

2nd October 2026

Delivered via the Planning Portal

Matthew Porter
Horsham District Council
Parkside
Chart Way
Horsham
RH12 1RL

Ref: 06040

Dear Matthew,

**NON-MATERIAL AMENDMENT TO PLANNING PERMISSION DC/25/2015 - LAND EAST OF A24 WORTHING ROAD
HORSHAM (HIGHWOOD PHASES 8 AND 10).**

On behalf of our clients, Berkeley Homes (Southern) Limited, we are pleased to submit an application to Horsham District Council (HDC) for a Non-Material Amendment (NMA) to the development approved under Reserved Matters (RM) application DC/15/1702, as varied under S73 application DC/25/2015, for Land East of A24 Worthing Road, otherwise known as Highwood.

BACKGROUND

Outline planning permission was granted in August 2010 under application reference DC/09/2138 for the following development:

Development primarily of up to 1044 dwellings including provision of employment floor space, fire station, community centre and expanded school facilities. Construction of a principal vehicular access from A24 (southbound) together with secondary bus/cycle/pedestrian accesses from Hills Farm Lane, internal highway network, diversion of existing public footpaths and a replacement footbridge over A24. Formation of associated landscape works including playing fields, allotments, recreation facilities and construction of acoustic bund/fence alongside A24 (Outline)

This outline was subsequently varied under DC/11/2004 in May 2012. Reserved Matters for Phase 2 of the Southern parcel of the site, relating to Phases 7, 8 and 10-13, was subsequently approved in December 2016 under application reference DC/15/1702 for the following:

Erection of 300 dwellings, 2 x football pitches, MUGA and NEAP with associated access, parking and landscape works pursuant to outline planning permission DC/09/2138 (as amended by DC/11/2004) (Approval of Reserved Matters).

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Forbury Road
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The latest application pertaining to this consent is DC/25/2015 relating to the removal of water neutrality conditions, granted in Feb 2026.

Phase 7 has been built and completed and Phases 8, 10-13 of this Reserve Matters Area have yet to commence, following the cessation of works on site.

As a result of changing market conditions, and to enable the commencement of the next phase of development, Berkeley are proposing non material minor amendments to housetypes in both Phases 8 and 10 of the Southern Parcel. The total number of units across the site would remain the same, with a reduction in the number of homes provided in Phase 8 and a corresponding increase in the number of homes to be provided in Phase 10.

NON-MATERIAL AMENDMENT PROPOSAL

The current NMA application seeks permission for the following:

Non-Material Amendment to previously approved application DC/25/2015. Amendments sought in respect of the approved housetypes and mix of approved housetypes in future phases 8 and 10 and associated conditional details.

The documents submitted with this application provide full details of the alterations to the consented scheme.

The changes can be summarised as below:

- Phase 8: Replacement of 13 approved apartments (2No. 1-bed and 11No. x 2-bed) with 8 houses (7No. x 2-bed and 1No. x 3-bed).
- Phase 10: Replacement of 6 approved dwellings (2No. x 4-bed and 4No. x 5-bed houses) with 11 dwellings (2No. x 2-bed and 9No. x 4-bed houses).
- Reduction of 5 no. units in Phase 8 offset by the increase of 5 no. units in Phase 10. The total number of units remains the same overall (19 no. units).
- Amendments to associated Conditional details.

The amendments are proposed to deliver a revised and viable housing mix that better reflects current market demand whilst maintaining the approved development parcels and overall development quantum.

INFORMATION SUBMITTED

To enable the Council to determine the application please find enclosed the following information which has been submitted via the planning portal under reference PP-15249101:

- Non-Material Amendment Application Form;
- Covering Letter;
- Planning Statement;
- Site Plans
 - Site Layout Phase 8 – 02533_MP01 P01

- Site Layout Phase 10 – 02533_MP02 P01
- Site Wide Layout – 02533_MP03 P01
- Site Phasing Plan – 02533_MP04 P01
- Phase 8 Vehicle Track Path Analysis - 2026UK673794-WSP-CIV-XX-DR-C-2400 P02

- Housetypes

- 02533_SK08_Plot OP1-OP4_Floor Plans_P01
- 02533_SK09_Plot OP1-OP4_Roof Plan_P01
- 02533_SK10_OP1-OP4_Elevations_P01
- 02533_SK11_OP1-OP4_Side Elevations_P01
- 02533_SK12_Plot OP6-OP8_Floor Plans_P01
- 02533_SK13_Plot OP6-OP8_Roof Plan_P01
- 02533_SK14_OP6-OP8_Elevations_P01
- 02533_SK15_OP6-OP8_Side Elevations_P01
- 02533_SK16_OP5_Floor Plans_P01
- 02533_SK17_OP5_Roof Plan_P01
- 02533_SK18_OP5_Elevations_P01
- 02533_SK19_OP5_Side Elevations_P01
- 02533_SK20_Plots_10.48-10.49_2.2_Floor Plans_P01
- 02533_SK21_Plots_10.48-10.49_2.2_Roof Plan_P01
- 02533_SK22_Plots_10.48-10.49_2.2_Elevations_P01
- 02533_SK23_Plots_10.48-10.49_2.2_Side Elevations_P01
- 02533_SK24_Plots_10.02-10.07 & 10.46-10.47_4.8_Floor Plans-Floor Plans_P01
- 02533_SK25_Plots_10.02-10.07 & 10.46-10.47_4.8_Roof Plan-Roof Plan_P01
- 02533_SK26_Plots_10.02-10.07 & 10.46-10.47_4.8_Elevations-Elevations_P01
- 02533_SK27_Plots_10.02-10.07 & 10.46-10.47_4.8_Side Elevations-Elevations_P01
- 02533_SK28_Plots_10.50_4.12_Floor Plans-Floor Plans_P01
- 02533_SK29_Plots_10.50_4.12_Roof Plans-Roof Plan_P01

- 02533_SK30_Plots_10.50_4.12_Elevations-Elevations_P01
- 02533_SK31_Plots_10.50_4.12_Side Elevations-Elevations_P01
- Arboricultural
 - Tree Protection Plan Phase 10 - BERK25265-03
 - Tree Protection Plan Phase 8 - BERK25265-03
 - Tree Survey - BERK25265ts 19/08/2026
 - Arboricultural Impact and Method Statement - BERK25265_aiaams 23/09/2026
- Ecology
 - Preliminary Ecological Appraisal - 554408kzm08JulyPEA_Phases_8&10-13_FV05
 - Great Crested Newt Surveys Letter - 554408sb21JulyGCN_Phases8,10-13_FV05
- Conditioned Details Amendments

Condition 3b) (To be added as an additional plan)

- Proposed Drainage Strategy Ph 8 - 2026UK673794-WSP-CIV-XX-DR-C-0500-P01

Condition 5b)

- Phase 8 Materials Schedule Rev H

Condition 7b)

- Soft Landscape General Arrangement Plan (sheet 2 of 6) D2339_L_302 Rev D
- Soft Landscape General Arrangement Plan (sheet 4 of 6) D2339_L_304 Rev D
- Soft Landscape General Arrangement Plan (sheet 5 of 6) D2339_L_305 Rev E
- Soft Landscape General Arrangement Plan (sheet 6 of 6) D2339_L_307 Rev A

Condition 14 (To be applied associated to Phase 10-13 only)

- Ecology Conditions Letter - 55440824Sep26LV2_PH8_10-13 (dated 30 September 2026)

These drawings and reports will supersede previously approved details pertaining to these Phases of development, where applicable.

The application fee has been paid via the Planning Portal. I trust you will find the application documentation to be in order and look forward to confirmation of validation.

Should you require any further information or clarification please do not hesitate to contact me or my colleague Alison Young (alison.young@turley.co.uk).

Yours sincerely,

Emma Sibley

Planner

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