

Woodfords, Shipley Road, Southwater, RH13 9BQ

Planning Statement

October 2025

PREPARED FOR

Bellway



Contents

1.	Introduction.....	3
	Reserved Matters Application	3
	Supporting Information	4
	Structure of this Planning Statement	5
2.	The Site & Site Context	6
	The Site and surrounding context.....	6
	Outline Planning Permission.....	7
	Approved parameter plans	8
	Proposed Access Arrangements.....	9
3.	The Proposed Development	12
	Housing	12
	Layout.....	13
	Design Quality, Materiality and Landscaping	13
	Parking	14
4.	The Planning Policy Framework.....	16
	The National Planning Policy Framework	16
	The Horsham District Council Local Plan	17
	Shipley Neighbourhood Plan	19
	The Emerging Local Plan	19
	Housing Land Supply.....	20
	Supplementary Planning Guidance	20
5.	Planning Policy Considerations	21
	Principle of Development.....	21
	Affordable Housing	24
	Residential Quality.....	25
	Materiality	25
	Residential Amenity	26
	Heritage	26
	Highways	27
	Drainage	29
	Arboriculture	30

Ecology	32
Sustainability.....	35
6. Compliance with the Outline Permission	37
Reserved Matters	37
Planning Obligations	38
7. Planning Balance and Conclusion	40
Contact	42

1. Introduction

This Planning Statement has been prepared in support of an application for Reserved Matters approval submitted to Horsham District Council (HDC) by Bellway Homes Limited (Southern Counties) following the grant of Outline Planning Permission for the comprehensive redevelopment of Land at Woodfords, Shipley Road, Southwater.

- 1.1 In July 2024, HDC resolved to grant permission for application ref. DC/21/2180 which sought permission for the redevelopment of the site comprising the following:

“Outline application for the erection of up to 73 new dwellings (up to 100% affordable housing) and retention of existing farmhouse building, associated public open space, landscaping, drainage and highway infrastructure works, including vehicular access from Shipley Road, with all matters reserved except for access”.

In December 2024 an application was submitted to HDC for a non-material amendment to the Outline Permission (ref: DC/24/1974), and a Deed of Variation (DoV) application was also submitted in January 2025 to amend the legal agreement (ref: S106/25/0001). This sought to alter the approved Water Neutrality strategy for the development and is due to be determined at the time of writing.

Reserved Matters Application

- 1.2 The planning conditions attached to the Outline Permission stipulate that planning permission is subject to conditions requiring additional information covering the following: *“detailed particulars of the layout, scale and appearance of the buildings to which this permission relates, the means of access thereto and the landscaping of the site before any development is commenced, such matters being reserved from the permission”.*
- 1.3 In addition, Condition 2 (a) states: *“Application for approval of the matters reserved for subsequent approval must be made to the Local Planning Authority no later than the expiration of three years beginning with the date of the grant of this outline permission;”*
- 1.4 This Reserved Matters Application is therefore submitted pursuant to the Outline Permission and seeks to address the above conditions. The Reserved Matters Application deals with matters of layout, appearance, scale and landscaping and is submitted pursuant to the parameter plans

approved in the Outline Permission and the illustrative masterplan, approved in July 2024 (Ref: DC/21/2180).

- 1.5 This application seeks approval of Reserved Matters with the following description:

“Reserved matters application for the erection of up to 73 No. dwellings, open space and child play provision, residential parking facilities and associated infrastructure, including access arrangements following outline application DC/21/1820, relating to layout, scale, appearance and landscaping.”

Supporting Information

- 1.6 This Planning Statement sets out the Proposal in detail and examines them against relevant national and local policies, guidance and other material considerations. This statement should be read in conjunction with the drawings and explanatory documentation prepared by DHA Architects

- Existing and proposed planning drawings (floorplans, roof plans, elevations, street scenes / elevation drawings), prepared by DHA Architects; and
- Design and access statement, prepared by DHA Architects.

- 1.7 Alongside the design related material, the application is supported by a suite of technical documentation:

- Affordable Housing Statement (included in Planning Statement);
- Planning Statement, prepared by Savills;
- Cover Letter, CIL Additional Information and Application Form, prepared by Savills;
- Drainage Statement, prepared by Ardent;
- Highways Technical Note, prepared by Ardent;
- Travel Plan, prepared by Ardent;
- Heritage Statement, prepared by RPS;
- Air Quality Impact Assessment, prepared by Ardent;
- Arboricultural Impact Assessment, prepared by Keen Consultants;
- Tree Constraints Plan & Tree Protection Plan, prepared by Keen Consultants;
- Landscaping Masterplan, prepared by Allenpyke;
- Landscape Proposals (Planting Plans and Detailed Drawings), prepared by Allenpyke;
- Landscape Visual Impact Assessment Statement of Conformity, prepared by Allenpyke;
- Ecology & Biodiversity Enhancement Strategy, prepared by Ecology Solutions;
- Energy Statement, prepared by Abbey Consultants;

- Water Neutrality Statement, prepared by Motion; and
- Statement of Community Involvement, prepared by The Community Communication Partnership.

1.8 Alongside the material prepared for the Reserved Matters Application, the following information has been prepared to discharge the relevant conditions attached to the Outline Permission

1.9 Separate applications for formal discharge have been submitted in parallel to the RMA:

- Application 1 - Construction Management Plan (Condition 03) & Construction Environmental Management Plan (Condition 04)
- Application 2 - Written Scheme of Archaeological Investigation (Condition 05)
- Application 3 - Proposed Drainage Strategy (foul and surface water disposal) (Condition 06)
- Application 4 - Land Contamination Assessment (condition 7 & 21)
- Application 5 - Biodiversity Enhancement Strategy for Protected and Priority species (condition 09) & Landscape and Ecological Management Plan (condition 23)
- Application 6 - Lighting Assessment (condition 10)
- Application 7 - Water Neutrality Statement (condition 12)
- Application 8 - Air Quality Assessment (condition 13)

Structure of this Planning Statement

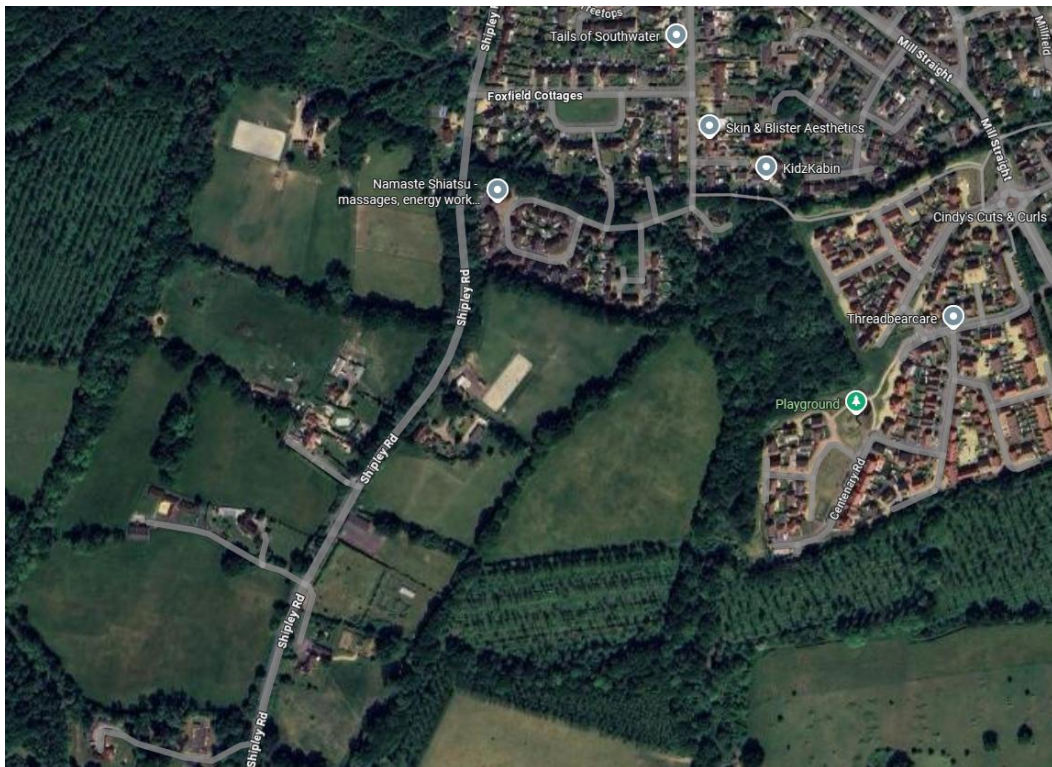
1.10 This section has provided an introduction to the application. The structure of the remainder of this Planning Statement is as follows:

- **Section 2** provides details on the site context, including a summary of the site and surrounding area and relevant planning history;
- **Section 3** summarises the proposed development;
- **Section 4** sets out the relevant planning policy that the proposals will be considered against;
- **Section 5** provides a consideration of the material planning considerations arising from the application proposals; and
- **Section 6** presents our conclusions.

2. The Site & Site Context

The Site and surrounding context

- 2.1 The site lies within Shipley Parish in Horsham District Council. The site lies adjacent to the southern edge of the settlement boundary of Southwater.
- 2.2 The site comprises a parcel of land to the east of Shipley Road (c. 4.1 hectares) comprising partly previously developed land, namely Woodfords house, associated outbuildings and areas of hardstanding and partly greenfield land which make up the sites surrounds. The site is bisected by a treeline which splits the northern and southern portion of the site. The main dwelling on-site is known as 'Woodfords', which is considered by the Council to be a non-designated heritage asset. The site has an existing vehicular access point from Shipley Road.



- 2.3 The site is bounded by Rascals Close a housing estate to the north which forms the south-western corner of the settlement of Southwater. The western edge of the site lies adjacent to ribbon housing on the western side of Shipley Road, with greenfield land adjoining the southern and eastern boundary of the site. The site is enclosed by mature vegetation on all sides. The north eastern

corner of the site lies adjacent to a parcel of ancient woodland that separates Rascals Close from the land west of Mills Straight housing development (DC/14/2582 and DC/16/0642). The site is within walking distance of local amenities and is 1 mile from the centre of Southwater.

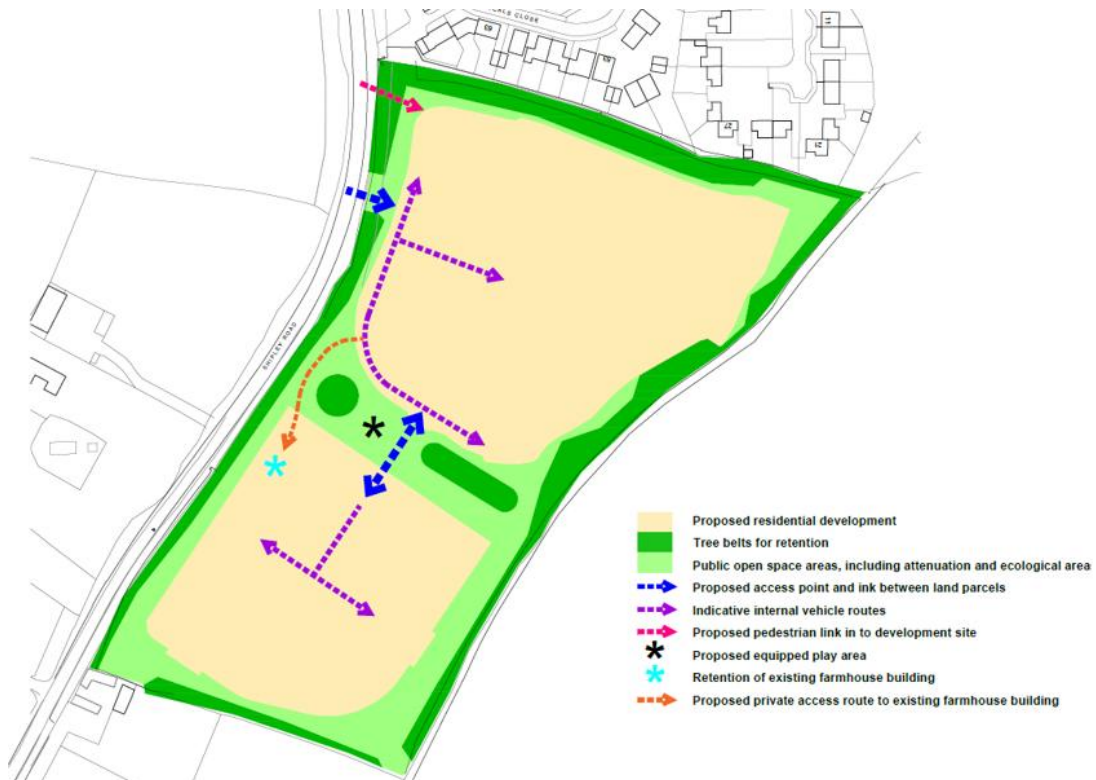
- 2.4 The site holds a suburban influence due to its proximity to existing housing estates to the north and east. The vernacular of the surrounding area is comprised of a series of low rise (two storey) detached, semi detached and terraced dwellings of varying age and character. Built form on the western side of Shipley Road holds a more organic / rural character.
- 2.5 The site is enclosed by mature vegetation on all sides which act to screen views into the site from properties to the north and west. Existing vegetation to the site boundary will be retained and enhanced as part of the development, where possible.

Outline Planning Permission

- 2.6 On 11th July 2024, Outline Planning Permission (LPA ref: DC/21/2180) was granted for 73 residential dwellings including up to 100% affordable housing.
- 2.7 As part of the application a new vehicular and pedestrian access were to be created on Shipley Road, with the existing access retained servicing the Woodfords house that is to be retained as part of the development.
- 2.8 The Outline Permission had been supported by a suite of parameter plans and access strategy drawings which are listed under Condition 1, as summarised below:
- Proposed Access Arrangement (J32-4384-011)
 - Site access arrangement and visibility splays (J32-4384-005)
 - Proposed Pedestrian Crossing Improvements (J32-4384-012)
 - Vehicle Swept Path Analysis (J32-4384-017)
 - Proposed Shipley Road Footway at Tanglewood and Reksley (J32-4384-015)
 - Vehicle Swept Path Analysis at Shipley Road / Mill Straight Junction (J32-4384-016 Rev A)
 - Location Plan PL-04
 - Parameters PL-05

Approved parameter plans

- 2.9 The Outline Application included a 'Parameters Plan' (6769-PL-05 Rev I) which illustrates the access points and general areas for the residential development open space and structural landscaping on the sites boundaries to be retained as part of the development.
- 2.10 An extract of the approved 'Parameters Plan' is included below:



- 2.11 As outlined on the Parameter Plans the site is split into two parcels with the existing tree buffer retained and enhanced. This zone will include the LAP which serves as child play space offering for the development.
- 2.12 Alongside the Parameters Plan, the Outline Application had been supported by an illustrative masterplan depicting how the 73 no. residential dwellings, open space and associated development could be delivered onsite. The residential offering depicted on the illustrative masterplan depicts a mix of flatted units and dwelling houses comprised of terraced, semi detached and detached dwellinghouses all arranged over two storeys.

- 2.13 The existing dwelling 'Woodfords' which is classed as a non-designated heritage asset is to be retained and integrated into the development. The existing access serving Woodfords will be stopped up, with a new access route linking into the internal site road.
- 2.14 An extract of the approved illustrative master plan has been included below:



Proposed Access Arrangements

- 2.15 Under the Outline Permission a new vehicular access is proposed on Shipley Road to the northwest of the existing access. A new pedestrian access will be delivered linking into Shipley Road and the new pedestrian footway to be delivered as part of the offsite enhancements.
- 2.16 The details of these works are shown on drawing ref. no: J32-4384-011 (Proposed Access Arrangements) and J32-4384-015 (Shipley Road Footway).

- 2.17 During the preparation of the Reserved Matters Application, modifications are proposed to routing of the vehicular and pedestrian access to achieve an enhancement on baseline conditions from the Outline Permission. Following engagement with officers at HDC a non-material amendment had been submitted to amend Condition 1 and Condition 11 of the Outline Permission to facilitate this change.

Planning Conditions and Obligations

- 2.18 The Outline Permission is covered by a number of planning conditions and obligations. The table in Section 6 of this statement summarises how the relevant conditions will be addressed through the material presented as part of this Reserved Matters submission or additional material.

Pre - Application Engagement & Stakeholder Engagement

- 2.19 The applicant has sought pre-application advice from the HDC prior to submission of this Reserved Matters Application.
- 2.20 A pre-application meeting had been held with HDC in December 2024 with follow on engagement in January 2025. The key themes which arose from the pre-application meeting are summarised in the section below:

Theme	Summary of key themes raised in the pre-application discussions
Principle of development	General comments on the layout and performance against the established parameter plans. It was noted that the updated layout issued in January fully aligned with the approved parameter plan.
Housing and Residential Mix	Officers at HDC had been minded to consider that the housing mix proposed was broadly acceptable in planning terms. However reference had been made to identified need for 3 bed units within the affordable rented tenure.
Layout	Officers were broadly supportive of the layout presented in updated scheme, with particular reference to the improvements made on the northern portion of the site. Officers had raised comments on materiality and form of the dwellings with an aspiration for the applicant to explore options to secure greater variety in roofscape and inclusion of farmstead style typologies where possible. Further comments on landscape strategy and arboriculture mitigation measures.

Highways	Reference had been made to the need for the RMA to meet WSCC parking standards and EV parking standards.
Miscellaneous	General comments outlining the need for a range of technical reports covering the relevant disciplines as part of the RMA submission.

- 2.21 The Design and Access Statement provides an overview of the key changes made to the proposed scheme to address feedback received by officers at Horsham DC.
- 2.22 Alongside engagement with officers at HDC, the applicant undertook a community consultation exercise prior to submission. A consultation website had been set up containing details of the proposed scheme along with a webinar. Leaflets advertising the consultation exercise had been distributed to 500 households on the 15th July 2025. The consultation ran between the 16th July and 24th August 25. During this period, 605 parties had visited the website with formal comments received from 10 parties.
- 2.23 Details of the stakeholder consultation exercise and feedback received are set out in the Statement of Community Engagement.

3. The Proposed Development

3.1 This application seeks approval of Reserved Matters with the following description:

“Reserved matters application for the erection of up to 73 No. dwellings, open space and child play provision, residential parking facilities and associated infrastructure, including access arrangements following outline application DC/21/1820, relating to layout, scale, appearance and landscaping.”

3.2 Full details of the proposed scheme are set out in the accompanying Design and Access Statement. This section of the Planning Statement provides a brief summary of the application proposals.

Housing

3.3 The proposed development includes a range of unit typologies and sizes, across a variety of tenure types. This includes the provision of family sized units, as well as smaller units. All of the residential units comply with the Nationally Described Space Standards (NDSS). Amenity space for the residential units is provided in the form of private gardens for the houses and maisonettes which is augmented by provision of communal amenity space, child play space and strategic open space.

3.4 The proposed development comprises a mix of two and two and a half storey detached and semi detached dwelling houses and a part two and a half / part three storey apartment block on the southern edge of the site.

3.5 The proposed development will deliver 73 dwellings on the site (of which 29 dwellings will be affordable housing comprised of 20 no. affordable rent and 9 no. shared ownership units. The proposed residential mix is set out below:

Unit type	Open Market	Affordable Rent	Shared Ownership	Total
1 bed	0	0	0	0
2 bed	11	16	4	31
3 bed	18	4	5	27
4 bed +	15	0	0	15
Total	44	20	9	73
	60%	27%	13%	

Layout

- 3.6 The Illustrative Masterplan and the approved Parameter Plan provides the concept of how the site could be delivered.
- 3.7 The layout has been enhanced from the scheme presented at the Outline Permission stage with a softening of the built form across the site. Namely the omission of the apartment blocks on the northern portion of the site adjacent to ancient woodland buffer and inclusion of a surface water drainage (SUDS) basin. On the southern portion of the site, the illustrative masterplan had included terraces of dwelling houses. In the detailed designs for the site, the proposals include a series of semi detached and detached dwelling houses. This represents a tangible softening in the form of the layout on the southern portion of the site which responds to the semi-rural character to the south of the site.
- 3.8 As detailed on drawing ref. 102108-BEL-SL03, building heights across the site are predominantly two or two and a half storeys. The apartment block on the southern corner of the site has an element which extends to three storeys. This is inset from the building line and will not be visible in local views. An addendum to the Landscape Visual Impact Assessment has been prepared by Allen Pyke which assesses the detailed scheme against the parameters established under the Outline Permission. This demonstrates that the proposed scheme broadly align with the provisions with the established parameters.
- 3.9 All dwellings have been sited and oriented to minimise overlooking and loss of privacy to neighbouring properties. The scheme includes open space and dedicated child play provision within the central portion of the site. Further detail on the play offering is set out on the landscape drawings and the Public Realm strategy document prepared by Allen Pyke.
- 3.10 The scheme as submitted has been informed by comments received from officers at HDC at pre-application stage. The Design and Access Statement prepared by DHA Architects provides a detailed overview to the design evolution. This outlines how feedback received at pre-application stage has been integrated into the final proposals submitted for approval.

Design Quality, Materiality and Landscaping

- 3.11 The design, form and materiality of the dwellings has been informed by a contextual analysis of built form in the surrounding area. The Design and Access Statement reflects on key design cues that have been integrated into detailed design of dwellings delivered on site. Indicative detail on materiality has been included on the illustrative streetscenes included within the formal submission and on the material strategy layout drawing (102108-BEL-SL-07).
- 3.12 As depicted on the layout drawing, dwellings fronting onto the internal access road are oriented to have primary elevations fronting onto public realm to maximise overlooking. All corner buildings located at the intersection of public routes will have both elevations addressing the street in order to create visual interest, enliven the street and provide natural surveillance.
- 3.13 The majority of dwellings are arranged over two storeys with two and a half storey elements in locations across the site to provide variety and visual interest in streetscape.
- 3.14 At the heart of the development is the area of open space and child play space. Dwellings in the northern and southern parcels are oriented to front onto the open space to maximise surveillance and overlooking. The Landscape drawings prepared by Allen Pyke provide further detail on the open space strategy and child play offering delivered on site.
- 3.15 The Design and Access Statement prepared by DHA provides a detailed overview to the design evolution for the layout of the site. This section includes a land use overlay plan with the proposed scheme transposed onto the approved land use parameter plan. The scheme as designed wholly accords with the approved parameters covering land use and building heights.

Parking

- 3.16 The scheme proposes a total of 171.5 parking spaces (when counted in accordance with WSCC's car parking guidance), including allocated and non-allocated parking. The proposed car parking which will be allocated to the residential units has been located so that it is convenient for the prospective occupiers of the dwellings.
- 3.17 Of the 171.5 parking spaces delivered on site these comprise the following:
- 110 no. allocated parking spaces
 - 30 no. unallocated parking spaces
 - 16.5 no. garage spaces
 - 15 no. visitor spaces

- 3.18 Secure cycle parking facilities are provided for all dwellings in the form of communal store within maisonette / apartment blocks, or storage in gardens to rear of dwelling houses.
- 3.19 The scheme includes provision of electric charging points servicing the dwellings delivered on-site. Houses provided with garages benefit from active charging points. All other homes will benefit from passive provision for Electric Vehicle charging with ducting provided to communal courtyards and on plot parking to allow for future adaptation and installation.
- 3.20 All houses are to be supplied with an external electric panel which will allow customers to connect EV charging points or transfer to an external plug feature in the future.

4. The Planning Policy Framework

- 4.1 This section provides a summary of the relevant planning policy as set out by the National Planning Policy Framework (NPPF), the Development Plan and any other relevant guidance and evidence base documents. The National Planning Policy Framework (NPPF) .
- 4.2 The NPPF is the overarching national planning document which guides development in the country and to which Local Development Plan and decisions have to accord. The latest iteration of the NPPF was published in December 2024. It sets out the national policy which guides Local Planning Authorities LPA's on plan making and decision taking.
- 4.3 The NPPF sets out that the Government expects the planning system to deliver homes, businesses, and infrastructure and improve local places whilst at the same time protecting and enhancing the natural and historic environment.
- 4.4 The National Planning Policy Guidance (NPPG) supports the NPPF and provide high-level guidance with regard to specific planning issues and processes. Where applicable, the NPPG notes are referenced within this document.

The National Planning Policy Framework

- 4.5 The National Planning Policy Framework (NPPF) December 2024 sets out the national policy which guides Local Planning Authorities (LPA) on plan making and decision taking.
- 4.6 Paragraph 8 the NPPF identifies three overarching objectives to sustainable development; economic, social, and environmental which are interdependent and need to be pursued in mutually supportive ways. These objectives are:
- a) **an economic objective** – to help build a strong, responsive, and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation, and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) **a social objective** – to support strong, vibrant, and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful, and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

- c) **an environmental objective** – to protect and enhance our natural, built, and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

4.7 The NPPF includes a presumption in favour of sustainable development which should be seen as the golden thread running through both plan-making and decision-taking. Paragraph 11 states that, for decision making, this means:

- c) *approving development proposals that accord with an up-to-date development plan without delay; or*
- d) *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - i. *the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

The Horsham District Council Local Plan

- 4.8 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.9 The statutory Development Plan for the Horsham District Council comprises the Horsham District Planning Framework (HDPF) 2015, Policy Maps and any Made Neighbourhood Plans.
- 4.10 The HDPF is the current adopted Local Plan. The following policies are considered relevant in the context of the proposed development:
 - **SP1 Sustainable Development.** The Council will work proactively with those who favour sustainable development.
 - **SP2 Strategic Development.** Horsham's spatial strategy includes the development of settlements at an appropriate scale, providing varied housing needs for the communities and conserving the district's-built heritage.

- **SP3 Development Hierarchy** identifies Southwater as a smaller village.
- **SP4 Settlement Expansion.** Growth of settlements across Horsham is supported to meet local housing and community needs.
- **SP15 Housing Provision.** Provision is made for at least 1500 homes allocated through Neighbourhood Planning.
- **SP16 Meeting Local Housing Needs.** Development should provide a mix of housing sizes, types, and tenures. Sites providing 15 or more dwellings will require 35% of the dwellings to be affordable.
- **SP24 Environmental Protection.** Development is expected to reduce exposure and the emission of pollutants including noise, odour, air, and light pollution.
- **SP25 The Natural Environment and Landscape Character.** Development should aim to protect the natural landscape, landform, and development pattern.
- **SP26 Countryside Protection.** Protects the rural nature of the countryside from inappropriate development and requires development to protect and / or conserve and / or enhance the key features and characteristics of the landscape character area within which it is located.
- **SP31 Green Infrastructure and Biodiversity.** Development will be supported where the existing green infrastructure is enhanced or maintained. It is expected that development will contribute to the enhancement of existing biodiversity
- **SP32 The Quality of New Development.** High quality and inclusive design are expected by the council and should demonstrate a clear understanding of the local and policy context.
- **SP33 Development Principles.** Development should enhance the natural and built environment by adopting a high standard of design and making an efficient use of land.
- **SP34 Cultural and Heritage Assets.** Development affecting heritage assets must embrace the special character of the area and maintain the setting of the assets.
- **SP35 Climate Change.** Development which contributes to mitigating and adapting to the impacts of climate change will be supported by the council.
- **SP36 Appropriate Energy Use.** Requires development to contribute to clean, efficient energy provision.

- **SP37 Sustainable Construction.** Proposals should deliver sustainable design. New development requires satisfactory arrangements for the storage of refuse and recyclable materials.
- **SP38 Flooding.** Development proposals will follow a sequential approach to flood risk management, giving priority to development sites.
- **SP39 Infrastructure Provision.** Requires either sufficient capacity in existing local infrastructure or suitable mitigation measures for the improvement of infrastructure, services, and community facilities.
- **SP40 Sustainable Transport.** Development should promote an improved and integrated transport network in favour of non-car modes of transport.
- **SP41 Parking.** Adequate parking and facilities must be provided within developments to meet the needs of anticipated users.
- **SP42 Inclusive Communities.** Proposals should include measures to help create a socially inclusive and adaptable environment for a range of occupiers.

Shipley Neighbourhood Plan

- 4.11 The site falls within the Shipley Parish. In June 2021, Shipley Neighbourhood Plan was made. As the site falls within the Parish area the Neighbourhood Plan comprises part of the adopted development plan documents and consideration will need to be paid to the guidance contained within.

The Emerging Local Plan

- 4.12 Horsham District Council submitted their latest Local Plan—covering the period 2023 to 2040—to the Secretary of State on 26 July 2024, following a six-week Regulation 19 representation period that ran from 19 January to 1 March 2024.
- 4.13 The examination hearings began in December 2024 but were paused by the Planning Inspector, with further sessions scheduled to resume between March and September 2025. The Planning Inspector issued an interim findings letter on 4 April 2025 recommending withdrawal of the Plan due to legal non-compliance. His main objections related to a failure of HDC to meet the Duty to Co-

operate, an insufficient reliance on the Sussex North Certification Water Scheme (SNCWS) for water neutrality and a housing shortfall including the removal of strategic options.

- 4.14 In July 2025, the Council reviewed the Inspector's initial findings and prepared a report for discussion on 23rd July 2025, with Cabinet consideration set for 6th August 2025 prior to the meeting being cancelled. On the 18th August, the Council wrote to the inspector to provide additional information on why HDC considered the duty to cooperate had been satisfied. The inspector wrote back on the 28th August 2025 requesting further information. At the time of drafting there has been no further update on the status of the Local Plan.

Housing Land Supply

- 4.15 Horsham District Council's cannot demonstrate a deliverable housing land supply. As of April 2025, it had been reported that the housing land supply sat at 1.0 years.
- 4.16 The authority has been experiencing a period of lower delivery in recent years which had been attributed to a slow down in market conditions and water neutrality constraints across the majority of the borough which had adversely impacted its ability to meet housing targets. This position is due to improve as the Sussex North Water Certification Scheme (SNCWS) comes online.
- 4.17 At present, as the authority are unable to demonstrate a deliverable housing land supply the presumption in favour of delivery of new housing applies.

Supplementary Planning Guidance

- 4.18 Horsham District Council has adopted several Supplementary Planning Documents (SPDs) and Guidance Documents. These include:
- The Planning Obligations and Affordable Housing SPD;
 - The Horsham District Sport, Open Space and Recreation Assessment: February 2014
 - Southwater Parish Design Statement 2011
 - 'Water. People. Places. A guide for master planning sustainable drainage into developments' – September 2013
 - West Sussex County Council Guidance on Parking at New Developments (September 2020)

5. Planning Policy Considerations

- 5.1 This section of the report provides an assessment of the proposed development against the key planning policy considerations set out in the adopted Local Plan.

Principle of Development

- 5.2 National, regional and local planning policy seeks to secure sustainable patterns of development and regeneration through the efficient re-use of previously developed land, and through concentrating development in accessible locations. This is encapsulated in the presumption in favour of sustainable development set out in the NPPF, which states that proposals which accord with the development plan should be approved without delay (paragraph 11).
- 5.3 The planning permission granted on 11th July 2024 established the principle of development on the site for up to 73 dwellings. This Reserved Matters Application is in accordance with the Outline Permission and therefore the principle of development at the site remains acceptable.
- 5.4 It should also be noted that the Local Plan and the Core Strategy are significantly out of date, with the Local Plan being 9 years old. Horsham District Council have acknowledged in April 2025 that they are able to demonstrate a 1 year housing supply. In the determination of the Outline Application the lack of a five-year housing land supply and the contribution this site would make to delivery of new housing had been afforded significant weight. It is noted that conditions have deteriorated markedly in the intervening period, with the housing land supply decreasing from 2.9 years to 1.0 years supply as recorded in the Housing Delivery Test Action Plan (April 2025).
- 5.5 Housing supply in the area has been constrained by a combination of market conditions and water neutrality issues. This has been compounded by the decision of the Inspectorate to find the emerging Horsham Local Plan unsound. At this point there is no plan led solution to address the shortfall in housing delivery within the borough.
- 5.6 With an established and continued need for market and affordable housing, and the Outline Permission already in place, Reserved Matters approval on this site should be granted without delay. Furthermore, when considering that the site is included in the current housing land supply calculations, it must be noted that Bellway are a national housebuilder who will seek to progress the build process as soon as practical after a Reserved Matters permission is granted. This will ensure

that dwellings are brought forward in good time and make a significant contribution to HDC's housing supply position.

5.7 Development of the Site will deliver a range of positive social, economic and environmental benefits which should be afforded significant weight in the planning balance. These demonstrate that the three dimensions of sustainable development as set out in the NPPF are achieved and include the following:

- **Economic objective** – Delivery of this Reserved Matters Application for 73 residential units will contribute towards reinforcing a strong, responsive and competitive economy through the delivery of mix of high quality new housing accommodation (affordable and open market housing units) to satisfy established local demand representing the right type of uses in the right place at the right time to support growth (NPPF paragraph 8). The Proposed Development will lead to an increase in both direct and indirect job creation, and associated increases in footfall, activity and local expenditure which will in turn help support local businesses in the vicinity, with wider consequential benefits on businesses and supply chains. As such, the proposals are consistent with the NPPF and the Development Plan policies.
- **Social role** – The Proposed Development will directly support strong communities health, social and cultural well-being through the introduction of a mix of housing types and sizes designed to satisfy local market demand, including delivery of affordable housing which represents a tangible benefit to the local community. The design of the residential masterplan has been carefully considered with the desire to achieve a high quality urban environment which positively relates and integrates with its surroundings and foster creation of a successful community. The areas of public realm have been designed to be inclusive and accessible to all users. This accords with the NPPF and the Development Plan.
- **Environmental Role:** the Proposed Development comprises of a sustainable development with limited environmental impact and a large emphasis on sustainability and enhancements to ecology. In line with priorities outlined at national and local level, careful consideration has been paid to integration of passive (fabric first) measures and active renewable energy generation sources within the design of the residential units to satisfy the councils carbon reduction and sustainability targets. The scheme delivers enhancements to ecology and biodiversity through delivery of landscaping and replacement habitats. Further, a key priority for the development has been centred upon promoting active modes of travel for future residents, and local community.

- 5.8 The proposed new homes will provide both affordable housing and market dwellings in accordance with the planning permission and provisions set out in the Section 106 Agreement.
- 5.9 Whilst an indicative housing mix was provided at the Outline Application stage, no condition requiring a specific mix of market homes was included as part of the Outline Permission. A revised mix was proposed at the pre-application stage of the Reserved Matters Application, which sought to develop the proposed Outline mix.
- 5.10 Following feedback received, the finalised proposed housing mix is as follows:

Unit Mix	Open Market	Affordable Rent	Shared Ownership
1 bed	0	0	0
2 bed	11	16	4
3 bed	18	4	5
4 bed +	15	0	0
Total	44	20	9
	60%	27%	13%

- 5.11 The proposed market housing mix provides an appropriate balance between the different unit types and responds to the identified local needs of the District. This will assist in providing a sustainable and balanced community within the scheme.
- 5.12 Whilst the emerging Local Plan is stalled and unlikely to progress beyond examination stage the evidence base namely the Strategic Housing Market Assessment (SHMA) (2019) remains a consideration for this application. Policy DP16 of the adopted Local Plan outlines a requirement for applications to have regard to the targets contained within the councils strategic housing market assessment (SHMA).
- 5.13 As outlined in the table below showing the overall housing mix, the scheme as designed does not precisely match the mix published in the SHMA. However, the SHMA identifies that in applying the mix to individual development sites, regard should be had to the nature of the site and the character of the area.
- 5.14 Given that the site lies on the edge of a settlement there is a need to balance delivery of smaller units with the provision of family sized units.

Overall housing mix	No. units	% required	% provided
1 bed	0	22%	0%
2 bed	31	33%	42%
3 bed	27	30%	37%
4 bed +	15	15%	21%
Total	73		

- 5.15 As outlined in the table above, the scheme will deliver a balanced mix of smaller and larger housing typologies with 79% two and three bed typologies against a requirement of 63% and 21% 4+ bedroom units against an aspiration for 15%. Whilst the scheme marginally over provides within the larger unit typologies and marginally under-delivers against smaller one bed unit provision it is considered that given the site's location on the edge of the settlement, the proposed mix is acceptable in planning terms and will positively contribute to achieving a broad range of unit typologies. It is considered that the proposed mix is broadly acceptable in planning terms.

Affordable Housing

- 5.16 The Outline Application had been subject to a minimum affordable housing offering of 40% provision. The legal agreement outlines a requirement for the affordable housing offering to make provision for delivery of 70% of the affordable housing as social rented, with 30% as shared ownership units. Taking the above into consideration, the scheme as designed delivers 40% affordable housing with a tenure compliant split.
- 5.17 Schedule 1, Clause 1.1 and 2.1 requires that each application for Reserved Matters approval is supported by an affordable housing scheme which details the amount, distribution and tenure split of the affordable housing offering for the relevant sub-phase. Sch. 1 Clause 1.1 outlines that the tenure split for the affordable housing offer should broadly achieve a 70:30 split between affordable rented and shared ownership / intermediate housing product, or as close as possible.
- 5.18 As outlined above, the scheme will deliver 20 no. affordable rented dwellings and 9 no. affordable home ownership units which accords with the requirement for a 70:30 split between rented and shared ownership units. The affordable housing offering has been designed to be tenure blind and has been equally distributed across the development site. The affordable housing plan prepared by DHA Architects details the distribution of the affordable housing units.

- 5.19 It is considered that the scheme as designed adheres to the requirements of the Outline Permission and will deliver a suitable affordable housing offering.

Residential Quality

- 5.20 The National Model Design Code was published in July 2021 (updated October 2021). It provided detailed guidance on the production of design codes by local authorities and also provide guidance and policies that promote successful design of new places.
- 5.21 An indicative layout was submitted for consideration at the Outline Application stage in order to demonstrate that the proposed quantum of development could be accommodated on site. The layout now proposed has evolved from the indicative layout submitted at the Outline Application stage, as a result of input from pre-application discussions with Officers, technical consultants' advice, and overall design development.
- 5.22 Whilst the layout has evolved, the design principles set out in the Design and Access Statement submitted at the Outline Application stage have been retained. The proposed layout responds to the constraints and characteristics of the site, most notably the existing trees and has resulted in key landscape features being retained and enhanced to provide a mature landscape setting. Dwelling location and orientation has been carefully considered in the formulation of the layout, so that the relationship between the dwellings and the landscape features ensure that appropriate space is given for each to flourish. The scheme has also been designed to be outward facing, ensuring natural surveillance and the retention of a feeling of safety and security at all times.
- 5.23 The range of dwelling types within the layout have been considered so that they are located within the natural features of the landscape, but still create a varied and interesting streetscene and are not homogenous and repetitive. The fundamental principles underpinning the layout, scale and mass of built elements to be delivered on site had been established through the Outline Permission. The section below addresses matters concerning design and design quality achieved through the detailing of the built form, public realm, frontages and delivery of place sensitive treatment.

Materiality

- 5.24 The design of the scheme has been developed in consultation with officers at Horsham District Council (HDC) and West Sussex County Council along with local stakeholders. The design of the scheme has been positively received by all parties, with modifications made during the design response to address comments received. It is considered that the design of the scheme is fully

compliant with the parameters of the Outline Permission and the design metrics secured by the approved Design and Access Statement and local character assessment prepared by DHA Architects.

5.25 It is considered that the proposed scheme achieves a design which positively responds to and enhances the character of the sites surroundings and as such is wholly acceptable in design terms.

5.26 Further detail on the material strategy and material treatment for the residential units is set forth on the materials strategy drawing prepared by DHA architects, included in the formal submission.

Residential Amenity

5.27 The proposed layout ensures that a suitable level of residential amenity will be enjoyed by all future residents. As has been stated previously, all homes will meet or exceed the NDSS, thereby ensuring that a suitable amount of space is provided for each resident. In addition, all houses will benefit from private amenity space in the form of rear and in some instances additional front gardens. All rear gardens for family units comply with the design requirements set out in Horsham District Councils development Plan.

5.28 Further to the private amenity space, residents will have easy access to public outdoor amenity space, with a central 'spine' of open space running West-East with informal trails along the eastern boundary of the site.

5.29 In terms of impact upon existing residents, the closest existing dwellings are those located to the north of the site in Rascals Close. The site is enclosed on all sides by mature vegetation. The application seeks to retain and enhance all existing vegetation on the site boundaries, outside of the area for the new vehicular access. This will ensure that the proposals will have minimal impact on existing residential amenity for neighbouring residents, and provide an appropriate level of screening between the proposals and neighbouring development. The Woodfords house will be retained there will be appropriate buffers incorporated between the new dwellings and the house, preserving amenity.

Heritage

5.30 The site features a non - designated heritage asset 'Woodfords' which is to be retained as part of the development.

- 5.31 Paragraph 216 of the NPPF states that the effect of an application on the significance of a non designated heritage asset should be considered in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 5.32 In line with the requirements of the NPPF and Policy SP34 of the Horsham DC Local Plan a Built Heritage Statement has been prepared in support of the application and includes an assessment of the impact of development on this building.
- 5.33 The Heritage Statement concludes that the proposed development will not alter the intrinsic architectural or historical interest of the non designated built heritage asset, Woodfords, nor will any existing notable opportunity to appreciate the limited, local significance of this building be lost as a result of the proposed development.
- 5.34 However, the proposals are considered to represent the erosion/loss of the immediate-wider rural-agricultural setting of this building, resulting in a low-moderate degree of harm to its significance. This harm is offset by the tangible benefits generated from the development.

Highways

- 5.35 The principle of development and overarching access strategy had been established under the Outline Permission. Ardent have prepared a Transport Addendum note and Travel Plan to support the Reserved Matters Application outlining how the scheme aligns with the parameters established under the Outline Permission.

Access

- 5.36 The site currently has one existing access point, which serves an existing property (Woodfords). This access point is to be stopped up as part of the consented scheme. A new vehicular access is proposed on Shipley Road in the form of a new priority controlled 'T' junction. The proposed access will be 6.0 metres wide and include 10 metres kerb radii to accommodate the manoeuvring requirements of refuse vehicles. The residential dwellings are serviced by secondary and tertiary roads. A new pedestrian access is proposed on the northwestern corner of the site, linking into Shipley Road tying into the new pedestrian footway secured under drawing (ref. J32-4384-015).
- 5.37 During detailed design, refinements had been made to the geometries of the site access. The principle of changes to the access strategy had been discussed with officers at HDC prior to submission. The revised 'proposed access arrangement' drawing has been submitted to HDC as

part of a non-material amendment application to supersede the approved access arrangement drawing. A highways technical note and arboricultural impact assessment has been prepared to support this change. As outlined in Para 5.57, the changes proposed to the Pedestrian Access will achieve a betterment on arboricultural impacts from the Outline Application.

Parking

- 5.38 As outlined in the Transport Assessment prepared by Ardent, the scheme has been designed to deliver parking standards in line with the West Sussex County Council parking standards. The site lies within Parking Behaviour Zone 2, where a 10% reduction in the standards can be acceptable in principle.
- 5.39 The scheme proposes a total of 171.5 parking spaces (as counted in accordance with WSCC's parking standards), including allocated and non-allocated parking. The proposed car parking which will be allocated to the residential units has been located so that it is convenient for the prospective occupiers of the dwellings.
- 5.40 Of the 171.5 parking spaces delivered on site these comprise the following:
- 110 no. allocated parking spaces
 - 30 no. unallocated parking spaces
 - 16.5 no. garage spaces
 - 15 no. visitor spaces
- 5.41 As outlined in the Design and Access Statement the scheme includes garage spaces which provide parking provision in excess of the standards contained in the WSCC guidance for a number of plots. This provision has not been counted in the overall parking figures noted above.
- 5.42 The parking offering delivered on site broadly aligns with the standards contained in WSCC guidance. A Travel Plan has been prepared in support of this application. This outlines the sustainable travel measures to be implemented as part of the development.
- 5.43 The scheme includes provision of electric charging points servicing the dwellings. Houses provided with garages benefit from active charging points. All other houses are to be supplied with an external electric panel which will allow customers to connect EV charging points or transfer to an external plug feature in the future.
- 5.44 Secure cycle parking facilities are provided for all dwellings in the form of communal store within maisonette / apartment blocks, or storage in gardens to rear of dwelling houses.

Deliveries and servicing

- 5.45 Turning heads have been provided throughout the development at appropriate locations to facilitate access for a refuse vehicle. Vehicle swept paths for refuse vehicles are contained in ACE Drawing. Refuse collection will be a mix of on-street collection and collection from bin stores/collection points
- 5.46 Vehicle swept paths for fire vehicles are contained in ACE drawings appended to the Highways technical note.

Drainage

- 5.47 As identified at the Outline Application stage, the site is covered by Flood Zone 1, which represents land at the lowest level of risk from fluvial and surface water flooding.
- 5.48 At the Outline Application stage, an indicative sitewide drainage strategy had been prepared which included the provision of a range of attenuation basins, buried storage, swales and drainage conveyance measures as detailed on the illustrative masterplan to demonstrate how the drainage requirements of the site will be accommodated.
- 5.49 The indicative drainage strategy has been developed and refined by Ardent as part of the preparation of the Reserved Matters Application. The revised strategy integrates a series of drainage basins and storage tanks which align with the approach modelled at the Outline Application stage, along with the integration of other conveyance and sustainable drainage features in the form of swales and drainage ditches which are evenly distributed across the development site. On site surface water will be controlled through SuDS via a network of surface water swales, and directed to the attenuation basin. Surface water will pass along a treatment train comprising of swales and into the attenuation basin before being discharged, in order to manage the flow and ensure appropriate discharge to southern water main on Shipley Road.
- 5.50 Surface water design calculations have been carried out for the 1 in 1, 1 in 30 plus climate change and 1 in 100 plus climate change allowance storm events using FEH data. A 45% allowance for climate change was applied to the rainfall intensities, which is an increase from the 40% allowance set out within the FRA and approved at the Outline Application stage.
- 5.51 The flood risk assessment and drainage strategy prepared by Ardent as part of the Reserved Matters Application demonstrates that the detailed drainage strategy will be sufficient to meet the requirements of the Outline Permission flood risk assessment.

- 5.52 Foul sewage will connect to the existing foul sewage network. Further detail can be found in the accompanying Drainage Technical Note.

Arboriculture

- 5.53 The Outline Permission was supported by an arboricultural impact assessment, prepared by SJA Trees and established the level of tree clearance which had been deemed necessary to facilitate the redevelopment of the site. The proposals have sought to retain existing trees wherever possible as part of the detailed designs for the residential and employment land.
- 5.54 The application has been supported by an updated tree survey, arboricultural method statement, tree constraints plan and tree protection plan prepared by Keen Consultants which outlines how the recommendations of the approved arboriculture impact assessment have been integrated into the scheme submitted for Reserved Matters approval. New tree planting is also proposed.
- 5.55 The section below comments on the key impacts generated from the development and how these have been mitigated for through the detailed proposals for this site.

Revision to Vehicular Access

- 5.56 The proposed vehicular access is slightly different in geometry than that consented (prepared by Mode Transport Planning (as per drawing Proposed Access Arrangement (J32-4384-011)). Under the consented scheme five trees were showed for removal from the linear collection of trees that stand along Shipley Road that are mostly made up of English oak (tree group 23 in the tree schedule). The revised access requires only the loss of four tree from the group. As outlined in the Arboriculture Impact Assessment both the consented and now proposed access require the loss of a section of the understorey that lies below the dominate oak trees (tree number 22 in the schedule). Overall, the level of arboricultural impact generated from the development is less than that modelled under the Outline Permission.

Revision to Pedestrian Access

- 5.57 In the Outline Permission, the pedestrian access was shown to pass through a linear collection of trees along Shipley Road (group numbers 22 and 23). The routing of the pedestrian footpath has been reconsidered to minimise arboricultural impacts. The route of the pedestrian path has been altered to make use of an existing old farm access. This ensures the path can be constructed, in part, over the existing track that crosses the roadside ditch before then passing through an open area. The proposed change will result in a betterment on the approved strategy. Details on the

construction of the footpath are set out in the arboricultural method statement, prepared by Keen Consultants.

Revisions to Layout

- 5.58 The layout of dwellings follows the principles laid out in the masterplan that informed the Outline Permission. Tree loss is limited to the low quality and value trees clustered around the existing dwelling and outbuildings. In addition an element of hedge removal (hedge number 63) and an ornamental fir (tree number 6) is required to facilitate delivery of the site.
- 5.59 In the north east corner of the site a SUDS basin is proposed. It follows the principles of the drainage strategy that were agreed as part of the Outline Permission. However, the basin has been redesigned to move it further from the trees that lie around the boundaries of the site.
- 5.60 The redesigned basin does lie marginally within the buffer zone of the ancient woodland that lies outside the site. However, this is limited to the bank of the basin that protrudes, and this is built up above existing levels. Combined with the fact there is a deep ditch at the edge of the ancient woodland it has been adjudged that delivery of the SUDS basin will no materially change growing conditions of the trees present in the adjacent woodland. As an improvement on the consented drainage strategy, it is proposed that a shallow swale will be used to connect the basin to the ditch. The arboricultural method statement details measures to be implemented in the construction of the basin and swale.

Arboricultural Method Statement

- 5.61 The Method statement outlines the methods to be implemented during the construction and operational phases of the development to mitigate impact to the root protection areas for the retained trees
- 5.62 Built form has been set away from the root protection area for mature retained trees which are integrated into the detailed design of the scheme. Care has been taken to ensure that sufficient space has been allowed to permit the trees to flourish, with full canopies encouraged. All development has been positioned within the site so that it will not result in future pressure on existing trees, and the location of new trees has been considered so that similar pressures do not result as they mature.
- 5.63 In summary, the implementation of the mitigation measures has found that the proposal is acceptable from an arboricultural perspective, with a low potential negative impacts on retained trees.

Ecology

- 5.64 A number of Ecological Surveys have been conducted on the site at the Outline Application stage, and have been further developed by the Ecology Solutions at Reserved Matters stage.

Ecology Surveys

- 5.65 The Outline Application had been supported by a preliminary ecological appraisal and protected species survey work prepared by TEP. This had been augmented by an updated ecological survey undertaken by Ecology Solutions in June to September 2025.

Dormice Survey

- 5.66 A suite of hazel dormice surveys was conducted by TEP between July and October 2020. In summary, a maximum count of two dormice were recorded on site, including one with young, along with seven dormouse nests. For full details regarding the results please refer to the dormouse survey report by TEP dated 7th September.
- 5.67 Ecology Solutions completed an updated walkover on the 23rd June 2025 to determine whether the suitability of habitats for dormouse within the Site had changed since the previous surveys.
- 5.68 Ecology Solutions determined that the habitats within the Site, specifically the hedgerows at the boundaries of the Site had not changed significantly since the previous surveys and it is assumed that dormouse still utilise the boundaries of the Site for breeding, foraging and commuting purposes. In line with current guidance no further surveys were considered necessary.

Bat Survey

- 5.69 As part of the Outline Application, a host of bat surveys had been conducted to understand absence / presence of bat roosts within the existing structures present on site. Survey work undertaken by TEP at the Outline Application stage identified several roosts within Building B1, species roosting were common pipistrelle *Pipistrellus pipistrellus*, daubenton's *Myotis daubentonii* and brown long-eared bat. Building B3 was also found to contain a soprano pipistrelle day roost during these surveys.
- 5.70 Ecology Solutions completed an updated walkover on the 23rd June 2025 to determine whether the potential of buildings for roosting bats had changed since previous surveys.
- 5.71 Ecology Solutions found that all buildings were as described by TEP in their reporting. During the visit completed by Ecology Solutions on 23rd June 2025, access was gained both internally and externally to all buildings, with the exception of B1, which is now to be retained in full. Two additional

buildings were recorded during the 2025 update survey that were not present / not described during previous surveys by TEP. A description of these buildings (B8 and B9) is provided below.

- 5.72 B8 is a wooden shed present to the north west of Building B5, adjacent to the swimming pool and is used for storage. B8 is of wooden board construction with a pitched roof that is clay tiled with felt beneath and supported by wooden beams. Access points to the interior of B8 were present at the eaves, however no evidence of bats (droppings, staining etc) was found within the building. B8 was considered to hold low potential for roosting bats due to the lifted tiles and one emergence survey was completed of this building.
- 5.73 B9 is a wooden shed present to the north of Building B5. It is of wooden board construction with a pitched roof covered with roofing felt. The buildings is in good repair and used for storage. No evidence of bats (droppings, staining etc) was found during the visit on 23rd June 2025 and it is considered that the buildings hold no potential for roosting bats. No further survey work was considered necessary.
- 5.74 Update emergence surveys were completed to inform the mitigation measures required to allow the Development Proposals to come forward. Building B6 and B8 were subject to a single emergence survey completed on the 8th of July 2025. B3 has been subject to three emergence surveys, on the 8th of July, 30th of July and 2nd of September 2025.
- 5.75 No bats were found to have emerged from building B6 or B8 during the survey completed on the 8th July 2025. The surveys of building B3 did not record any soprano pipistrelle roosting activity (as previously recorded by TEP). However brown long-eared bats and a single common pipistrelle were noted to use the building as a feeding roost and day roost respectively.
- 5.76 Ecology Solutions recorded a total of five trees with PRF-I potential for roosting bats during the update PRA / GLTA completed in June 2025. The Site provides suitable foraging and dispersal opportunities for bats in the form of hedgerows with trees at the boundaries of the Site. To a lesser extent the grassland provides some limited foraging opportunities for bats.

Badgers

- 5.77 The original survey undertaken in support of the OPA had indicated that there was no evidence of presence of Badgers on the site, nor evidence of sets, or commuting routes across the site. The updated survey work undertaken by Ecology Solutions returned a negative result as well. Notwithstanding the conclusive evidence hinting at absence of Badgers on site a precautionary approach will be followed during construction stage of the development.

Reptiles

5.78 Suitable reptile habitats are limited to the hedgerows with trees present at the boundaries of the Site. The vast majority of the Site is grassland grazed short by horses and as such, is sub-optimal for reptiles. Assessments completed by TEP determined that the Site would not be likely to be utilised by Great Crested Newt due to the lack of suitable breeding ponds within or in close proximity to the Site.

Hedgehogs

5.79 In the 2020 survey, TEP had noted the presence of a single commuting Hedgehog on site. During update survey work undertaken by Ecology Solutions in Summer 2025 absence had been confirmed. Notwithstanding this it is understood that they are active in the surrounding area and the Site contains suitable habitats for foraging, dispersal, and hibernation, including grassland, scrub and hedgerows. Mitigation has been designed into the scheme to address this constraint.

Ecological Enhancements

5.80 The Ecology mitigation plan submitted pursuant to Condition 9 outlines the measures to be implemented on site to mitigate the impact of the development during the construction phase along with enhancements to be delivered on site to achieve a betterment in the post development phase:

5.81 The scheme includes deliver of a significant package of environmental enhancements to compensate for any harm generated from development of the site. The ecological enhancements delivered on site will be subject to periodic maintenance and management as part of the Landscape and Ecological Management Plan which has been submitted as part of this application.

5.82 The ecological enhancements (as demonstrated in the BES and shown on Plan ECO1) to be delivered on site, are as follows:

- 11 bat boxes will be affixed to retained mature trees whilst an additional 25 built-in bat boxes will be provided on new buildings.
- 10 dormouse nest boxes will be installed on retained mature trees at the boundaries of the Site.
- Hedgehog highway holes to incorporated throughout the development.
- 2 log piles will be established within grassland to the east of the Site adjacent to hedgerow.
- 20 bird nest boxes will be affixed to retained mature trees. In addition, 11 swallow nest boxes, 20 sparrow terrace nest boxes, 11 swift nesting bricks and 11 swift bricks will be installed on-site.

- Invertebrates boxes to be installed throughout the Site.

Sustainability

- 5.83 In line with the national priorities and the climate emergency, there is a pressing requirement for new developments to be delivered in a manner that is sustainable and minimises demands on natural resources. Accordingly, an Energy / Sustainability Statement has been prepared, which sets out how the proposals meet or exceed building regulations and will deliver homes that reduce a resident's water and power consumption.
- 5.84 The National Planning Policy Framework and Planning Policy Guidance at all levels outlines the need for new development to optimise carbon savings on all development in line with energy hierarchy set out in National Planning Policy Guidance. The scheme has been designed to optimise carbon savings generated through the fabric first approach ('Be Lean') with the utilisation of renewable energy sources and clean energy infrastructure to achieve savings in line with the building regulations.
- 5.85 The proposed energy strategy achieves and meets the following requirements:
- Complies with all of the main compliance criteria required by Part L 2021 of the Building Regulations.
 - Includes improved optimal building fabric improvements, energy efficient design of building services.
 - The fabric energy efficiency (DFEE) achieves a 6% reduction over the minimum standards defined by Building Regulations Part L1 2021 (TFEE).
 - Low carbon energy supply systems are to be utilised in the form of heat pump technology, which is to be used throughout the development. This is in accordance with the requirements of the Horsham District Planning Framework (November 2015) Policy 35.
 - Estimated to annually reduce 56.32 tonnes of regulated CO₂ emissions compared to the Building Regulations Part L 2021 baseline.
 - Achieves an overall reduction in regulated CO₂ emissions of 64% compared with the Building Regulations Part L 2021 baseline.
- 5.86 The section below outlines the key design metrics which have been implemented on the site to achieve a highly sustainable form of development:
- Energy-efficient building fabric and insulation to all heat loss floors, walls and roofs.

- High-efficiency double-glazed windows throughout
- Quality of build will be confirmed by achieving good airtightness results throughout.
- Efficient-building services including high-efficiency heating systems.
- Low-energy lighting throughout the building.
- Implementation of water efficiency measures in the design of the proposed dwellings to achieve the enhanced standard of 81 litres per person per day.
- Layout and orientation of residential units informed to maximise solar gain to dwellings.
- Provision of Electric Vehicle charging points to dwellings and communal parking spots
- Delivery of communal amenity space, child play and areas of open space.
- Delivery of surface water drainage scheme in the form of drainage basins, swales and buried storage to achieve a betterment on green field rates with an allowance for climate change.

6. Compliance with the Outline Permission

- 6.1 This section of the Planning Statement outlines how the designs within the Reserved Matters Application align with the established parameters of the Outline Permission and satisfy relevant conditions.

Reserved Matters

- 6.2 Condition 2 requires the submission and approval of Reserved Matters before development granted by the Outline Permission is commenced, to include details of layout, scale, appearance, internal access and landscaping. This Reserved Matters Application provides full details of layout, scale, appearance, internal access and landscaping.

- 6.3 The specific Reserved Matters required under Condition 2 are considered in further detail below:

- **Layout** – The Parameter Plan establishes a broad outline for delivery of the site including the residential land, open space and green infrastructure. DHA architects have produced an overlay plan of the proposed layout on the Parameter Plan which demonstrates that the proposed scheme will broadly align with the established parameters. Enhancements have been made to the layout of the scheme through the omission of built form adjacent to the Ancient Woodland buffer and softening of built form across the site but particularly on the southern edge of the site.

Scale – The scheme comprises delivery of a series of semi-detached, detached and terraced dwellings and apartment blocks / flatted units arranged over two storey / two and a half storeys. The apartment block on the southern edge of the site has been arranged over two and a half storeys, with a lift over-run which is marginally taller. This is screened in local views of the apartment block. It is therefore considered that the scale of the proposed building broadly aligns with the established parameters under the Outline Permission.

- **Appearance** – At the outset of the design process post-acquisition of residential land DHA architects undertook an extensive review of local building form, materiality and character of the area surrounding the masterplan site. This initial stage of character analysis has informed the design intent to be applied in the ‘character area’ sections outlined on the materials plan prepared by DHA architects and the design and access statement.

- **Access** – The key access points to the residential land were established under the Outline Permission. Access to the development is taken from the new access road off Shipley Road, with the residential parcels serviced by internal access roads, shared surface and pedestrian / cycle route. All matters of access align with parameters established under the Outline Permission
- **Landscaping** – The masterplan vision for residential land comprises delivery of open space, communal amenity and child play space. The scheme includes provision of doorstep play facilities, communal amenity space and open space servicing the occupants of the first phase of development. The scheme includes extensive landscaping and planting works.

- 6.4 The design of the scheme contained within this Reserved Matters Application has been designed to achieve full conformity with the parameters established on the approved parameter plans of the Outline Permission and will not generate impacts beyond the established conditions modelled under the Outline Permission.
- 6.5 The Design and Access Statement prepared by DHA Architects provides a comparison of the Reserved Matters layout against the approved parameter plans to demonstrate that the scheme as designed accords with the principles established under the Outline Permission.

Planning Obligations

- 6.6 The Outline Permission was subject to a number of planning obligations which are triggered at various stages of the development. The notable conditions and their triggers outlining timescales for action are detailed in the section below:

Schedule 1 – Clause 1.1 and 2.1 Affordable Housing Scheme

- 6.7 Schedule 1, Clause 1.1 requires that each application for Reserved Matters approval is supported by an affordable housing scheme which details the amount, distribution and tenure split of the affordable housing offering for the relevant sub-phase. Sch. 1 Clause 1.1 outlines that the tenure split for the affordable housing offer should broadly achieve a 70:30 split between affordable rented and shared ownership / intermediate housing product, or as close as possible.
- 6.8 This Reserved Matters Application includes details of the affordable housing offering for this phase of the development (29 no. dwellings) which equates to 40% of all dwellings delivered on this phase. Details of the affordable housing offering are set forth in the Design & Access Statement, the Affordable Housing layout strategy plan and this statement.
- 6.9 The requirement of Schedule 1 Clause 1 has been satisfied in full.

Schedule 2 – Clause 1.1 Travel Plan

- 6.10 Schedule 2 Clause 1.1 outlines that prior to occupation of the development a Travel Plan shall be submitted to Horsham DC and WSCC for approval.
- 6.11 A Travel Plan has been prepared by Ardent and included with this submission. This sets out the sustainable travel measures to be implemented, timings and mechanism for securing these endeavours. The Travel Plan auditing fee will be paid to HDC on the relevant trigger date.
- 6.12 The requirement of Schedule 2 Clause 1 has been satisfied in full.

Schedule 3 Clause 1 – Water Neutrality

- 6.13 Schedule 3 Clause 1 outlines a requirement for implementation of the water neutrality measures relevant to that phase of the development prior to first occupation of the development.
- 6.14 The Outline Permission had been supported by a Water Neutrality strategy that had been predicated on credits generated from installation of water efficiency measures on the Saxon Weald Estate in Horsham. A deed of modification (DOV) to the legal agreement and a non-material amendment (NMA) had been submitted to Horsham DC to amend the water neutrality strategy from Saxon Weald to Woodsomes Farm in Horsham. The application has been supported by a Water Neutrality Statement prepared by Motion. This outlines that the water demand generated from the development will be mitigated for through implementation of water efficiency measures within the development limiting water use; and through offsite works on the Woodsomes Farm site. Namely, disconnection of the Woodsomes Farm and Brickwork buildings from Southern Water mains and replacement connection to Thames Water mains.
- 6.15 As outlined in the Motion report, once the water efficiency measures are implemented on site the residual demand will be met from credits generated from the Woodsomes Farm site. There is sufficient headroom on the Woodsomes Farm site to mitigate for the impact generated from delivery of Woodfords with a surplus capacity.
- 6.16 Evidence on the water efficiency measures to be installed on the dwellings on Woodfords (Appendix F) and water metre readings from the Woodsomes Farm (Appendix G-M) / Brickworks buildings (Appendix N-S) are included in the Water Neutrality Statement.
- 6.17 The material contained in the Water Neutrality Statement evidences that the development will be Water Neutral. The technical report has been submitted as part of the RMA and as a separate discharge of condition application for Cond 12.
- 6.18 The requirement of Schedule 3 Clause 1 has been satisfied in full.

7. Planning Balance and Conclusion

- 7.1 This Planning Statement has been prepared in support of an application for Reserved Matters approval submitted to Horsham District Council (HDC) by Bellway Homes Limited (Southern Counties) following the grant of Outline Permission for the comprehensive redevelopment of Land at Woodfords, Shipley Road, Southwater.
- 7.2 The proposals have evolved through pre-application discussions with planning, design and landscape officers at HDC, along with feedback informed by WSCC Highways and key local stakeholders.
- 7.3 The proposed development will provide a wide range of planning benefits for the site and surrounding area, as set out below:
- Significant amount of high quality new homes on a site with extant Outline Permission, including the provision of affordable homes.
 - Each house will include private amenity space, as well as access to high quality landscaped communal amenity space.
 - Provision of a range of dwelling types and sizes to satisfy local housing demand.
 - A policy compliant (40%) on-site affordable homes.
 - Provision of public open space across the site, including communal amenities and child play provision for use by existing residents and new residents.
 - Delivery of a water neutral development
 - The development will encourage sustainable modes of transport with the provision of secure cycle parking for all residents
 - Sustainable design and construction measures will be utilised to reduce carbon emissions according with Building Regulations Part L 2022
 - The scheme will deliver a tangible package of environmental and ecological enhancements that meets the 'Better with Bellway' sustainability strategy.
- 7.4 Bellway Homes has engaged in extensive pre-application consultation with Horsham District Council alongside wider stakeholders and, wherever possible, the scheme reflects the comments that have

been received. This Reserved Matters Application is supported by assessments and reports addressing technical issues.

- 7.5 This Planning Statement has assessed the material considerations arising from the proposals against the prevailing planning policy framework and has demonstrated that the scheme complies with the relevant national, regional and local planning policy guidance and represents sustainable development.

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