



THAKEHAM

Norman Kwan
Senior Neighbourhood Planning Officer
Horsham District Council
Parkside
Chart Way
Horsham
West Sussex
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BUY EMAIL ONLY

11th March 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), November 2018 (Reg-14 consultation) and February 2020 (Examination Statement) 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 would like to raise that the use of just one housing allocation fails to deliver a sufficient supply and mix of sites in accordance with Paragraph 67 of the National Planning Policy Framework (NPPF). The NPPF also makes it clear at Paragraph 68a) that at least 10% of the housing requirement should be accommodated on sites no larger than one hectare and Paragraph 69 states that neighbourhood planning groups should also consider the opportunities for allocating small and medium-sized sites suitable for housing in their area.

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 would also like to raise that there should be a choice for residents within the Parish, to allow people to choose to live in other areas of the Parish of Southwater, including closer to Horsham town centre and outlying Villages opposed to the centre of Southwater only.

Thakeham would also like highlight that Table 31 in the Southwater Housing Needs Assessment highlights slow delivery over recent years with only half of units permitted being built. This further demonstrates the need for more than one site allocation should delivery falter, and that the Neighbourhood Plan should plan for more than the required number of homes to ensure delivery is resilient to changing market conditions.

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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.

The site is sustainably located less than 1km from the centre of Horsham Town Centre which offers a wide range of facilities and services including, Primary and Secondary Schools, shopping and leisure facilities. The surrounding area has an edge of settlement character and appearance with considerable residential influences. Given its proximity to Horsham Town Centre, the site is considered to be well connected to the existing built-up area. The site is unconstrained by national policy designations such as the AONB and Green Belt and is not within a Conservation Area or any Statutory or locally designated ecological site. As such, given the site's sustainable location, proximity to the Town Centre and the need for minimal infrastructure provision, the site is considered to be highly sustainable and suitable for residential development.

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