

# Horsham District Local Plan 2023-2040 Examination

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**Our ref** 61647/02/MS/HBe  
**Date** 21 November 2024  
**From** Lichfields obo Berkeley Strategic Land Limited

## Subject Matter 5: Development Quality, Design and Heritage

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This Hearing Statement has been submitted by Berkeley Strategic Land Limited ('Berkeley'); promoting the 'Land North West of Southwater' (HA3) 'Strategic Site' for around 1,000 homes.

Appendix 1 to Berkeley's Matter 1 statement sets out a Table of Modifications as proposed within Berkeley's submitted Hearing Statements (Matters 1 to 10).

### **1.0 Issue 1 – Whether the approach to Development Quality, Design and Heritage is justified, effective, consistent with national policy and positively prepared?**

**Q1. Is Strategic Policy 19: Development Quality sound? a) Should criterion 8 also reference setting?**

1.1 No comment.

**b) Should the opportunities associated with strategic scale developments be recognised in this policy, particularly with regard to creating defensible boundaries?**

1.2 No. These matters are already dealt with in the overarching 'Strategic Site Development Principles' Policy HA1 and within the Strategic Site policies themselves (i.e. HA3). For example, Policy HA1(1) states: "A strong landscape buffer shall be provided to any open countryside beyond the allocation to provide a robust, long-term defensible boundary to the development.". Further, Policy HA3 – in respect of 'Land North West of Southwater' – requires a landscape buffer along the western edge (i.e. to implement said defensive boundary).

**c) Should any specific development constraints be identified that can significantly influence the design of any scheme such as the presence of utilities infrastructure or flooding?**

1.3 No comment.

**Q2 – Q4.**

1.4

No comment.

**Word Count: 80**