to planning permission granted in September 2024, commencement on site will be March 2025.	Start on Site

2. Anticipated delivery intentions, anticipated start date and build-out rates

Projected Annual Completions

Financial Year (1st April – 31st March)	Estimated Number of Completions
2023/24	N/A
2024/25	N/A
2025/26	25
2026/27	50
2027/28	50
2028/29	55

Bellway homes would deliver the whole development, with the affordable homes being managed by and Registered Provider.

3. Progress with site assessment work

The following technical site assessments and technical reports have been submitted as part of the live planning application;

- Planning Statement
- Suite of drawings
- Design and Access Statement
- Statement of Community Involvement
- Transport Assessment
 - No Objection subject to conditions.
- Travel Plan
 - No Objection subject to conditions.
- Flood Risk Assessment and Drainage Strategy
 - Further work ongoing.
- Water Neutrality Statement
 - Further work ongoing.
- Ecological Appraisal
 - Recommended approval subject to conditions.
- Landscape Strategy
 - Support with suggested conditions
- Noise Impact Assessment
 - Further work ongoing.
- Energy and Sustainability Statement
 - Awaiting consultee comments
- Air Quality Assessment
 - Awaiting consultee comments
- Archaeology and Heritage Assessment
 - Archaeology; recommended approval subject to conditions.
 - Heritage; Further work ongoing
- Arboricultural Impact Assessment
 - Further work ongoing
- Minerals Resource Assessment
 - Awaiting consultee comments.
- Lighting Assessment
 - Further work ongoing

We do anticipate further documentation will be submitted as part of an amendment to the scheme. This will include amended drawings relating to the sports provision on site (as required by the Neighbourhood Plan) and other minor amendments to address consultee comments made. This are expected to be submitted this month.

4. Site viability, ownership constraints and infrastructure provision

Bellway Homes has an option agreement on the land which is subject to planning permission being secured. There are no legal or ownership matters which would impact on the delivery of the site for the proposed development.

As part of the proposed development, the site will be accessed via Church Close. The detail of which has been agreed to by West Sussex highways authority. The site will also include community facilities, of which Bellway Homes have included as part of the layout. There are no wider infrastructure required which will limit the delivery of the site.

The proposed development is viable and Bellway Homes are confident that the site can be delivered accordingly.

5. Water neutrality

Bellway Homes are confident that the scheme will provide a suitable Water Neutrality solution to enable the site to come forward

This solution will include the following three feasible options:

- Purchasing Off Site Third Party Water Neutrality Credits; or
- Utilising Water Neutrality Credits from sites within Bellway Homes control; or
- Using the SNOWS as set out in the emerging Local Plan

We do not anticipate that the delivery on the site being impacted the C G Fry & Son Ltd v Secretary of State for Levelling Up Housing and Communities and Somerset Council (2023) High Court Judgement. This is because the mitigation would be secured by the planning permission by way of offsite Water Neutrality credits.

If you have any queries or require any additional information, please do not hesitate to contact me.

Yours sincerely

Robert Steele



Our Ref: 20.0013/AMd

Mark McLaughlin
Horsham District Council
Parkside
Chart Way
Horsham
RH12 1RL

Bowman House Business Centre
Bowman Court
Whitehill Lane
Royal Wootton Bassett
Wiltshire
SN4 7DB

E. [REDACTED]
W. www.bluefoxplanning.co.uk

13th April 2024.

Dear Mr McLaughlin,

Site Update - SA742 Land at Glebe Farm, Steyning

Thank you for the opportunity to provide an update on the above site at Glebe Farm, Steyning and for agreeing a short time extension for our response. I can confirm that I am the Agent for the site including in respect of the current outline planning application reference DC/21/2233 as submitted on behalf of my client, Richborough.

As you are aware, the site is proposed to be allocated in Horsham District Council's Regulation 19 Local Plan under Strategic Policy HA17: Steyning Housing Allocation. Policy HA 17 identifies the site as:

- "STE1: Land at Glebe Farm, 14 hectares (265 homes)"

The outline planning application (DC/21/2233) was submitted in September 2021 following extensive pre-application discussions with your Development Management Team as well as pre-application engagement with the local community. The description of development is as follows:

"Outline application for up to 265 dwellings, demolition of No. 37 Kings Barn Lane to provide new pedestrian/cycle/emergency link, provision of vehicular access from the A283 Steyning by-pass, provision of public open space, community orchard, sustainable drainage and other ancillary and enabling works. All matters reserved except for vehicular access from A283."

Since its submission, the application has been subject to several changes including in response to internal and external consultees including your Landscape and Housing Delivery teams, the South Downs National Park Authority, West Sussex County Council (as Highways Authority) and Natural England amongst others. Matthew Bates, Planning Policy Team Leader, was also involved in the evolution of our proposals.

The consequence of this post application submission engagement is that we understand that the application meets with the approval of your Development Management colleagues and that it will be presented to Committee with a positive recommendation in the near future. The timing of this is subject to the finalisation of our Water Neutrality Solution Statement which is imminent.

The Case Officer, Matthew Porter (Senior Planning Officer) will be able to confirm the situation in respect of the planning application, however, we believe that the application confirms the availability, deliverability and achievability of the proposed allocation.

We respond below to the matters raised in your correspondence of 22nd April.

Current Planning Status

As referenced above, the site is the subject of an outline planning application (DC/21/2233) which was submitted in September 2021. The application was submitted following extensive pre-application discussions with the Local Planning Authority and others. Both the pre-application advice and the consideration of the application are the subject of a Planning Performance Agreement dated October 2020.

We have completed your Appendix 1 “Submission of Application(s) – Key Dates” which is attached below.

Whilst in outline, the application includes significant details on the form and character of the proposed development confirming that the site is capable of delivering up to 265 dwellings as part of a high quality and sustainable development.

Anticipated Delivery

We have completed your “Projected Annual Completions Table”, attached to this correspondence, which envisages first completions on the site in July 2025. This is based on receiving a planning consent in the summer of 2024 with all pre-commencement conditions discharged by the end of the year.

The Table anticipates a delivery of 40 dwellings per annum. Please note that this is a conservative estimate and actual delivery rates may exceed this.

Richborough is a land promoter and therefore is not the eventual builder of the site. Terms have, however, been agreed with a national house builder, subject to planning permission being granted. The Council can therefore safely assume prompt delivery of the site once outline permission has been secured.

Progress with Site Assessment Work

The site has been subject to a full technical assessment as a result of the current planning application. This includes, but is not limited to:

- Air Quality Assessment
- Archaeological Assessment
- Agricultural Land Classification
- Built Heritage Statement
- Ecological Assessment
- Design and Access Statement
- Flood Risk Assessment
- Landscape and Visual Assessment
- Ground – Desk Study
- Noise Impact Assessment
- Odour Assessment
- Planning Statement
- Sustainability and Energy Statement
- Transport Assessment
- Travel Plan
- Tree Survey
- Utilities Survey

These assessments have informed the development of an illustrative masterplan.. In turn, the masterplan demonstrates that a high quality, sustainable development of up to 265 dwellings can be delivered on the site.

The application's supporting documents can be accessed through the Council's website, however, please do not hesitate to contact me should you wish me to supply them direct.

Site viability, ownership constraints and infrastructure provision

The site is controlled by Richborough by way of a promotion agreement with the landowner. In addition, Richborough has agreed terms and exchanged contract with a national house builder who will deliver the site in accordance with the parameters and principles established through the outline application.

The delivery of the proposals that are set out in the outline application, including off-site contributions, has been assessed and are viable.

Water Neutrality

Significant effort has been expended by Richborough working closely with Natural England, Southern Water and the Local Planning Authority to ensure that the development will achieve water neutrality.

A Water Neutrality Statement is being prepared in support of the current planning application and will be submitted very shortly. The Statement will set out the proposed approach which has already been discussed in detail with senior officers.

In summary, the proposal is to incorporate water efficient fixtures and fittings in the proposed dwellings, to minimise the water demand of the proposed development to 85 litres per person per day. This accords with in with the "Sussex North Water Neutrality Study: Part C – Mitigation Strategy" and the optional water efficiency target set out in the Building Regulations Part G.

In addition, the proposed development represents a net increase in water demand within the Sussex North Water Supply Zone (SNWSZ) and this increase in water demand will be offset off-site through an initial offsetting scheme at Orchard Farm, which has already been formally agreed with the Council. The remainder of the net increase in water demand will be offset through a further offsetting scheme(s) either through a further bespoke offsetting scheme or via purchasing credits in SNOWS.

Given that a water neutrality solution has been identified and will be agreed at outline planning stage, we do not anticipate that delivery of the site will be impacted by the High Court judgment in *C G Fry & Son Ltd v Secretary of State for Levelling Up Housing and Communities and Somerset Council* (2023). In addition, the site has been rigorously assessed by the Local Planning Authority, including through the Local Plan process, as a "Competent Authority".

I hope that the above is of use to you and please don't hesitate to contact me should you require anything further.

Yours sincerely

Alistair Macdonald MRTPI
Director

Submission of Application(s) – Key Dates

Date	Process
October 2020	PPA entered into
October 2020 to September 2021	Pre-Application discussions
September 2021	Submission of Outline Planning Application (DC/21/2233)
Summer 2024	Assumed date for grant of outline Planning Permission
Summer 2024 to December 2024	Securing of Reserved Matters Planning Permission and Pre-Commencement Conditions Discharged
January 2025	Start on Site
July 2025	First completions

Projected Annual Completions

Financial Year (1st April – 31st March)	Estimated Number of Completions
2023/24	Nil
2024/25	20
2025/26	40
2026/27	40
2027/28	40
2028/29	40
2029/30	40
2030/31	45

SLR Consulting, Mountbatten House 1 Grosvenor
Square Southampton SO15 2JU

Our ref: LP/site update
Your ref:

22 April 2024

By Email

Dear Stakeholder,

Re: SA743 Woodfords Shipley Road Southwater

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 215208 or on mark.mclaughlin@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)
Has a resolution to grant and s.106 due to be signed imminently (DC/21/2180)	
	Determination Process/ Resolution to Grant
March 2025	Pre-Commencement Conditions Discharged
June 2025	Start on Site

Appendix 2 Projected Annual Completions

Financial Year (1 st April – 31 st March)	Estimated Number of Completions
2023/24	
2024/25	
2025/26	
2026/27	40
2027/28	33
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	

Horsham District Council,
Parkside,
Chart Way,
Horsham,
West Sussex RH12 1RL

14 May 2024

Dear Mark McLaughlin,

SA872 LAND NORTH OF EAST STREET, RUSPER

I am writing in response to your letter dated 22 April 2024 in which you requested further information on the likely timescales within which the above-mentioned site could be delivered. This information is to ensure the new Local Plan is in line with paragraph 35(c) of the revised National Planning Policy Framework (NPPF) (July 2021) which confirms that in order for a Local Plan to be considered ‘sound’ it must be “deliverable over the plan period”.

Paragraph 68 requires specific sites allocated for development within years one to five of the plan period together with specific sites and locations to demonstrate delivery in years 6-10 and where possible 11-15 years. This needs to be accompanied by a trajectory illustrating the expected rate of delivery over the plan period (NPPF paragraph 74).

You have asked us to respond to several questions and we do so below.

Current Planning Status

1. What type of application is anticipated at this stage?

We are currently preparing a full planning application for the site. The anticipated timeline for this application is set out below:

Anticipated Date	Process
October - November 2024	Pre-Application discussions
December 2024	Local Consultation
February 2025	Full Application
May 2025	Resolution to Grant
July 2025	Pre-Commencement Conditions Discharged
November 2025	Start on Site

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

2. When do you envisage the first completions to be?

Work is currently underway preparing the full planning application and initial investigations have revealed no constraints or barriers to delivery. Those bringing the site forward will be building out the site, a start on site would swiftly follow planning permission being granted.

We anticipate that the start on site would take place in late 2025 and it is possible that units would be completed in that financial year. However, to ensure that figures remain unchallengeable we anticipate 10 units per annum in 2026/27, 2027/28 and 2028/29.

Financial Year (1 st April – 31 st March)	Estimated Number of Completions
2024/25	-
2025/26	-
2026/27	10
2027/28	10
2028/29	10

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.

The promoter of the site Rusper Projects Limited (Company No: 13656662) will be building the site out once permission has been secured.

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.

Initial investigations are complete, but report/documents are not so unfortunately, we are not able to share this with the Council just yet. We can advise however that a project team has been appointed which includes the following specialisms:

- Highways/Transport
- Flood, Drainage & Water
- Arboriculture
- Ecology
- Noise
- Heritage
- Architecture
- Energy

We expect to be able to share the findings of this work with the Council later this year, and certainly no later than October 2024 when we anticipate conducting pre-application discussions.

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)?

The promoter, Rusper Projects Limited (Company No: 13656662), have an option in place with the sole landowner to bring the site forward for residential development. There are no other legal or ownership matters which may impact delivery.

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.

This work is ongoing, but at this time we have identified no specific infrastructure (beyond 'normal' utility connections) that would be required to make the site feasible. By utilising high quality design, rainwater harvesting, micro/renewable power generation and other sustainable construction techniques, we anticipate the impact of the site on local infrastructure to be minimal.

The detailed design of the site access is currently being considered and we currently anticipate no major highway works in this area.

We do not believe that provision of key infrastructure will delay the delivery of the site.

7. Have you carried out a high level viability analysis 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.

We have conducted a brief exercise around this, but it is not formally written and as a result we are unable to share it. In any event, due to the regrettable delay to the local plan it is expected that this site will be brought forward in advance of the adoption of the Local Plan and with this in mind, we are currently focussing on the policies within the existing adopted development plan.

Water Neutrality

8. What is the proposed water neutrality solution to enable the site to come forward?

Discussions are currently underway with other landowners in the area to secure offsetting measures to ensure that the proposed development doesn't result in a net increase in water consumption in the Sussex North Water Supply Zone.

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.

No, the site is outside of any catchment area affected by requirements around nutrient neutrality. Any eutrophication caused by the development would not adversely impact on any protected area where such requirements apply.

Should you require any further information in response to the above questions please do not hesitate to contact me. We will provide further site-specific information as soon as it becomes available.

Yours sincerely,

Andrew Metcalfe

Director | MPlan MRTPI

Our ref: LP/site update
Your ref:

22 April 2024

By Email

Dear Stakeholder,

Re:HDC Local Plan/ Housing Trajectory Updates

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 215208 or on mark.mclaughlin@horsham.gov.uk.

Your sincerely,



Mark McLaughlin
Principal Planning Officer

DC/23/2152 – Land adjacent to Stream House, North of High Bar Lane

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.

Please see below

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.

Please see below – allowing one year remainder of this financial year for approval, a further year for precommencement and site preparation with delivery to follow the year after

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.

Applicant intends at this time to build out the site.

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?

Application on going. Some further surveys required as per consultee responses but these will be addressed once the officer's have confirmed in principle issues such as Flood Risk.

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 are any other legal or ownership matters which may impact on delivery that are not covered by the above points (e.g., outstanding leasing arrangements)?

No change – under applicants ownership and control

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.

Work will be undertaken for infrastructure including borehole first with housing to follow at pace thereafter.

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.

No – would anticipate approval prior to adoption of emerging policies.

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.

Borehole proposed

9. Do you anticipate delivery on the site being impacted the recent High Court judgment in *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.

No – application submitted after neutrality position so should be no later conflict unless position changes.

Appendix 1 Submission of Application(s) – Key Dates

Date/ Other Information	Process
Full Application submitted 27 th November 2023 for 28 dwellings and borehole. Current objection from WSCC on flood risk awaiting local plan sequential test. Would hope to progress resolution by committee later this year prior to adoption of new local plan	

Appendix 2 Projected Annual Completions

Financial Year (1 st April – 31 st March)	Estimated Number of Completions
2023/24	0

2024/25	0
2025/26	12
2026/27	16
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	