



**Horsham  
District  
Council**

## **Representation Form**

### **Southwater Neighbourhood Plan 2019-2031**

**The Neighbourhood Planning (General) Regulations 2012 (as amended) - Regulation 16**

Southwater Parish Council has prepared a Neighbourhood Development Plan (SNP). The Plan sets out a vision for the future of the parish and planning policies which will be used to determine planning applications locally. In accordance with Regulation 16 of the Neighbourhood Planning Regulations 2012 (as amended), the SNP and associated documents will go out to consultation (**Friday 7 June to Friday 19 July 2019**) for 6 weeks inviting representations on the draft submission plan, basic conditions statement, consultation statement and the Strategic Environmental Assessment (SEA).

Copies of the Southwater Neighbourhood Plan and supporting documents are available to view on the Horsham District Council's website:

<https://www.horsham.gov.uk/planningpolicy/planning-policy/currentconsultations>

Hard copies of the documentation are available upon prior request for inspection at **Horsham District Council offices**; Parkside, Chart Way, North Street, Horsham, RH12 1RL between 9am and 5pm Monday to Friday. Please see Public Notice for other locations and opening times.

**All comments must be received by 5:00pm on Friday 19 July 2019**

**There are a number of ways to make your comments:**

1. Please use the above web address above to make your representation online ; or
2. Complete this form and email it to: [neighbourhood.planning@horsham.gov.uk](mailto:neighbourhood.planning@horsham.gov.uk) ; or
3. Print this form and post it to: Neighbourhood Planning Officer, Horsham Council, Parkside, Chart Way, North Street, Horsham, RH12 1RL

All comments will be publicly available, and identifiable by name and (where applicable) organisation. Please note that any other personal information provided will be processed by Horsham District Council in line the Data Protection Act 1998 and General Data Protection Regulations. Horsham District Council will process your details in relation to this preparation of this document only. For further information please see the Council's privacy policy: <https://www.horsham.gov.uk/privacy-policy>

### **How to use this form**

Please complete Part A in full, in order for your representation to be taken into account at the Neighbourhood Plan examination.

Please complete Part B overleaf, identifying which paragraph your comment relates to by completing the appropriate box.

<b>PART A</b>	<b>Your Details</b>
Full Name	
Address	
Postcode	
Telephone	
Email	
Organisation (if applicable)	
Position (if applicable)	
Date	19/7/2019

## **PART B**

**To which part in the plan does your representation relate?**

Paragraph Number:	9	Policy Reference:	SNP21
-------------------	---	-------------------	-------

**Do you support, oppose, or wish to comment on this plan?** (Please tick one answer)

Support  Support with modifications  Oppose  Have Comments

**Please give details of your reasons for support/opposition, or make other comments here:**

Unlike Oakhurst Business Park (at the northern end of the village), Southwater Business Park is not designated a 'Key Employment Area' under the HDPF but is allocated as a 'Parish Employment Area' by Policy SNP21.1. Also unlike Oakhurst Business Park (with its easy access onto the A24 dual-carriageway at Hop Oast), traffic to and from Southwater Business Park must travel along a stretch of the (increasingly) congested Worthing Road before it can access the A24 at its southern end, which made the Park singularly unsuitable for HGV traffic travelling to and from the (now closed) Sony factory, its only industrial occupant, which means that the latter's empty buildings are unlikely ever again to be used for industrial purposes. Notwithstanding that the disused Sony site appears to fulfil all the conditions for redevelopment imposed by Policy 21.2, its redevelopment for non-employment uses will only be 'considered acceptable as part of a mixed scheme', whereby it should be 'demonstrated as part of any application that the proposed mix includes as much employment floor space as viably possible' – thereby rendering the site unattractive to many residential developers. The Park's only other major site is occupied by the ageing office complex known as Lennox Wood which was originally occupied by IBM and though still maintained as offices appears from a recent inspection to be largely unoccupied (with most of the vehicles in its extensive car parks being maintenance vans).

**What improvements or modifications would you suggest?**

Given the current under-occupancy of Southwater Business Park, which seems unlikely to change in the foreseeable future, and in order to enable the land it occupies to be put to the best use (in line with NPPF para. 121(a)), Policy SNP21 should evidently be re-written so as to allow the whole site to be allocated solely for residential use, thereby enabling it to accommodate a substantial portion of the new homes otherwise allocated by Policy SNP2. (It is assumed that the owners of the Sony site and of Lennox Wood – whom a recent planning application indicates to be Royal Sun Alliance – would be happy to sell in these circumstances). In order to ensure that there is no loss of

employment opportunities in the Parish, the Policy should also be modified so as to encourage business diversification at Oakhurst Business Park, and the use by 'start-up' business of small sites across the parish with good public transport links (such as at Christs Hospital former railway-yard).

(Continue on separate sheet if necessary)

If you have additional representations feel free to include additional pages. Please make sure any additional pages are clearly labelled/ addressed or attached.

Do you wish to be notified of the local planning authority's decision under Regulation 19 of the Neighbourhood Plan (General) Regulations 2012 (as amended) in relation to the Southwater Neighbourhood Development plan?

Please tick here if you wish to be notified: