



**Horsham
District
Council**

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

Our ref: DISC/26/0104
Your ref: Southwater RM Cond. 2 and 4
Email: planning@horsham.gov.uk
Direct Line: 01403 215238
If Calling Please ask for: Nicola Pettifer
Date: 23rd June 2026

Dear Sir/Madam,

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

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)

Rascalls 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):

2. **Pre-Commencement Condition:** Notwithstanding the details shown on the Preliminary Level Layout Plan [23-225-009 Rev E] no development shall commence until precise details (to include details shown on a plan) of the existing and proposed finished floor levels and external ground levels of the development in relation to nearby datum points adjoining the application site have been submitted to and approved by the Local Planning Authority in writing. The development shall be completed in accordance with the approved details.

Reason: As this matter is fundamental to control the development in detail in the interests of amenity and visual impact and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 23rd June 2026

6. **Pre-Commencement (Slab Level) Condition:** Notwithstanding the indicative details shown on approved External Finishes Layout plan [CB_08_535_008], 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.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of

visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policy ShipHD3 of the Shipley Neighbourhood Plan.

Date of approval - 23rd June 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
Plans	Section 96a Engineering Layout_Ver1 (Levels to Plots 1 and 2)	19711-RFSH-5-638 A	11.06.2026
Plans	Materials schedule (plots 1 and 2)		12.06.2026

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