

**Examination Statement
October 2026
Matter 6e- HA9 Henfield: site HNF3**

Horsham Local Plan

Representations on behalf of Taylor Wimpey Strategic Land, a
division of Taylor Wimpey UK Ltd

ID 1199259

25 September 2026

Lucid
Planning

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1. Introduction

- 1.1 This Statement has been prepared by Lucid Planning on behalf of our Client, Taylor Wimpey Strategic Land, a division of Taylor Wimpey UK Ltd (TW), who has an interest in the land east of London Road, Henfield (SHELAA Ref SA693). This Statement is prepared in response to the Inspectors' Matters, Issues and Questions.
- 1.2 Representations have been made on behalf of Taylor Wimpey throughout the production of the emerging Local Plan and these representations expand upon earlier representations. While efforts have been made not to duplicate the content of previous representations, this Statement draws on previous responses where necessary, such as representations dated 21 August 2026 to the Schedule of Suggested Main Modifications, particularly MM233.
- 1.3 These representations have been considered in the context of the relevant NPPF that the District Plan is being examined under - NPPF September 2023 - and tests of 'soundness' as set out at paragraph 35 of that NPPF.
- 1.4 It should be noted, however, for development management purposes the Local Plan should be materially consistent with the August 2026 NPPF development management policies.
- 1.5 This Statement responds to the Inspector's MIQs issued in September 2026.
- 1.6 This Statement supports the proposed allocation of Land East of Henfield (HNF3) for 450 homes, subject to the clarification/amendments sought under criterion b) and e) in its representations to the Main Modifications.
- 1.7 The allocation should be found sound to support its contribution to housing needs in Henfield and the southern part of the district, including the wider unmet needs recognised in the modified Plan.

2. Response to Matter 6e: HA9 Henfield: Site HNF3

- 2.1 This Statement supports the proposed allocation of Land East of Henfield and addresses the specific issues set out in the Inspector's Hearing agenda on behalf of Taylor Wimpey.
- 2.2 Taylor Wimpey has sole control of the allocation site. Taylor Wimpey has been preparing an outline application on this site for the last 12 months and submitted a Pre-application Report in December 2025 for up to 500 dwellings. Discussions with HDC, other statutory consultees, the Parish Council and numerous local groups have taken place in 2026 and have informed the proposals. An ES Scoping Request was sought from HDC and provided 1 January 2026.
- 2.3 Taylor Wimpey is anticipating submission of a single outline application for the whole allocation site before Christmas 2026. The application will be for up to 450 dwellings to accord with HA9: HNF3, with 35% affordable housing reflecting MM155. See the Concept Masterplan at Appendix 1.
- 2.4 The proposals are landscape and ecology-led with significant focus on active and sustainable travel, and local connectivity. The application will provide a riverside park and ample green space throughout the development with separate active travel routes to encourage new and existing residents to choose to walk or cycle rather than get in their cars.
- 2.5 Taylor Wimpey is willing to deliver the necessary infrastructure and any required mitigation necessary for the development, as justified by the impacts of the development and the statutory tests in Regulation 122.
- 2.6 The trajectory submitted to the Council in February 2026 provides for 450 completions between 2029/30 and 2035/36.

(i) Highways access arrangements and whether contributions to off-site works are justified

Access Strategy

- 2.7 The access strategy comprises a new northern roundabout from the A281 London Road and a southern connection from Charlwood Drive. An internal route would link the two accesses, with a hierarchy of residential streets and pedestrian and cycle connections.
- 2.8 Transport scoping and the access strategy were submitted to West Sussex County Council in October 2025, followed by a meeting on 22 October. The scope of the Transport Assessment was agreed. The assessment will address the proposed development, relevant committed development and cumulative effects, including the relationship with Wantley Hill Estate.
- 2.9 The southern access has been designed to also accommodate access to the 25 dwellings allocated in the Neighbourhood Plan at Wantley Hill Estate so it fulfils criterion HNF3(b) in this regard to not prejudice adjacent allocations.

Whether off-site contributions are justified

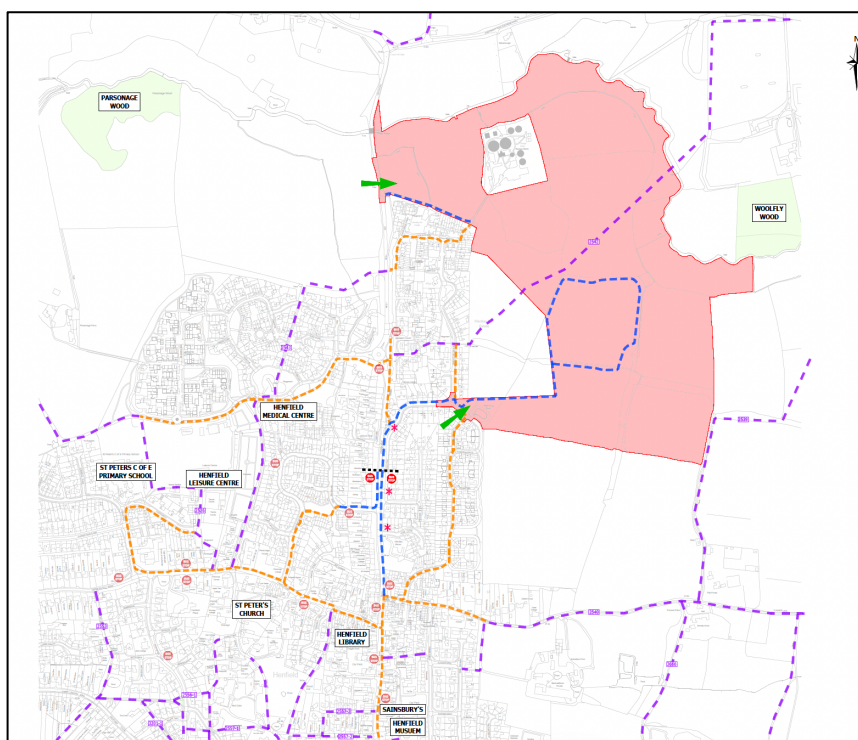
- 2.10 Contributions are justified where the transport evidence identifies works or services necessary to accommodate the development safely and provide effective sustainable travel choices. The TA that is being drafted for the application focusses on appropriate measures to secure and improve to walking and cycling routes to provide good connectivity to local services and facilities, bus-stop improvements and measures to encourage bus use.
- 2.11 The site is served by existing public transport stops northbound and southbound on the London Road approximately 200 metres from the southern access. This provides a useful opportunity to support bus travel for new and existing residents.

- 2.12 The case for any financial contribution should establish its relationship to the 450 dwellings, the impact or need it addresses, the basis of apportionment and how the funded measure will be delivered. Where other developments also generate demand, their contributions and the works already secured should be taken into account. HNF3 should meet its proportionate requirements without duplicate funding or an unsupported obligation to remedy unrelated existing deficiencies. Any necessary and proportionate measures can be secured through the application, with clear triggers enabling timely provision alongside the relevant development phases.

Design of the scheme and response to the allocation criteria

Links to the High Street and neighbouring development

- 2.13 The allocation will form a logical and legible extension to Henfield as a settlement that is well related and connected to nearby shops, healthcare, education and community facilities. This proposal will provide a high quality, well connected and accessible network of dedicated off-road active travel routes within the site and improvements to the onward connections towards the High Street to ensure integration of new homes with the village and for existing residents to access the riverside park as shown below.



- 2.14 Public footpath HEN/2542/1 crosses the site from south-west to north-east. To the south-west it connects through the Wantley Hill estate towards London Road and bus stops; to the north-east it connects towards Wheatsheaf Road. Retaining and integrating this route, together with links at both principal accesses and other appropriate connections, would give the new neighbourhood a permeable structure and provide a network of safe, off-road active travel routes for existing and new residents. The masterplan concept includes footways alongside the main route and separate pedestrian and cycle paths which have been carefully routed through green infrastructure.
- 2.15 Density will be informed by place and landscape. A gradation from higher to lower densities will flow from west (adjacent to the Wantley Hill estate) to east (the countryside edge). Further design criteria for an appropriate interface with the countryside will be included in detailed proposals and follow principles set out in a Design Code to accompany an outline application.
- 2.16 Sub-division of the masterplan concept follows existing field boundaries and aligns to natural or established breaks in the hedgerow network. The location of play and community facilities will be situated at the natural confluence of these features and allow a transition from both centralised and distributed provision of play and facilities to more informal recreation on the northern and eastern edges of the scheme. This will form a green interface with the brook and the countryside, and constitute a significant green infrastructure resource for the village as a whole.
- 2.17 Pre-application discussions with WSCC Highways and HDC have established the practical improvements required between the development, the High Street and other destinations within the settlement. These will be included in the application and TA.
- 2.18 The southern edge adjoins HNF2, the Croudace development recently won on appeal, and the Wantley Estate Neighbourhood Plan allocation lies to the west. Active travel routes are proposed to link to both these sites to ensure integration

and enhanced permeability. The detailed layout will respond to local character, existing dwellings, amenity, street connections and landscape boundaries, to optimise good place-making.

- 2.19 The Neighbourhood Plan Wantley Estate allocation provides for 25 dwellings and safeguards the remaining identified land for open space, sport and leisure. HNF3's access and layout accommodates the access for this smaller residential allocation without prejudicing its delivery.
- 2.20 Taylor Wimpey's Main Modifications representations identify constraints on the Neighbourhood Plan allocation for safeguarded open space, sport and leisure, including the diagonal public footpath and the Council's advice on a 30-metre residential buffer for youth sport. Those matters, and how the site will take into account the HNF3 allocation, require resolution by the Wantley applicant (WSCC).

Landscape, trees and ancient woodland — criteria a) and e)

- 2.21 The site's landform and existing landscape structure provide the starting point for the proposals. The land falls from the south-west towards Cutlers Brook along the northern and eastern boundaries. The site is not subject to a landscape designation. However, its countryside setting, public footpaths, views from surrounding roads and relationships with existing development have been carefully assessed. A draft Landscape and Visual Impact Assessment has established the developable areas, building heights, edge treatment and planting requirements. There are opportunities to contain and integrate development through the landform and retained vegetation.
- 2.22 The wider landscape strategy also provides opportunities for a riverside nature-recovery area, enhanced grassland, hedgerows and woodland, together with play, allotments and recreation. Allocation will be able to provide at least a 10% biodiversity net gain.

- 2.23 Residential development is located in the southern part of the site and introduces a substantial northern riverside park for open space, habitat enhancement and drainage. This approach responds to the more sensitive valley setting and provides a framework for the landscape-led masterplan required by criterion a).
- 2.24 The masterplan concept envisages predominantly two-storey homes, with any limited taller elements assessed against their location and purpose. The final 450-home layout will maintain appropriate separation from landscape features and the brook, establish a soft settlement edge and integrate open space throughout the scheme. New planting would supplement retained features, with long-term management secured through the s106.
- 2.25 The arboricultural survey recorded individual trees, groups, woodland and hedgerows, including features of high retention value. The Arboricultural Impact Assessment and specified root protection areas have informed the layout, access works and service routes.
- 2.26 Existing trees and hedgerows will be retained where practicable, with existing gaps being utilised to provide links and active travel routes.
- 2.27 The ancient woodland and ancient or veteran trees in the south east corner are being carefully considered and integrated into the proposals. Access to the south east parcel (Parcel J on the appended concept layout) will utilise an existing agricultural access and the layout will retain and protect the ancient woodland and veteran trees to ensure no loss or deterioration of irreplaceable habitat. A semi-natural buffer of at least 15 metres will also be provided.
- 2.28 In the Main Modifications, Taylor Wimpey sought replacement text for criterion e) to be site specific and to meet the tests of the NPPF. The following modification to criterion e) was suggested:

“e) All areas of ancient woodland and any veteran trees shall be retained and protected to ensure no loss or deterioration of

irreplaceable habitat, unless there are wholly exceptional reasons and a suitable compensation strategy exists. A minimum semi-natural buffer of at least 15 metres, measured from the ancient woodland edge, shall be provided unless otherwise agreed. Reference should be made to Natural England's Standing Advice".

Heritage assets — criterion d)

- 2.29 In compliance with criterion d), heritage considerations have informed the proposed distribution of development. The principal assets identified in criterion d) are The Lodge at Chestham Park, listed Grade II, and Wantley Manor, listed Grade II*. The pre-application material also considers the non-designated Chestham Park landscape. The emerging design places the nearest dwellings approximately 450 metres south of The Lodge and the park edge, with the northern open-space area maintaining substantial separation.
- 2.30 The heritage assessment identifies a low degree of less than substantial harm to the setting of The Lodge from the urbanising influence of paths and attenuation features in the northern part of the site. It also identifies a low level of harm to the non-designated park. Any remaining harm will be assessed with appropriate weight and against the public benefits, including 450 homes, affordable housing, accessible green space and environmental improvements.
- 2.31 Archaeological work identifies potential historic and prehistoric interests, including evidence near Chess Bridge to the north. Pre-application advice was sought from HDC archaeological advisers and Taylor Wimpey was advised there is no archaeological constraint that would prevent development, and evaluation and mitigation could be addressed by condition.

Relationship with the sewage treatment works — criterion c)

- 2.32 The site layout and location of housing development has been informed by the odour zones associated with the Henfield sewage treatment. As a result the water treatment works lies well outside the northern site boundary to comply

with criterion c). The monitoring and modelling has also been checked and agreed by Southern Water's odour consultant.

- 2.33 The residential layout has been kept outside the modelled 1.5 ouE/m³ contour, adopting a conservative separation approach rather than placing homes up to the 3.0 ouE/m³ contour. This supports the ability to achieve acceptable living conditions through layout. Appropriate uses have been located between the contours, such as allotments, parking, drainage, habitat areas or open space.
- 2.34 Criterion c) also requires noise assessment. Similarly, the noise assessment has influenced the location of dwellings to provide acceptable conditions for future residents.

Flood risk and drainage — criterion f)

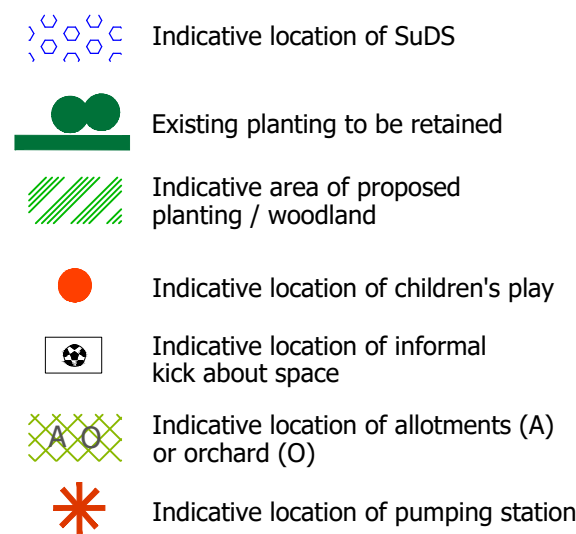
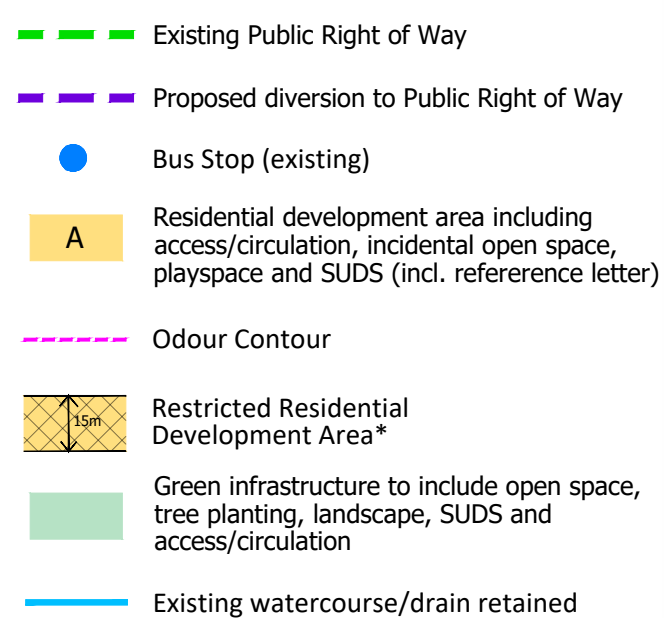
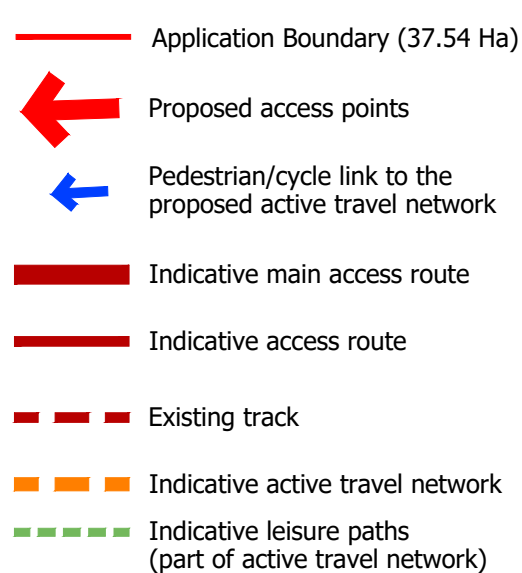
- 2.35 The FRA identifies areas of Flood Zones 2 and 3 around the northern site margins, associated with Cutlers Brook, and proposes that all housing is located in Flood Zone 1 outside surface-water flow routes. Development is concentrated in the southern part, with the lower-lying northern land forming part of the landscape and drainage strategy. This provides a clear basis for satisfying criterion f), subject to the detailed Flood Risk Assessment and Drainage Strategy.
- 2.36 The proposed road and residential development layout also takes into account a small amount of flood risk by the northern access point and internal road which has been modelled for future flood extent for 2070–2125. The design approach is to keep the carriageways above the assessed future flood level to ensure safe access and egress.
- 2.37 The drainage concept restricts surface-water discharge to the greenfield Qbar rate for events up to the 1-in-100-year event with a 45% climate-change allowance. Infiltration testing indicates poor infiltration potential, so the strategy uses attenuation and controlled discharge towards the existing ditch and brook system. Subject to detailed design, permeable paving, rain gardens, swales

and basins will provide an integrated drainage network, which will also contribute to landscape and biodiversity objectives.

Delivery and conclusion

- 2.38 Sole control enables Taylor Wimpey to coordinate the masterplan, accesses, drainage, utilities, landscape and development phases across HNF3. Delivery is anticipated between 2029/30–2035/36.
- 2.39 The technical work undertaken to date identifies practical design responses to each of criteria a)–g).
- 2.40 Taylor Wimpey supports the allocation HA9:HNF3 for 450 dwellings, subject to criterion e) being modified to be site specific and NPPF compliant, and evidence-based, proportionate infrastructure requirements.

Appendix 1 : HNF3 Henfield Concept Masterplan



* No habitable dwellings or rear gardens in this zone. Other residential land use functions such as access lanes, driveways, parking, front gardens and incidental open space are permissible.

Project
Land East of Henfield
Henfield, West Sussex

Parameter Masterplan

Job	Drawing No.	Rev.
25002	06	E
Drawn	Scale	Date
TS	1:2000@A1	06/2026

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