
1.0 Introduction

- 1.1 This statement has been prepared by Berkeley Strategic (“Berkeley”) in preparation for the Southwater Neighbourhood Plan examination hearing on 28th February, at which Berkeley has been invited to participate.
- 1.2 Berkeley’s interest in the Neighbourhood Plan relates the land to the west of Southwater which is allocated for residential development within Policy SNP2.
- 1.3 This statement provides additional information to assist the examiner in relation to issues which may be discussed under Agenda Item 5 being the capacity of the west of Southwater allocation to accommodate the allocated quantum of homes, delivery of the proposed development within the plan period and the work which has been undertaken to assess the highway impact of the proposed development.

2.0 Development Parameters

- 2.1 An indicative concept masterplan for the Policy SNP2 allocation is at Appendix 1 of this statement.
- 2.2 This illustrates how the allocation can be developed to deliver 422-450 homes in a way which has regard to the site constraints and the requirements of Policy SNP2.
- 2.3 Where they are relevant to the preparation of the concept masterplan and the testing of the capacity of the allocated site, the requirements of Policy SNP2 have been accommodated as follows:

SNP2.1

Provision of 422-450 dwellings and a minimum of 8 hectares of public open space.

Response: The allocation extends to circa 22.1 hectares. The concept masterplan shows approximately 14.1 hectares of residential development land. The provision of 422 - 450 dwellings on this land would require development to take place at an average density of 30 - 32 dwellings per hectare. This is a typical density for this type of urban extension site.

The balance of the allocation, amounting to approximately 8 hectares, would be available as public open space and landscaping.

SNP2.2

- a) The proposed layout should respect existing field boundaries and hedgerows along them.

Response: Existing field boundaries and hedgerows can be retained and set within green corridors. Where it is necessary for roads to cross field boundaries they can be aligned so as to minimise hedgerow and tree loss.

- b) The development should provide the requisite buffer around the Ancient Woodlands of Two Mile Ash Gill and Courtland Wood.

Response: The concept masterplan allows for a buffer of at least 15m to be provided between the built development and the Ancient Woodland.

- c) Non-vehicular accessibility should be central to any development proposed.

Response: The site allocation is well located to encourage the use of non-motorised forms of transport to access local facilities, jobs and public transport services. The development can provide direct and convenient links to existing pedestrian and cycle infrastructure in the village and the Downs Link. The attractiveness of the Downs Link as a route to both the village centre and Christ's Hospital Station can be enhanced by improving the surface of the route, adding to the improvements which have already been implemented as part of the Broadacres development. The indicative location of key pedestrian and cycle connections are shown on the concept masterplan.

- d) There should be no need for any Category A and B trees to be removed.

Response: The concept masterplan seeks to retain key trees within the green infrastructure network. Detailed proposals for the development will be prepared with the objective of retaining Category A and B trees.

- e) Buildings should reduce in height and density the further they are from the village centre / Lintot Square.

Response: It is proposed that building heights and density will be highest on the eastern edge of the development, closest to the village, with density and building heights being lowest in the western part of the development and around Great House Farmhouse in order to respect the setting of the Ancient Woodland and listed building.

-
- f) Proposals must be in accordance and support other policies contained in the Development Plan, including those relating to affordable housing.

Response: Other policies contained in the Development Plan will be considered throughout the design process.

- g) The mix of C3 homes should be in accordance with the latest evidence on the required housing mix.

Response: This is not directly relevant to the consideration of the concept masterplan and site capacity.

- h) The extent, location and form of built development must be carefully considered and conserve elements of setting that contribute to the significance of Great House Farmhouse. In particular, any proposed development should allow for:
- i.) Parcels of land to the north and south of the listed building retained as open land;
 - ii.) A visual inter-relationship with Courtland Wood and other parts of the medieval fieldscape is maintained together with key landscape features; and
 - iii.) A considered approach to the edges of built form likely to be seen from and in association with the listed building.

Response: The concept masterplan has been prepared having regard to the above criteria and the heritage design principles set out within the Review of Principle Heritage Considerations (Turley, February 2019). In particular, the concept masterplan provides a substantial landscape buffer around the farmhouse, provides corridors of open land to the north and south of the farmhouse to preserve views to Courtland Wood to the north and from the Downs Link to the south, and where possible retains trees and hedgerows.

- i) Land should be safeguarded for a secondary school (or all-through school) in accordance with Policy SNP3.

Response: The concept masterplan does not impact on the safeguarded site.

- j) Highway improvements will be provided in accordance with Policy SNP4.

Response: Whilst this is not directly relevant to the consideration of the concept masterplan and site capacity any highway improvements deemed necessary to mitigate impacts generated by the development will be identified and agreed with WSCC in accordance with this policy. Work undertaken to date shows that there are minor highway improvements likely to be required to mitigate the impacts of the Policy SNP2 allocation, with these having been agreed in principle with WSCC as per their response dated 15th October 2019, referenced further below.

- k) Sewerage infrastructure should be considered throughout the design, build and occupation of the development.

Response: The provision of sewerage infrastructure will be considered at the appropriate stages in the design and delivery of the development.

- 2.4 The site can therefore be developed in accordance with the requirements of Policy SNP2 to deliver 422-450 homes.

3.0 Delivery

- 3.1 The allocation of 422-450 homes can be delivered in full by the end of the plan period in 2031.
- 3.2 Berkeley Homes are currently delivering 594 new homes on the Broadacres development, located immediately to the south of the proposed allocation.
- 3.3 As of January 2020, a total of 201 homes had been completed on this development since the first completion in January 2018. Therefore, an annual completion rate of circa 100 dwellings per annum has been achieved to date.
- 3.4 The Broadacres development is expected to be completed by 2026. It is proposed that development will then continue seamlessly on to the delivery of homes within the Neighbourhood Plan allocation. To achieve this some advance site preparation and infrastructure works would take place to minimise interruption to the rate of housing delivery during the transition on to the Neighbourhood Plan allocation.
- 3.5 From 2026 it would be necessary for the development of the Neighbourhood Plan allocation to achieve on average 75 dwelling completions per annum over the 6 years remaining of the Neighbourhood Plan period (2026/27 – 20231/32) to deliver 450 homes. Having regard to the delivery rates achieved at Broadacres and elsewhere within the local housing market over recent years, this is a realistic and achievable rate of delivery.
- 3.6 This rate of delivery would be supported by the provision of a diverse mix of housing sizes, types and tenures, including market sale homes, affordable homes (rented and intermediate tenures) and homes for the elderly.

4.0 Assessment of Highway Impacts

4.1 During the preparation of the Neighbourhood Plan Berkeley commissioned WSP to assess the impact of the Neighbourhood Plan allocation on the highway network. This work has been scrutinised by West Sussex County Council (“WSCC”) and has led them to conclude that they have no objection to the Neighbourhood Plan allocation on highway grounds.

4.2 A summary of the assessment work undertaken and the engagement with WSCC is set out below.

November 2018 WSCC consultation response to the Reg 14 Neighbourhood Plan sets out that a transport assessment is required in order to assess if there will be severe impacts or unacceptable safety impacts on the transport network arising from the proposed allocation, which could not be mitigated to a satisfactory level, by using measures which would be feasible, viable and deliverable.

December 2018 Neighbourhood Plan Highway Capacity Assessment prepared by WSP on behalf of Berkeley which identifies the likely highway improvements required to mitigate the impact of the proposed development.

July 2019 WSCC consultation response to the Reg 16 Neighbourhood Plan sets out that further transport assessment work is required to identify the impacts of the proposed allocation and mitigation measures required.

August 2019 Meeting held between WSCC, WSP and Berkeley to consider the further transport assessment work required by WSCC.

September 2019 Methodology for the further transport assessment work agreed between WSCC and WSP.

October 2019 Updated Neighbourhood Plan Highway Capacity Assessment produced by WSP following the agreed methodology. Report issued to WSCC who confirmed their acceptance of the assessment on 15th October, stating that the “Neighbourhood Plan proposed development can be mitigated by deliverable highways improvements, such that no severe cumulative residual impacts would occur to the local highways network when considered alongside other committed development in the area”. An e-mail from WSCC confirming this position is at Appendix 2.

On 16th October WSCC formally withdraw their objection to the Neighbourhood Plan on highway grounds.

Southwater Neighbourhood Plan Examination

Statement by Berkeley Strategic



January 2020

The Neighbourhood Plan Highway Capacity Assessment was re-dated January 2020 following an amendment to the Neighbourhood Plan site boundary and annotation of the study area junctions shown on Figure 1 of the report. WSCC confirmed on 9th January 2020 that the amended report does not alter their previous conclusions and withdrawal of their objection. An e-mail from WSCC in this respect is at Appendix 3.

The Neighbourhood Plan Highway Capacity Assessment and e-mail dated 16th October 2019 from WSCC confirming the withdrawal of their highway objection has made available to the examiner.

Appendix 1

Appendix 2

Jonathan Lambert

From: [REDACTED]@westsussex.gov.uk>
Sent: 15 October 2019 18:23
To: [REDACTED]
Cc: [REDACTED]
Subject: [EXTERNAL] RE: LAND WEST OF WORTHING ROAD, SOUTHWATER

Adam

Thank you for the updated Neighbourhood Plan Highway Capacity Assessment - Rev 3 report. Having reviewed today the changes made from the rev2 report, including the consideration of the interim layout, I can confirm that the report shows that the Neighbourhood Plan proposed development can be mitigated by deliverable highways improvements, such that no severe cumulative residual impacts would occur to the local highways network when considered alongside other committed development in the area.

I will also advise my colleague Caroline West – Planning Policy and Infrastructure Team Manager – of this evidence relating to our objection to the Southwater Neighbourhood Plan, so that she can then advise Southwater Parish Council accordingly.

Kind regards

[REDACTED]

[REDACTED] Senior Planner, Planning Services, Economy Planning and Place Directorate, West Sussex County Council
Location: Ground Floor, Northleigh, County Hall, West Street, Chichester, PO19 1RH
[REDACTED]

Appendix 3

Jonathan Lambert

From: [REDACTED]@westsussex.gov.uk>
Sent: 09 January 2020 17:37
To: [REDACTED]
Cc: [REDACTED]
Subject: [EXTERNAL] RE: LAND WEST OF WORTHING ROAD, SOUTHWATER

Hi Adam

I can confirm that I am happy with the amendments to Figure 1 of the Neighbourhood Plan Highway Capacity Assessment Report , which are now fully aligned with the traffic data collection locations and site location used for this assessment for the neighbourhood plan site, rather than the wider site. The report continues to resolve the County Council's objection on highway grounds, which was withdrawn on 16th October 2019.

Kind regards

[REDACTED]

[REDACTED] | Senior Planner, Planning Services, Economy Planning and Place Directorate, [West Sussex County Council](#)
Location: Ground Floor, Northleigh, County Hall, West Street, Chichester, PO19 1RH

[REDACTED]