

## Henfield Neighbourhood Development Plan

### Examiner's Clarification Note

This Note sets out my initial comments on the submitted Plan. It also sets out areas where it would be helpful to have some further clarification. For the avoidance of any doubt matters of clarification are entirely normal at this early stage of the examination process.

#### ***Initial Comments***

The Plan provides a clear vision for the neighbourhood area. It is thorough and comprehensive. It is underpinned by an extensive evidence base.

The presentation of the Plan is good. The difference between the policies and the supporting text is very clear. The maps are effective.

#### ***Points for Clarification***

I have read the submitted documents and the representations made to the Plan. I have also visited the neighbourhood area. I am now in a position to raise issues for clarification with the Parish Council. There are separate questions for Horsham District Council.

The comments made on the points in this Note will be used to assist in the preparation of my report and in recommending any modifications that may be necessary to the Plan to ensure that it meets the basic conditions. I set out specific policy clarification points below in the order in which they appear in the submitted Plan.

##### *Questions for the Parish Council*

##### *Policy 1/Paragraph 5.7*

Paragraph 5.7 proposes the delivery of 270 dwellings in the Plan period. In doing so it makes the connection between meeting housing need and contributing to strategic supply on the one hand and housing developments built and consented on the other hand.

In this context please could the Parish Council provide details about:

- its assessment of housing need in the neighbourhood area;
- the way in which the figure of 270 dwellings has been identified in paragraph 5.7;
- the number of dwellings with extant consents (including reference numbers and date of permission); and
- the number of dwellings built in the neighbourhood area since the adoption of the Horsham Local Development Framework (in 2015) and since then and the beginning of the proposed Neighbourhood Plan period (2017).

It would be helpful if the District Council assisted in the analysis on the third and fourth bullet points and contribute towards a statement of common ground in the event that the two councils take a different view on the first and second bullet points.

##### *Policy 2*

Is the Parish Council satisfied that the four allocated sites are both viable and deliverable within the Plan period?

### *Policy 2.1*

Criterion p. comments about the required new access road. Please can the Parish Council provide advice on the following matters:

- does it have any specification/width in mind for the road?
- what does 'built in advance' mean? Does it mean that an access would be created to facilitate construction work and that its construction within the evolving site overlaps with the delivery of the housing?

### *Policy 2.4*

Does criterion c. relate to the character of the surrounding area or to local housing needs or to both matters?

### *Policy 3*

Is there any reason why there are three separate sites rather than a single combined site?

### *Policy 3.3.1*

Is the implication of this policy that any change of use (insofar as planning permission is required) between the various identified Use Classes will be supported?

### *Policy 9*

The policy identifies two facilities and other community buildings. Does the Parish Council have a schedule of these other buildings?

Otherwise how would this potential lack of clarity be handled in a consistent fashion by the District Council in the Plan period?

### *Policy 11*

Local Green Spaces (LGS) are a very specific element of national policy. As such I will be recommending that P11.3 and P11.4 are separated from P11.1 and P11.2. Does the Parish Council have any comments on this proposition?

Proposed LGS 1/2/3 – are these elements of common land already protected/safeguarded by separate legislation? As such are the proposed LGS designations necessary?

P11.3 provides no clarity about the 'other small parcels of green space' in terms of their location and effect. Is this part of the policy necessary?

### *Monitoring and Review*

The Plan is largely silent on this matter.

Does the Parish Council have any comments on this matter in general, and the appropriateness or otherwise of a review of any 'made' neighbourhood plan taking place once the emerging Horsham Local Plan has been adopted in particular?

### *Questions for the District Council*

Is the District Council continuing to work to the timetable for the preparation of its Local Plan as set out on its website?

Given the Plan's proposed delivery of 270 dwellings in the Plan period is the District Council satisfied that this number of dwellings is in general conformity with Policy 15 (4) of the adopted Local Development Framework?

### ***Representations***

Does the Parish Council wish to comment on any of the representations made to the Plan in general?

Does the Parish Council wish to comment on the representations made to the Plan by Seaward Homes (9), Taylor Wimpey (10), Wates Developments (17), Dowsett Mayhew (18), Welbeck Strategy Land (24), Gladman Developments (28), Fairfax Acquisitions (34) and Independent Age (36)?

### ***Protocol for responses***

I would be grateful for responses and the information requested by 17 April 2020. Please let me know if this timetable may be challenging to achieve. This period is longer than I would usually suggest. It reflects the current circumstances which the country faces.

For clarity there is no need for the Parish Council to meet physically to discuss and agree its response. I recommend those who have been involved in the preparation of the Plan consider this Note electronically.

In the event that certain responses are available before others I am happy to receive the information on a piecemeal basis. Irrespective of how the information is assembled please could it all come to me directly from the District Council. In addition, please can all responses make direct reference to the policy or the matter concerned.

Andrew Ashcroft

Independent Examiner

Henfield Neighbourhood Development Plan.

25 March 2020