Horsham District Council

Mr Robert Allen
Savills
244-266 High Street
Guildford
GU1 3JF

Application Number: DC/25/1658

TOWN & COUNTRY PLANNING ACT, 1990 (as amended)
TOWN & COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: C/O Agent, Bellway Homes Limited (Southern Counties)

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify their APPROVAL of the following application comprising:

Reserved matters application for the erection of up to 73no. dwellings, open space and child play provision, residential parking facilities and associated infrastructure, including access arrangements following outline application DC/21/2180, relating to layout, scale, appearance and landscaping.

Woodfords, Shipley Road, Southwater, Horsham

to be carried out in accordance with Application No. DC/25/1658 submitted to the Council on 22/10/2025 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 15/05/2026

1 **Plans Condition**: The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Plans	Streetscene 03	102108-BEL-SL-SS03 B	02.04.2026
Plans	Streetscene 01	102108-BEL-SL-SS01 B	02.04.2026
Plans	Streetscene 02	102108-BEL-SL-SS02 B	02.04.2026

Plans	Streetscene 04	102108-BEL-SL-SS04	02.04.2026
Elevation plan	The SHR7 - Country Vernacular: Weatherboard Elevations	A-2030SHR7-00-CW-02-E1 A	02.04.2026
Floor plan	The Draper - Floor Plans P1	A-2243-00-AT-01-P1 P	08.10.2025
Floor plan	The Draper - Floor Plans P2	A-2243-00-AT-01-P2 P	08.10.2025
Elevation plan	The Draper - Country Vernacular: Brick Elevations	A-2243-00-CB-02-E1 P	08.10.2025
Elevation plan	The Draper - Country Vernacular: Tile Elevations	A-2243-00-CT-02-E1 P	08.10.2025
Elevation plan	The Draper - Country Vernacular: Weatherboard Elevations	A-2243-00-CW-02-E1 P	08.10.2025
Floor plan	The Baker-Life - Floor Plans	A-876-00-AT-01-P1 L	08.10.2025
Elevation plan	The Baker-Life - Country Vernacular: Brick Elevations	A-876-00-CB-R1-02-E1 M	02.04.2026
Elevation plan	The Baker-Life - Country Vernacular: Weatherboard Elevations	A-876-00-CW-R1-02-E1 L	08.10.2025
Floor plan	The Ploughwright-Life - Floor Plans	A-1026PWL-00-AT-01-P1 J	08.10.2025
Elevation plan	The Ploughwright-Life - Country Vernacular: Brick Elevations	A-1026PWL-00-CB-02-E1 K	02.04.2026
Elevation plan	The Ploughwright-Life - Country Vernacular: Weatherboard Elevations	A-1026PWL-00-CW-02-E1 K	02.04.2026
Layout plan	Tenure layout	102108-BEL-SL-04 E	02.04.2026
Layout plan	Unit Types Layout	102108-BEL-SL-05 E	02.04.2026
Location plan		102108-BEL-SL-06 A	13.02.2026
Plans	Proposed Material Distribution	102108-BEL-SL-07 F	02.04.2026
Layout plan	Presentation Planning Layout	102108-BEL-SL-01 E	02.04.2026
Layout plan	Supporting Planning Layout	102108-BEL-SL-02 F	02.04.2026
Layout plan	Storey Heights Layout	102108-BEL-SL-03 E	02.04.2026
Plans	The SHR2 - Floor Plans - P2	A-1054SHR2-00-AT-01-P2	02.04.2026
Plans	The SHR2 - Country Vernacular: Brick Elevations - E3	A-1054SHR2-00-CB-02-E3	02.04.2026
Plans	The SHR8 & 9 - Floor Plans - P1	A-764&889SHR8&9-	02.04.2026

		00-AT-01-P1	
Plans	The SHR8 & 9- Country Vernacular: Brick Elevations - E1	A-764&889SHR8&9-00-CB-E1	02.04.2026
Plans	The SHR10 & 11 - Floor Plans - P1	A-777&867SHR10&11-00-AT-01-P1	02.04.2026
Plans	The SHR10 & 11 - Country Vernacular: Tile Elevations - E1	A-777&867SHR10&11-00-CT-E1	02.04.2026
Plans	The SHR10 & 11 - Country Vernacular: Weatherboard Elevations - E1	A-777&867SHR10&11-00-CW-E1	02.04.2026
Plans	Bin Store - Plan and Elevations	A-00-CB-BS-01	02.04.2026
Plans	Cycle Sheds - Plan and Elevations	A-00-CB-CS-02	02.04.2026
Plans	Tree Protection Plan	2463-KC-XX-YTREE H	02.04.2026
Floor plan	The SHR1 - Floor Plans	A-1026SHR1-00-AT-01-P1	08.10.2025
Elevation plan	The SHR1 - Country Vernacular: Brick Elevations	A-1026SHR1-00-CB-02-E1	08.10.2025
Elevation plan	The SHR1 - Country Vernacular: Weatherboard Elevations	A-1026SHR1-00-CW-02-E1	08.10.2025
Floor plan	The Tillman-Life - Floor Plans	A-1026TIL-00-AT-01-P1 L	08.10.2025
Elevation plan	The Tillman-Life - Country Vernacular: Brick Elevations	A-1026TIL-00-CB-02-E1 M	02.04.2026
Elevation plan	The Tillman-Life - Country Vernacular: Brick Elevations	A-1026TIL-00-CB-02-E2 N	02.04.2026
Floor plan	The SHR2 - Floor Plans - P1	A-1054SHR2-00-AT-01-P1	08.10.2025
Elevation plan	The SHR2 - Country Vernacular: Brick Elevations - E1	A-1054SHR2-00-CB-02-E1	08.10.2025
Elevation plan	The SHR2 - Country Vernacular: Brick Elevations - E2	A-1054SHR2-00-CB-02-E2 A	02.04.2026
Floor plan	The SHR3 - Floor Plans - P1	A-1059-00-AT-01-P1	08.10.2025
Elevation plan	The SHR3 - Country Vernacular: Weatherboard Elevations - E1	A-1059SHR3-00-CW-02-E1 A	02.04.2026
Floor plan	The SHR4 - Floor Plans - P1	A-1288-00-AT-01-P1	08.10.2025
Elevation plan	The SHR4 - Country Vernacular: Weatherboard Elevations - E1	A-1288-00-CW-02-E1 A	02.04.2026
Floor plan	The SHR5 - Floor Plans - P1	A-1356-00-AT-01-P1	08.10.2025
Floor plan	The SHR5 - Floor Plans - P2	A-1356-00-AT-01-P2	08.10.2025
Elevation plan	The SHR5 - Country Vernacular:	A-1356-00-CB-02-	08.10.2025

	Brick Elevations - E1	E1	
Elevation plan	The SHR5 - Country Vernacular: Tile Elevations - E1	A-1356-00-CT-02-E1	08.10.2025
Elevation plan	The SHR5 - Country Vernacular: Weatherboard Elevations - E1	A-1356-00-CW-02-E1 A	02.04.2026
Floor plan	The SHR6 - Floor Plans - P1	A-1688-00-AT-01-P1	08.10.2025
Elevation plan	The SHR6 - Country Vernacular: Brick Elevations - E1	A-1688-00-CB-02-E1	08.10.2025
Elevation plan	The SHR6 - Country Vernacular: Brick Elevations - E2	A-1688-00-CB-02-E2	08.10.2025
Elevation plan	The SHR6 - Country Vernacular: Brick Elevations - E3	A-1688-00-CB-02-E3 A	02.04.2026
Elevation plan	The SHR6- Country Vernacular: Tile Elevations - E1	A-1688-00-CT-02-E1	08.10.2025
Elevation plan	The SHR6 - Country Vernacular: Weatherboard Elevations - E1	A-1688-00-CW-02-E1	08.10.2025
Elevation plan	The SHR6 - Country Vernacular: Weatherboard Elevations - E2	A-1688-00-CW-02-E2	08.10.2025
Elevation plan	The SHR6 - Country Vernacular: Weatherboard Elevations - E3	A-1688-00-CW-02-E3 A	02.04.2026
Floor plan	The Watchmaker - Floor Plans - P1	A-1901-00-AT-01-P1 L	08.10.2025
Floor plan	The Watchmaker - Floor Plans - P2	A-1901-00-AT-01-P2 L	08.10.2025
Floor plan	The Watchmaker - Floor Plans - P3	A-1901-00-AT-01-P3 L	08.10.2025
Elevation plan	The Watchmaker - Country Vernacular: Brick Elevations - E1	A-1901-00-CB-02-E1 L	08.10.2025
Elevation plan	The Watchmaker - Country Vernacular: Brick Elevations - E1	A-1901-00-CB-02-E2 L	08.10.2025
Elevation plan	The Watchmaker - Country Vernacular: Tile Elevations - E1	A-1901-00-CT-02-E1 L	08.10.2025
Elevation plan	The Watchmaker - Country Vernacular: Weatherboard Elevations - E1	A-1901-00-CW-02-E1 M	02.04.2026
Elevation plan	The Watchmaker - Country Vernacular: Weatherboard Elevations - E2	A-1901-00-CW-02-E2 M	02.04.2026
Floor plan	The SHR7 - Floor Plans - P1	A-2030SHR7-00-AT-01-P1	08.10.2025
Floor plan	The SHR7 - Floor Plans - P2	A-2030SHR7-00-AT-01-P2	08.10.2025
Elevation plan	The SHR7 - Country Vernacular: Brick Elevations - E1	A-2030SHR7-00-CB-02-E1	08.10.2025
Elevation plan	The SHR7 - Country Vernacular: Brick Elevations - E2	A-2030SHR7-00-CB-02-E2	08.10.2025

Elevation plan	The SHR7 - Country Vernacular: Tile Elevations - E1	A-2030SHR7-00-CT-02-E1	08.10.2025
Elevation plan	The SHR7 - Country Vernacular: Tile Elevations - E2	A-2030SHR7-00-CT-02-E2	08.10.2025
Plans	Sub Station - Plan and Elevations	A-00-CB-SUB-01	08.10.2025
Plans	Triple Garage 03 - Plans and Elevations	A-436-00-CB-R5-01 B	08.10.2025
Plans	Triple Garage 03 - Plans and Elevations	A-654-00-CB-R2-01 A	08.10.2025
Plans	Cycle Sheds - Plan and Elevations	A-00-CB-CS-01	08.10.2025
Plans	Bespoke Garage 04 - Plan and Elevations (Quad Garage)	A-00-CB-QG-01	08.10.2025
Plans	Single Garage 01 - Plan and Elevations	A-00-CB-R2-01 C	08.10.2025

Reason: For the avoidance of doubt and in the interest of proper planning.

2 **Pre-Commencement Condition**: Construction of the pumping station shall not commence until details of the proposed pumping station, including its buffer zone and suitable access arrangements, have been submitted to and been approved in writing by the Local Planning Authority in consultation with Southern Water. The pumping station shall be completed in accordance with the approved details.

Reason: In order to protect the interests of neighbouring residential amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

3 **Pre-Commencement Condition**: No development shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations for that phase, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall show accordance with the landscaping proposals and Arboricultural Method Statement, complete with root barriers if needed. The development shall thereafter be carried out in accordance with the approved details.

Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment/Method Statement [2463-KC-XX-YTREE-Method Statement Rev B, April 2026], and Tree Protection Plan, [2463-KC-XX-YTREE-TPP01 Rev H, April 2026].

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

5 **Pre-Commencement (Slab Level) Condition**: No development above ground floor slab level of any part of the development hereby permitted shall commence until full details of the public open spaces including play areas have been submitted to and approved by the Local Planning Authority in writing, along with a timetable for their respective completions and being made available for public use. The submitted details shall show accordance with the landscaping proposals and shall include, but not limited to, location of each area, type of play equipment, surfacing, planting, fencing, seating, bins, dog waste bins, and signage for each area) The

public open spaces and play area shall be installed in accordance with details approved by the Local Planning Authority and maintained as such thereafter

Reason: To ensure that satisfactory provision for outdoor play and recreation is made within the development, in the interests of the amenity of future occupiers of the development, in accordance with Policies 32, 33, 39 and 43 of the Horsham District Planning Framework (2015) and the recommendations of the Open Space and Recreation Study.

6 **Pre-Commencement (Slab Level) Condition**: Notwithstanding the details shown on approved Proposed Material Distribution [102108-BEL-SL-07 Rev F], no development above ground floor slab level of any part of the development hereby permitted shall take place until a detailed schedule of materials and finishes and colours to be used for external walls, windows, roof-lights, doors and roofs of the approved buildings have been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policy ShipHD3 of the Shipley Neighbourhood Plan.

7 **Pre-Commencement (Slab Level) Condition**: No development above ground level shall take place until details of a hard landscaping scheme for the site have been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels and contours showing earthworks and mounding; surfacing materials; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulations areas; hard surfacing materials; minor artefacts and structures (for example furniture, play equipment, refuse and/or other storage units, signs, lighting and similar features, including associated SUDs features and headwalls) The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

8 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until fire hydrant(s) to BS 750 standards or stored water supply (in accordance with the West Sussex Fire and Rescue Guidance Notes) has been installed, connected to a water supply with appropriate pressure and volume for firefighting, and made ready for use in consultation with the WSCC Fire and Rescue Service. The hydrant(s) or stored water supply shall thereafter be retained as such.

Reason: In accordance with fire and safety regulations in accordance with Policy 33 of the Horsham District Planning Framework (2015).

9 **Pre-Occupation Condition**: No dwelling hereby permitted shall be occupied until the car parking spaces (including garages and car ports where applicable) necessary for that dwelling have been constructed and made available for use in accordance with approved 'Supporting Planning Layout' [102108-BEL-SL-02 Rev F]. The car parking spaces, garages and car-ports permitted shall thereafter be retained as such for their designated use and used only as private domestic garages and car ports for the parking of vehicles incidental to the use of the properties as dwellings and for no other purposes.

Reason: To provide adequate and satisfactory car-parking provisions is made for the parking of vehicles clear of all carriageways in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015).

10 **Pre-Occupation Condition**: No dwelling hereby permitted shall be occupied until the cycle parking facilities serving it have been provided within the garage or side or rear garden or cycle storage for that dwelling, in accordance with approved 'Supporting Planning Layout' [102108-BEL-SL-02 Rev F]. The cycle parking facilities shall thereafter be retained for use at all times.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

11 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been provided within the garage or side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of refuse and recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

12 **Pre-Occupation Condition**: Notwithstanding the submitted planting plans and notes, no part of the development hereby permitted shall be occupied until revised details to show increased boundary planting along the southern and western sides of the development have been submitted to and approved in writing by the Local Planning Authority.

The approved soft landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development or in accordance with a phased timetable to be agreed in writing by the local planning authority.

Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site (other than those within private gardens) shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 30 years after completion of the development. Any proposed or retained planting outside of private gardens, which, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

13 **Regulatory Condition**: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or Orders amending or revoking and re-enacting the same, no gate, fence, wall or other means of enclosure shall be erected or constructed in front of the forward most part of any proposed building which fronts onto a highway without express planning consent from the Local Planning Authority first being obtained.

Reason: In order to safeguard the character and visual amenities of the locality and/or highway safety and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

14 **Regulatory Condition**: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order) no development falling within Classes A and B of Part 1 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage(s) of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity, neighbour amenity, and due to the size of the dwellings and outbuildings permitted in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Note to Applicant
Please be advised that there are conditions on this notice that will require the submission of details to be submitted for approval to the Local Planning Authority. To approve these details, you will need to submit an "Application for approval of details reserved by condition" with an application form and pay the appropriate fee. Guidance and the forms can be found at planningportal.co.uk/planning/planning-applications

Note to Applicant – Community Infrastructure Levy (CIL):
Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017. **This development constitutes CIL liable development**.

If you have not received a Liability Notice from the Council within 1 month of the decision date please contact the CIL Team at cil@horsham.gov.uk.

CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

Note to Applicant:
Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

ADDITIONAL INFORMATION

Planning Permission – Important Provisos
If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts of Regulations, or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note. Before you proceed with your proposal you should ensure that a Building Control application is not required, or has been submitted. The Building Control Department can be contacted on 01403 215151.

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail streetnaming@horsham.gov.uk or telephone 01403 215139.

It is the responsibility of the developer to provide bins for the development. If you are a developer and need to purchase bins, please email hop.oast.admin@horsham.gov.uk.

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

Compliance with the Approved Plans and Conditions
The development hereby approved must be implemented in accordance with the approved plans and any conditions set out in the Notice. Some of the conditions may specify that works are to be carried out, and/or details submitted and approved before all or part of the development is started. These will appear in the 'Pre-Commencement Conditions' section of the Notice.

If works on implementing this permission is started without these requirements being fully met, the development may be unauthorised and the permission invalidated, and could lead to enforcement proceedings or in some cases to prosecution.

Amendments
Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

Monitoring
Horsham District Council monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

Conditions Compliance
Requests for confirmation of compliance with conditions associated with that permission should be made in writing or by using the application form 'Approval of Details Reserved by Conditions'.

A request may be for confirmation that one or more conditions imposed on the same permission have been complied with. We aim to respond within 8 weeks of receipt of the request.

Right of Appeals
If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries.