

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land North West of Southwater
DESCRIPTION:	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.
REFERENCE:	DC/26/0366
RECOMMENDATION:	No Objection / More Information / Modification
SUMMARY OF COMMENTS & RECOMMENDATION: Please note the request for a number of minor amendments to the parameter plans, together with the provision of additional supporting information. In addition, please be advised that the LVIA remains under review at this time, and further comments may therefore be issued upon completion of that review.	
MAIN COMMENTS: Parameter Plans - Land Use Strategy 1. There is concern regarding the long term retention of the existing vegetation along the eastern boundary adjacent to properties on Wording Road. Additional information is required to understand the proposed relationship between the new dwellings and the existing tree belt, including any anticipated impacts on tree RPA's, future development pressure as	



result of shade within the new gardens, and the perceived level of screening.

2. Unless demonstrated unnecessary, we request that the Parameter Plan be updated to secure a minimum 5m buffer between the existing dwellings and the proposed residential parcels.
3. Please remove 'surfacing' from the key and replace with 'Potential car park expansion land'. While it is acknowledged that it is unlikely the entire area would be surfaced due to existing constraints including TPOs, the current terminology implies that full surfacing is proposed. At this stage, no detailed design of supporting information has been provided for this area, and the key should therefore be amended to reflect the indicative nature of the proposal. In addition, it may be beneficial to provide a briefing note identifying the constraints such as existing trees and public footpath, etc.

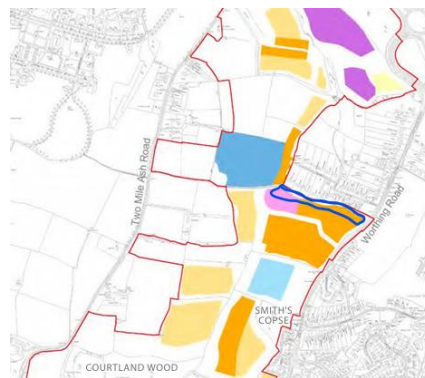


Parameter Plans – **Density**

4. No concerns

Parameter Plans – **Storey Heights**

5. Recommend the area indicated in the mark-up to be proposed as 2 storey (9m) instead of the proposed 3 storey/ mixed use (12m ridge).



Parameter Plans – **Movement**

6. No concerns

Parameter Plans – **Landscape and Open Space**

7. Please indicate existing hedgerows within the developable areas as existing retained important hedgerows.
8. Differentiate sports pitches from developable area within secondary school site, particularly the field to the west which is earmarked for future expansion for sports provision only.

DAS

Page 80 (open space typologies)

9. Please refer to Parks colleagues with regards typologies and OSSR requirements. These have been discussed and will reflect both landscape and parks teams observations. Also see point 13 below.

page 92 (village way)

10. The recreational path is proposed between AW boundary and buffer. Please update section to indicate the footpath to the outside of the required buffer zone.

Page 94 (village way)

11. Please update cross section to reflect the revised movement strategy and the pre-app discussions, during which it was agreed that the cycle route in this location would be provided on one side of the road only. In addition, this route should now be shown as a secondary route rather than primary.

Page 96 (southwater greenways)

12. It is noted that the area identified below is largely occupied by a SuDS feature, mostly counted towards the Parks and Gardens typology as shown in the open space provision diagram (see extract below). While the integration of water and play is welcomed in principle, there remains a very fine balance as to the risk ROSPA is likely to consider acceptable. Therefore, unless there is certainty that these features will function as very shallow basins (circa 600mm) and can be demonstrated as genuine multifunctional space, but with a focus on useable recreational space, it is requested that the basins are removed from the open space calculations. It is unlikely the area would meet the OSSR provision standards.



Page 100 (Tree Planting Strategy and Planting Palette)

13. Please add the principle of a minimum 20-25cm girth for street trees and 30-35cm girth for feature/ focal point trees

Page 109

14. NEAP makes reference to being designed in accordance with FiT, however this should make reference to the Horsham OSSR instead, please amend.

Page 123 (northern gateway – employment area)

15. It is requested that a few sections or visualisations are included to illustrate how the employment area will sit comfortably within the landscape given the topography within this area. Also see point 19 below.

Page 124 (gypsy & travellers)

16. The layout for gypsy and travellers typically accommodates one static caravan, one traveling caravans and a day room, as well as sufficient space for parking and manoeuvring of vehicles. While there are no strict minimum pitch sizes, there is concern that the area shown may not have the capacity to accommodate these requirements, having regard to the withdrawn DCLG Guidance note: Designing Gypsy and Traveller Sites Good Practice Guide (May 2008), which remains a useful reference point for indicative spatial needs. In addition, the topography within this parcel may also prove challenging, therefore it is recommended that an indicative layout/study and is submitted for this parcel to demonstrate suitability.

Page 126 (neighbourhood centre)

17. See comment above in point 4 regarding storey heights. It is considered that the first line of dwellings along this frontage could be appropriately limited to a maximum 2 storeys without prejudicing the overall layout, and to the benefit of the amenity of existing neighbouring properties.

Other information

18. Given recent issues on a similar site where changes in levels have presented significant challenges, it is requested that an indicative existing and proposed levels plan is submitted for the northern section of the site, particularly the employment parcels and gypsy and travellers site, to demonstrate the development can be accommodated without significantly reducing the quality of the public realm and permeability of the area (for example through extensive retaining wall structures, stepped access or abrupt levels in change) or having an impact on existing green infrastructure as result of unforeseen cut and fill. The indicative levels plan must also indicate the location of existing RPA's to ensure that level changes do not compromise the health or retention of the tree belt.

ANY RECOMMENDED CONDITIONS: N/A

NAME:	Inês Watson CMLI Specialist Team Leader (Landscape Architect)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	31/03/2026