

HDLP Inspector hearings Written Statement -

Hearing Day 7 Tuesday 14th January 2025 (Week 3)

Strategic Policy HA3 - Land North West of Southwater.

Matter 8 Housing Issue 2 (SAA Consultation response 1191993).

Submitted and to be presented on behalf of Stammerham amenity Association (SAA)

The SAA accept the Made Southwater Neighbourhood Plan runs to 2031 whereas the draft local plan runs to 2040 which account for some difference in projected numbers contained in the two plans.

Policy HA3 glibly in our opinion allocates 1000 homes to Southwater while only allocating 735 to be built up to 2040 of which it acknowledges 450 have been allocated by Southwater Neighbourhood Plan. Where the HDC plucked the number of 285 houses (735 – 450) to be built in Southwater between 2031 – 2040 is not clear.

It is very disappointing to Southwater residents when the HDC seeks to nearly double the housing allocation to Southwater through this plan and then blight the village when foreseeing to allocate a further 265 for the period after 2040. By setting out such figures in the plan the developers see a figure of 1000 houses allocated to Southwater and quickly slam in an application before this plan has even been published! This was submitted by the same developer who is advertising its current new builds in places as far away as China so not building properties for the local market!

We accept the HDC needs to put a figure against the numbers projected to be built in Southwater between 2031 – 2041 but they should not be forecasting allocations beyond the plan period. If these additional houses can be a mixture of 2 and 3 bedroom houses they might be affordable to local people who cannot afford the current 5 bedroom executive housing being advertised to foreign buyers.