

Horsham
District
Council

HALC

Local and Neighbourhood Plans

29 April 2024

Local Plan Update



- Horsham District Local Plan Regulation 19 published on 19th January 2024 to 1st March 2024
- Around 1,700 representations received – mixture of responses from Neighbouring Authorities, Parish Councils, individuals, developers, non statutory organisations
- Representations being processed - most representations relate to one of proposed allocations, but some policy specific comments as well.
- All comments published in due course, together with summary of issues- which will be sent to planning inspectorate

Issues raised by Parish Councils

- Housing targets – does the change to the NPPF impact this?
- Allocation of Greenfield land - principles
- Relationship with existing / emerging Neighbourhood Plans
- Impact of development on infrastructure



Housing Targets

- NPPF Para 11 b which sets out what Local Plans should include has not been changed.

“Strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas”

- NPPF Para 35 sets out how Local Plans are considered ‘sound’. This has not changed.

“Positively prepared – providing a strategy which as a minimum seeks to meet the areas objectively assessed needs”

Housing Targets



NPPF identifies the Standard Housing Methodology as the starting point for assessing Local Housing Needs.

2023 Sept

“unless exceptional circumstances justify an alternative approach”

S2023 dec

“There may be exceptional circumstances, including relating to the particular demographic characteristics of an area which justify an alternative approach to assessing housing need”

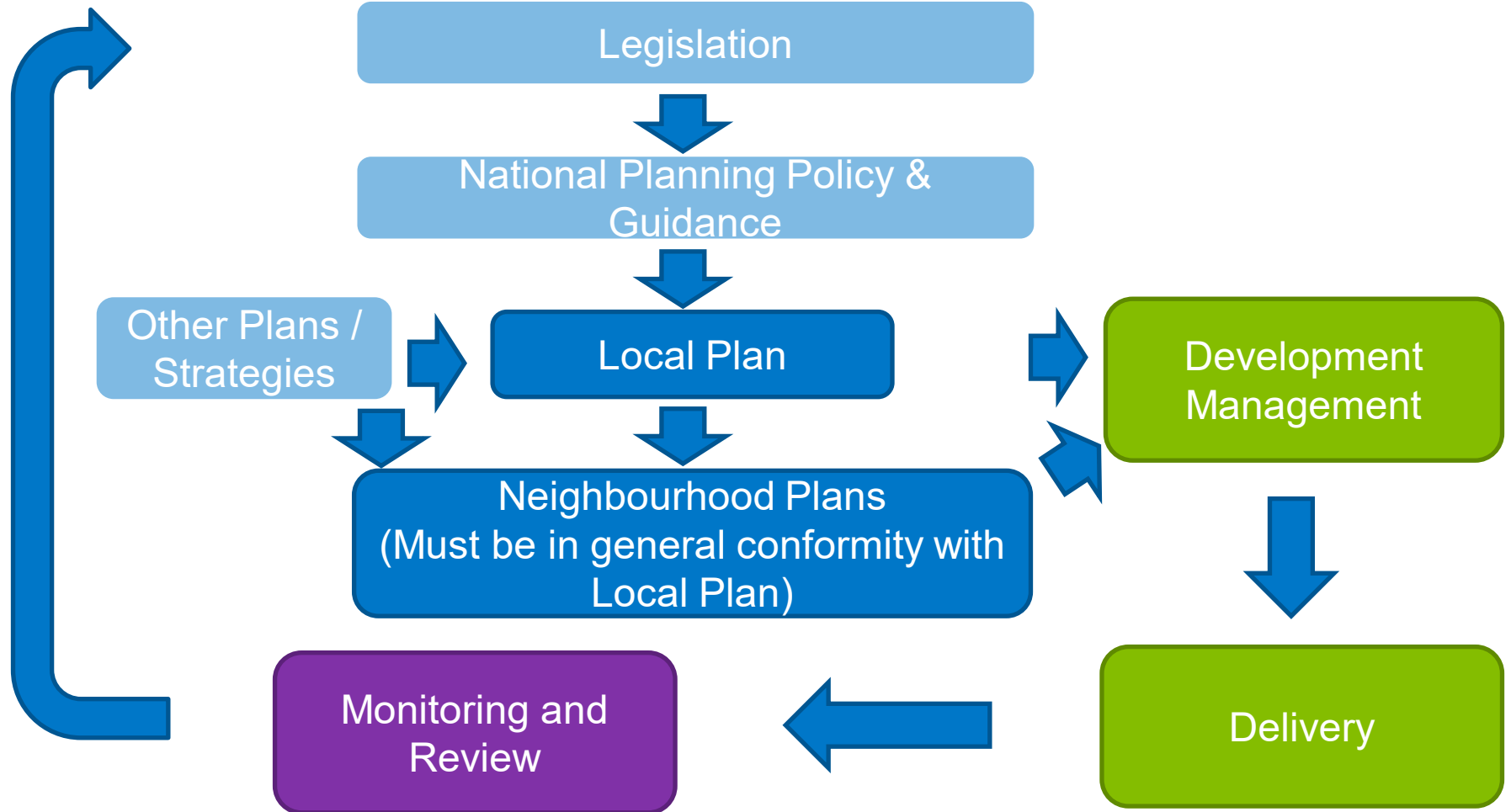
Housing Targets

- Expectation that we deliver housing growth remains unchanged.
- Starting point for assessment of plan soundness by any local plan examiner remains unchanged.
- Standard methodology remains the starting point for plan making - and exceptional circumstances exist which mean we cannot meet this overall target during the plan period.
- Our Standard Methodology can change until the point of submission as figures update annually (now 917 homes, was 911)

Greenfield / Brownfield

- Development Hierarchy – current and emerging local plan policy establishes principle that growth within BUAB's is acceptable.
- Majority of these are smaller brownfield developments – windfall development
- Approx 1/3 of total homes are brownfield
- Remainder – land has to be 'available', before it can be allocated. Limited large scale brownfield sites are promoted or put forward us
- Brownfield or previously developed site doesn't always mean that it is automatically suitable for redevelopment for housing – eg countryside location, or existing employment use

Local and Neighbourhood Plans



Local and Neighbourhood Plans

- Neighbourhood Plans must be prepared to be in general conformity with the Local Plan.
- This is currently the Horsham District Planning Framework (HDPF) which covers the period to 2031.
- Local Plans must be reviewed to take account of changes to legislation / national planning policies and roll forward the plan period (now 2040).
- This means that new sites or allocations have been needed in addition to Made Neighbourhood Plans
- This is an outcome of the way that the UK planning system operates and leads to changes in areas even though Neighbourhood Plans are in place.
- Recognise this is challenging for local communities
- Issues of NP reviews covered at recent Parish Council training

Infrastructure Delivery

- HDC is not infrastructure provider in vast majority of instances – eg WSCC are education / highways / libraries / fire service
- Delivery and funding – CIL, DOE etc
- Infrastructure Delivery Plan (IDP) produced to support plan
- Outlines the nature of the infrastructure needed and their costs
- Recognise current IDP not up to date and considering how the emerging IDP can be more flexible
- If developers contact parishes – may be appropriate to raise issues on a ‘without prejudice’ basis



Anticipated Local Plan Timetable

Local Plan Stage	Date / Anticipated Date
Regulation 19	19 th Jan 2024- 1 March 2024
Submission to Planning Inspectorate (PINS)	June 2024
Examination Hearings	November / December 2024
Inspector's Initial Findings	January 2025
Main Modifications Consultation	Feb / March 2025
Final Inspectors Report	Spring 2025
Plan Adoption	Late Spring / Early Summer 2025