



THAKEHAM

Norman Kwan
Senior Neighbourhood Planning Officer
Horsham District Council
Parkside
Chart Way
Horsham
West Sussex
RH12 1RL

BUY EMAIL ONLY

21st February 2020

Dear Norman,

Representation to the Southwater Neighbourhood Development Plan 2019 -2031 Examination in Public – Representation on behalf of Thakeham Homes Ltd.

Thakeham Homes stand by its previous representations made in July 2019 (Reg-16 consultation) and November 2018 (Reg-14 consultation) on the Southwater Neighbourhood Plan (SNP).

Thakeham continue to have concerns regarding the amount of housing provision within the Parish and the reliance on just one housing allocation (Policy SNP2) which were raised within the previous representations detailed above.

Thakeham is disappointed that the Neighbourhood Plan Team have not sought to address this issue in the submission version of the SNP. It is Thakeham's view that a broader spatial approach to the distribution of housing within the Parish should be adopted in order to maintain the vitality of smaller settlements. If this single allocation was to falter in its delivery, then the SNP would not adequately meet its housing needs - or the District as a whole - and so the Parish would be more liable to windfall development over which it has no control.

Thakeham confirm that the Land west of Worthing Road, Horsham is still available, suitable and achievable, and therefore deliverable in accordance with the National Planning Policy Guidance. Thakeham remains of the view that the SNP should include this site to ensure that the SNP strategy and District's spatial strategy is robust and resilient to change.

Thakeham is concerned that the SNP as presented does not provide sufficient resilience for ensuring delivery and Thakeham would urge that the examiner seeks to address this issue in full before any recommendations for a referendum is made.

Yours sincerely,

Megan Hodges
Planner

Thakeham House, Summers Place, Stane Street, Billingshurst, West Sussex, RH14 9GN

www.thakeham.com