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26 February 2026

Our Ref: 40822

Dear Horsham District Council

Submission of Outline Planning Application – Land North West of Southwater

On behalf of our client, Berkeley Strategic Land Limited, please find enclosed and outline planning application for:

“Outline planning application, with all matters reserved (except for primary access to the highway) for a phased development comprising: the demolition of existing buildings and the construction of residential dwellings (including affordable housing) (Use Classes C2 and C3); a mixed-use neighbourhood centre (Use Classes E and F); education facilities (Use Class F1(a)); business and employment floorspace (Use Classes B2, B8 and E(g)); redevelopment of existing agricultural buildings including construction of a building for community use (Use Classes E and F2); improvements to public rights of way; sports pitches; gypsy and traveller pitches/plots; public open space; landscaping, and associated infrastructure.”

This application is made in relation to Land north west of Southwater, Horsham (“the Site”).

Submission Documents

This planning application documentation submitted in support of the Proposed Development has been submitted via the Planning Portal (except for the BNG Metric which will be emailed to the Council upon confirmation of receipt of the application).

The Proposed Drawings subject for approval comprises the following:

- Site Location Plan (Drawing No. KPK-A019-0005-RevG)
- Land Use Parameter Plan (Drawing No. KPK-A019-0006-RevD)
- Movement Parameter Plan (Drawing No. KPK-A019-0007-RevD)
- Density Parameter Plan (Drawing No. KPK-A019-0008-RevE)
- Storey Heights Parameter Plan (Drawing No. KPK-A019-0009-RevD)
- Landscape Parameter Plan (Drawing No. KPK-A019-0011-RevG)
- Northern Roundabout (Drawing No. UK0043490.9681-WSP-XX-XX-DR-TP-0103)
- Worthing Road Priority Junction (Drawing No. UK0043490.9681-WSP-XX-XX-DR-TP-0101)
- Chessall Avenue Access (Drawing No. UK0043490.9681-WSP[1]XX-XX-DR-TP-0100)
- Two Mile Ash Road Priority Junction (Drawing No. UK0043490.9681-WSP-XX-XX-DR-TP-0102)
- Gypsy’s and Traveller Access (Drawing No. UK0043490.9681-WSP-XX-XX-DR-TP-0104)

The following technical documents have also been submitted in support of this planning application

- Application form (including ownership certificates)
- Community Infrastructure Levy form 1
- Illustrative Masterplan (Drawing No. KPK-A019-0015-RevG)
- Indicative Phasing Plan (Drawing No. KPK-A019-0010-RevD)
- Indicative Buildings Proposed to be Demolished Plan (Drawing No. KPK-A019-0013-RevB)
- Planning Statement (including Affordable Housing Statement and Draft S106 Heads of Terms)
- Design and Access Statement
- Statement of Community Involvement
- Retail Impact Assessment
- Biodiversity Net Gain Report
- Biodiversity Net Gain Metric
- Utilities Statement
- Minerals Resource Assessment
- Climate Risk and Resilience Impact Assessment
- Energy Statement
- Sustainability Statement
- Environmental Statement, including the following chapters and appendices:

Volume 1: Main Text and Figures

- Chapter 1: Introduction
 - Figure 1-1: Site Location Plan
 - Figure 1-2: Aerial View of the Site
 - Figure 1-3: Planning Application Boundary
- Chapter 2: The Existing Site
 - Figure 2-1: Environmental Features Plan
- Chapter 3: Description of the Proposed Development
- Chapter 4: Reasonable Alternatives Considered
- Chapter 5: Approach to EIA
- Chapter 6: Air Quality
 - Figure 6-1: Air Quality Assessment Study Area
 - Figure 6-2: Modelled Roads
 - Figure 6-3: Modelled Human Receptors
- Chapter 7: Built Heritage and Archaeology
 - Figure 7-1: Built Heritage Assets Plot - 500m search area
 - Figure 7-2: HER Plot 1km search area Archaeology
- Chapter 8. Ecology and Arboriculture
 - Figure 8-1a: 2025 UK Habitat Classification Survey Plan - Main Site North
 - Figure 8-1b: 2025 UK Habitat Classification Survey Plan - Main Site South
 - Figure 8-1c: 2025 UK Habitat Classification Survey Plan - Christ's Hospital
 - Figure 8-2: Hedgerow Survey Results Plan
 - Figure 8-3a: Bat Roost Survey Summary Plan - Main Site North
 - Figure 8-3b: Bat Roost Survey Summary Plan - Main Site South
 - Figure 8-3c: Bat Roost Survey Summary Plan - Christ's Hospital

- Figure 8-4: Bat Activity Survey Summary Plan - Main Site
- Figure 8-5a: 2025 Badger Survey Summary Plan - Main Site
- Figure 8-5b: 2025 Badger Survey Summary Plan - Christ's Hospital
- Figure 8-6a: 2025 Reptile Survey Summary Plan - Main Site
- Figure 8-6b: 2025 Reptile Survey Summary Plan - Christ's Hospital
- Figure 8.7: 2025 Great Crested Newt HSI and eDNA Survey Summary Plan
- Chapter 9: Landscape and Visual
- Chapter 10: Noise and Vibration
 - Figure 10-1: Noise Measurement Positions
 - Figure 10-2: 2024 Baseline Daytime Noise Contour Map
 - Figure 10-3: 2024 Baseline Night-time Noise Contour Map
 - Figure 10-4: Sensitive Receptors
- Chapter 11: Socioeconomics and Human Health
- Chapter 12: Traffic and Transport
 - Figure 12-1: Saturn Model Extent
 - Figure 12-2: Highway Links Assessed in Environmental Statement
- Chapter 13: Water Resources, Flood Risk and Drainage
- Chapter 14: Ground Conditions and Contamination
 - Figure 14-1: Site Location Plan
- Chapter 15: Greenhouse Gases
- Chapter 16: Cumulative Effects
- Chapter 17: Summary of Effects and Mitigation

Volume 2: Technical Appendices

- Appendix 1.1 EIA Scoping Report
- Appendix 1.2 EIA Scoping Opinion
- Appendix 1.3 Abbreviations and Glossary
- Appendix 5.1 EIA Scoping Opinion Responses
- Appendix 5.2 Policy, Guidance and Legislation
- Appendix 6.1 Construction Dust Risk Assessment Methodology
- Appendix 6.2 Traffic Data
- Appendix 6.3 Dispersion Modelling Methodology
- Appendix 6.4 Modelled Human Receptors and Background Pollutant Concentrations
- Appendix 6.5 Damage Cost Calculations
- Appendix 6.6 Modelled Results for Human Receptors
- Appendix 7.1 Built Heritage Assessment
- Appendix 7.2 Historic Barns Assessment - Great House Farmhouse
- Appendix 7.3 Archaeological and Historic Landscape Desk-Based Assessment
- Appendix 8.1 Evaluation Criteria
- Appendix 8.2 2025 UK Habitat Classification Survey and Target Notes - Main Site
- Appendix 8.3 2025 Desk Study
- Appendix 8.4 2025 Ecological Appraisal - Christ's Hospital
- Appendix 8.5 Hedgerow Survey Report
- Appendix 8.6 Botanical Survey Report

- Appendix 8.7 Bat Survey Report - Rev A
- Appendix 8.8 2025 Dormouse Survey Report
- Appendix 8.9 2025 Water Vole and Otter Survey Report
- Appendix 8.10 2025 Badger Survey Report
- Appendix 8.11 Wintering and Breeding Bird Assessment
- Appendix 8.12 2025 Reptile Survey Report
- Appendix 8.13 2025 Christs Hospital Reptile Survey Report
- Appendix 8.14 2025 GCN HSI and eDNA Survey Report
- Appendix 8.15a Invertebrate Survey Report
- Appendix 8.15b Aquatic Invertebrate Survey Report
- Appendix 9.1 Landscape and Visual Impact Assessment Methodology
- Appendix 9.2 Landscape and Visual Impact Assessment Figures
- Appendix 9.3 Site Character Photography
- Appendix 9.4 Representative Winter Views - December 2025
- Appendix 9.5 Representative Summer Views - August 2025
- Appendix 9.6 Landscape and Visual Considerations
- Appendix 9.7 Verified Visual Montages
- Appendix 9.8 Verified Visual Montages - A3 Versions
- Appendix 10.1 Site Suitability Assessment
- Appendix 10.2 Legislation Policy and Guidance
- Appendix 10.3 Construction Plant Assumptions
- Appendix 10.4 Baseline Noise Survey
- Appendix 10.5 Predicted BNLs
- Appendix 11.1 Rapid Health Impact Assessment
- Appendix 12.1 Transport Assessment
- Appendix 12.2 Framework Travel Plan (FTP)
- Appendix 12.3 Effect Tables
- Appendix 13.1 Flood Risk Assessment
- Appendix 14.1 Agricultural Land Assessment
- Appendix 14.2 Preliminary Ground Appraisal
- Appendix 16.1 Long List and Short List of Cumulative Developments

Volume 3: Non-Technical Summary

- Non-Technical Summary

The application is accompanied by an application fee that has been calculated to be £202,585. The fee has been paid to the Council via the Planning Portal.

Should you have any questions or wish to discuss any aspect of the application please do not hesitate to contact myself by email at d.gresswell-nunn@nexusplanning.co.uk or my colleague, Max Gull at m.gull@nexusplanning.co.uk

Yours sincerely

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