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03 June 2026

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Your Ref: DC/26/0366

Dear Matthew Porter,

Land North West of Southwater, Horsham – Planning Addendum Pack (June 2026)

I am pleased to submit additional information in support of the outline planning application (reference: DC/26/0366) at Land North West of Southwater, Horsham ('the Site'), on behalf of Berkeley Strategic Land Ltd ('Berkeley').

The submission comprises a series of amendments, updated survey information, and clarifications of the Proposed Development. It responds to the statutory and non-statutory consultation responses, following the submission of the application in February 2026.

Berkeley welcomes the constructive pre application engagement with the Council's Officers, statutory consultees, and other stakeholders to date, which is reflected in the quality of the planning application. This submission addresses post submission matters raised by both Officers and consultees, either in the form of amendments to the proposal or clarifications as appropriate, in a collaborative and pragmatic manner.

The following supporting documents are submitted in support of the live development proposal:

- **Enclosure 1:** Updated plans and drawings (see Table 1 overleaf)
- **Enclosure 2:** Amended Design and Access Statement (RevA)
- **Enclosure 3:** Transport Technical Note 1 - Response to West Sussex County Council
- **Enclosure 4:** Transport Technical Note 2 – Response to Active Travel England
- **Enclosure 5:** Ecology Technical Note
- **Enclosure 6:** Drainage Technical Note (ref: TN-LLFA-001)
- **Enclosure 7:** Air Quality Response to Environmental Health Officer
- **Enclosure 8:** EIA Validation Report

Appendix 1 to this letter comprises a schedule of amendments made to the submitted Parameter Plans, Illustrative Masterplan, and Design and Access Statement. It responds to comments made by the Council's Case Officer, Landscape Officer, and Parks and Countryside Officer.

Amended Plans Submitted

The amended plans subject for approval, and the plans they supersede, are set out below:

Table 1: Amended Plans Submitted

Superseded Plan	Amended Plan
Land Use Parameter Plan (KPK-A019-0006-RevD)	Land Use Parameter Plan (KPK-A019-0006-RevE)
Movement Parameter Plan (KPK-A019-0007-RevD)	Movement Parameter Plan (KPK-A019-0007-RevE)
Storey Heights Parameter Pan (KPK-A019-0009-RevD)	Storey Heights Parameter Pan (KPK-A019-0009-RevE)
Indicative Phasing Parameter Pan (KPK-A019-0009-RevD)	Indicative Phasing Parameter Pan (KPK-A019-0009-RevE)
Landscape Parameter Plan (KPK-A019-0011-RevG)	Landscape Parameter Plan (KPK-A019-0011-RevH)
Northern Roundabout (J1 – Drawing no. UK0043490.9681-WSP-XX-XX-DR-TP-0103)	UK0043490.9681-WSP-XX-XX-DR-TP-0103 – P04
Worthing Road Priority Junction (J2 – Drawing no. UK0043490.9681-WSP-XX-XX-DR-TP-0101)	UK0043490.9681-WSP-XX-XX-DR-TP-0101- P03
Chessall Avenue Access (J3 – Drawing no. UK0043490.9681-WSP[1]XX-XX-DR-TP-0100)	UK0043490.9681-WSPXX-XX-DR-TP-0100 – P03
Gypsy's and Traveller Access (J4 – Drawing no. UK0043490.9681-WSP-XX-XX-DR-TP-0104)	UK0043490.9681-WSP-XX-XX-DR-TP-0104 – P02
Two Mile Ash Road Priority Junction (J5 – Drawing no. UK0043490.9681-WSP-XX-XX-DR-TP-0102)	UK0043490.9681-WSP-XX-XX-DR-TP-0102 – P04

Responses to Design and Technical Matters

Design and Landscape

Amended Parameter Plans and an updated Design and Access Statement are submitted, responding to comments received from the Council's Case Officer and Landscape Officer.

The Parameter Plans reflect the removal of the potential car park surfacing at Christs Hospital Station, as discussed with officers, to respond to local feedback. Alternative provision for enhancements is proposed

to the existing station, to encourage active travel movements (as set out within the submitted Transport Technical Note).

The Building Heights Parameter Plan has also been amended so that the residential zone to the south of the existing properties at New Road is amended from 3-storeys to 2-storeys, and the Land Use Parameter Plan has been amended so that the secondary school sports pitches and open space are clearly differentiated from the area identified for the secondary school building(s).

The Design and Access Statement ('DAS') has been updated following requests for further detail in respect of certain areas from the Council. To resolve these comments, it includes four focused studies:

- 1) Great House Farmhouse Rural Setting Guidance Study (DAS Chapter 8, pages 147 to 148), incorporated within the Built Form chapter, within Character Area 5: Woodland Living;
- 2) Northern Employment Area Topography Clarification Study (DAS Chapter 8, pages 124 to 129), including an illustrative levels / topography plan and three indicative sections through the employment parcel;
- 3) Gypsy and Traveller Pitch Capacity Study (DAS Chapter 8, pages 130 to 131), which includes an illustrative layout and topography test for the pitch area; and
- 4) Linear Residential Parcels / Eastern Tree Belt Buffer Study (DAS Chapter 8, pages 132 to 133) to clarify the relationship between the proposed residential parcels opposite the secondary school and the existing eastern boundary tree belt.

Further information on the comments received and the changes made to address these have been complied within **Appendix 1** to this letter 'Schedule of Design Amendments'.

Access and Highways

The submission includes two technical notes in relation to access and highways matters:

- 1) Transport Technical Note 1 – Response to West Sussex County Council Comments; and
- 2) Transport Technical Note 2 – Response to Active Travel England.

Transport Technical Note 1 responds to technical comments raised by West Sussex County Council ('WSCC') as highway authority, concentrating on the details of the access arrangements, including the need for both Technical and Stage 1 Road Safety Audits.

Transport Technical Note 2 sets out and responds to comments raised by Active Travel England ('ATE'). Reference is made to Transport Note 1 where appropriate, as there are a number of similar themes across the responses.

Each technical note is accompanied by a series of appendices, including revised plans and drawings.

Together, the Transport Notes demonstrate all transport matters relating to the proposed development are addressed, that the residual cumulative impacts on the road network would not be severe, and that there are no highways or transportation reasons why the planning application should not be approved.

Ecology

Enclosure 5 comprises an **Ecology Technical Note**, which provides a formal response to consultation comments received from Naturespace, Place Services, and the Council's Ecology Officer.

The ecology response is supported by a suite of updated and additional survey and assessment work, as requested in the aforementioned consultee responses, including:

- 1) An updated Biodiversity Net Gain Calculation (Annex A),
- 2) A 2026 Bat Survey Report (Annex B),
- 3) A 2026 Wintering and Breeding Bird Survey Report (Annex C), and
- 4) A Brown Hairstreak Survey Report (Annex D).

In summary, the technical note identifies, as appropriate, how respective consultee comments are addressed by the scheme and proposed conditions. It demonstrates that subject to the proposed mitigation, the planning application is acceptable from an ecological perspective.

Flood Risk and Drainage

Enclosure 6 comprises a **Flood Risk and Drainage Technical Note** (ref: TN-LLFA-001), which provides a formal response to comments raised by the Lead Local Flood Authority ('LLFA') (dated 2 April 2026) and provides an overview of any updates required for documents, such as the Flood Risk Assessment ('FRA').

Air Quality

Enclosure 7 comprises an **Air Quality Response to Environmental Health Officer** ('EHO'), which responds to comments received from the EHO related to damage cost calculations and monitoring data used for baseline characterisation. The provided letter responds to these comments, and where appropriate, identifies how these are addressed.

EIA Validation Report

Enclosure 8 comprises an **EIA Validation Report**, which evidences that there are no material changes to the conclusions of the 2026 ES submitted as part of application ref: DC/26/0366, as a result of the amended and additional information hereby submitted.

Strategic Planning Consultee Response

Berkeley welcomes the confirmation that there is no objection to the principle of development from the Council's Strategic Planning Officer.

Comments are made in the response in relation to the proposed market housing mix diverging from the latest SHMA evidence. In response, it is noted that the market housing mix has been designed to reflect current local demand based on market research and Berkeley's extensive experience of building and selling new homes locally in the adjacent Broadacres scheme and at Highwood Village on the edge of Horsham. However, the mix is illustrative and will be reviewed at RMs stage. Therefore, it is not proposed to amend the illustrative mix at outline stage.

Furthermore, the response indicated that whilst the substantial provision of new public open space beyond requirements is welcomed, information could not be located in respect of the proposed open space typologies. An updated breakdown of open space typologies is included in the DAS.

Public Right of Way (DMMO 5/21)

Following the WSCC Committee resolution on 4 February 2026 in relation to the designation of new Public Rights of Way ('PRoW') at the Site, a request was made from the Council's BNG Ecologist that mitigation be secured at PRoW reference DMMO 5/21 to address the consequential increased harm to the adjacent Ancient Woodland (by the additional recreational pressure to Courtland Wood Local Wildlife Site).

In recognition of the newly designated PRoW, Berkeley agrees to the provision of fencing along the PRoW between points A – B and the southernmost section of B- C where it abuts Courtlands Wood, as indicated on the adoption map, which we consider should be secured via condition as part of a Woodland Management Plan.

This is in keeping with the measures set out in the ES Ecology Chapter (Paragraph 8.6.46) which proposes use of fencing and dense thorny scrub planting to limit access into ancient woodland habitat within and adjacent to the site.

Summary

We look forward to receiving confirmation of receipt of this updated submission and trust that you have sufficient information to favourably consider this outline planning application (reference DC/26/0366).

Should you require any further information in respect of the matters addressed via this submission of additional information, please do not hesitate to contact me.

Yours sincerely,



Daniel Gresswell-Nunn

Associate

Appendix 1: Schedule of Design Amendments