



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0148

Rascalls Farm, Shipley Road, Southwater, Horsham, West Sussex, RH13 9BG

DESCRIPTION:

Application for Approval of Details Reserved by Condition 13 and 14 to approved application DC/20/0695

RELEVANT PLANNING HISTORY:

DC/21/2126	Non Material Amendment to planning permission DC/20/0695 (Outline application for the erection of up to 100 residential units with all matters reserved except access (excluding internal estates roads)). Amendment to list of approved plans to omit plan drawing 21007-04-1 (Proposed 30/60 mph speed limit change) and correction of plan drawing reference to read 21007-03 REV B Proposed Site Access Arrangement.	Application Permitted on 12.10.2021
DC/24/0249	Reserved matters application for the erection of 96 dwellings and ancillary parking and landscaping following approval of outline application DC/20/0695 (up to 100 residential units with associated vehicular and pedestrian access), relating to layout, scale, appearance and landscaping.	Application Permitted on 05.06.2025
DC/20/0695	Outline application for the erection of up to 100 residential units with all matters reserved except access (excluding internal estates roads)	Appeal allowed 02.08.2021
DC/25/1975	Non Material Amendment to previously approved application DC/24/0249 (Reserved matters application for the erection of 96 dwellings and ancillary parking and landscaping following approval of outline application DC/20/0695 (up to 100 residential units with associated vehicular and pedestrian access), relating to layout, scale, appearance and landscaping) relating to differing unit types for Plots 1 and 2, additional sub-station, and temporary parking area.	Application Permitted on 11.03.2026
DISC/25/0381	Application for Approval of Details Reserved by Conditions 7 (Biodiversity environmental management plan (CBEMP)) and 10 (programme of archaeological works) Content of Written Scheme of Archaeological Investigation ONLY to approved application DC/20/0695 (Outline application up to 100 residential units with all matters reserved except access (excluding internal estates roads).	Application Permitted on 23.01.2026
DISC/26/0026	Approval of details reserved by conditions 5 and 8 to approved application DC/20/0695	on
DC/26/0135	Variation of Conditions 1, 5, 6, 11, 13, and 19 and	on

	Removal of Conditions 7 and 9 of previously approved application DC/24/0249 (Reserved matters application for the erection of 96 dwellings and ancillary parking and landscaping following approval of outline application DC/20/0695 (up to 100 residential units with associated vehicular and pedestrian access), relating to layout, scale, appearance and landscaping) relating to plans, arboricultural measures and water neutrality.	
DISC/26/0103	Approval of details reserved by conditions 6, 9, 11, 12 to approved application DC/20/0695.	on
DISC/26/0104	Approval of details reserved by conditions 2 (Levels), and 6 (Materials) to approved application DC/24/0249 (in relation to Plots 1 and 2 only)	on

PLANNING ASSESSMENT

Planning Application DC/20/0695 was granted consent on 02.08.2021. This permission was for the following:

Outline application for the erection of up to 100 residential units with all matters reserved except access (excluding internal estates roads)

Consent is sought to discharge the details reserved by conditions 13 and 14.

Condition 13:

No development above ground floor slab level of any part of the development hereby permitted shall take place until confirmation has been submitted, in writing, to the local planning authority that the relevant Building Control body shall be requiring the optional standard for water usage across the development. The dwellings hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to 110 litres per person. The subsequently approved water limiting measures shall thereafter be retained.

A Water Use Report (Environmental Economics) has been submitted to satisfy this condition. This shows that the 110l requirement can be met by using the Barratt Redrow standardized approach for achieving Part G compliance. A part G calculation has been provided which shows that internal water use is limited to 93.12 litres/person/day. With the addition of the 5 litres/person/day external water use the total water use is limited to 98.12 litres/person/day.

The requirements of the condition have been satisfied.

Condition 14:

No development above ground floor slab level of any part of the development hereby permitted shall take place until a lighting design scheme for biodiversity has been submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme.

The applicants have submitted a Biodiversity Lighting Scheme (ACD Environmental, April 2026) to discharge this condition. The scheme includes sensitive areas where dark corridors are required that will have little to no lighting and information in relation to the 'upward light ratio' and hours of use for the lanterns (lumen reduced at 8pm and off after 12.00am to 5am).

The Council's ecologists have considered the information provided and are satisfied that the condition can be discharged.

Authorising Officer sign/initial Adrian Smith_____ Date: 29/07/2026