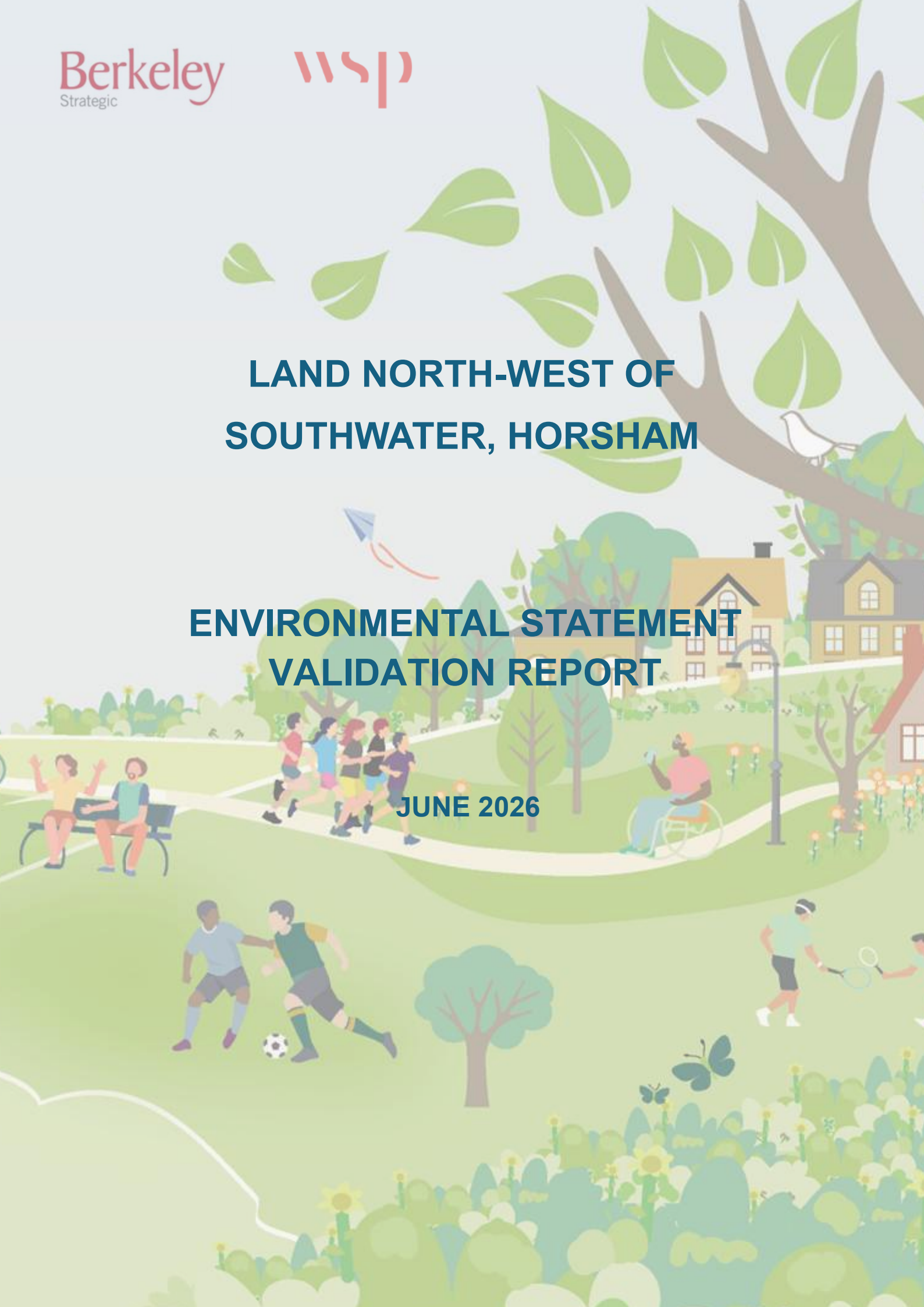


LAND NORTH-WEST OF SOUTHWATER, HORSHAM

ENVIRONMENTAL STATEMENT VALIDATION REPORT

JUNE 2026





Berkeley Strategic Land Ltd Land North West of Southwater, Horsham

Environmental Statement Validation Report

June 2026

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1. Overview

1.1 Background

- 1.1.1 WSP, on behalf of Berkeley Strategic Land Ltd (Berkeley) undertook and published the Environmental Impact Assessment (EIA) for a residential-led mixed-use development (hereafter referred to as the 'Proposed Development'). The Environmental Statement (ES) was submitted to Horsham District Council (HDC) to support planning application ref: DC/26/0366, validated on 3 March 2026.
- 1.1.2 Since the publication of the ES, there have been some amendments made to the Proposed Development (further details provided in **Section 1.3** below) that may influence the previous assessment effects and conclusions. In response to these amendments, a suite of updated plans and drawings will be re-submitted alongside this ES Validation Report and the accompanying Technical Notes as part of the Re-Submission Pack. These documents have been prepared to support the validation of the amended proposals and ES.

1.2 Purpose of this Validation Report

- 1.2.1 This ES Validation Report relates to the EIA undertaken, as reported in the ES submitted to HDC to support planning application ref: DC/26/0366, as detailed above.
- 1.2.2 This ES Validation Report is required following stakeholder and Local Planning Authority responses relative to the submitted planning application. These responses have included requests to update planning documents primarily relevant to design, Ecology, Highways, Drainage, Landscape and Heritage.
- 1.2.3 In response to local feedback, it has been agreed to remove the potential additional car park at the Christ's Hospital parcel (to the north west). Therefore, whilst the parcel remains within the application boundary, the potential for car park surfacing has been removed from relevant plans and this ES Validation Report considers the implications of this change on the original assessments presented within the ES, where this parcel was previously included.

1.3 Proposed Changes

- 1.3.1 In support of this ES Validation Report as part of the Re-Submission Pack, the following have been updated:
- Access drawings;
 - Parameter plans comprising minor alterations, including the following:
 - Removal of the potential car park surfacing area on the parameter plans, which is located on a separate plot of land to the north west of the Proposed Development in proximity to the existing Christ Hospital.

- The Heights Parameter Plan has 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.
- The Land Use Plan has been amended so that the sports pitches are more clearly differentiated from the area identified for the secondary school building.
- The Council requested further detail in respect of certain areas of the proposals, thereby requiring updates to the Design and Access Statement (DAS), including:
 - **Eastern edge housing parcel / tree belt clarification study** – a study based on the Illustrative Masterplan to explain the relationship between the proposed linear housing parcel opposite the secondary school and existing eastern tree belt, helping to clarify the current indicative buffer approach, demonstrate that the parcel remains developable with acceptable garden depths, and test whether the existing c.3m buffer can be increased to 5m, where possible;
 - **Great House Farmhouse study** – providing an additional study to communicate the existing design approach more clearly in the area around Great House Farmhouse. This includes a masterplan study, concise design guidance, annotations and precedent references relating to rural character, landscape treatment, boundary conditions, lighting and the relationship of nearby parcels and routes to the farmhouse setting;
 - **Northern employment parcel / levels clarification study**– high level study to help explain the relationship between the employment area, topography and adjoining landscape corridor, including very high-level indicative sections and supporting explanatory material.
 - **Gypsy & Traveller Parcel study** – an annotated study based on the Illustrative Masterplan , to help demonstrate that there is adequate space to accommodate the five pitches, circulation and associated requirements at a high level; and
 - **Southern cycle route clarification / justification route** – additional explanation of the rationale for the cycle route alignment in the southern part of the masterplan, including why it does not follow the main secondary street throughout and instead follows the quieter tertiary route in order to connect more effectively with Great House Farm and the surrounding Public Right of Way (PRoW) network.
- Technical Notes outlining updates for the following technical topics (to be provided as part of the Re-Submission Pack):
 - **Environmental Impact Assessment** (this ES Validation Report): Potential implications on the ES are provided within **Table 1-1**: below.
 - **Highways** (Transport – Technical Note 1): The Transport Technical Note 1 has been prepared to respond 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. The response also addresses comments on the walk and cycle off site strategy and considers the implications of traffic diversion following the introduction of new highway infrastructure.
 - **Highways** (Transport - Technical Note 2): The Transport Technical Note 2 has been prepared to respond to the technical comments raised by Active Travel England (ATE), concentrating on the details of key routes (e.g. Christ's Hospital Road, Worthing Road, Two Mile Ash Road, Hop Oast Roundabout), multi modal trip generation, concentrating on impacts upon both on and off site active travel routes.
 - **Ecology** (Technical Note to Address Consultation Responses from Ecology Consultees): The ecology technical note has been prepared to respond to consultation

responses from Naturespace, Place Services and the Council's Ecology Officer, and where appropriate, identify how these are addressed by the scheme and proposed conditions.

- **Drainage** (Land North West of Southwater LLFA Response): The drainage technical note has been prepared to respond to consultation responses from consultees, including the Lead Local Flood Authority (LLFA) and provides an overview of any updates required for documents, such as the Flood Risk Assessment (FRA).
- **Air Quality** (Letter to Environmental Health Officer (EHO) at Horsham District Council to Address Consultation Responses): 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.

1.3.2 **Table 1-1** outlines the potential implications of the above changes upon the ES and its associated appendices, figures and assessments.

Table 1-1: Potential Implications of changes to the Proposed Development upon the ES and its associated appendices, figures and assessments.

Environmental Statement Topic Area	Author	Implication of Amendments
Chapter 1: Introduction	WSP	ES Chapter 1 and associated appendices from the 2026 ES remain valid. The Parameter Plans and Illustrative Masterplan provided as part of this post-submission application pack have been updated to reflect the removal of potential car park surfacing from the application.
Chapter 2: The Existing Site	WSP	ES Chapter 2 and associated appendices from the 2026 ES remain valid.
Chapter 3: Description of the Proposed Development	WSP	ES Chapter 3 and associated appendices from the 2026 ES remain valid. Paragraph 3.3.23 of Chapter 3 (as submitted as part of the 2026 ES) states that surveys to assess the requirement of additional car parking space concluded that the existing capacity of the car park will be sufficient to accommodate the existing maximum car parking demand combined with the projected additional car parking as a result of the Proposed Development. Therefore, removing the additional parking provision from the Proposed Development would be consistent with this conclusion.
Chapter 4: Reasonable Alternatives Considered	WSP	ES Chapter 4 and associated appendices from the 2026 ES remain valid.
Chapter 5: Approach to EIA	WSP	ES Chapter 5 and associated appendices from the 2026 ES remain valid.
Chapter 6: Air Quality	WSP	ES Chapter 6 and associated appendices from the 2026 ES remains valid. With the removal of the Christ's Hospital Car Park surfacing, the construction dust Study Area is reduced to no longer include the area within 250m of this parcel of land. However, the dust emission magnitudes as identified in the ES remain valid. Furthermore, the sensitivity of the overall area and the overall risk of impacts remain as identified in the ES. Therefore, the mitigation, effects and conclusion within Chapter 6 of the ES remain unchanged. The changes to the Parameter Plans would not affect the assessment within the ES chapter and therefore, no updates or amendments to Chapter 6 are required.

Environmental Statement Topic Area	Author	Implication of Amendments
		Following submission of the Outline Planning Application, the Environmental Health Officer at Horsham District Council raised comments related to the Air Quality chapter. These comments were related to the damage cost calculations and monitoring data used for baseline characterisation. These comments have been responded to in a separate letter and do not change the conclusion of the 2026 ES.
Chapter 7: Cultural Heritage & Archaeology	RPS Tetra Tech	ES Chapter 7 remains valid. The area in which the car park surfacing was proposed at Christ's Hospital station has been historically identified as undeveloped, wooded land. The removal of this from the Proposed Development removes the risk of disturbing any potential archaeological deposits that may be present at this location. The resultant assessment of effects identified relevant to that parcel of land will be neutral as a result. This is due to there no longer being an impact on potential sub-surface archaeological features, or any remnant historical hedgerows, during both construction and operation. The overall built and archaeological effects (including construction, operational, and cumulative) and the general conclusions of ES Chapter 7, remain unchanged.
Chapter 8: Ecology and Arboriculture	Hankinson Duckett Associates (HDA) and Ruskins Tree Consultancy	ES Chapter 8 and associated appendices from the 2026 ES remain valid. A technical note has been produced to incorporate the removal of the car park surfacing at Christ's Hospital station into Biodiversity Net Gain (BNG) calculations and overall design. Whilst there may be minor variations to the description of the Proposed Development contained within, these do not impact the assessment of effects reported within ES Chapter 8 and the amendments would not have an impact on the overall conclusions made. Any updates or amendments to ES Chapter 8 have been identified in the technical note.
Chapter 9: Landscape and Visual	Fabrik	ES Chapter 9 remains valid. With the change to the proposals within the Christ's Hospital Car Park parcel, the assessment of effects identified relevant to that specific proposal will be neutral. This is due to there no longer being an impact on immediate residential and transient users (including PRoW SOW-1628-3) to Christ's Hospital Station and car park during both construction and operation. Although this results in a change to the concluding effects within the ES chapter, the findings of the ES remain valid as the assessment was undertaken on a reasonable worst-case scenario. The proposed change would remove the adverse effects on residents immediately adjacent to the Site and transient users of PRoW SOW-1628-3, Christ's Hospital Station and car park. Therefore, no updates or amendments to ES Chapter 9 are required

Environmental Statement Topic Area	Author	Implication of Amendments
Chapter 10: Noise and Vibration	WSP	ES Chapter 10 and associated appendices from the 2026 ES remains valid. While the chapter includes references to the Christ's Hospital car park, noise associated with the Christ's Hospital car park was scoped out of the noise and vibration assessment. As such, the removal of Christ's Hospital car park surfacing would not alter the findings of the noise and vibration assessment. The changes to the Parameter Plans would not affect the assessments and effects reported within the ES chapter. As such, the conclusions of the assessment remain unchanged, and no updates or amendments to ES Chapter 10 are required.
Chapter 11: Socio-Economics	WSP	ES Chapter 11 and associated appendices from the 2026 ES remains valid. Whilst there may be minor variations to the description of the Proposed Development contained within, these do not impact the accuracy or validity of the Socio-economic assessment and there are no required or associated amendments required as a result of the removal of the car park surfacing at Christ's Hospital car park. The changes to the proposal would not affect the assessments and effects reported within the ES chapter. As such, the conclusions of the assessment remain unchanged and no updates or amendments to the Socio-economic assessment are required.
Chapter 12: Traffic and Transport	WSP	Following submission of the Outline Planning Application, WSCC, National Highways (NH), and Active Travel England (ATE) raised formal comments regarding the proposals for the Site from a highways and transport perspective. Transport Technical Note 1 (TN1) has been produced to respond to the queries raised by WSCC and Transport Technical Note 2 (TN2) in response to comments from ATE and incorporates the removal of the car parking surfacing area at the Christ's Hospital car park. Both TNs are provided as part of the Re-Submission pack. ES Chapter 12 and associated appendices from the 2026 ES remains valid. Whilst there may be minor variations to the description of the Proposed Development contained within, these do not impact the traffic and transport assessment and reported effects as the vehicle movements associated with Christ's Hospital car park were not quantified. As such, the conclusions of the assessment remain unchanged and no updates or amendments to ES Chapter 12 are required.
Chapter 13: Water Resources, Flood Risk and Drainage	WSP	ES Chapter 13 and associated appendices from the 2026 ES remain valid. A technical note has been produced to incorporate the removal of the Christ's Hospital car park and other changes into the original Flood Risk Assessment (FRA). Whilst there may be minor variations to the description of the Proposed Development contained within, these do not impact the assessment of effects reported within ES Chapter 13 and the amendments would

Environmental Statement Topic Area	Author	Implication of Amendments
		not have an impact on the overall flood risk of the Site. As such, the conclusions of the assessment remain unchanged and no updates or amendments to ES Chapter 13 are required.
Chapter 14: Ground Conditions and Contamination	Geo-Environmental Services Ltd (GESL)	ES Chapter 14 and associated appendices from the 2026 ES remains valid. With the change to the proposals within the Christ's Hospital car park parcel (to remain as existing), the assessment of effects identified relevant to the car park surfacing area (which has been removed from the proposal) within the parcel of land at Christ's Hospital will remain neutral with the risks from land contamination in relation the current land use remaining low. The overall (including construction, operational, and cumulative) and the general conclusions of this ES chapter, remain unchanged.
Chapter 15: Greenhouse Gases (GHGs)	WSP	ES Chapter 15 remains valid. The GHG emissions assessment is not restricted by geographical area but any increase or decrease in emissions is a result of change in gross floor area. The chapter does not include references to the Christ's Hospital car park explicitly. The changes to the Parameter Plan would not affect the assessment and reported effects within the ES chapter. As such, the conclusions of the assessment remain unchanged and no updates or amendments to ES Chapter 15 are required.
Chapter 16: Cumulative Effects	WSP	ES Chapter 16 remains valid. All of the proposals assessed in-combination with the Proposed Development are screened from the Christ's Hospital car park parcel by the Main Site making the removal of the car park surfacing works inconsequential. As such, the conclusions of the assessment remain unchanged and no updates or amendments to the ES Chapter 16 are required.
Chapter 17: Summary of Effects and Mitigation Measures	WSP	There are no changes to likely significant effects reported in the ES, excluding the ones listed in the table above. This includes: Chapter 9: Landscape and Visual: there would no longer be a significant adverse effect on immediate residential and transient users to Christ's Hospital Station and car park – however, as noted above, ES Chapter 9 would remain valid and would not require any updates or amendments.
Sustainability and Energy / Water Conservation	Hodkinson Consultancy	The proposed changes, and the removal of Christ's Hospital car park surfacing does not impact on either the Energy or Sustainability statements (including water calculations), submitted as part of the 2026 ES of the planning application and therefore remain valid.
Non-Technical Summary (NTS)	WSP	The NTS from the 2026 ES remains valid. Christ's Hospital car park is referenced within the NTS; however, there are no changes to the technical assessment summaries, with the exception that there would no longer

Environmental Statement Topic Area	Author	Implication of Amendments
		be adverse visual effects on transient users of the Christ's Hospital car park during construction or operation, due the removal of the car park surfacing from proposals. This change would be considered beneficial and would not impact the validity of the NTS.
Utilities	Premier Energy	The proposed changes, and the removal of Christ's Hospital car park surfacing does not impact the utilities statement, submitted as part of the 2026 ES of the planning application and therefore remains valid.

2. Conclusions

- 2.1.1 Since the publication of the ES, there have been some minor amendments made to the Proposed Development and supplementary information (refer to **Section 1.3**) that may influence the previous assessment effects and conclusions. In response to these amendments, a suite of updated plans and drawings will be re-submitted as part of the Re-Submission Pack to HDC.
- 2.1.2 The full ES consultant team has reviewed the implications of the minor alterations to the documents outlined in **Section 1.3**, and the removal of the potential for car park surfacing at the Christ's Hospital parcel, and concluded that overall, there are no material changes to the conclusions reached in the 2026 ES.
- 2.1.3 Generally, **Table 1-1** notes that for the majority of ES chapters, the conclusions would remain unchanged as a result of the proposed amendments. It is noted that the removal of the Christ's Hospital car park parcel from the Proposed Development would mean there would no longer be an adverse impact on transient users of Christ's Hospital Station and its current car park during both construction and operation in terms of landscape and visual. Whilst this represents a change to the assessment of effects, this is considered to be a positive change and would not alter the validity of the landscape and visual assessment. Also, it is noted that the removal of the proposed car park surfacing would remove the risk of disturbing any potential archaeological deposits that may be present in this location. Notwithstanding, the overall built and archaeological effects would remain unchanged. Therefore, it can be concluded that the ES would remain valid.
- 2.1.4 Furthermore, a TAA has been developed to respond to queries raised by key stakeholders, incorporating the removal of the Christ's Hospital car park parcel. This has been provided as part of the post-submission application pack.
- 2.1.5 In addition to this ES Validation Report, technical notes have been provided to outline the updates required for highways, ecology, and drainage. These technical notes also provide responses to technical comments raised by consultees and identify how key comments are addressed.
- 2.1.6 Overall, when read in conjunction with this ES Validation Report, it has been clearly evidenced that there are no material changes to the conclusions of the 2026 ES submitted as part of application ref: DC/26/0366.

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