

## **Southwater Neighbourhood Plan**

**Steering Group Meeting 18th January 2017, Beeson House, Fairbanks Road, Southwater.**

### **Attendees.**

Graham Watkins - Chairman.

Geoff Cole

Pauline Flores-More

Debbie Priebe

John Mace.

Neil Whitear

Godfrey Kesari

Chris Carey - Consultant to Southwater Parish Council.

1 - CC outlined the current position regarding the neighbourhood plan. Draft policies have been prepared and the parish council wishes to progress towards the preparation of the draft plan.

2 Following the 'call for sites' stage submissions have been received from landowners/developers for 13 sites. A site assessment form has been prepared in consultation with HDC which will be used to score each site on a traffic light system (green/amber/red) regarding compatibility with the stated criteria.

The assessment sheets for each sites were circulated and the comments were as follows:-

Site 1 - Land to the West of Worthing Road, Hop Oast.

Development of up to 156 supported living and retirement units.

The group noted that the site was located on the Worthing Road and did not abut the settlement boundary. The site is not isolated and is agreed that the overall site assessment was positive and agreed to support the proposal as there was strong evidence to support the need for specialist housing in the parish. JM stated that he did not support the Group's support for this proposal due to conflict with HDPF policies.

Site 2 - Land at Worthing Road, North of Tower Hill.

Development of 70 to 80 residential units.

The Group raised concerns regarding the suitability and sufficiency of vehicular access in addition to the relatively isolated location of the site. CC suggested that the distance to local facilities should also include those located in Horsham Town. The Group considered that the site was unsuitable for inclusion in the plan.

Site 3 - Lanaways Farm, Two Mile Ash.

The site has been promoted for residential use but the landowner has requested that it only be considered should adjacent land be allocated for development. The Group commented on the isolated location of the site and unsuitable vehicular access and considered that the site was unsuitable for inclusion in the plan.

Site 4 - Land to the West of Southwater.

CC outlined that as the proposals was for a development of 700 residential units HDC has advised that it should be treated as a strategic site and outside the remit of the neighbourhood plan. The site will therefore not be considered for inclusion in the plan.

Site 5 - The Hermitage, Tower Hill.

Development for 20 to 25 residential units. The Group considered the site not to be suitable for inclusion in the plan due to its location outside the settlement boundary area.

Site 6 - The Warren, Christ's Hospital.

Development for c 50 residential units plus car parking to serve the train station.

The site abuts the boundary of the Christ's Hospital settlement area and is located close to the train station and is considered suitable for development in the medium term. The Group commented that the area would benefit from the presence of a retail shop.

Site 7 - Land North of the A24 and East of Tower Hill.

Development for employment use on 14 acre site.

The Group observed that the criteria specified in the assessment forms were more suitable for residential sites and not necessarily employment sites. CC stated that the promoters of sites need to demonstrate that their sites are 'sustainable', achievable and deliverable and that many of the criteria apply equally to both residential and employment sites. The site is located adjacent to existing commercial and public employment uses but would need to demonstrate a deliverable vehicular access via the park and ride/depot junction at Worthing Road. The Group considered the site to be developable in the medium term dependent upon satisfactory resolution of the access issue.

Site 8 - Merryfield, New Road.

Development for between 10 to 15 units.

The Group commented upon the accessibility of the site and its proximity to the settlement area boundary. The Group considered that should the access issue be resolved the site could be deliverable in the medium to long term. At present, the site was not supported for inclusion in the plan.

Site 9 Griggs, Tower Hill.

Development of c 50 residential units.

The site was considered not suitable for inclusion in the plan due to its isolated location outside of the settlement area and inadequate vehicular access via Two Mile Ash Road. The Group requested that the accompanying plans for the sites be made more clear and easier to identify the location of the sites.

Site 10 - Woodlands Farm, Shaws Lane.

Development of c 100 residential units.

The Group noted that the site directly abutted the strategic site currently being developed by Berkeley. When this scheme is built out the subject site will therefore abut the new settlement boundary. Berkeley were able to demonstrate site accessibility and due to its good proximity to local services it was considered suitable for inclusion in the plan in the medium to long term. The Group noted that there currently is not a suitable vehicular access to the site.

Site 11 - Jackrells Lane

Development of 3 residential units.

The Group noted that the site was location in an isolated rural position to the east of the A24 and considered it unsuitable for inclusion in the plan.

Site 12 - The Copse, Worthing Road.

Development of c 13 residential units.

The site is adjacent to the settlement boundary close to the Hop Oast roundabout on the A24. Providing satisfactory vehicular access can be achieved the Group considered the site suitable for development in the short to medium term.

Site 13 - Stoneleigh, Tower Hill.

Proposed for residential Development.

CC advised that the number of units was not specified in the call for sites form but he believed it to be in the region of 50 units. CC would check this with the site promoter. The site was considered not suitable for inclusion in the plan due to its isolated location outside of the settlement area and inadequate vehicular access via Two Mile Ash Road.

3 CC advised that he will now complete the site assessment forms and these will be exhibited at the public consultation events scheduled to take place on 28th and 31st January 2017 at Beeson House. The parish council will prepare detailed exhibition boards for each site showing the location within the parish, site plan, photographs, assessment sheets and recommendation. Feedback will be sought from members of the community and this in turn will be fed back to the Steering Group. CC stressed that public consultation is an essential element of neighbourhood plans and the parish will need to clearly demonstrate that it has sought and considered public feedback and comments at key stages.

In summary, of the 13 sites promoted 5 have been supported by the Steering Group for inclusion in the draft plan. In addition to a 14 acre employment site, 4 sites providing c 300 residential units are proposed.

4 CC advised that the next meeting of the Steering Group was scheduled for 22nd February 2017