Horsham District Council

Miss Kristina King
Barratt Redrow Southern Counties
Compton House
The Guildway
Old Portsmouth Road
Guildford
Surrey
GU3 1LR

Our ref:	DISC/25/0381
Your ref:	Southwater OUT Cond. 7 and 10
Email:	planning@horsham.gov.uk
Direct Line:	01403 215187
If Calling Please ask for:	Matthew Porter
Date:	23rd January 2026

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England) Order 2015

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).

Rascals Farm Shipley Road Southwater Horsham

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

7. No development shall commence until a construction Biodiversity environmental management plan (CBEMP) has been submitted to and approved in writing by the local planning authority. The CBEMP shall include the following:
a) Risk assessment of potentially damaging construction activities.
b) Identification of "biodiversity protection zones".
c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
d) The location and timing of sensitive works to avoid harm to biodiversity features.
e) The times during construction when specialist ecologists need to be present on site to oversee works.
f) Responsible persons and lines of communication.
g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
h) Use of protective fences, exclusion barriers and warning signs.

The approved CBEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Date of approval - 23rd January 2026

10. No development shall commence until a programme of archaeological work has been secured in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the local planning authority. The development hereby permitted shall not be commenced until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under this condition and that provision for analysis, publication and dissemination of results and archive deposition has been secured and approved by the local planning authority in writing.

Date of approval - 23rd January 2026

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	CONSTRUCTION BIODIVERSITY ENVIRONMENTAL MANAGEMENT PLAN: BDWSC24935_CBEMP 04/11/2025 by ACD Environmental		01.12.2025
Supporting Docs	WRITTEN SCHEME OF INVESTIGATION FOR AN ARCHAEOLOGICAL EVALUATION Version 3 by Archaeology South-East Issued August 2025 Site Code: SRF25		01.12.2025

Notes to Applicant:

In relation to Condition 10 of DC/20/0695: This discharge purports approval of the content of the approved WRITTEN SCHEME OF INVESTIGATION FOR AN ARCHAEOLOGICAL EVALUATION Version 3 by Archaeology South-East Issued August 2025 Site Code: SRF25 ONLY

The archaeological fieldwork should be implemented in accordance with the WSI.

The archaeological site investigation and post investigation assessment will require submission to and subsequent discharge approval by the Local Planning Authority.

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully



Emma Parkes
Head of Development and Building Control