

Position Statement of Horsham District Council

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).

KEY DOCUMENTS for cross-reference:

1. National Planning Policy Framework (2012)
2. Planning Practice Guidance (2020)
3. Horsham District Planning Framework (2015)
4. Report on the examination into Horsham District Planning Framework (2015)
5. Southwater Neighbourhood Development Plan (2019-2031) Submission Version (2019)
6. Housing Need Study, AECOM, 2018
7. Regulation 18 consultation version of the Horsham Local Plan Review (2020)

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)
- Horsham District Council (Ref. No. 44).

Introduction

- 5.1 This Position Statement has been prepared by Horsham District Council (HDC) on Policy SNP2: Allocation for Residential Development on Land West of Southwater. The Position Statement sets out the support of HDC for the allocation and then responds in detail to a number of the criteria.

Support

- 5.2 The site is allocated for 422 to 450 new residential units and is the only housing allocation in the Southwater Neighbourhood Development Plan (SNDP). The District Council supports the allocation and recognises that it will make a substantial contribution to meeting housing need in the Parish and the wider District.
- 5.3 The allocations in Policy SNP2 presents an opportunity to develop a comprehensive extension to the village. The choice of this site was made by the local community driven by the desire to concentrate growth in and around Lintot Square. This option is supported by the Strategic Environmental Assessment (SEA), which recognises that it is a sustainable option close to local services.
- 5.4 The District Council does suggest one amendment to the Policy, which is also proposed in its first Position Statement and the representation by Berkeley Homes as follows: 'The development of Land West of Southwater should not prejudice the further development of the village should further sites be allocated through the Local Plan Review.' Three options for housing growth in the District are set out in Strategic Policy 14: Options for Housing Growth of the emerging Local Plan Review. A number of potential housing allocation options are then set out including 140 hectares at Land West of Southwater for 1,200 new homes. The submission SNDP does not prejudice the development of this or any other strategic site being allocated in the Local Plan Review.

Detailed comments

- 5.5 Paragraph 16 of the National Planning Policy Framework (NPPF) states that 'plans should contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals.' Policies should be flexible enough to give the decision maker scope to achieve the best possible proposal for the local community.
- 5.6 Criterion (e) of the Policy only allows three storey buildings next to the existing three storey buildings in the Broadacres development. This height restriction is considered too inflexible and could prevent well designed buildings coming forward that make the most efficient use of land. It is suggested that criterion (e) is amended as follows:
- 5.7 ~~'(e) Buildings should reduce in height and density the further they are from the village centre / Lintot Square with three storey buildings only located adjacent to the existing three storey buildings in the Broadacres development~~ and should respect the local character of Southwater through sensitive and high quality design.'
- 5.8 Criterion (g) of the Policy relates to housing mix, and refers to evidence which may have been superceded by the time an application is made to develop the site. It is suggested that criterion (g) is amended as follows:
- 5.9 '(g) The mix of C3 homes should be in accordance with the latest evidence on the required housing mix (currently the Crawley and Horsham Market Housing Mix Report November 2016 and HDC Planning Obligations and Affordable Housing Supplementary Planning Document 2017) or any later documents that supercede them.'

- 5.10 Criterion (i) of the Policy relates to the safeguarding of land for a secondary school and references Policy SNP3. The District Council supports the position of the education authority, but would look to work with key stakeholders to implement the school as a key piece of infrastructure and would seek clarity on how such provision was managed.

Conclusion

- 5.11 The District Council supports Policy SNP2 and welcomes the positive contribution it will make toward the housing supply of both the Parish and the District. However, there are some minor amendments that would improve the clarity and deliverability of this Policy.