

18 December 2019

Neighbourhood Planning Officer  
Horsham District Council  
Parkside, Chart Way  
North Street, Horsham  
RH12 1RL

Dear Sir/Madam,

## **Henfield Neighbourhood Plan 2017-31 – Regulation 16 Representations (Wates Developments Ltd)**

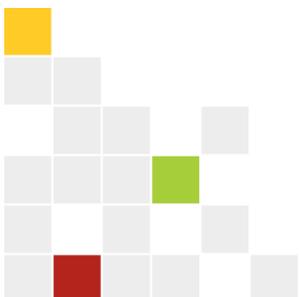
I am writing on behalf of our clients, Wates Developments Ltd (WD), in respect of the emerging Henfield Neighbourhood Plan (HNP). These follow previous representations made at the Regulation 14 stage of the HNP which for clarity are appended to this letter.

WD has an interest in the land west of Shoreham Road, Small Dole and so our clients have a particular interest in the emerging spatial strategy and housing policies for the area. Our previous representations considered that in order to meet with the basic conditions the HNP needed to be more closely aligned with the Horsham Local Plan review which will increase the housing requirement for the district and that Small Dole in general, and WD's site in particular, represented an appropriate location for new housing. We do not seek to repeat these points however we continue to believe our recommendations, outlined at paragraph 5.3 of our previous representations, are necessary.

We note that the submission version of the HNP, at paragraph 4.6, maintains a somewhat vague intention to undertake a review of the HNP every 5 years. In order for the HNP to be an up to date part of the development plan, this review mechanism should be made stronger.

We note that within the HNP Consultation Statement and in response to our previous representations the Parish state: *"HPC agreed to progress the NP based on the housing number of 270 on the proviso that any higher numbers required through the emerging Local Plan would be allocated in that Plan. This approach has been agreed with HDC"* (pages 47/48). Given the housing need for the District as identified by the standard methodology means it can be said with some degree of confidence that the housing requirement for the Parish is likely to be higher than 270 new homes. Furthermore, consultation on the emerging Local Plan is scheduled to take place in February/March 2020 means that publication of this new housing requirement is imminent.

On this basis, if the Plan is not to be delayed to enable greater clarity to be provided on housing requirements at the District level then, as a minimum, we consider it necessary for a proper review mechanism to be included in the HNP to reflect the housing requirement for the new Local Plan (which is scheduled for adoption in 2021).



In order to understand the approach taken by other emerging Neighbourhood Plans in the District we have reviewed other draft Neighbourhood Plans that are currently or have recently been published for consultation. In the case of the emerging Plans at Lower Beeding, Rusper and West Grinstead there is a commitment to a review of the Plans in 2021 whilst in the case of Cowfold there is a commitment to a review within 3 years. In a number of instances the wording of the relevant sections is consistent presumably as a result of dialogue with the District Council. Relevant extracts of these Plans are appended to our letter which clearly illustrate the approaches that have been taken elsewhere.

We consider that these other examples reiterate the importance of this review mechanism and so accordingly we are of the view that the HNP adopt a similar approach (i.e. a commitment to review the HNP in 2021).

I trust that our comments will be taken into account and should you have any further queries then please do not hesitate to contact me.

Yours faithfully



[Redacted]  
[Redacted]

Tel: [Redacted]

Email: [Redacted]

Enclosures

1 – WD Regulation 14 Neighbourhood Plan Representations

2 – Relevant extracts of other draft Neighbourhood Plans in Horsham