

FAO Mr M Porter
Horsham District Council,
Parkside,
Chart Way,
Horsham,
West Sussex,
RH12 1RL

Council reference: DC/19/2464

16th June 2020

Dear Mr Porter,

Land West of Worthing Road, Southwater- Phase 5

In light of the updated Southwater Neighbourhood Development Plan (2019-2031), and following our recent discussions, Berkeley have reviewed the layout for Southwater Phase 5. We have also taken into account the guidance and amends in the recently published Examiner's Report dated 15th May 2020. We understand the phase 5 layout is now policy compliant, following changes to accommodate policies and guidance concerning Adequate Provision of Car Parking (SNP14) and A Treed Landscape (SNP18). These changes are explained in more detail below, and supported by the accompanying substituted plot drawings. The substituted drawings have been shared in the Sharepoint link accompanying this note. In this link we have also included in the details of the proposed Flint Wall (S835/FW/01).

SNP14

All plots have been checked and provide adequate provision of car parking as specified in SNP14.1a. The parking has also been re-configured to remove tandem parking behind garages, and avoid three or more car parking spaces arranged one behind the other, this is specified in the supporting guidance. The development provides sufficient visitor parking, and we have noted that the examiner recommended removal of clause SNP14.1d which states a rate of visitor provision.

Berkeley Homes (Southern) Limited,
Berkeley House, Bay Tree Avenue, Leatherhead, Surrey, KT22 7UE
Tel: 01372 370400

www.berkeleyhomes.co.uk

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SNP18

Under clause SNP18.3, it is noted that major developments must provide a minimum of one new tree (conforming to British Standard BS 3936-1/ Standard 8-10cm girth) per 40m² of new floorspace created. Southwater phase 5 creates an additional 13,567.73m² of floorspace and therefore requires an additional 339 trees. The layout has been reviewed to include as many of these on site as reasonably practical, being mindful to preserve some of the future meadow surrounding the built form perimeter. Following our review we have accommodated an extra 55 trees, in addition to the 131 in the original plan. These have been focused in generous back gardens and along the site boundaries to reinforce existing landscaping. There are therefore a total of 186 new trees provided on site, we propose the remainder takes the form of a commuted sum towards provision on HDC owned land elsewhere in the Parish.

I trust the above explanation and enclosed material is sufficiently clear and will enable the scheme to progress to committee at the earliest convenience. Should any further clarity required please do not hesitate to get in contact.

Kind regards,

Heidi Perrin

Development Manager
Berkeley Homes

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