Response to Action Point 8

29 October 2026

Context

1 The Inspector raised a number of action points throughout the hearing sessions. This response focuses upon action point 8, which is recorded as follows:

"Agree minor amendments to policy wording and supporting text to clarify the need for contributions towards Hop Oast to be "proportionate". Produce a statement with agreed position on wording. Amendments should also reflect the importance of works being phased to align with the secondary school and potential increase in active travel and public transport movements."

2 As per the Inspector's request, the content of this document has been finalised with input from the site promoters (Berkeley Strategic Land Ltd) of Land North West of Southwater (Strategic Policy HA3) and West Sussex County Council, in their capacity as the Highways Authority.

Response

3 The Council proposes to make changes to paragraph 10.105 of the supporting text to read:

"A key issue for the area is transport. This development provides the opportunity for the provision of sustainable transport, in terms of promoting cycling and walking, opening and improving links to adjacent settlements. In particular, contributions that deliver an effective active travel link between Southwater and Horsham will be supported. There has been considerable housing growth in Southwater in the last 20 years and this past growth, in addition to the planned strategic site, needs to be considered cumulatively when master planning the strategic site. Recognising this context, development of the site will necessitate and facilitate improvements to the Hop Oast Roundabout in the form of full signalisation, to which a proportionate contribution would be expected from the development. The phasing of the improvements should be aligned with the delivery of the secondary school and potential increase in active travel and public transport movements. Contributions towards other transport mitigation schemes on the A24 junctions may also be necessary."

4 The above text would support policy 7cii, which the Council propose to amend to read:

"full signalisation of the Hop Oast roundabout, to allow safe crossing of pedestrians, ~~and~~ cyclists and equestrians north to Horsham, to which a proportionate contribution would be sought from the

development ~~*plus further improvements to junctions on the A24 in consultation with, and as required by West Sussex County Council;*~~

5 The wording removed from the original policy 7cii would then be included in a new standalone criterion 7cvii, which the Council proposes would read:

"Proportionate contributions to further improvements to junctions on the A24 in consultation with, and as required by West Sussex County Council."