From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 22 November 2026 12:43:54 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/0366
Categories: Comments Received

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 22/11/2026 12:43 PM.

Application Summary

Address:	Land North West of Southwater
Proposal:	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 up to 1,000 residential dwellings (including affordable housing) (Use Class C3); up to 80 specialist accommodation units (Use Class C2); 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
Case Officer:	Matthew Porter

Click for further information

Customer Details

Address:	7 Courtlands Southwater Horsham

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking

Comments:

Objection to DC/26/0366: Hop Oast roundabout and local roads.

Horsham District Council describes the Hop Oast improvements as one of two "particularly critical" items "fundamental to bringing forward development" on this site (HDC Matter 6b hearing statement, examination document MJB6b.01, September 2026, para 34). Yet there is no agreed way of paying for them. The Council's Infrastructure Delivery Plan lists Hop Oast as funded through Section 106 at a cost of about £3.1 million (examination document HDCJB19, June 2026, pp. 108-109; Housing Delivery Study Update, HDCJB20, July 2026, para 3.54). Main Modification MM95 says the funding comes "in full or in part" from the Community Infrastructure Levy. Berkeley offers only "a fair and reasonable financial contribution" and objects to the full signalisation requirement (Berkeley Strategic Land Matter 6b statement, examination document MJB6b.04, para 1.12).

West Sussex County Council, the highway authority, asked for stronger off-site mitigation wording and for bus safety mitigation (WSCC Main Modification comments 1592 and 1935). The Council rejected both as "unnecessary" (MJB6b.01 paras 8 and 39). The same junction must also carry the 800 homes at Horsham Golf Club, allowed on appeal in July 2025 after the Council's judicial review was refused in October 2025, and Berkeley's main bus route to Horsham station (MJB6b.04 para 1.18). SRS has seen no modelling of Hop Oast with HA3 and the Golf Club together, or of the Pollards Hill junction (Local Plan Transport Assessment, HDCJB15b). The new priority junction onto Two Mile Ash Road (Berkeley's Junction 5, MJB6b.04 para 1.10) also opens a route around Hop Oast via Church Lane and Kerves Lane.

The Local Plan Inspector found that the road network would operate effectively only "subject to the junction mitigation measures and active travel interventions described in the plan" (IDJB14, 30 October 2026). Those measures must therefore be secured in full in this application.

SRS asks that the application is not approved unless a Section 106 agreement or condition requires:

1. full signalisation of Hop Oast roundabout, including bus priority and safe pedestrian and cycle crossings, delivered by the developer to WSCC's specification and completed before the 200th occupation (the figure Berkeley gave the Council's consultant, HDCJB20 para 3.55)

2. traffic management on Two Mile Ash Road, Church Lane and Kerves Lane in place before Junction 5 opens to general traffic

3. a transport assessment modelling Hop Oast and Pollards Hill

with HA3 and the Golf Club's 800 homes together, published before determination.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council