

Examination of the Horsham District Local Plan 2023-2040

AGENDA

Inspector's note

I should like to thank all the participants for their assistance in producing a set of very helpful hearing statements.

They have enabled me to take a good deal of evidence as read, and focus the hearings on the topics that I need to know more about.

The topics in the hearings agenda have accordingly been substantially revised, although dates and timings have not changed.

This version of the agenda will be used in the hearings.

Participants in the spatial strategy sessions under Matter 5 should have careful regard to my note under that agenda item.

Jonathan Bore

INSPECTOR

8 October 2026

Examination of the Horsham District Local Plan 2023-2040

Hearings: week 2 Tuesday 13 October 2026

AGENDA – REVISED following receipt of hearing statements

(10:00) Inspector's opening and introductions

Council's opening

John Milne MP

Matter 5: The Spatial Strategy and site selection

(10:45) Matter 5a: Session for site promoters / developers / agents

Whether the plan contains an appropriate strategy, having regard to reasonable alternatives, which would:

- i. ensure the full delivery of homes in the right general locations to meet the plan's housing requirement;
- ii. provide good access to employment and all community needs, taking into account the availability of, and impact on, transport routes and the objective of reducing the need to travel;
- iii. have appropriate regard to settlement character, countryside character, landscape, habitats and biodiversity.

NOTE

The discussion will be on a high level and will address the overall strategy and general distribution of proposed development. It will also allow for an assessment of the way the spatial strategy was developed and finalised, having regard to reasonable alternatives. However, please take careful note of the following.

- The discussion can allude to broad spatial choices, but detailed discussion on precise scoring (such as specific sustainability appraisal scores) should be avoided.
- The discussion will not consider the merits of individual omission sites. Omission sites are not part of the plan and were not subject to Regulation 19 consultation so their merits are not before me.
- To avoid repetition, the discussion will not go into detail on specific site allocations or their impacts. That includes site specific matters to do with flood risk, climate change adaptation and mitigation, statutory undertakers, highways, landscape, wildlife and habitats. I have read all the submissions on these matters. They will be dealt with where appropriate under the headings for the various site allocations. Participants should therefore avoid being too site-specific.

Wednesday 14 October 2026

AGENDA – REVISED following receipt of hearing statements

Matter 5: The Spatial Strategy and site selection

(10:00) Matter 5b: Session for local residents, parish councils and groups

Whether the plan contains an appropriate strategy, having regard to reasonable alternatives, which would:

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Hearings: week 2

Thursday 15 October 2026

AGENDA – REVISED following receipt of hearing statements

Matter 6: The soundness of the site allocations

(10:00 (provisional): Andrew Griffith MP

(10:15) Matter 6a: Strategic Policy HA2: Land West of Ifield

Discussion will be limited to these topics.

- i. Masterplanning, commencement, build-out rates and the delivery, funding and thresholds for all community infrastructure.
- ii. The delivery and funding of the link road / multi-modal corridor, safeguarding and areas of search.
- iii. The impact on the road system including roads in Crawley, having regard to sustainable transport, active travel and other mitigation measures.
- iv. The impact on access to the countryside, open space, the setting of heritage assets and the impact on Local Green Space, having regard to landscaping and mitigation measures.
- v. The closure of the golf course and the provision of alternative facilities for sport and recreation.
- vi. Gatwick Airport safeguarding.

(15:45 PM) Matter 6h: site HA(NP3): Kilnwood Vale Housing Allocation

Discussion will be limited to this topic.

- i. The access arrangements and the area of search / safeguarding of the route for the link road / multi modal corridor,

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Hearings: week 2

Friday 16 October 2026

AGENDA – REVISED following receipt of hearing statements

Matter 6 (continued): the soundness of the site allocations

(10:00) Matter 6b: Strategic Policy HA3: Land North West of Southwater

Discussion will be limited to these topics:

- i. Works to the Hop Oast Roundabout and the best way of dealing with this in the policy.
- ii. The adequacy and safety of active travel routes.
- iii. The location of the secondary school.
- iv. Delivery rates and phasing having regard to local market conditions and any required utilities upgrades.
- v. The impact on the setting of heritage assets.
- vi. The effect on wildlife and woodland.

(14:00) Matter 6c: Strategic Policy HA4: Land East of Billingshurst (including the proposed southern extension)

Discussion will be limited to these topics:

- i. The footbridge or underpass: the need for the facility, and its funding and implementation triggers.
- ii. The total potential number of homes and how this should be expressed by the policy; delivery rates and risks to the site's deliverability.
- iii. The approach to masterplanning, having regard to the two separate sites.
- iv. The timing / phasing of the primary school.
- v. The policy requirements in respect of Wilden's Meadow and C2 homes.

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Hearings: week 3

Tuesday 20 October 2026

AGENDA – REVISED following receipt of hearing statements

Matter 6 (continued): the soundness of the site allocations

**(10:00) Matter 6d: Strategic Policy HA(NP1): Land at Adversane (Kingswood)
(MM227)**

Discussion will be limited to these topics:

- i. The funding and timing of the new road, railway bridge and roundabout and their effect on viability and deliverability.
- ii. The impact on the wider road system, the availability of public transport and facilities for active travel.
- iii. Delivery rates, housing market absorption, the delivery of on-site social, community and retail facilities and the ability to attract investment for employment
- iv. The role of the proposed secondary school.
- v. The effect on the setting of the National Park.
- vi. The effect on wildlife, The Mens SAC and the Arun Valley habitats.

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Hearings: week 3

Wednesday 21 October 2026

AGENDA – REVISED following receipt of hearing statements

Matter 6 (continued): the soundness of the site allocations

(10:00) Matter 6g: HA5 Ashington: site ASN2 only

Discussion will be limited to these topics:

- i. The cumulative impact of ASN2 with other committed schemes on the character of Ashington.
- ii. How the need for transport, education, healthcare and other needs would be addressed and funded.
- iii. How habitats, wildlife and heritage matters would be addressed.
- iv. Whether the policy requirements are fair and proportionate.
- v. Whether there is a need for a comprehensive masterplan at the outset to deal with these issues.

(11:45) Matter 6f: HA18 Storrington: site STO3 only

Sufficient information about STO2 and STO4 has been submitted in writing. Discussion will be limited to these topics on STO3:

- i. Clarification as to site naming and labelling on the Policies Map.
- ii. The effect on the setting of the South Downs National Park and views of the SDNP from the ridge to the north of the site.
- iii. The effect on heritage assets.
- iv. The ability to achieve access and whether that would have any bearing on delivery.
- v. The effect on woodland, trees and habitat for protected species, mitigation measures, the provision of suitable buffers, and the appropriate policy wording.
- vi. Walking / cycling routes and distances to village facilities and to bus stops

(14:00) Matter 6e: HA9: Henfield: site HNF3 only

Discussion will be limited to these topics:

- i. The extent to which the cumulative effects of HN2 along with committed developments have been taken into account in respect of traffic pressure on the village and local social and community facilities, and how they should be addressed in Policy HNF3.
- ii. How safe access could be achieved across the A281 to reach key community facilities.
- iii. How impacts on trees and ancient woodland would be mitigated
- iv. How impacts on heritage assets would be mitigated.

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Hearings: week 3

Thursday 22 October 2026

10:00 Inspector announcements

Remainder: reserve day

Friday 23 October 2026

Reserve day