

Planning Team
Horsham District Council,
Albery House,
Springfield Road,
Horsham, RH12 2GB

20th January 2026

To Whom It May Concern,

Application under Section 73 of the Town and Country Planning Act 1990

Submission of an application under Section 73 of the Town and Country Planning Act 1990 seeking to vary Planning Conditions 1, 5, 6, 11, 13 and 19 and remove reference to Planning Conditions 7 and 9 pursuant to the extant Reserved Matters Application Ref. DC/24/0249 at Rascals Farm, Shipley Road, Southwater, West Sussex

I am pleased to enclose the below listed plans and documents for review pursuant to the submission of a Minor Material Amendment Application against Reserved Matters Approval (Ref. DC/24/0249) referred to as Rascals Farm, Shipley Road, Southwater, West Sussex.

Further to Pre Application Advice Ref. PE/25/0159 received on the 26th November 2025, this application seeks to substitute the approved Catesby drawings and technical documents with those required to deliver the development as previously approved (96 residential dwellings and ancillary parking and landscaping) using the Barratt Redrow house types and amended layout.

In addition to the substitution, the application seeks to regularise Planning Conditions 1, 5, 6, 11, 13 and 19 and remove reference to Planning Conditions 7 and 9 following guidance from Horsham District Council and Natural England after Water Neutrality in Horsham District was withdrawn in October 2025.

The proposals remain in broad accordance with the consented Reserved Matters scheme parameters and the quantum of housing.

Background

The development site gained Outline Planning Permission (Ref. DC/20/0695) in August 2021 via appeal (Ref. APP/Z3825/W/20/3257700) for the erection of up to 100 residential units, with associated vehicular and pedestrian access. The consent was later amended via a Section 73 application (Ref. DC/21/2126) in October 2021 to amend the approved access drawing, Condition 4.

The Reserved Matters Application (Ref. DC/24/0249) was granted consent on the 5th June 2025, consenting detailed design for 96 dwellings on the site.

A Section 73 application is necessary to enable the delivery of the consented scheme using Barratt Redrow house types, an approach confirmed as acceptable for this purpose via Pre Application Advice (Ref. PE/25/0159). The proposals continue to accord with the Development Plan when considered as a whole, and remain acceptable in planning terms.

Scope of Proposed Variations

Condition 1 – Approved Plans

This condition currently lists drawings relating to Catesby house types and the technical drawings relating to this strategy. The Section 73 application seeks to replace these with a full suite of Barratt Redrow layout, house type and technical drawings that follow a similar proposal.

A complete schedule of substituted plans is appended to this letter.

Please note that all additional Technical Note's approved have been listed as removed as these are addressed within the engineering submissions.

Additionally, all house type drawings have been listed as removed as these are non comparable with the Barratt Redrow types and are therefore sought to be replaced, as opposed to substituted.

All details with reference to Water Neutrality have been listed as removed.

Condition 5 – Approved Tree Fencing and Tree Strategy Plan

This condition requires updating to reference the Barratt Redrow Tree Fencing and Tree Strategy Plan, as follows:

No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below:

- *All trees on the site shown for retention on approved **Tree Strategy Plan [GLS_021_197_1500]**, and the **Arboricultural Method Statement [SJA air +apps 25385-01 Rascals Farm, Southwater]** as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).*
- *Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.*
- *Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone. Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority."*

Condition 6 – Approved External Finishes Layout Plan

This condition requires updating to reference the Barratt Redrow External Finishes Layout Plan, as follows:

*Notwithstanding the indicative details shown on approved **External Finishes Layout plan [CB_17_420_609]**, no development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows, roof-lights, doors and roofs of the approved buildings, and details of the porch canopy, 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.*

Condition 11 – Approved Parking Plan (Vehicular)

This condition requires updating to reference the Barratt Redrow Parking Plan (Vehicular), as follows:

*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 drawing numbers **[CB_17_420_606]**. 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.*

Condition 13 – Approved Parking Plan (Cycle)

This condition requires updating to reference the Barratt Redrow Parking Plan (Cycle), as follows:

*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 drawing number **[CB_17_420_607]**. The cycle parking facilities shall thereafter be retained for use at all times.*

Condition 19 – Approved Arboricultural Measures

This condition requires updating to reference the Barratt Redrow Arboricultural Measures, as follows:

*The development hereby permitted shall be implemented fully in accordance with the approved **Tree Strategy Plan [GLS_021_197_1500]**, and the **Arboricultural Method Statement [SJA air +apps 25385-01 Rascals Farm, Southwater]**.*

~~*and the revised measures set out in **Drainage Provision Technical Note (Arboriculture)** received **28.06.2024**. (Proposed to be removed)*~~

Scope of Proposed Removals

Condition 7 – Details of Water Efficiency Measures and Condition 9 – Details of Water Neutrality Evidence

In line with the published Water Neutrality Withdrawal Statement published on the 31st October 2025, and Horsham District Council's response published to the council website, Barratt Redrow request Horsham District Council consider the removal of Conditions 7 and 9 requiring information relating to Water Neutrality Measures and Evidence.

Barratt Redrow can confirm that the scheme will still meet the 110 litres per person water usage limit as required in Condition 13 of the extant Outline Planning Permission. Information will be submitted to formally discharge this condition in due course.

Scope of Proposed Amendments to Housing Delivery

In response to conversations with Affordable Housing providers, Barratt Redrow sought to reduce the number of flats within the scheme, in place for houses. The same central flatted space remains, with the addition of 2 bed coach houses to remove the dominance of parking on the street, but the South Eastern corner now presents as terraced housing, lending itself to a more tenure blind proposal and the provision of private amenity space for a larger number of affordable units, including the provision of private balcony space for those within flatted dwellings.

The provision of affordable units is secured within the legal agreement, with a 70/30 split between affordable rented and shared ownership units maintained in line with the Reserved Matters consent. The mix varies slightly from that approved within the Reserved Matters as a result of the adjustment, favouring 2 bed homes over 1 bed.

Following the receipt of Pre-Application advice, we have increased the number of 3 bed dwellings by 2 (2x Stour replacing 2x Thirlmere) which have been retained as Shared Ownership. Similarly, the number of private 3 bed dwellings was reduced by 2, increasing the 2 bed delivery to align closer to that within the Reserved Matters proposal.

A schedule for the delivery of Private, Affordable Rent and Shared Ownership at the point of Reserved Matters, proposed within the Section 73 and the difference has been included below:

	Reserved Matters Mix		Proposed S73 Mix		Difference	
Private						
2 Bed	13	21%	10	16%	-3	-5%
3 Bed	28	45%	31	50%	+3	+5%
4 Bed	19	31%	19	31%	0	0%
5 Bed	2	3%	2	3%	0	0%
TOTAL	62	65%	62	65%		
Affordable (Affordable Rent)						
1 Bed	7	29%	6	25%	-1	-4%
2 Bed	10	42%	14	58%	+4	+17%
3 Bed	7	29%	4	17%	-3	-13%
TOTAL	24	25%	24	25%		
Affordable (Shared Ownership)						
1 Bed	2	20%	0	0%	-2	-20%
2 Bed	8	80%	8	80%	0	0%
3 Bed	0	0%	2	20%	+2	+20%
TOTAL	10	10%	10	10%		

Conclusion

The variations sought through this Section 73 application are considered minor in nature and do not alter the permitted quantum of development and continue to deliver a high-quality and policy-compliant scheme. The planning benefits of the approved development, including the delivery of 96 homes - 35% affordable housing, extensive public open space and enhancements to the natural and built environment, inclusive of local infrastructure contributions and improvements, remain fully secured.



We therefore respectfully request that the Council approves the variation of the conditions and approval of the revised scheme.

I trust the submission is clear. Should you require any further information then please do not hesitate to contact me on 07392 286374 or via email at kristy.king@bdwhomes.co.uk

Yours sincerely

Kristina King
Assistant Planner

Barratt Redrow Southern Counties
Compton House, The Guildway, Old Portsmouth Road, Guildford, GU3 1LR

Appendix. 1

Description	Drawing Number	Received Date	Drawing Number Proposed
	New submission		19711-RFSH-5-SK001 Road Geometry Plan
	New submission		19711-RFSH-5-SK002 Fire and Refuse Tracking Plan
	New submission		CB_17_420 Rascals Farm Southwater DAS REV A Low Res_Part7
	New submission		CB_17_420_600_SS-03
	New submission		CB_17_420_600_2BCHA-01 REV A
	New submission		CB_17_420_600_2BCHA-02 REV A
	New submission		CB_17_420_600_2BF_1BF-01 REV A
	New submission		CB_17_420_600_AMB-01
	New submission		CB_17_420_600_BAK_BUX-01
	New submission		CB_17_420_600_BLM-01
	New submission		CB_17_420_600_BUX-01
	New submission		CB_17_420_600_BUX-02
	New submission		CB_17_420_600_BUX-03
	New submission		CB_17_420_600_CYC-01
	New submission		CB_17_420_600_GAR-01
	New submission		CB_17_420_600_GAR-02
	New submission		CB_17_420_600_GAR-03
	New submission		CB_17_420_600_HAR-01
	New submission		CB_17_420_600_HEN-01
	New submission		CB_17_420_600_LED-01
	New submission		CB_17_420_600_LED-02
	New submission		CB_17_420_600_LET-01
	New submission		CB_17_420_600_OVR-01
	New submission		CB_17_420_600_OXL-01
	New submission		CB_17_420_600_OXL-02
	New submission		CB_17_420_600_RIC-01
	New submission		CB_17_420_600_STL-01
	New submission		CB_17_420_600_STL-02
	New submission		CB_17_420_600_STO_THR-01
	New submission		CB_17_420_600_STO-01
	New submission		CB_17_420_600_SUB-01
	New submission		CB_17_420_600_THR-01
	New submission		CB_17_420_600_WAR-01
	New submission		CB_17_420_600_WAR-02
SURFACE WATER DRAINAGE EAST BASIN & SWALE	23-225-SK03 REV A	28.06.2024	19711-RFSH-5-SK006 SuDS Details_Sheet 1 of 2 19711-RFSH-5-SK007 SuDS Details_Sheet 2 of 2
Prelim Drainage Strategy	23-225-011 REV B	28.06.2024	19711 - Southwater - FRA and DS
Tree Survey	CC39-1039	28.06.2024	SJA air +apps 25385-01 Rascals Farm, Southwater
PRELIMINARY LEVELS LAYOUT	23-225-009 REV E	28.06.2024	19711-RFSH-5-SK003 Level and Drainage Strategy
Location plan	CB_08_353_000	28.06.2024	CB_17_420_600_Site Location Plan
Planning Layout	CB_08_353_001 REV G	22.07.2024	CB_17_420_601_Planning Layout
Land use	CB_08_353_002 REV A	28.06.2024	CB_17_420_602_Land Use Plan
Affordable Housing	CB_08_353_004 REV A	28.06.2024	CB_17_420_604 Housing Tenure Plan
Housing Mix	CB_08_353_003 REV A	28.06.2024	CB_17_420_603 Housing Mix Plan
Building Heights	CB_08_353_005 REV A	28.06.2024	CB_17_420_605 Building Heights Plan
Parking Strategy	CB_08_353_006 REV A	28.06.2024	CB_17_420_606 Parking Strategy Plan
Bin and Cycle Storage	CB_08_353_007 REV A	28.06.2024	CB_17_420_607 Bin and Cycle Storage Plan
External Finishes	CB_08_353_008 REV B	28.06.2024	CB_17_420_608_External Finishes Plan
House Type	CB_08_353_013 REV A	28.06.2024	CB_17_420_613_House Type Plan
External Enclosures	CB_08_353_009 REV A	28.06.2024	CB_17_420_609 External Enclosures Plan
PARAMETER BOUNDARY COMPARISON PLAN	CB_08_353_903 REV A	28.06.2024	Please see CB_17_420_601_Planning Layout

Design & Access Statement	1 of 6	14.02.2024	CB_17_420 Rascals Farm Southwater DAS REV A Low Res_Part1
Design & Access Statement	2 of 6	14.02.2024	CB_17_420 Rascals Farm Southwater DAS REV A Low Res_Part2
Design & Access Statement	3 of 6	14.02.2024	CB_17_420 Rascals Farm Southwater DAS REV A Low Res_Part3
Design & Access Statement	4 of 6	14.02.2024	CB_17_420 Rascals Farm Southwater DAS REV A Low Res_Part4
Design & Access Statement	5 of 6	14.02.2024	CB_17_420 Rascals Farm Southwater DAS REV A Low Res_Part5
Design & Access Statement	6 of 6	14.02.2024	CB_17_420 Rascals Farm Southwater DAS REV A Low Res_Part6
Street Scenes	CB_08_353_SS_01 REV B	28.06.2024	CB_17_420_600_SS-01
Street Scenes	CB_08_353_SS_02 REV B	28.06.2024	CB_17_420_600_SS-02
Illustrative Landscape Masterplan	GLS_160_143_1200 REV C	28.06.2024	GLS_021_197_1200_Illustrative Masterplan
Landscape General Arrangement	GLS_160_143_1300 REV D	22.07.2024	GLS_021_197_1300 General Arrangement
Tree Strategy	GLS_160_143_1500 REV C	28.06.2024	GLS_021_197_1500_Tree Strategy
Tree Planting Detail	GLS_160_143_1700 REV A	21.02.2024	Remain as approved
No-dig self-binding gravel path PROW	GLS_160_143_1701 REV A	22.07.2024	Remain as approved
Sub-station	CB_08_353_SUB_01	28.06.2024	Remain as approved
Planning statement	804	14.02.2024	Remain as approved
Statement of Community Involvement		14.02.2024	Remain as approved
Utilities and Services Appraisal	1 of 3	14.02.2024	Remain as approved
Utilities and Services Appraisal	2 of 3	14.02.2024	Remain as approved
Utilities and Services Appraisal	3 of 3	14.02.2024	Remain as approved
Prelim Lighting	23-225-010	14.02.2024	Additional details can be provided via Outline Planning Condition 14
	23-225-009 REV E	28.06.2024	To be removed
Tree Survey	CC39-1039	28.06.2024	Duplicate- to be removed
Water Neutrality	HLEF 04191 REV 7	28.06.2024	To be removed
Highways Technical note 1	23-225	14.02.2024	To be removed
Drainage Technical note	23-225	14.02.2024	To be removed
Highways Technical note 2	23-225 Appendix A	14.02.2024	To be removed
Drainage Strategy Technical Note Addendum 2	NONE	24.07.2024	To be removed
BOREHOLE PLANT Floor plans and Elevations	CB_08_353_BOR_01	28.06.2024	To be removed
1 Bed coach house	CB_08_353_1BCH_01	28.06.2024	To be removed
2 Bed flat	CB_08_353_2BF_02 REV B	17.07.2024	To be removed
Type 1A	CB_08_353_1A_01 REV A	28.06.2024	To be removed
Type 1BF and 2BF Apartments	CB_08_353_1BF&2BF_01 REV A	28.06.2024	To be removed
Type 1BM Apartments	CB_08_353_1BM_01 REV A	28.06.2024	To be removed
Type 2	CB_08_353_2_01 REV A	28.06.2024	To be removed
Type 2	CB_08_353_2_02 REV B	28.06.2024	To be removed
Type 2	CB_08_353_2A_04 REV A	28.06.2024	To be removed
Type 2	CB_08_353_2_04 REV B	28.06.2024	To be removed
Type 2A	CB_08_353_2A_02 REV A	28.06.2024	To be removed
Type 2BF Apartments	CB_08_353_2BF_01 REV B	28.06.2024	To be removed
Type 4	CB_08_353_4_01 REV B	28.06.2024	To be removed
Type 4A	CB_08_353_4A_01 REV A	28.06.2024	To be removed
Type 4W	CB_08_353_4B_01 REV A	28.06.2024	To be removed
Type 4W	CB_08_353_4W_01 REV A	28.06.2024	To be removed
Type 6	CB_08_353_6_01 REV A	28.06.2024	To be removed
Type 6	CB_08_353_6_02 REV B	28.06.2024	To be removed
Type 6	CB_08_353_6_03 REV A	28.06.2024	To be removed
Type 9	CB_08_353_9_01 REV B	28.06.2024	To be removed
Type 9	CB_08_353_9_02 REV A	28.06.2024	To be removed
Type 11	CB_08_353_11_01 REV A	28.06.2024	To be removed
Type 11	CB_08_353_11_02 REV A	28.06.2024	To be removed
Type 7(3)	CB_08_353_73B_01 REV B	28.06.2024	To be removed

Type 7 (3)	CB_08_353_73B_02 REV A	28.06.2024	<i>To be removed</i>
Type 7 (3)	CB_08_353_73B_03 REV A	28.06.2024	<i>To be removed</i>
Type 7 (3)	CB_08_353_73B_04 REV B	28.06.2024	<i>To be removed</i>
Type 7 (3)	CB_08_353_73B_05 REV A	28.06.2024	<i>To be removed</i>
Type 7 (3)	CB_08_353_73B_06 REV A	28.06.2024	<i>To be removed</i>
Cycle Store	CB_08_353_CYC_01	28.06.2024	<i>To be removed</i>
Car Ports	CB_08_353_GAR_01 REV B	28.06.2024	<i>To be removed</i>
Car Ports	CB_08_353_GAR_02 REV A	28.06.2024	<i>To be removed</i>
Garages	CB_08_353_GAR_03 REV B	28.06.2024	<i>To be removed</i>