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Thursday, 25th June 2026;

Planning Department;
Horsham District Council
Albery House;
Springfield Road;
Horsham
West Sussex;
RH12 2GB0
[Via Online](#)

Dear Sir/Madam,

Application for approval of Reserved Matters for 10 Dwellings – The Alternate Scheme

Land at New Place Farm (Western Parcel)

On behalf of Barratt Redrow (Southern Counties), I am pleased to enclose a submission of a Reserved Matters Application (PP:15039845) seeking approval of appearance, landscaping, layout and scale on the Site mentioned above.

This submission forms one of two Reserved Matters applications brought forward for the western parcel, alongside PP:14946627 (the “Primary Scheme”). For the purposes of clarity, this application is referred to as the “Alternate Scheme”. Together, these applications present two complementary design responses to the approved Outline Planning Permission (OPP).

This application follows the OPP approved on the 07 July 2023 under reference DC/21/2321 (and varied under DC/24/1204), which established the principle of development, demolition of existing structures and the means of access under the following description. All other matters were reserved. The approved description of development is as follows:

“Outline planning permission (with all matters reserved except for means of access from Glebelands) for the demotion of existing structures and the redevelopment of the site with a residential development scheme of up to 170 dwellings, a countryside park, associated earthworks and infrastructure.”

Whilst up to 170 dwellings were approved under the OPP, Barratt Redrow has brought forward Reserved Matters in phases, with a concurrent application (DC/24/1676) seeking permission for 160 dwellings on the eastern parcel. This application, together with the Primary Scheme, seeks approval for the remaining 10 dwellings on the western parcel, alongside the enhancement and repurposing of the existing dilapidated barn and boundary wall into a new and active landscaped setting.

The Alternate Scheme – Design Approach

The Alternate Scheme been developed through a parameter-led design approach, placing particular emphasis on alignment with the approved Density, Building Heights and Land Use Parameter Plans established at the Outline Stage. It also presents a different orientation and layout of the 10-units on the Site in a more courtyard type arrangement.

The submission of both the Primary and Alternate Schemes allow the Council to assess two distinct, yet equally viable, design solutions which respond to site-specific constraints and opportunities in different ways, while remaining consistent with the overarching principles established by the OPP.

Importantly, the Alternate Scheme should not be regarded as superseding or replacing the Primary Scheme. Both proposals deliver high-quality residential development, respond positively to the character of the site and its surroundings, and incorporate an enhanced material palette, including the use of reconstituted stone.

Notwithstanding the parameter-led emphasis of the Alternate Scheme, the Primary Scheme remains an appropriate and acceptable design response to the OPP. While it does not align precisely with the parameter plans approved pursuant to Condition 23 in all respects, the wording of that condition explicitly allows for a degree of flexibility, requiring development to be in *broad accordance* rather than strict conformity.

In this context, the Primary Scheme demonstrates one appropriate interpretation of that flexibility, whereas the Alternate Scheme provides a design solution that more closely aligns with the approved parameters. Together, the applications offer two acceptable approaches to design development, ensuring that ADC can consider and, if deemed appropriate, approve either or both schemes on their respective planning merits.

The key differences between the schemes are:

- The introduction of chalet bungalows along the northern boundary;
- The reorientation of dwellings along the southern boundary to provide south facing rear gardens; and
- The introduction of a courtyard arrangement.

Notwithstanding these changes, the Alternate Scheme will still deliver:

- 10 new homes, providing a balanced mix of three, four and five bedroom dwellings;
- New landscaped areas, open space and footpaths to facilitate recreation and enjoyment whilst respecting the heritage asset to the west;
- Orchard tree planting and additional landscaping;
- A sensitive use of materials; and
- Measures to encourage urban wildlife within plots and gardens.

The description of development is as follows and remains the same across both Reserved Matters Applications:

“Reserved Matters application pursuant to Outline Planning Consent DC/21/2321, as varied by application DC/24/1204. The Reserved Matters comprise details of 10 no dwellings, associated internal access roads, parking, open space and landscaping. Details of appearance, landscaping, layout and scale to be considered.”

Document List

The following documents are included with this application, informed by the Arun District Council Validation List and various requirements listed within the schedule of conditions on AL/178/22/OUT.

1	Application Forms	n/a	<i>prepared by</i>	Barratt Redrow
2	Covering Letter	260625	<i>prepared by</i>	Barratt Redrow
3	CIL Form 1	n/a	<i>prepared by</i>	Barratt Redrow
4	Site Location Plan	A1234_100	<i>prepared by</i>	GP Associates
5	Planning Layout	A1234_101	<i>prepared by</i>	GP Associates
6	Planning Layout Colour	A1234_101	<i>prepared by</i>	GP Associates
7	Occupancy Plan	A1234_102	<i>prepared by</i>	GP Associates



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8	Massing Plan	A1234_103	<i>prepared by</i>	GP Associates
9	Material Plan	A1234_104	<i>prepared by</i>	GP Associates
10	Refuse Strategy Plan	A1234_105	<i>prepared by</i>	GP Associates
11	Boundary Treatment Plan	A1234_106	<i>prepared by</i>	GP Associates
12	Parking Plan	A1234_107	<i>prepared by</i>	GP Associates
13	EV Plan	A1234_108	<i>prepared by</i>	GP Associates
14	Hard Surfacing Plan	A1234_109	<i>prepared by</i>	GP Associates
15	Cycle Store Plan	A1234_110	<i>prepared by</i>	GP Associates
16	Street Hierarchy Plan	A1234_111	<i>prepared by</i>	GP Associates
17	House Type Brochure	A1234	<i>prepared by</i>	GP Associates
18	Street Scenes	A1234_21	<i>prepared by</i>	GP Associates
19	Land Use Plan	A1234_112	<i>prepared by</i>	GP Associates
20	Design Compliance Document	A1234	<i>prepared by</i>	GP Associates
21	SUDS Management Schedule	890815-R1(03)	<i>prepared by</i>	RSK
22	Phase 2 Planning Drainage Technical Note Combined	890815-R2(2)	<i>prepared by</i>	RSK
23	Fire Tender Vehicle Tracking	890815-RSK-ZZ-XX-DR-C- 8025-P04	<i>prepared by</i>	RSK
24	Large Car Tracking	890815-RSK-ZZ-XX-DR-C- 8027 P05	<i>prepared by</i>	RSK
25	Site Levels	890815-RSK-ZZ-XX-DR-C- 8220-P04	<i>prepared by</i>	RSK
26	Phase 2 Site Drainage	890815-RSK-ZZ-XX-DR-C- 8320-P04	<i>prepared by</i>	RSK
27	Catchment Plan	890815-RSK-ZZ-XX-DR-C- 8322-P04-	<i>prepared by</i>	RSK
28	Overland Flow Route	890815-RSK-ZZ-XX-DR-C- 8324-P03	<i>prepared by</i>	RSK
29	Refuse Vehicle Tracking	890815-RSK-ZZ-XX-DR-C- 8026-P06-	<i>prepared by</i>	RSK
30	Sitewide Drainage	890815-RSK-ZZ-XX-DR-C- 8300 P07	<i>prepared by</i>	RSK
31	Site Drainage West	890815-RSK-ZZ-XX-DR-C- 8301 Rev P11	<i>prepared by</i>	RSK
32	Site Sections 1	890815-RSK-ZZ-XX-DR-C- 8022	<i>prepared by</i>	RSK
33	Site Sections 2	890815-RSK-ZZ-XX-DR-C- 8023	<i>prepared by</i>	RSK
34	Overall Landscape Proposals Plan	H9376-FIN-XX-XX-DR-LA- 215031	<i>prepared by</i>	FINC
35	Combined Hard and Soft Landscape Plan	H9376-FIN-XX-XX-DR-LA- 215032	<i>prepared by</i>	FINC
36	Planting Schedule	H9376-FIN-XX-XX-DR-LA- 215033	<i>prepared by</i>	FINC
37	Illustrative Landscape Masterplan	H9376-FIN-XX-XX-DR-LA- 215034	<i>prepared by</i>	FINC
38	Landscape Design Statement	2441.0014	<i>prepared by</i>	FINC
39	Arboriculture Method Statement and Assessment	12072_AIA001 Rev C Arboricultural Impact Assessment and Method Statement	<i>prepared by</i>	Aspect
40	Structural Survey	15065-AWA-XX-ZZ-SE-RP- 00001	<i>prepared by</i>	Andrew Waring Associates

Barratt Redrow Southern Counties

Compton House, The Guildway, Old Portsmouth Road, Surrey, GU3 1LR

Tel: 01483 547400

Web: www.barratthomes.co.uk
www.redrow.co.uk

Barratt Redrow is a trading name of BDW Trading Limited. Registered Number 03018173. VAT No GB 633481836.

Registered Office: Barratt House, Cartwright Way, Forest Business Park, Bardon Hill, Coalville, Leicestershire LE67 1UF.



Submission Requirements

This Application submission has followed the National and Local Validation requirements and includes information sufficient for the determination of Reserved Matters. Furthermore, much of the information submitted with DC/24/1676 is site-wide, and the Arboricultural Assessment is submitted with this application for completeness.

As listed on the Conditions on DC/24/1204, Conditions 20 and 23 require information to be submitted ahead with each Reserved Matters submission. This is considered below:

Condition 20

Condition 20: "The Reserved Matters submissions shall be accompanied by details/plans which demonstrate how the original materials and floor plans of the surviving historic farm buildings within the setting of New Place Manor are to be utilised in the design of any new development within the north-west part of the site. The submitted details shall show how any new buildings in this part of the site reflect the type of building that once stood there, including the re-use of historic materials (particularly stone)."

This is considered in the Design Compliance Statement throughout the document, yet in particular on pages **14 and 15**.

Firstly, a structural survey was carried out of the existing barn in May 2026 as is included as part of the submission documents. These findings determined that the building is not currently structurally sound and is in need of significant work, to the extent that it would result in an ostensibly different structure from what is currently on site in order to make it safe.

Notwithstanding this, a site visit and initial heritage review was carried out by Stephen Appleby of Cura Terrae Consultancy. It was noted that much less of the barn and its surroundings remain compared to 2024, and that the state of the barn has further deteriorated. He observed that the roof structure of the old barn building is largely made up of sawn softwood and shows little in terms of historic fabric. While there are some earlier timbers, which appear to have been reused from elsewhere within the timber framing, these also show evidence of having been cut with a circular mechanical saw, meaning they cannot predate the latter part of the 18th century. The other surviving elements are also showing signs of decay and, in some parts, have trees growing out of them, which is not helping their overall stability.

As such, the barn building itself will need to be demolished, and this approach is anticipated within the site design. As shown in detail on the Overall Landscape Proposals Plan, clay brick style pavers covering the original footprint of the old barn building are proposed, with extended herringbone paving flowing into the surrounding landscape. This extended paving is proposed in a pattern of every three courses extending into the landscape, separated by two course wide grass strips, to create the visual effect of blending into the landscape. This will be framed by the existing Wealden Greensand wall, with a grass amphitheatre incorporated into the design to create a usable and active space that repurposes the area into a place where residents can enjoy, socialise and recreate.

With this in mind, there are limited reusable original materials that can be incorporated into any new design. However, as shown on the Materials Plan and Boundary Plan, there is a strong commitment to the use of reconstituted stone on boundary walls and dwellings, both to reflect the nearby New Place Farm and to respond to the former barn building and existing boundary wall.

The proposed dwellings also reflect the appearance and colour of New Place Farm, as set out in the Design Compliance Statement.

Overall, it is clear that since the Outline Planning Permission was granted in 2023, the appearance, usability and significance of the existing barn buildings on site have deteriorated, both in terms of historical value and the salvageability of existing materials. The proposal therefore seeks to repurpose this area using the existing footprint, while incorporating similar materials, including reconstituted stone, across the site. In this context, the scheme represents a positive response and fully addresses the requirements of the condition.

Condition 23

The detailed design of the development proposed through Reserved Matters applications pursuant to this Outline Planning Permission shall *broadly accord* with the principles set out on the submitted:

1. Density and Building Heights Parameter Plans [reference: edp3037_d051a, and edp3037_d052a), and
2. Development Framework and Land Budget plan (reference: edp3037_d043e).

Firstly, the Development Framework and Land Budget Plan has been respected in this Application, with residential development confined to orange shaded areas in a configuration which ensures best use of land and an attractive streetscene. The open space, formally defined as a 'Multi-Functional Green Space' has been considered in depth, with features including:

- Orchard walk: Wildflower meadow mounds with orchard trees to create visual interest within the POS. Informal mown grass paths and seating opportunities are proposed to encourage residents to explore and pause within the landscape.
- Main access path: A self binding gravel path creating connections along the desire lines between the existing PROW, proposed dwellings, and the heritage area.
- Featured planting: A planting palette of herbaceous and shrub species to create focal points around the key areas to provide sense of space and visual interest.
- Repurposing of the old barn building: As explained in depth above under Condition 20.

In terms of the Density and Building Heights Parameter Plans, as discussed above the Alternate Scheme strictly accords with these, including chalet bungalows in the northern section of the developable area.

Application Fee

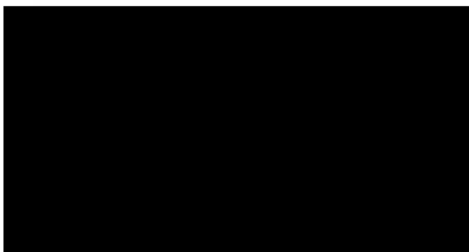
The fee for this application is a total of £6,681.00. This payment has been made via bank transfer to the Planning Portal.

I look forward to discussing the application with you in due course. If you have any questions or require any additional information, please do not hesitate to contact me.

Yours sincerely,



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Matt Davy MRTPI

Planning Manager | Barratt Redrow (Southern Counties)

matt.davy@bdwhomes.co.uk | 07392 286374

Barratt Redrow Southern Counties

Compton House, The Guildway, Old Portsmouth Road, Surrey, GU3 1LR

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