Horsham District Council

Horsham District Local Plan Examination

Land East of Henfield (HA9 HNF3)

October 2026

Document Reference:

HDCJB41

Strategic Policy HA9 allocation HNF3: Land East of Henfield - criterion HNF3.e

1. At the Local Plan Hearing sessions in October 2026, Local Plan Inspector, Jonathan Bore, asked Horsham District Council to explore Taylor Wimpey's suggestion to amend criterion (e) of Strategic Policy HA9 allocation HNF3: Land East of Henfield to ensure it is compatible with the NPPF, and to provide a note. This paper therefore forms the note.

2. The respective policy criterion currently reads as follows:

   "HNF3.e) All areas of ancient woodland, veteran trees and trees subject to Tree Preservation Orders shall be retained and protected. A minimum undeveloped buffer of at least 15 metres, measured from the woodland edge, shall be provided. No built development, including gardens, drainage features, or lighting, will be permitted within the buffer zone;"

3. Officers from Horsham District Council met online with representatives from Taylor Wimpey on Friday 23rd October 2026 to discuss this criterion. At the meeting both parties agreed to the following amendment shown in green which was subsequently confirmed in writing. The Council therefore intends to put forward the following as a further main modification to the Local Plan (as amended by MM233):

   Amended policy criterion HNF3.e) to read:

   "All areas of ancient woodland, veteran trees and trees subject to Tree Preservation Orders are retained and protected. A minimum undeveloped buffer of at least 15 metres, measured from the **ancient** woodland edge, shall be provided. No built development, including gardens, drainage features, or lighting, will be permitted within the buffer zone **except for vehicular and pedestrian access on existing farm routes where it is demonstrated there will be no loss or deterioration of ancient woodland;**"