

# **Independent Examination of the Southwater Neighbourhood Plan**

**Matters for Discussion – Derek Stebbing BA (Hons.), Dip. EP, MRTPI**

**This Note should be read alongside the Agenda for the Public Hearing. It sets out the matters which I shall wish to discuss and consider at the Public Hearing. I identify the specific Representations which raise issues that are pertinent to each of the matters under consideration.**

## **Agenda Item 3**

### **GENERAL CONFORMITY WITH HORSHAM DISTRICT PLANNING FRAMEWORK (HDPF) STRATEGIC POLICIES**

Consideration of the Neighbourhood Plan's general conformity with HDPF Strategic Policies 2, 3, 4 and 15 in light of representations submitted by Gladman Developments Ltd., (Ref. No. 27), Boyer (on behalf of Wates Developments Ltd.) (Ref. No. 31), LRM Planning (on behalf of W.T. Lamb Holdings Ltd.) (Ref. No. 36), Berkeley Strategic Land Ltd. (Ref. No. 38), Parker Dann (Ref. No. 42) and Horsham District Council (Ref. No. 44).

In particular, I shall wish to discuss in detail the quantum of proposed residential development in the Neighbourhood Plan area during the Plan period (2019-2031) as set out in Section 4 of the Plan in relation to the adopted HDPF policies and the emerging Horsham Local Plan Review, and with reference to Policy SNP2 (Allocation for Residential Development).

## **Agenda Item 4**

### **POLICY SNP1 (b) – BUILT UP AREA BOUNDARIES**

I shall wish to discuss the methodology and justification for the Built Up Area Boundaries Review, with reference to the Built-Up Area Review (February 2019) supporting document, in light of representations submitted by Savills (on behalf of Christ's Hospital Foundation) (Ref. No. 5), Batcheller Monkhouse (on behalf of Mr. Peter Westergaard) (Ref. No. 7), Gladman Developments Ltd. (Ref. No. 27), Berkeley Strategic Land Ltd. (Ref. No. 38) and Horsham District Council (Ref. No. 44).

## **Agenda Item 5**

### **POLICY SNP2 – ALLOCATION FOR RESIDENTIAL DEVELOPMENT**

I shall wish to discuss the detailed policy criteria set out within Policy SNP2, with reference to the Proposed Housing Allocation West of Southwater (March 2019) supporting document and the Sustainability Appraisal/Strategic Environmental Assessment (March 2019), in light of representations submitted by Batcheller Monkhouse (on behalf of Mr. Peter Westergaard) (Ref. No. 7), Thakeham Homes Ltd. (Ref. No. 18), Gladman Developments Ltd.

(Ref. No. 27), Boyer (on behalf of Wates Developments Ltd.) (Ref. No. 31), LRM Planning (on behalf of W.T. Lamb Holdings Ltd.) (Ref. No. 36), Berkeley Strategic Land Ltd. (Ref. No. 38), Parker Dann (Ref. No. 42) and Horsham District Council (Ref. No. 44).

### **Agenda Item 6**

#### **OTHER RESIDENTIAL DEVELOPMENT SITES PROPOSED IN REG. 16 REPRESENTATIONS**

I shall wish to discuss the following residential development sites proposed within Representations and referenced within the Site Assessments report (February 2019)

1. Stoneleigh and Griggs, Tower Hill (Site Assessments report reference nos. 9 and 13) – proposed by Batcheller Monkhouse (on behalf of Mr. Peter Westergaard) (Ref. No. 7).
2. Land to the west of Worthing Road, Horsham (Site Assessments report reference no. 2) – proposed by Thakeham Homes Ltd. (Ref. No. 18).
3. Land to the west of Worthing Road and east of Two Mile Ash Road (Site Assessments report reference no. 15) – proposed by Boyer (on behalf of Wates Developments Ltd.) (Ref. No. 31).
4. Land to the west of Worthing Road (Site Assessments report reference no. 1) – proposed by LRM Planning (on behalf of W.T. Lamb Holdings Ltd.) (Ref. No. 36).
5. The Copse, Worthing Road (Site Assessments report reference no.12) - proposed by Parker Dann (Ref. No. 42).

### **Agenda Item 7**

#### **POLICY SNP5 – LOCAL GREEN SPACE**

I shall wish to discuss each of the proposed Local Green Spaces listed in Policy SNP5 in the context of the policy criteria contained in the National Planning Policy Framework (NPPF), with reference to the Review of Public Open Spaces in Southwater (March 2019) supporting document, in light of representations submitted by Gladman Developments Ltd. (Ref. No. 27) and Horsham District Council (Ref. No. 44).

Derek Stebbing  
Examiner  
23 January 2020