



Homes
England

Horsham District Local Plan 2023-2040 Examination in Public

Matter 2 – Housing Supply and Headroom

Hearing Statement

Date: April 2026



1. Introduction

- 1.1. This statement has been prepared by Homes England in its capacity as landowner and promoter of West of Ifield, identified as a strategic site HA2 in the draft Horsham Local Plan. This Statement deals with **Matter 2: Housing Supply and Headroom** of the Inspector's Hearings Agenda published 16 March 2026. Homes England welcomes the Inspector's willingness to accept a written statement on this matter.
- 1.2. Although it is recognised that the premise of Matter 2 is not to discuss individual site allocations, there has been meaningful progress with regards to delivering the allocations since previous representations to the Examination and these are considered to directly influence / evidence the supply and deliverability assumptions of this strategic site within the emerging Local Plan.
- 1.3. This statement therefore supplements and in some areas supersedes Homes England's previous representations to the Horsham District Local Plan Regulation 19 consultation, Hearing Statements and verbal evidence submitted to the Examination in 2024, providing the most up to date position on the allocation.
- 1.4. While the statement does not set out any particular view in relation to each of the points set out in the Hearing agenda, the updated position set out has the potential to be material in relation to the Examination's consideration of the Local Plan's trajectory and subsequent housing land supply position as a whole.

2. West of Ifield (HA2): contribution to the HDC Local Plan housing trajectory

- 2.1. Since the submission of previous Hearing Statements, Homes England has achieved two significant milestones which are material to the consideration of the housing supply trajectory and reliability of housing delivery assumptions previously set out in the supporting Local Plan evidence base.
- 2.2. These milestones, include:
 - **submission of a hybrid planning application for West of Ifield (LPA Ref. DC/25/1312)** – a hybrid application was submitted to HDC in August 2025. Supported by a PPA agreement, the consideration of the application is at an advanced stage. Homes England are working proactively with HDC and other stakeholders to address the remaining outstanding issues and reach a position whereby the application can be positively determined by HDC during Q2 2026. A hybrid planning application has been purposely chosen to enable the early delivery of enabling infrastructure with technical approvals being progressed concurrently.

- **HM Treasury funding approval** – necessary funding approval to deliver enabling infrastructure is now in place and confirmed as part of Homes England’s 5 year Business Plan, enabling the Agency to accelerate the delivery of the site through a masterdeveloper role. This is a tried and tested model deployed by the Agency across its site portfolio to de-risk and accelerate delivery of strategic sites, addressing a number of constraints that often delay the start and build out rates of similar scale allocations.
- **Land assembly and availability** – following HMT funding approval, the remaining option agreements are now being exercised to provide Homes England with the freehold across the entire site. Separately, notice has been served on respective tenants to secure vacant possession, providing the ability to commence infrastructure delivery in Spring 2027 subject to planning approval.
- **Soft market testing (SMT)** – undertaking SMT which has established strong market appetite and positive response to lower-risk opportunities for private investment and delivery and has demonstrated support for joint working with Homes England in its capacity as masterdeveloper to diversify and accelerate housing delivery alongside the delivery of servicing and placemaking infrastructure. With site disposal managed through Homes England’s established disposal frameworks and managed through building lease agreements, pace and diversification can be achieved to maximise delivery rates across the allocation.

2.3. The above demonstrate significant progress on moving from a draft Allocation to deliverable consent since the submission of the HDC Local Plan, with clear confirmation that the project has reached the required level of preparation and maturity to move into the delivery phase and realise its potential at pace. This approach is entirely consistent with the clear remit set for the Agency by the Secretary of State¹ and underpinned by the Objectives of the Homes England Strategic Plan 2025 - 2030².

2.4. Furthermore, in addition to being both landowner and lead masterdeveloper, Homes England also has the ability to utilise additional intervention through longer term Government programmes such as the Social and Affordable Homes Programme

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https://assets.publishing.service.gov.uk/media/66faac3ee84ae1fd8592eb67/Homes_England_Chair_s_Letter.pdf

² [Homes England strategic plan 2025 to 2030 - GOV.UK](https://www.gov.uk/government/strategies/homes-england-strategic-plan-2025-to-2030)

(SAHP)³ and National Housing Bank. In the recently published Investment Prospectus⁴, there is a clear commitment to work with both public and private delivery partners, using the Agencies full range of interventions and to “combine or blend them where necessary and appropriate, to form tailored and integrated packages of support”.

- 2.5. Taken together, Homes England is therefore able to demonstrate both the commitment and ability to bring forward the West of Ifield allocation with a clear focus on delivery. We can confirm our ability to deliver homes within the first five years of the Plan, maintaining an accelerated delivery trajectory across the Plan period. Therefore, the reliability of the West of Ifield strategic allocation can be seen as being a highly robust element of the proposed housing trajectory.
- 2.6. Within this context, the provision within the Local Plan trajectory for the West of Ifield to contribute at least 1600 homes over the Plan period, with delivery capped at 160 per annum⁵ is considered overly cautious, consistent with our previous representations and input to the HDC Housing Delivery Study evidence base. In early 2026, Homes England set out to HDC evidence on how peak delivery of 300 homes per annum could be achieved and sustained over a number of years. Even considering a modest increase in delivery rates of up to an average of 200 units per annum across the 15 year plan period would mean that the allocation could deliver in full, adding a further 1400 homes to the Local Plan’s housing land supply.

3. Conclusion

- 3.1. Since the previous Examination submission, it can be demonstrated that the West of Ifield (HA2) allocation has been substantially progressed, the hybrid planning application is at an advanced stage and is supported by a robust structure of Government backed support and industry endorsement. On this basis, there can be a high level of confidence in the ability of the allocation to make a significant contribution to HDC land supply over the Plan period and should be seen as being a highly robust element of the proposed housing trajectory.
- 3.2. Given the significant progress and ability for Homes England to draw down a tailored package of measures to support its wider housing delivery objectives, it is not unreasonable to assume that there is a reasonable prospect that the allocation could deliver significantly over and above the current 160 dpa cap within the trajectory.

³ [Social and Affordable Homes Programme \(SAHP\) 2026 to 2036 information - GOV.UK](#)

⁴ [Homes England and National Housing Bank — investment prospectus 2026 \(HTML\) - GOV.UK](#)

⁵ [HDCJB01a-Appendix-A-Trajectory-Response-to-ID11-Feb-2026.pdf](#)

- 3.3. On this basis, consideration should be given to increasing overall contribution of the West of Ifield allocation (HA2) to overall housing supply position and potential impacts this could have on each of the eight points to be considered during the Hearing session.