

Our Ref: PD/2690
Your Ref:

Mr. Derek Stebbings
C/o
Planning Policy
Horsham District Council
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27th March 2020

Dear Mr. Stebbings,

The Neighbourhood Planning (General) Regulations 2012 (as amended) and The Localism Act 2011 – Southwater Neighbourhood Plan 2019 – 2031 – The Copse, Worthing Road, Southwater House, West Sussex – Site 12

Thank you for providing us the opportunity to expand on our representations verbally at the Hearing into the Southwater Neighbourhood Plan on 28th February 2020 and thank you for running the session in such a constructive manner.

We have reviewed the representations prepared by Thakeham Homes dated 11th March 2020. We agree with the comments made in relation to the use of a single site being inappropriate and in particular the reference to paragraph 68a of the NPPF.

To summarise, our key concerns are as follows:

- Lack of consultation regarding selection of housing sites which does not meet the basic conditions as it does not have regard to national policies, in particular paragraph 29 and 69 of the NPPF;
- No attempt has been made by the Plan to allocate housing on brownfield land which does not meet the basic conditions as it does not have regard to national policies, in

particular paragraph 117 of the NPPF. It also ignores a key aspect of Policy 2 of the HDPF;

- The Sustainability Appraisal has been retrofitted to support the allocation made in the Plan;
- Site 12 should be within the development boundary in its entirety, particularly in view of the Draft Horsham District Local Plan 2019-2036

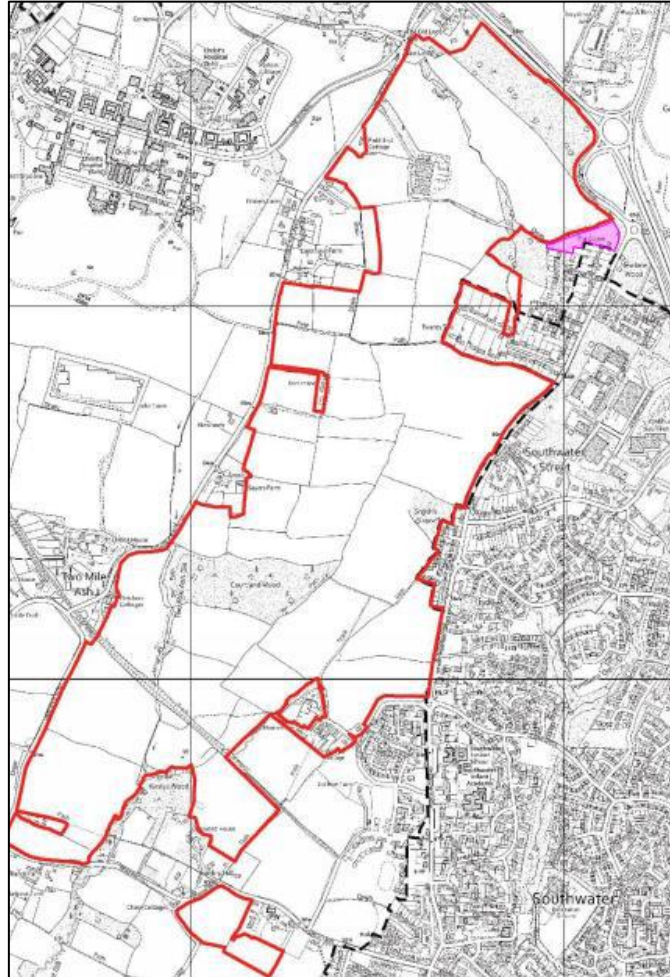


Figure 1: The Copse shown in pink relative to Southwater and the Strategic Allocation Proposed.

Yours sincerely

[Redacted signature]