

**LAND NORTH-WEST OF
SOUTHWATER, HORSHAM**

**ENVIRONMENTAL STATEMENT
VOLUME II, APPENDIX 16.1: LONG
LIST & SHORT LIST OF CUMULATIVE
DEVELOPMENTS**

FEBRUARY 2026





CONTENTS

APPENDIX 16-1: LONG LIST AND SHORT LIST OF CUMULATIVE DEVELOPMENTS	1
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INTRODUCTION	1
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TABLES

Table 1 – Long List of Cumulative Developments	2
Table 2 – Short List of Cumulative Developments	10



APPENDIX 16-1: LONG LIST AND SHORT LIST OF CUMULATIVE DEVELOPMENTS

INTRODUCTION

- 6.1.1. This appendix presents the long list and short list of cumulative developments assessed in **Chapter 16: Cumulative Effects**. Further information on how these have been collated is provided in **Section 16.3** of the Chapter.
- 6.1.2. **Table 1** presents the cumulative developments in the long list and includes the rationale as to why certain developments have been taken forward for consideration in the short list.
- 6.1.3. **Table 2** presents the final short list, with detail cumulative assessment of these provided in **Section 16.6** of **Chapter 16: Cumulative Effects**.

Table 1 – Long List of Cumulative Developments

Long List ID	Application Ref.	Site Location	Development Description	Development Type	LPA	Status (at time of assessment)	Approximate Distance from	EIA Required (Y/N)	Site Area (ha)	Environmental Information	Include in Short List?
1	DC/21/1524	Christs Hospital School The Avenue Christs Hospital Horsham West Sussex RH13 0LJ	Proposed two-storey extension to the existing sports centre to provide two new swimming pools, spa facilities, two class studios, a fitness suite and café. Construction of a six-lane, all-weather running track with eight-lane sprint track and ancillary athletic facilities and floodlighting. Construction of a 3G artificial grass pitch with floodlighting. Relocation of spoil on land to the east. Creation of an unlit outdoor adventure area with 15 stations east of the new track. Associated car parking for 272 cars, and a new permanent access to Christ Hospital Road, closure of the existing Infirmary Drive access with conversion of disused section of drive to a sprint track. Erection of associated equipment store, fencing and lighting	Hospital	Horsham District Council	Approved	0.3km	N	13.89	Y	Yes
2	DC/19/1897	Land at Wellcross Farm Broadbridge Heath West Sussex	Outline application for the erection of a continuing care retirement community of up to 141 units of accommodation (C2 Use) and community facilities including restaurant, café, shop, hairdressers, spa and clinical consultation / treatment suite, with access, infrastructure, open space, landscaping and associated works (all matters reserved except for access)	Residential	Horsham District Council	Appeal allowed	2.4km	N	7.62	Y	Yes
3	DC/25/1269	Land North of Guildford Road Bucks Green Rudgwick West Sussex	Outline Planning Application for up to 90 no. residential dwellings (including 40% affordable) all matters to be reserved apart from access.	Residential	Horsham District Council	Awaiting decision	8.8km	N	4.41	Y	No – small scale scheme with no environmental information available

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4	DC/25/1658	Woodfords Shipley Road Southwater Horsham West Sussex RH13 9BQ	Reserved matters application for the erection of up to 73no. dwellings, open space and child play provision, residential parking facilities and associated infrastructure, including access arrangements following outline application DC/21/2180, relating to layout, scale, appearance and landscaping.	Residential	Horsham District Council	Awaiting decision	1.6km	N	4.16	Y	Yes
5	DC/20/2607	Land at Duckmoor East of Billingshurst Billingshurst RH14 9DZ	Outline Application for the development of 83 residential units, landscaping, access, parking and associated infrastructure on land at Duckmoor, East Billingshurst with all matters reserved except access.	Residential	Horsham District Council	Appeal allowed	5.1km	N	6.18	Y	Yes
6	DC/25/0265	Four Seasons Fuel Coneyhurst Road Coneyhurst Billingshurst West Sussex RH14 9DG	Installation of two x 14.5 tonne vessels with a capacity of 33 metres cubed to store liquefied petroleum gas (LPG) at site. (Retrospective).	Commercial	Horsham District Council	Awaiting decision	5.2km	N	3.25	N	No – small scale scheme with no environmental information available
7	DC/25/0151	Land To The North and South of Mercer Road Warnham West Sussex	Redevelopment of the site to provide 304 residential units, parking, a retail unit, public car park, public open space, attenuation basins and landscaping	Residential	Horsham District Council	Awaiting decision	1.4km	N	14.00	Y	No – there are several housing developments separating this cumulative development and the Proposed Development, therefore significant cumulative effects are unlikely

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8	DC/22/2374	Broadlands Business Campus Langhurst Wood Road Horsham West Sussex RH12 4QP	Installation of ground mounted PV panels and associated works including a new perimeter fence and access gate to enclose the PV panel area.	Energy	Horsham District Council	Decided	7.1km	N	1.50	N	No – construction complete
9	DC/24/1699	Land at 518724 118628 Bines Road Partridge Green West Sussex RH13 8EQ	Development of 101 dwellings (including 45% affordable), creation of new access, public open space, creation of a cycle path, allotments and associated landscaping.	Residential	Horsham District Council	Appeal lodged	8.7km	N	6.30	N	Yes
10	DC/22/2229	Leonardslee Gardens Brighton Road Lower Beeding West Sussex RH13 6PP	Construction of enlarged and rationalised existing car park and grassed enclosure for overflow car parking, with tree planting. Installation of new children's play area. Relocation of chicken enclosure. Amendments to road layout within the site, with associated enlarged and enhanced landscape buffer and reinstatement of hedge to A281 boundary. (Part-retrospective).	Dwelling	Horsham District Council	Approved	6.6km	N	3.48	N	No – construction complete
11	DC/23/1843	Southwater Business Park, Sony Dadc Uk Limited Worthing Road Southwater RH13 9YT	Demolition of existing warehouse buildings. Erection of new single-storey buildings to provide employment units for a flexible range of employment uses (Use Classes E(g)(iii), B2 and/or B8) with ancillary offices, together with associated access road, hard and soft landscaping, cycle parking, car parking, EV charging, service yard, loading bays, site infrastructure and associated works.	Energy	Horsham District Council	Approved	0.9km	N	1.81	N	No – of too small a small scale to produce likely significant effects with the Proposed Development and a review of aerial imagery indicates the development is partially constructed/ possibly fully constructed.

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12	SCC_Ref_2024-0180	Land at Ewhurst Brickworks, Horsham Road, Walliswood, Surrey RH5 5QH	Installation of ground mounted solar photovoltaic array, underground cabling, ancillary plant, CCTV cameras and fencing.	Energy	Surrey County Council	Under Construction	9.4km	N	3.20	N	No – due to distance and lack of environmental information available
13	SCC Ref 2022/0191	Land at Clockhouse Quarry, Horsham Road, Nr Capel, Horsham, RH5 5JL	The importation and deposit of inert materials and soils on 14.5 hectares of land to facilitate the restoration of quarry voids to a nature conservation after use with drainage.	Energy	Surrey County Council	Approved	9.9km	N	14.50	N	No – due to distance and lack of environmental information available
14	DC/25/1922	Land West of Bines Road Bines Road Partridge Green West Sussex RH13 8EQ	Development of 101 dwellings (including 45% affordable), creation of new access, public open space, creation of a cycle path, allotments, and associated landscaping.	Residential	Horsham District Council	Awaiting Decision	8.7km	N	6.3	Y	Yes
15	DC/25/1910	Land East of Billingshurst Business Park (Phase 2) Stane Street Billingshurst West Sussex RH14 9HN	Outline planning permission for up to 125no. homes and associated infrastructure/green space with all matters reserved apart from access.	Residential	Horsham District Council	Awaiting Decision	5.6km	N	3.91	Y	Yes

Long List ID	Application Ref.	Site Location	Development Description	Development Type	LPA	Status (at time of assessment)	Approximate Distance from	EIA Required (Y/ N)	Site Area (ha)	Environmental Information	Include in Short List?
16	DC/23/1178	Horsham Golf Park Denne Park Horsham West Sussex RH13 0AX	Outline planning application with all matters reserved save for access for the development of a Sports and Leisure Hub including the provision of communal facilities, nursery, Golf College, sports club house (containing Health & Fitness spa, changing facilities and food & beverage) and an educational facility for Warren Clark Golfing Dreams (Use Classes E, F1 & F2); a local centre containing a convenience store and co-working space (Use Classes E & F2); the provision of supporting landscaping, open space and related infrastructure; outdoor sports and leisure provision comprising Driving Range, reprovision of golf (including supporting golf facilities) and hockey (including pitches and training area) (Use Class F2) and up to 800 dwellings (Use Class C3).	Mixed use- commercial and residential	Horsham District Council	Appeal allowed	0.1km	Y	55.57	Y	Yes
17	DC/20/0695 (recent reserved matters application: DC/24/0249)	Rascals Farm Shipley Road Southwater West Sussex RH13 9BG	Outline application for the erection of up to 100 residential units with all matters reserved except access (excluding internal estates roads)	Residential	Horsham District Council	Approved	1.2km	N	6.0	Y	Yes

Long List ID	Application Ref.	Site Location	Development Description	Development Type	LPA	Status (at time of assessment)	Approximate Distance from	EIA Required (Y/ N)	Site Area (ha)	Environmental Information	Include in Short List?
18	DC/24/0772 (original outline planning application: DC/14/0590)	Berkeley Homes Development Site Worthing Road Southwater West Sussex	Non-Material Amendment to previously approved application DC/18/1246 (Reserved matters approval sought for layout, appearance, landscaping, scale and access for the erection of 214 dwellings (including 61 affordable dwellings) with associated access, parking and landscaping works pursuant to phases 3.2 and 4 of outline planning permission DC/14/0590.) Amendment to the description of development to remove the specified number of approved dwellings (214) from the description of development, and to apply a new planning condition which restricts the permitted number of units to the described 214. The new description of development to read: Reserved matters approval sought for layout, appearance, landscaping, scale and access for the erection of residential dwellings (including affordable dwellings) with associated access, parking and landscaping works pursuant to phases 3.2 and 4 of outline planning permission DC/14/0590	Residential	Horsham District Council	Approved	0.2km	Y		Y	Yes
19	DC/14/2582	Land To The West of Mill Straight Worthing Road Southwater West Sussex	Residential development of up to 193 No. dwellings (including affordable housing) and associated works (Outline)	Residential	Horsham District Council	Approved	1.5km	Y	10.74	Y	No – construction complete
20	DC/11/0657	Land East of Turners Close and East and South of Millfield Southwater West Sussex	Erection of 131 residential dwellings (38 x 2-bed, 53 x 3-bed and 40 x 4-bed) with associated access, parking, landscaping infrastructure	Residential	Horsham District Council	Approved	1.5km	N		Y	No – construction complete

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21	DC/22/0518	Land Parcel at 507911 125837 Newbridge Road Billingshurst West Sussex	Outline Application for redevelopment of the site to provide flexible employment space (Use Classes E(g)(ii) and (iii), B2 and B8) totalling 4,627sqm, ancillary parking and circulation space with all matters reserved except access and layout	Commercial	Horsham District Council	Approved	7.2km	N	1.51	Y	No – due to small scale and distance between the Proposed Development and this development
22	DC/16/1677	Land North of Horsham Horsham West Sussex	Outline planning application with all matters reserved except access for a mixed use strategic development to include housing (up to 2,750 dwellings), business park (up to 46,450 m2), retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure	Mixed use – commercial / residential	Horsham District Council	Approved	6.6km	Y	249.65	Y	Yes
23	DC/25/0102	Land at Campsfield Linfield Close Southwater West Sussex RH13 9FR	Outline application with all matters reserved except for access for up to 82 dwellings with vehicular and pedestrian accesses, public open space, noise mitigation measures, landscaping, foul and surface water drainage and associated works.	Residential	Horsham District Council	Awaiting decision	2.0km	N	4.87	Y	No – unlikely to produce significant cumulative effects due to its scale
24	DC/22/2077	RSPCA Headquarters Oakhurst Business Park Wilberforce Way Southwater Horsham West Sussex RH13 9RS	Demolition of existing building and the erection of 3no buildings to provide flexible industrial and storage and distribution floorspace (Use Class B2/B8) and ancillary office floorspace, with associated hard and soft landscaping, car and cycle parking, supporting infrastructure and retention of existing attenuation pond.	Industrial	Horsham District Council	Approved	0.4km	N	2.53	Y	No – due to small scale of the cumulative development

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25	DC/18/2506	Land West of Wilberforce Way Southwater West Sussex RH13 9RS	Erection of an employment building for use classes B1(c) and B8 with associated access, car parking and landscaping.	Commercial	Horsham District Council	Approved	0.1km	N	0.72	Y	No – construction complete

Table 2 – Short List of Cumulative Developments

Short List ID	Application Ref.	Site Location	Development Description	Development Type	LPA	Status (at time of assessment)	Approximate Distance from	EIA Required (Y/N)	Site Area (ha)	Environmental Information
1	DC/21/1524	Christ's Hospital School The Avenue Christ's Hospital Horsham West Sussex RH13 0LJ	Proposed two-storey extension to the existing sports centre to provide two new swimming pools, spa facilities, two class studios, a fitness suite and café. Construction of a six-lane, all-weather running track with eight-lane sprint track and ancillary athletic facilities and floodlighting. Construction of a 3G artificial grass pitch with floodlighting. Relocation of spoil on land to the east. Creation of an unlit outdoor adventure area with 15 stations east of the new track. Associated car parking for 272 cars, and a new permanent access to Christ Hospital Road, closure of the existing Infirmary Drive access with conversion of disused section of drive to a sprint track. Erection of associated equipment store, fencing and lighting	Hospital	Horsham District Council	Approved	0.3km	N	13.89	Y
2	DC/19/1897	Land at Wellcross Farm Broadbridge Heath West Sussex	Outline application for the erection of a continuing care retirement community of up to 141 units of accommodation (C2 Use) and community facilities including restaurant, café, shop, hairdressers, spa and clinical consultation / treatment suite, with access, infrastructure, open space, landscaping and associated works (all matters reserved except for access)	Residential	Horsham District Council	Appeal allowed	2.4km	N	7.62	Y
3	DC/25/1658	Woodfords Shipley Road Southwater Horsham West Sussex RH13 9BQ	Reserved matters application for the erection of up to 73no. dwellings, open space and child play provision, residential parking facilities and associated infrastructure, including access arrangements following outline application DC/21/2180, relating to layout, scale, appearance and landscaping.	Residential	Horsham District Council	Awaiting decision	1.6km	N	4.16	Y
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7	DC/25/1910	Land East of Billingshurst Business Park (Phase 2) Stane Street Billingshurst West Sussex RH14 9HN	Outline planning permission for up to 125no. homes and associated infrastructure/green space with all matters reserved apart from access.	Residential	Horsham District Council	Awaiting Decision	5.6km	N	3.91	Y
8	DC/23/1178	Horsham Golf Park Denne Park Horsham West Sussex RH13 0AX	Outline planning application with all matters reserved save for access for the development of a Sports and Leisure Hub including the provision of communal facilities, nursery, Golf College, sports club house (containing Health & Fitness spa, changing facilities and food & beverage) and an educational facility for Warren Clark Golfing Dreams (Use Classes E, F1 & F2); a local centre containing a convenience store and co-working space (Use Classes E & F2); the provision of supporting landscaping, open space and related infrastructure; outdoor sports and leisure provision comprising Driving Range, reprovision of golf (including supporting golf facilities) and hockey (including pitches and training area) (Use Class F2) and up to 800 dwellings (Use Class C3).	Mixed use- commercial and residential	Horsham District Council	Appeal allowed	0.1km	Y	55.57	Y
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11	DC/16/1677	Land North of Horsham Horsham West Sussex	Outline planning application with all matters reserved except access for a mixed use strategic development to include housing (up to 2,750 dwellings), business park (up to 46,450 m2), retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure	Mixed use – commercial / residential	Horsham District Council	Approved	6.6km	Y	249.65	Y



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