



Planning Statement - Reserved Matters Application (incorporating Affordable Housing Statement and Energy Statement)

Land at Campsfield, Southwater

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Basis of Report

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1.0 Introduction

- 1.1 SLR Consulting has been instructed by our client, Miller Homes Ltd (Miller Homes) to prepare a Planning Statement in support of the submission of a Reserved Matters Application (RMA) made to Horsham District Council (HDC) for the residential development on land known as Campsfield, located at the southern edge of the village of Southwater ('the Site').
- 1.2 This RMA application follows the approval of an outline application (approved on the 17th June 2026 under Application Ref. DC/25/0102) for:
- "Outline application with all matters reserved except for access for up to 82 dwellings with vehicular and pedestrian accesses, public open space, noise mitigation measures, landscaping, foul and surface water drainage and associated works."*
- 1.3 The outline consent established the principle of development at the Site and sets several broad parameters to guide its development through an indicative masterplan. This RMA now seeks permission for all the remaining outstanding reserved matters which relate to layout, scale, appearance and landscaping.
- 1.4 This application is also submitted in accordance with the planning obligations secured within the Section 106 (S106) agreement that formed part of the outline permission.
- 1.5 This Planning Statement demonstrates how the reserved matters proposals comply with the outline planning permission, approved parameter plans, planning conditions and relevant design policies. It explains why the proposed reserved matters are appropriate having regard to the key development parameters established at the outline application stage and the further technical work undertaken in support of this submission.
- 1.6 The Statement does not repeat the evidence submitted with the outline planning application relating to the principle of development or identified housing need, as these matters have already been established and approved by HDC.
- 1.7 Having due regard to the Site context, Site constraints and local validation requirements, the application and this accompanying planning statement should be read alongside the other submitted plans and reports that form the RMA submission. Such documentation is listed below within the document schedule.

Outline Permission Conditions

- 1.8 The following Conditions as imposed on the outline permission are addressed in full within this RMA:
- Condition 5: surface water drainage;
 - See PBA Drainage Technical Note
 - Condition 9 (a): Tree Protection
 - See Barrell TPP and AIA
 - Condition 10: site levelling;
 - See PBA Levels Layout sheets (1-4)
 - Condition 12: scheme for sound attenuation;
 - See 24Acoustics Noise Assessment

- Condition 13: Foul drainage
 - See PBA Drainage Technical Note
- Condition 14: Structural Planting
 - See Fabrik Hard and Soft landscape plans (5 sheets)
- Condition 16: biodiversity enhancement strategy;
 - See EcoSupport HMMP
- Condition 17: hard and soft landscaping;
 - See Fabrik Hard and Soft landscape plans (5 sheets)
- Condition 18: landscape management and maintenance plan;
 - See Fabrik LEMP

Accompanying Documents

- 1.9 The planning application submission is accompanied by the documents listed below, which have been informed by the local validation requirements, pre-application discussions and documentation already submitted as part of the RMA submission:
- Covering Letter
 - Application Form and Certificates
 - CIL Form
 - Planning Statement (by SLR Consulting) [this document]
 - Design and Access Statement (by Omega Architects)
 - Arboricultural Impact Appraisal and Method Statement (by Barrell)
 - Biodiversity Net Gain Assessment & HMMP (by Ecosupport)
 - Biodiversity Enhancement Strategy (by Ecosupport)
 - Ecological Impact Assessment (by Ecosupport)
 - Statutory Biodiversity Metric Calculation Tool (by Ecosupport)
 - Noise Assessment (by 24 Acoustics)
 - Transport Statement (by Paul Basham Associates)
 - Updated Flood Risk Assessment and Drainage Strategy (by Paul Basham Associates)
 - Travel Plan (by Paul Basham Associates)
 - Landscape Design Statement (by Fabrik)
 - Hard and Soft Landscape Specification (by Fabrik)
 - Landscape Maintenance & Management Specification (by Fabrik)
- 1.10 The drawings and plans listed within Table 1-1 below also support the application:

Table 1-1: Drawing Schedule

Drawing	Author	Drawing Reference	Revision
Location Plan	Omega Architects	3427-A-1000-PL	A
Site Plan (black/white)	Omega Architects	3427-A-1005-PL	B
Site Plan (coloured)	Omega Architects	3427-C-1005-PL	B
Site Plan (House Type Specification)	Omega Architects	3427-A-1005.1-PL	B
Site Plan – Constraints	Omega Architects	3427-A-1007-PL	B
Parking Plan	Omega Architects	3427-A-1700-PL	B
Refuse Plan	Omega Architects	3427-A-1701-PL	B
Materials Plan	Omega Architects	3427-A-1702-PL	B
Tenure Plan	Omega Architects	3427-A-1703-PL	B
Dwelling Distribution Plan	Omega Architects	3427-A-1006-PL	B
Section/street scenes (proposed)	Omega Architects	3427-A-101(0-3)-PR	A
Garages	Omega Architects	3427-A-3200-PL	A
Cycle Store & Substation	Omega Architects	3427-A-3201-PL	A
House Types - Plot 1 Crosswood	Omega Architects	3427-C-3000-PL	A
House Types - Plot 2 Crosswood	Omega Architects	3427-C-3001-PL	A
House Types - Plot 3 Forwood	Omega Architects	3427-C-3005-PL	A
House Types - Plot 4 Briarwood	Omega Architects	3427-C-3006-PL	A
House Types - Plots 5-6, 33-34 Chilton & Delmont	Omega Architects	3427-C-3010-PL	A
House Types - Plots 7-8, 17-18, 72-73 Whitton & Hazelton	Omega Architects	3427-C-3015-PL	A
House Types - Plots 9-10, 19-20 Whitton & Hazelton	Omega Architects	3427-C-3016-PL	A
House Types - Plots 11-13 Richmond	Omega Architects	3427-C-3020-PL	A
House Types - Plots 14-15, 35-36 Chilton & Delmont	Omega Architects	3427-C-3025-PL	A
House Types - Plot 16 Forwood	Omega Architects	3427-C-3030-PL	A
House Types - Plot 21 Crosswood	Omega Architects	3427-C-3035-PL	A
House Types - Plots 22, 80 Beauwood	Omega Architects	3427-C-3040-PL	A

Drawing	Author	Drawing Reference	Revision
House Types - Plots 23, 81 Briarwood	Omega Architects	3427-C-3045-PL	A
House Types - Plots 24-25 Briarwood	Omega Architects	3427-C-3046-PL	A
House Types - Plot 26 Beauwood	Omega Architects	3427-C-3050-PL	A
House Types - Plots 27-28, 78-79 Delmont	Omega Architects	3427-C-3055-PL	A
House Types - Plots 29-30 Chilton & Delmont	Omega Architects	3427-C-3060-PL	A
House Types - Plots 31-32, 37-38, 74-75 Denton	Omega Architects	3427-C-3065-PL	A
House Types - Plots 39-40, 76-77 Chilton & Delmont	Omega Architects	3427-C-3070-PL	A
House Types - Plots 41-42 Hazelton	Omega Architects	3427-C-3075-PL	A
House Types - Plots 43-47 Hasting-AFF & Lockton-AFF	Omega Architects	3427-C-3080-PL	A
House Types - Plots 48-49 Baymont	Omega Architects	3427-C-3085-PL	A
House Types - Plots 50-53 2BM-AFF & Baymont-AFF	Omega Architects	3427-C-3090-PL	A
House Types - Plots 54-57 Hasting-AFF & Lockton-AFF	Omega Architects	3427-C-3095-PL	A
House Types - Plots 58-59 Torwood	Omega Architects	3427-C-3100-PL	A
House Types - Plots 60-62 Hasting-AFF & Baymont-AFF	Omega Architects	3427-C-3105-PL	A
House Types - Plots 63-66 2BM-AFF, Lockton-AFF & Torwood-AFF	Omega Architects	3427-C-3110-PL	A
House Types - Plots 67-71 Hasting-AFF, Lockton-AFF & Baymont-AFF	Omega Architects	3427-C-3115-PL	A
House Types - Plot 82 Crosswood	Omega Architects	3427-C-3120-PL	A
Tree Protection Plan	Barrell	23047-TPP-08	N/A
Landscape General Arrangement Plan (Sheets 1-5)	Fabrik	D3270-FAB-00-XX-DR-L-100(1-5)	N/A

Drawing	Author	Drawing Reference	Revision
Boundary Treatment Plan (Sheets 1-5)	Fabrik	D3270-FAB-00-XX-DR-L-500(1-5)	N/A
Soft Landscape Details	Fabrik	D3270-FAB-00-XX-DR-L-870(1-2)	N/A
Site Levels (Sheets 1-4_	Paul Basham Associates	091.5027.070(1-4)-P01	1

Structure of Planning Statement

1.11 The remainder of this planning statement will be structured as follows:

- **Section 2.0:** Site and Surroundings
- **Section 3.0:** Development Framework;
- **Section 4.0:** Pre-Application Engagement;
- **Section 5.0:** Application Proposal and Compliance with Outline Parameters;
- **Section 6.0:** Review of Planning Context;
- **Section 7.0:** Key Planning Considerations;
- **Section 8.0:** Affordable Housing Statement;
- **Section 9.0:** Energy and Sustainability Statement; and
- **Section 10.0:** Summary and Conclusions.

2.0 The Site and Surroundings

Site Location

- 2.1 The Site is situated at the southern edge of the settlement of Southwater, wholly within the Southwater Parish Boundary and administrative boundaries of the Horsham District, West Sussex. The Site benefits from an extant field access at its northeastern corner, which adjoins the Southwater settlement, as discussed below.
- 2.2 The A24 bounds the Site to the east, siting at a lower topography.
- 2.3 Mulbury Fields sits directly adjacent to the north, a built out residential development that received planning approval in May 2015 for 193 dwellings under Application Ref. DC/14/2582. The development has a distinct, but modern character following a simple perimeter block, predominantly comprising buildings of up to 2 stories, with a few taller elements to create focal points in the townscape. As will be discussed in Section 3.0 and in more detail within the Design and Access Statement, this RMA submission has taken visual cues from the array of architectural styles within development and is cognisant with the house types present.
- 2.4 By comparison, the remaining surrounding context has a largely wooded character creating a verdant residential appearance, particularly to the south and west boundaries of the Site, which is bound by agricultural fields, with further agricultural land to the east across the A24. The western boundary is also defined by Hogs Wood, designated Ancient Woodland. Proposed development is set back from the application boundary via a 15m buffer.
- 2.5 As established in the outline planning application, the Site is sustainably located, being of a semi-urban context. Despite being located outside the adopted Built Up Area Boundary (BUAB), the Site adjoins the southern edge of the Southwater Settlement by virtue of its links to the Mulbury Fields as discussed above. Southwater itself is a second-tier settlement, as per the Horsham District Planning Framework (adopted November 2015) and is denoted for having a good range of services, facilities and employment provision. This includes the various local services within Southwater such as multiple convenience retailers, doctors' surgery, local restaurants and several public houses, as well as five educational facilities within the settlement,
- 2.6 Whilst the Site's sustainability credentials are not discussed in detail (given this was established in the outline planning application), HDC's Planning Officer's¹ concluded that the Site is 'contiguous to the existing settlement edge of Southwater' and as a result was ultimately 'afforded positive weight in the overall planning balance' as a result.

¹ HDC (2025) – Planning Committee Report (19/08/25), Land at Campsfield .

Site Description

- 2.7 The Site itself encompasses a gently sloping (from east to west) rectangular parcel of land that covers approximately 4.87Ha. However, this is reduced to 4.29Ha when excluding the length of road through Mulberry Gardens to the north via Roman Lane/ Mill Straight/ Centenary Road roundabout, an adopted highway and location of the approved Site access under the Outline Application.
- 2.8 The Site is currently used predominantly as plantation woodland which the landowner has a license to regularly fell. The Site is split into two roughly equal parcels, split in the middle by a belt of non-plantation trees and small ground depressions.
- 2.9 The Site has strong defensible boundaries, formed by predominantly hedgerows with semi-mature Oak trees scattered along them, with an area of ancient woodland trees along the western edge of the Site (but outside of the redline site boundary).
- 2.10 Overall, the Site is relatively unconstrained and not subject to any statutory designations. However, for context, the Site:
- Benefits from extant outline planning permission for up to 82 houses under Application Ref. DC/25/0102;
 - Is bound to the south by a Public Right of Way (PRoW) (footpath 2804) that provides an east-west pedestrian connection.
 - Is within Flood Zone 1 (lowest risk of fluvial flooding); and largely at a low risk of surface water flooding;
 - Contains a bat sustenance zone along its western edge, which includes an area of Ancient Woodland;
 - Is not known to have archaeological interest and there are no listed buildings or heritage assets within the Site or within its setting (the closest is the Grade II listed building known as Big Pollarshill Farmhouse, approximately 480m east); and
 - Is not located in the vicinity of any statutory ecological designation (the closest being Coneyhurst Cutting Site of Special Scientific Interest (approximately 5.9km west).
- 2.11 The location and boundary of the Site is shown on Figure 2-1 below.

3.0 Development Framework

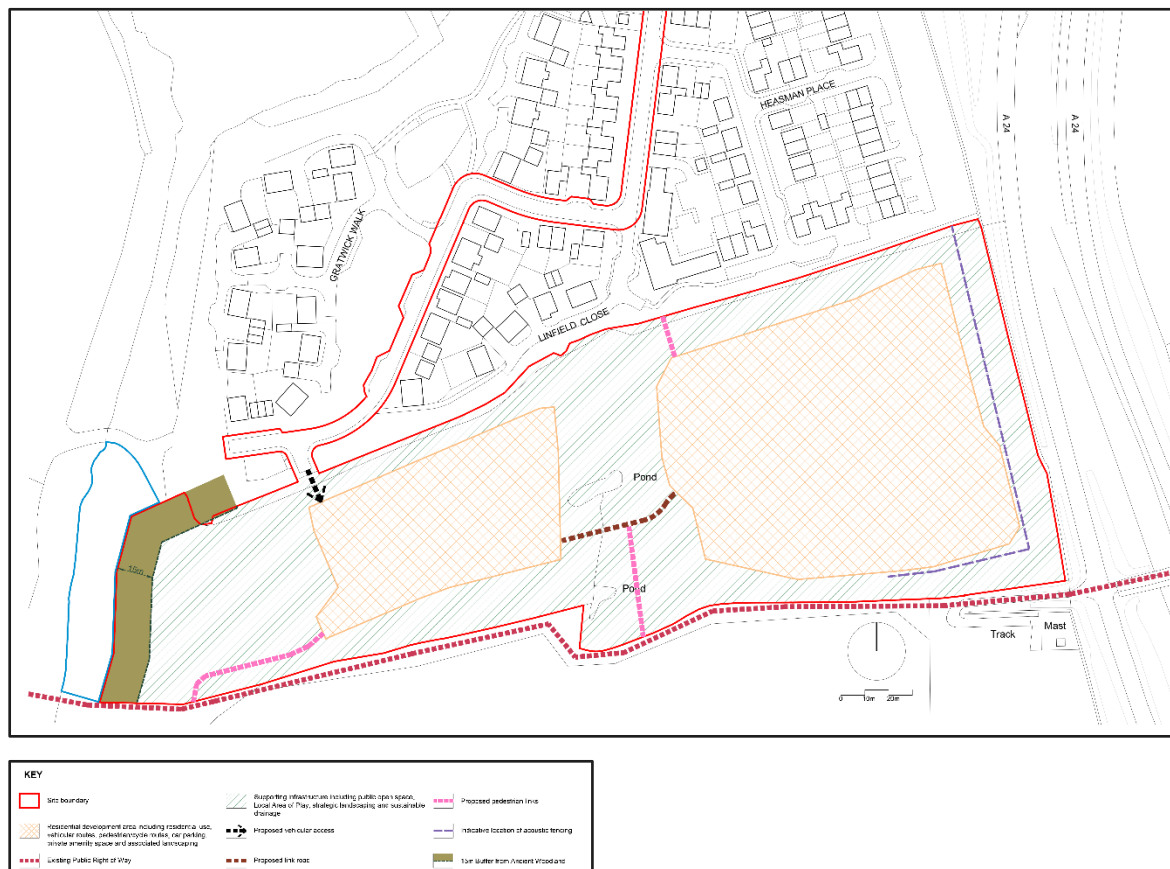
- 3.1 This RMA application follows the approval of an outline application (approved on the 17th of June 2026 under Application Ref. DC/25/0102) for:

'Outline application with all matters reserved except for access for up to 82 dwellings with vehicular and pedestrian accesses, public open space, noise mitigation measures, landscaping, foul and surface water drainage and associated works.'

- 3.2 The outline consent was supported by numerous technical documents and plans that were considered at outline stage including inter alia air quality, land quality, flood risk, ecology, transport (including offsite traffic impacts), landscape, noise and arboriculture. The constraints that were identified in such assessments informed the preparation of an indicative masterplan and parameter plan.
- 3.3 The outline application also established in detail the vehicular and pedestrian access to the site via a pre-existing turning head on the Mulberry Fields development.
- 3.4 Whilst not an 'approved' plan, the indicative masterplan showed how the Site could be laid out and that it can comfortably accommodate and deliver 82 dwellings. The parameter plans showed indicative areas for development and fixed several parameters for the RM to comply of which were strongly supported by HDC officers in determining the outline application. The plan is shown in Figure 3-1 and fixed parameters include:
- **Development Area** – dwellings will be located in two distinct parcels, separated by an existing copse of mature trees at the Site centre. The parcels are connected by a new street which links onto Centenary Road such that the Proposed Development will form a discrete but organic extension to the Mulberry Fields development to the north. The development areas substantially comply with the areas on the outline parameter plan, with only some minor deviations to facilitate an appropriate, high-quality layout.
 - **Vehicular Access** - via an existing turning head at the end of Centenary Road immediately north of the Site. Access was addressed in detail as part of the outline application.
 - **Pedestrian Access** - via the same route (as the above) and a dedicated pedestrian access will also be located to the east of the main access and south of the Site linking to the existing PRow;
 - **Tree Retention** – existing tree planting (excluding the plantation woodland) is generally retained and enhanced to ensure a strong buffer is provided around the Site, including to the Ancient Woodland to the west;
 - **Open Space** - inclusion of public open space at the heart of the Site, comprising a play area, native planting (incorporating retained mature trees) and informal amenity space;
 - **Landscaping**- a landscape led approach including tree-lined streets to strengthen the relationship between built form and green infrastructure, complemented by the central open space, where an existing oak tree is retained with surrounding dwellings frontages orientated to overlook it;
 - **Noise Buffer** – acoustic fencing along the Site's eastern boundary, to protect residents from noise, namely that arising from the A24; and

- **Drainage** - a sustainable drainage basin located to the west of the Site to manage surface water flood risk whilst also providing a defensible edge to the Ancient Woodland.

Figure 3-1: Approved Parameter Plan



3.5 As is apparent, the Outline Consent unequivocally establishes the principle of development and authorises that residential development can come forwards at the Site. It also confirms in detail the access arrangements. An S106 agreement also accompanied the Outline Consent which secured the provision of various elements, including 35% affordable housing.

3.6 This RMA submission for the development of 82 residential dwellings demonstrates how the framework and fixed parameters that were established via the outline approval have been achieved, as discussed in the following section.

4.0 Pre-Application Engagement

4.1 As is best practice, formal pre-application advice was sought from HDC (LPA Ref. PE/26/0121) in May 2026. The full response is appended to this Planning Statement within Appendix A. Following a meeting held on 29th of May 2026, HDC provided a positive written response confirming that the proposed reserved matters scheme presented at the pre-application accords with the key development parameters established through Outline Permission Ref. DC/25/0102. In particular, the Council confirmed that:

- The proposed layout provides a reasonable and policy-compliant interpretation of the Site and its development potential, in accordance with the approved Parameter Plan.
- The development retains the principal landscape buffers and green infrastructure strategy established at outline stage, including protection of the western ancient woodland and retention of perimeter vegetation.
- The proposed scale and massing reflect the expectations established through the outline consent and would complement the adjacent Mulberry Fields development to the north.
- The scheme successfully incorporates the anticipated tree-lined primary street and street tree planting strategy, reinforcing the landscape-led design approach promoted at outline stage.
- The revised housing mix includes a greater proportion of family-sized market dwellings, responding positively to identified local housing needs within Southwater.

4.2 The Council's advice also included a number of detailed design recommendations relating to landscaping, materiality, public realm and technical matters. These helpful comments have informed the evolution of the submitted Reserved Matters proposals and include:

- Adoption of a locally distinctive materials palette and architectural approach in accordance with the Southwater Parish Design Statement and HDC's pre-application advice, including the use of red brick, tile hanging and weatherboarding/cladding, together with traditional features such as porches, brick detailing and varied roof forms.
- In response to HDC's recommendations, the scheme also incorporates rustic brown roof tiles to provide tonal variation and reinforce the Site's edge-of-village character.
- Incorporation of additional landscaping within areas previously identified for utility infrastructure, creating enhanced public realm and planting opportunities.
- Provision of additional woodland, tree and understorey planting, particularly along the southern edge of the western parcel, strengthening the landscape framework established through the outline permission.
- In response to HDC's comments regarding vehicular manoeuvrability, the internal street layout has been refined, particularly along the principal route connecting the eastern and western development parcels, with amendments

to shared-surface areas and junction arrangements where necessary. These changes ensure satisfactory vehicle movement throughout the Site whilst contributing to a high-quality, legible and attractive layout.

- 4.3 It should also be noted that HDC advised that construction access details should be secured through a planning condition and thus do not form part of this application.
- 4.4 Simultaneously with the formal pre-application process, Miller Homes provided the Illustrative Landscape Masterplan to Southwater Parish Council in May 2026 and invited comments on the emerging proposals. The Parish Council was also offered the opportunity to meet with the project team to discuss the proposals in more detail. This formed part of Miller Homes' commitment to early and proactive engagement with local stakeholders throughout the evolution of the scheme. No response was received from the Parish to this invitation to meet or comment.
- 4.5 Overall, the pre-application process confirmed that the proposed Reserved Matters scheme is fully aligned with the development principles established through the outline permission. The positive feedback received from HDC has informed the detailed evolution of the proposals, resulting in a high-quality, landscape-led development that responds positively to the Site context, local character and the aspirations of the approved Parameter Plan.

5.0 Application Proposal and Compliance with Outline Parameters

- 5.1 This application seeks approval for all the outstanding Reserved Matters (layout, scale, appearance and landscaping) for the residential development at land known as Campsfield, Southwater.
- 5.2 Access to the Site was approved in detail under the Outline via the existing estate road serving the Mulberry Fields development at Centenary Road. Pedestrian access is provided alongside the vehicular route, together with additional pedestrian connections to the wider Public Rights of Way network.
- 5.3 The description of the development for this RMA is as follows (the 'Proposed Development'):
- "All outstanding Reserved Matters for the erection of 82 dwellings with associated parking, landscaping, surface and foul water drainage, open space, and associated works and infrastructure pursuant to permission reference DC/25/0102 on Land at Campsfield, Linfield Close, Southwater"*
- 5.4 The remainder of this section describes the key components of the Proposed Development and demonstrates how the detailed Reserved Matters proposals have evolved in response to the parameter plans, design principles and development framework approved under Outline Planning Permission Ref. DC/25/0102.

Site Layout, Landscaping and Open Space

- 5.5 The layout has evolved through a detailed design process and responds directly to the opportunities and constraints identified at outline stage, including the retention of the central copse, protection of the Ancient Woodland, approved access arrangements and the wider green infrastructure framework.
- 5.6 The development comprises 82 dwellings arranged within two distinct development parcels which are in substantial compliance with the development parcels shown on the approved parameter plan. The parcels are separated by the retained central belt of mature trees in alignment with the approved development framework, providing a strong visual and physical separation between the eastern and western parcels whilst creating an attractive green corridor through the centre of the Site.
- 5.7 As envisaged through the approved illustrative masterplan, development is arranged around a primary route extending southwards from Centenary Road through the centre of the Site. Secondary streets and short cul-de-sacs branch from this route to provide access to individual development parcels.
- 5.8 The dedicated pedestrian accesses presented to the east of the main access and along the southern boundary of the Site, linking to the existing PRow, are maintained to improve access to Southwater and the surrounding countryside, whilst also encouraging sustainable modes of travel and strengthening connections to the wider pedestrian network.
- 5.9 Public open space is focused around the retained central landscape corridor, incorporating a Local Area for Play and informal recreational space. Dwellings front onto these areas to provide natural surveillance, whilst a network of pedestrian connections links the development with the adjacent Mulberry Fields development and Public Right of Way 2804 along the southern boundary.

- 5.10 Tree-lined streets are proposed throughout the development to strengthen the relationship between built form and green infrastructure. Significant boundary vegetation is retained and enhanced, whilst an appropriate buffer is maintained to the Ancient Woodland on the western boundary in accordance with the approved parameters and national guidance.
- 5.11 Overall, the Reserved Matters proposals retain the key spatial, movement and landscape principles established through the approved outline application, including the two development parcels, central green corridor, open space network, tree retention strategy and movement hierarchy.

Materials, Detailing and Massing

- 5.12 The proposed dwellings have been designed to reflect the character of the surrounding area and, in particular, the adjacent Mulberry Fields development.
- 5.13 A varied but coherent palette of materials is proposed, comprising predominantly red brick, limited areas of render and tile hanging, together with brown and grey roof tiles. The materials have been selected to create visual interest whilst maintaining a consistent appearance across the development and reflecting the character of neighbouring residential areas.
- 5.14 Architectural detailing includes pitched roofs, bay windows, porches, feature gables and varied elevational treatments. These features help break down the massing of individual buildings, create visual interest within the streetscene and ensure the development does not appear overly dominant within the wider landscape.
- 5.15 Consistent with the outline permission, the development is predominantly two storeys in height, interspersed with single-storey garages and ancillary structures. Limited 2.5-storey buildings are positioned within the eastern parcel to provide focal points and visual interest whilst responding appropriately to the Site's topography.

Noise Attenuation

- 5.16 The outline application established the need for noise mitigation measures to address traffic noise arising from the A24 located immediately east of the Site. The Reserved Matters proposals have been informed by the accompanying Noise Impact Assessment and incorporate an appropriate package of mitigation measures, including acoustic fencing.
- 5.17 In accordance with the approved outline strategy, the most noise-sensitive areas of the development have been located away from the eastern boundary wherever possible. Plot orientation, separation distances and landscape buffers have been carefully considered to minimise potential impacts on future residents.
- 5.18 The proposals also incorporate acoustic fencing along the eastern boundary together with enhanced glazing and ventilation measures where required.

Drainage

- 5.19 The surface water drainage strategy retains the approved parameters at the outline stage, including the use of attenuation and drainage features within the western part of the Site to manage surface water runoff whilst providing a defensible edge to the adjacent Ancient Woodland.

- 5.20 Following pre-application discussions with HDC, the detailed drainage design however, has been refined to reflect the updated National Standards for Sustainable Drainage Systems published since the outline permission was granted which is discussed further in Section 7.0.

Housing Mix

- 5.21 The Proposed Development will deliver a mix of private and affordable homes, comprising a range of 1, 2, 3 and 4-bedroom dwellings. The housing mix has been carefully designed to meet the needs of a broad spectrum of households, including first-time buyers, young professionals, families and older residents.
- 5.22 The proposed mix seeks to create a balanced and inclusive community and has been prepared with due regard to Policy 16 (Meeting Local Housing Needs) of the Horsham District Planning Framework. The overall mix is broadly consistent with that established through the outline planning application, which was considered acceptable by HDC.
- 5.23 The proposed affordable housing mix matches that secured within the s106 associated with the outline approval, reflecting local needs for affordable housing. The number of open market 1-bedroom dwellings has also been reduced, with a corresponding increase in the provision of larger 2 and 3-bedroom homes. This reflects the Council's aspiration to secure a greater proportion of family-sized housing and was specifically welcomed by HDC housing team at the outline application stage.
- 5.24 This variation from the SHMA is also considered appropriate given the Site's edge-of-settlement location. Whilst smaller homes are frequently delivered in higher-density town centre and village centre locations, residential developments on the periphery of settlements typically accommodate a greater proportion of family housing. This approach is consistent with the character and housing mix of the adjacent Mulberry Fields development to the north.
- 5.25 Overall, the proposed housing mix achieves an appropriate balance between local housing need, market demand and Site context. The mix therefore accords with Policy 16 of the Horsham District Planning Framework and the Council's Type and Affordability of Housing SPD, which seek to ensure new development delivers a suitable balance of dwelling sizes, types and tenures.
- 5.26 Table 5-1 below shows the proposed housing mix:

Table 5-1: Proposed Housing Mix²

Beds	Market	%	Affordable Rent	%	Shared Ownership	%	Total
1 bed	3	6%	8	40%	0	0%	11
2 bed	18	34%	4	20%	6	67%	28
3 bed	20	38%	6	30%	2	22%	28
4 bed	12	23%	2	10%	1	11%	15
Total	53	100%	20	100%	9	100%	82

² Numbers presented in this table have been rounded to the nearest whole number.

- 5.27 Of the 82 dwellings proposed, 29 units (35%) will be delivered as affordable housing, comprising 20 affordable rented units and 9 shared ownership units. This provision accords with the requirements of the outline planning permission and the associated S106 Agreement and is discussed in further detail within the Affordable Housing Statement at Section 8.0.

6.0 Review of Planning Context

- 6.1 This Section of the Planning Statement sets out the legislative policy context as it relates to the Proposed Development and explains Section 7 thereafter explains how the proposals accords with the outlined policy in more detail.
- 6.2 In accordance with national planning legislation and policy, planning applications must be determined in accordance with the context of the development plan ‘unless material considerations indicate otherwise’ (Section 38(6) of the Planning and Compulsory Purchase Act 2004). Policies in the development plan will seek to safeguard environmental interests, and will aim to resist developments, which are likely not sustainable to give rise to significant adverse environmental and amenity effects.
- 6.3 The statutory development plan Site comprises:
- Horsham District Planning Framework 2011-2031 (adopted November 2015)
- 6.4 It should also be noted that the Site lies within the administrative boundary of Southwater Parish Council but is located outside the designated area covered by the Southwater Neighbourhood Plan 2019-2031, adopted on 23 June 2021. As such, the Site is not subject to the provisions of the Neighbourhood Plan. However, consistent with the approach taken at the outline application stage, this Planning Statement has had some regard to the relevant policies and objectives of the Southwater Neighbourhood Plan where these are considered relevant to the Proposed Development.
- 6.5 The National Planning Policy Framework (NPPF) (December 2024 and updated in February 2025) (“the NPPF”) and the National Planning Policy Guidance (“NPPG”) are also material considerations of significant weight. A new Draft NPPF was published also in December 2025, with consultation closing in March 2026 and adoption anticipated in summer /autumn 2026. Whilst the draft NPPF currently carries only limited weight as it has not yet been published in final form, our client reserves the right to comment on its implications should it have material impacts on this RMA.
- 6.6 The Council also has a number of Supplementary Planning Documents (“SPDs”) and other guidance documents which are material considerations in decision making. Those most relevant to the proposals are:
- Facilitating Appropriate Development (October 2022);
 - Biodiversity and Green Infrastructure (October 2022);
 - Planning Obligations and Affordable Housing (September 2017);
 - Community Infrastructure Levy (CIL) Charging Schedule (2017)
 - Southwater Parish Design Statement (April 2011); and
 - West Sussex County Council: Guidance on Parking at New Developments (September 2020).

- 6.7 Additionally, HDC is progressing a new Local Plan, which will cover the period to at least 2040. The Plan was submitted to the Planning Inspectorate and, following hearing sessions held in December 2024 and April 2026, the Planning Inspector, at the Council's request, recommended a number of Main Modifications to ensure the Plan is sound.
- 6.8 The Council is currently undertaking a public consultation on these Main Modifications to the Horsham District Local Plan. The consultation runs for six weeks, from Monday 13 July 2026 until 12 noon on Monday 24 August 2026. Given the current status of the Plan, it attracts only limited weight in the decision-making process. Nevertheless, relevant policies within the emerging Plan have been considered as part of this review.
- 6.9 As the principle of development has already been established, the remainder of this section focuses on policies relevant to the detailed design of the scheme, the proposed layout and technical matters that relate to the Site's deliverability.

National Planning Policy and Guidance

National Planning Policy Framework (adopted December 2024, updated February 2025)

- 6.10 The NPFF was adopted in 2012 and was most recently revised in December 2024 (and updated in February 2025). The Framework sets the Government's planning policies for England and how these should be applied. The most recent version places an increased weight on delivering housing and underlines the Government's commitment to significantly boosting the supply of homes.
- 6.11 It is a material consideration in the determination of the planning application. The most pertinent policy sections relevant to this RMA, in particular design and technical considerations include:
- **Section 4: Decision Making** explains that local planning authorities should approach decisions on proposed development in a positive and creative way and that applications for planning permission should be determined in accordance with the development plan, unless material considerations indicate otherwise.
 - **Section 5: Delivering a Sufficient Supply of Homes** sets out the Government's commitment to addressing local housing needs and delivering a wide choice of high-quality homes to meet the needs of different groups within the community.
 - **Section 8: Promoting Healthy and Safe Communities** seeks to promote healthy and safe communities, highlighting the importance of providing access to a range of high-quality open spaces to support the health and wellbeing of communities.
 - **Section 9: Promoting Sustainable Transport** supports the provision of sustainable modes of transport and explains that transport issues should be considered from the earliest stages of plan-making so that opportunities to promote walking, cycling and public transport use are identified and pursued.

- **Section 12: Achieving Well-Designed Places** highlights that good design is a key aspect of sustainable development, creating better places in which to live and work and helping to make development acceptable to communities. It also states that new development should be visually attractive through good architecture, layout and appropriate, effective landscaping, while being sympathetic to local character, history, the surrounding built environment and the landscape setting.
- **Section 15: Conserving and Enhancing the Natural Environment** covers the natural environment. stresses the importance of protecting and safeguarding ecological networks, including national and locally designated sites of importance to biodiversity, wildlife corridors.

National Design Guide and National Model Design Code 2021

- 6.12 The National Design Guide sets out the Government's commitment to achieving better design. This is through providing a framework that details the characteristics of well-designed places and demonstrates what good design means in practice as set out in Figure 6-1.

Figure 6-1: The ten characteristics of well-designed places (page 8 of the National Design Guide)



- 6.13 The National Model Design Code expands upon the ten characteristics of good design set out in the National Design Guide. The code sets out clear design parameters to help local authorities and communities decide what good quality design looks like in their area.
- 6.14 Both the design guide and code forms part of planning practice guidance and should be read and consider during the design process.

Horsham District Planning Framework 2011-2031 (adopted November 2015)

6.15 The Horsham District Planning Framework adopted in November 2015, sets out how Horsham District will evolve over the plan period from 2011 to 2031, with the overall vision of creating a dynamic district that supports strong communities and maintains a high quality of life. Those most relevant to this RMA are as follows:

- Policy 1 – Sustainable Development
- Policy 2 – Strategic Policy: Strategic Development
- Policy 15 – Strategic Policy: Housing Provision
- Policy 16 – Strategic Policy: Meeting Local Housing Needs
- Policy 24 – Strategic Policy: Environmental Protection
- Policy 25 – Strategic Policy: The Natural Environment and Landscape Character
- Policy 31 – Green Infrastructure and Biodiversity
- Policy 32 – Strategic Policy: The Quality of New Development
- Policy 33 – Development Principles
- Policy 34 – Cultural and Heritage Assets
- Policy 35 – Strategic Policy: Climate Change
- Policy 36 – Strategic Policy: Appropriate Energy Use
- Policy 37 – Sustainable Construction
- Policy 38 – Strategic Policy: Flooding
- Policy 39 - Strategic Policy: Infrastructure Provision
- Policy 40 – Sustainable Transport
- Policy 41 – Parking
- Policy 42 – Inclusive Communities
- Policy 43 – Community Facilities, Leisure and Recreation

Southwater Neighbourhood Development Plan 2019-2031 (adopted June 2021)

6.16 Southwater Parish Council have produced a Neighbourhood Plan which was made on 23rd June 2021, although, as mentioned, does not cover the boundary of the Site. Nonetheless, the policies most relevant to this RMA are as follows:

- Policy SNP1 – Core Principles
- Policy SNP2 – Proposals for Residential Development
- Policy SNP4 – Keeping our Roads Moving
- Policy SNP9 – Home Standards
- Policy SNP10 – Residential Space Standard
- Policy SNP12 – Outdoor Play Space
- Policy SNP14 – Adequate Provision of Car Parking

- Policy SNP15 – Driving in the 21st Century
- Policy SNP16 – Design
- Policy SNP17 – Site Levels
- Policy SNP18 – A Treed Landscape

Emerging Horsham District Local Plan 2023 - 2040

6.17 As discussed, only limited weight can be given to the emerging Horsham District Local Plan 2023 - 2040 given its current status, however, the draft policies of most relevance to this RMA as followed:

- Policy 1: Sustainable Development
- Policy 6: Climate Change
- Policy 7: Appropriate Energy Use
- Policy 8: Sustainable Design and Construction
- Policy 10: Flooding
- Policy 11: Environmental Protection
- Policy 12: Air Quality
- Policy 13: The Natural Environment and Landscape Character
- Policy 17: Green Infrastructure and Biodiversity
- Policy 19: Development Quality
- Policy 20: Development Principles
- Policy 21: Heritage Assets and Managing Change within the Historic Environment
- Policy 24: Sustainable Transport
- Policy 25: Parking
- Policy 27: Inclusive Communities, Health and Wellbeing
- Policy 28: Community Facilities and Uses
- Policy 38: Meeting Local Housing Needs
- Policy 39: Affordable Housing
- Policy 40: Improving Housing Standards in the District

7.0 Key Planning Considerations

Design

- 7.1 The Proposed Development has evolved from the development principles established through the approved outline permission and the Parameter Plan. This is reflected in the way the scheme has been designed to respond positively to the Site's woodland setting, retained landscape features and relationship with the adjoining Mulberry Fields development.
- 7.2 The layout retains the key design principles established at outline stage, comprising two distinct development parcels separated by the retained central tree belt and linked by a primary street extending from Centenary Road.
- 7.3 Consistent with the outline plans, the scheme retains the existing copse of mature trees at the Site's centre, creating a clear and attractive distinction between the two development parcels. Within this woodland area, a proposed play space will form the heart of the development to provide a focal point and to ensure all residents have ease of access to informal, high-quality amenity space.
- 7.4 The proposed dwellings draw upon the character of the surrounding area through the use of a varied but complementary palette of red brick, render, tile hanging and weatherboarding, together with traditional architectural features including porches, feature gables, bay windows and varied roof forms. Development is predominantly two storeys in height, with 2.5-storey buildings positioned within the eastern parcel to provide focal points and visual interest at key locations within the layout.
- 7.5 The Design and Access Statement prepared by Omega Architects demonstrates that the scheme has been subject to an iterative design process, informed by the approved outline framework, pre-application discussions with Horsham District Council and a detailed assessment of the Site's opportunities and constraints.
- 7.6 Accordingly, the Proposed Development complies with Policies 32 and 33 of the Horsham District Planning Framework and Section 12 of the NPPF by delivering a high-quality, landscape-led development that responds positively to local character and creates an attractive and functional environment for future residents.

Landscaping

- 7.7 Landscape formed a key component of the outline approval and the Reserved Matters proposals have been developed in accordance with the approved Landscape Strategy. The application is supported by a Landscape Design Statement, Hard and Soft Landscape Specification and Landscape Management and Maintenance Plan, which together provide a comprehensive framework for the delivery and long-term stewardship of the Site's green infrastructure.
- 7.8 The landscape strategy has evolved from the outline principles into a detailed design that integrates public open space, ecology, drainage and recreation whilst responding to the woodland setting of the Site. Key landscape enhancements include:
- Retention of existing woodland (excluding plantation woodland), ponds and established tree planting;

- Creation of a central green corridor and community open space as the focal landscape feature of the development;
 - Extensive new native tree, hedgerow and shrub planting, including fruit-bearing species for wildlife and residents;
 - New species-rich grassland, swales and SuDS features to support biodiversity and surface water management;
 - New pedestrian routes and informal recreation opportunities, including natural play provision; and
 - Sensitive landscape treatment to the development edges, including planting buffers and an acoustic landscape corridor along the eastern boundary.
- 7.9 The Landscape Management and Maintenance Plan confirms that all soft landscape, open space, SuDS, planting, ecological features and play areas will be subject to a long-term programme of management, monitoring and maintenance to ensure successful establishment and retention of the landscape framework.
- 7.10 Accordingly, the Proposed Development complies with Policies 25, 32 and 33 of the Horsham District Planning Framework through the delivery of a landscape-led development that retains important landscape features, strengthens green infrastructure, provides high-quality public open space and secures the long-term management of landscape and ecological assets/

Ecology

- 7.11 Ecology was a key consideration throughout the determination of the outline application, particularly given the Site's proximity to Ancient Woodland, the presence of protected species and the requirement to deliver Biodiversity Net Gain. The outline permission secured a number of important ecological principles, including the retention and protection of the Ancient Woodland, the provision of a minimum 15m buffer to the woodland edge, the retention of key habitat corridors and the delivery of biodiversity enhancements across the Site.
- 7.12 This application is supported by an updated Ecological Impact Assessment which confirms the presence of a range of ecological receptors including bats, Hazel Dormouse, reptiles and breeding birds. Surveys identified eight bat species, including Barbastelle bats, a confirmed Hazel Dormouse nest, and populations of Slow Worm and Common Lizard. The assessment concludes that, subject to the implementation of the proposed mitigation and enhancement measures, the development would not result in significant adverse ecological effects. These include inter alia:
- Retention and protection of the adjacent Ancient Woodland and the approved 15m buffer zone;
 - Retention of key habitat corridors, boundary vegetation and mature tree belts across the Site;
 - A sensitive lighting strategy to maintain dark corridors for commuting and foraging bats;
 - Species-specific mitigation for Hazel Dormouse, including habitat enhancement and connectivity measures secured through the ecological strategy and licensing process;

- Reptile mitigation measures including phased vegetation clearance and habitat enhancement; and
 - New habitat creation and biodiversity enhancements including woodland planting, species-rich grassland, native hedgerows, bat features and bird nesting opportunities.
- 7.13 Overall, subject to compliance with the ecological mitigation, habitat management and biodiversity enhancement measures secured through the outline permission and associated planning conditions, the proposals are considered to accords with Policy 31 of the Horsham District Planning Framework and the biodiversity objectives of the National Planning Policy Framework.

Biodiversity Net Gain

- 7.14 The application is supported by a Biodiversity Net Gain Assessment and Habitat Management and Monitoring Plan prepared by Ecosupport Ltd. The assessment has been undertaken using the Statutory Biodiversity Metric and demonstrates how biodiversity enhancements will be delivered, managed and monitored over a minimum 30-year period. The BNG strategy has evolved since the outline application, moving from an outline commitment to provide biodiversity enhancements to a detailed, deliverable habitat creation and management framework.
- 7.15 Consistent with the ecological principles established through the outline permission, the BNG strategy seeks to retain important ecological features whilst delivering significant on-site and off-site habitat enhancements. The principal measures include:
- Retention and long-term management of existing ponds, tree belts and boundary vegetation;
 - Creation of species-rich neutral grassland and modified grassland areas;
 - Creation of new woodland, scrub and SuDS habitats;
 - Planting of 118 new trees across the Site;
 - Creation of new species-rich native hedgerows and ecological corridors; and
 - Long-term habitat management, monitoring and reporting for a minimum period of 30 years.
- 7.16 The submitted metric demonstrates that the development will deliver a 24.29% net gain in habitat units and a 12.37% net gain in hedgerow units, comfortably exceeding the statutory requirement to deliver a minimum 10% Biodiversity Net Gain. The assessment confirms that the relevant trading rules and additionality requirements have been satisfied.
- 7.17 Accordingly, the proposals demonstrate that a significant biodiversity enhancement can be achieved through the development and accords with the requirements of the Environment Act 2021 and Policy 31 of the Horsham District Planning Framework.

Arboriculture

- 7.18 The application is supported by an Arboricultural Impact Appraisal and Method Statement prepared by Barrell Tree Consultancy. The assessment has been prepared in accordance with BS5837:2012 and considers the impact of the

- Reserved Matters proposals on existing trees, root protection areas and local landscape character. The report also sets out the measures required to protect retained trees during the construction process.
- 7.19 Trees were a key consideration through the outline planning process, with particular emphasis placed on retaining the established tree belts and mature specimens which contribute to the Site's landscape framework and wider character. The Reserved Matters proposals have been developed in accordance with these principles, retaining all significant and sustainable boundary tree cover and the vast majority of the highest quality arboricultural features present on the Site.
- 7.20 The assessment confirms that the Site contains a range of mature trees and woodland features, including a number of high-quality Category A and moderate-quality Category B oak trees which make an important contribution to the landscape character of the Site and its wider setting. A limited number of Category C trees and groups are proposed for removal to facilitate the development, including groups associated with the approved access arrangements and internal layout. The Arboricultural Impact Appraisal concludes that these trees are generally of low arboricultural and landscape value and that their removal would not result in any significant adverse impact on visual amenity or local character.
- 7.21 The assessment concludes that all significant and sustainable boundary tree cover will be retained and protected, with the trees proposed for removal making only a limited contribution to the wider landscape. Subject to the implementation of the recommended tree protection and landscaping measures, the development would not result in an unacceptable impact on landscape character, visual amenity or the long-term health of retained trees.
- 7.22 Accordingly, the proposals accords with Policies 32 and 33 of the Horsham District Planning Framework.

Access and Highways

- 7.23 The application is supported by an Transport Statement and Travel Plan prepared by Paul Basham Associates.
- 7.24 Vehicular access to the Site will be taken from the approved access via Centenary Road within the Mulberry Fields development. Access arrangements, visibility splays, offsite traffic impacts, and the principle of connecting through Mulberry Fields were approved at outline stage, with the current submission focusing on the detailed design of the internal road network.
- 7.25 The Reserved Matters proposals provide a comprehensive internal movement network comprising a principal spine road, secondary streets, shared surface areas and pedestrian connections designed to prioritise walking and cycling. In response to comments from West Sussex County Council, the layout incorporates a number of measures to encourage low vehicle speeds and provide safe movement throughout the development, including:
- A 5.5m wide spine road with 2m footways on both sides;
 - Raised table pedestrian crossings with tactile paving;
 - Traffic calming measures including raised tables and rumble strips;
 - Shared surface streets designed to encourage low vehicle speeds;
 - New pedestrian connections into Mulberry Fields to the north; and

- Two new connections to Public Right of Way 2804 along the southern boundary.
- 7.26 The submitted Transport Statement confirms that the development provides 166 allocated parking spaces and 17 visitor parking spaces. This exceeds the minimum parking requirement identified within West Sussex County Council parking standards and ensures sufficient parking capacity can be accommodated on-site. Secure cycle parking is also provided in accordance with County Council standards, together with electric vehicle charging infrastructure.
- 7.27 The internal road network has been designed in accordance with Manual for Streets principles, with appropriate visibility splays, vehicle tracking and servicing arrangements demonstrated. Swept path analysis confirms that emergency vehicles and refuse vehicles can safely access and manoeuvre throughout the development, whilst the proposed visibility arrangements and traffic calming measures will ensure a safe environment for all users.
- 7.28 The accompanying Travel Plan builds upon the framework approved through the outline planning permission and seeks to encourage a modal shift away from private car use. The Travel Plan identifies the sustainable transport opportunities available to future residents, including access to local bus services at Cripplegate Corner, connections to the wider pedestrian and cycle network, Public Rights of Way, Southwater Country Park and National Cycle Route 223 (The Downs Link).
- 7.29 Overall, the Transport Statement demonstrates that the detailed layout accords with the approved outline permission and incorporates measures requested by West Sussex County Council during the design process. The development provides safe and suitable access for all users, suitable parking provision, high quality pedestrian and cycle connectivity and an appropriate framework for promoting sustainable travel choices. Accordingly, the proposals accords with Policies 33, 40 and 41 of the Horsham District Planning Framework.

Noise

- 7.30 The application is supported by a Noise Assessment prepared by 24 Acoustics, which considers the potential impact of road traffic noise from the adjacent A24 on the proposed residential development. The assessment has been undertaken to discharge Condition 12 of the outline planning permission, which requires the submission of a sound attenuation scheme, including an overheating assessment, to HDC.
- 7.31 The proposed sound attenuation scheme is set out within the report and is informed by noise monitoring undertaken between 19 and 24 February 2026. The scheme includes:
- A 2m high acoustic barrier along the eastern boundary of the Site adjacent to the A24;
 - Enhanced 2m high garden fences in key locations closest to the A24;
 - Appropriate acoustic glazing specifications based on façade exposure;
 - Acoustically attenuated trickle ventilators and ventilation systems where required; and
 - Alternative overheating mitigation measures for affected bedrooms, including consideration of low g-value glazing and enhanced ventilation provision.

- 7.32 The assessment concludes that, subject to implementation of the recommended mitigation measures, all dwellings will achieve the relevant internal noise standards contained within BS8233:2014 and World Health Organisation guidance. External amenity areas are also predicted to achieve acceptable noise levels, with the majority of gardens experiencing noise levels at or below the BS8233 aspirational guideline value.
- 7.33 The proposed acoustic mitigation is in line with the outline permission where it was agreed that dwellings would be located away from noise sensitive parts of the site, including the A24 to the east with appropriate screening in place.
- 7.34 Accordingly, the Proposed Development complies with Policy 33 of the Horsham District Planning Framework, which seeks to ensure an acceptable standard of amenity for future residents, as well as the relevant objectives of the Southwater Neighbourhood Plan relating to high quality residential environments.

Flood Risk and Drainage

- 7.35 The application is supported by a Drainage Technical Note prepared by Paul Basham Associates, which provides the detailed drainage design. Flood risk and drainage were considered in detail through the outline planning process, which established the principles for surface water management across the Site.
- 7.36 The Reserved Matters proposals have been developed in accordance with such approved principles, whilst responding to the detailed layout and updated drainage catchments. In addition, the drainage strategy has been reviewed and refined where necessary to reflect the National Standards for Sustainable Drainage Systems (SuDS) published in June 2025, a matter specifically raised by HDC during the pre-application process.
- 7.37 The detailed design confirms that all proposed dwellings are located outside areas identified as being subject to significant surface water flooding and incorporates site levels and drainage measures to manage localised overland flow routes.
- 7.38 As mentioned, the strategy has been designed in accordance with the National Standards for Sustainable Drainage Systems and includes the following key measures:
- Collection of runoff from roofs, roads, driveways and footways via a combination of piped drainage and permeable paving;
 - Provision of permeable paving to provide source control, water quality treatment and attenuation close to where rainfall occurs;
 - Attenuation of surface water runoff within a vegetated basin located in the western part of the Site;
 - Restricted discharge to the receiving watercourse at an agreed greenfield runoff rate of 9.60 litres per second;
 - A vegetated swale incorporating erosion protection measures to convey flows safely to the adjacent watercourse; and
 - Provision of smart water butts to individual dwellings to promote rainwater harvesting and reuse.
- 7.39 Overall, the Proposed Development complies with Policies 38 and 33 of the Horsham District Planning Framework through the delivery of a sustainable drainage strategy that manages surface water runoff, minimises flood risk both on

and off-site, incorporates appropriate water quality treatment measures and secures the long-term management of drainage infrastructure.

8.0 Affordable Housing Statement

- 8.1 Policy 16: Meeting Local Housing Needs explains that the Council will seek:
- On sites providing 15 or more dwellings, or on sites exceeding 0.5 hectares, 35% of dwellings to be provided as affordable housing; and
 - A tenure target of 70% Social/Affordable Rent and 30% Intermediate/Shared Ownership housing.
- 8.2 The Horsham District Council Planning Obligations and Affordable Housing SPD also states that applicants should engage with the Council through the pre-application process to discuss the affordable housing requirements of a proposed scheme.
- 8.3 As discussed in Sections 4.0 and 5.0, the affordable housing mix has evolved through discussions undertaken at both the outline planning application stage and the pre-application enquiry for this Reserved Matters Application (LPA Ref. PE/26/0121). The Council was supportive of the proposed affordable housing mix during these discussions.
- 8.4 The Reserved Matters scheme provides a total of 82 dwellings, of which 29 dwellings (35%) are affordable homes. This level of provision has already been secured through the S106 Agreement associated with Outline Planning Permission Ref. DC/25/0102. These comprise:
- 20 Affordable Rented dwellings; and
 - 9 Shared Ownership dwellings.
- 8.5 The affordable housing mix is set out in Table 8-1 below and has been designed to provide a range of dwelling types and sizes, including accommodation suitable for smaller households, families and those requiring accessible homes. It also aligns with the s106 agreement that defined the required affordable mix.

Table 8-1: Affordable Housing Mix

Beds	Affordable Rent	Shared Ownership	Total Affordable
1-bed	8	0	8
2-bed	4	6	10
3-bed	6	2	8
4-bed	2	1	3
Total	20	9	29

- 8.6 In respect of the balance between Affordable Rent and Shared Ownership tenures, the proposed tenure mix is identical to that presented at the outline application stage. As set out in Paragraph 6.14 of the August 2025 Planning Committee Report, Horsham District Council's Housing Team stated:
- 8.7 *"No objection is raised to this proposal from the Housing Team, noting that the relevant Section 106 Agreement would secure an appropriate housing split as part of later details (Reserved Matters). The indicative housing mix provides an extra 3-bed dwelling (Affordable Rent), [relative to the SHMA] which is encouraged considering the current housing need evidence."*
- 8.8 The proposed affordable housing mix matches that secured within the s106 associated with the outline approval, reflecting local needs for affordable housing.

- 8.9 Having regard to the affordable housing SPD, the affordable housing has been pepper-potted on site to avoid large clusters of affordable, whilst still maintaining ease of management.
- 8.10 Overall, the affordable housing provision proposed through this Reserved Matters Application fully accords with the affordable housing requirements established through Outline Planning Permission Ref. DC/25/0102 and the associated S106 Agreement. The scheme will therefore make a significant contribution towards meeting identified affordable housing needs within Horsham District through the delivery of a high-quality, policy-compliant affordable housing package.

9.0 Energy and Sustainability Statement

- 9.1 At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development (Paragraph 11), and the Framework seeks for sustainable development to be pursued in a positive way. Paragraph 7 of the NPPF states that there are three dimensions to sustainable development; economic, social and environmental. This statement addresses these elements in turn, as well as outlining the energy saving measures the development proposed will include in order to reduce the development's impact on climate change..
- 9.2 The technical assessments that have been summarised in the preceding sections of this report demonstrate the sustainability of the Site in terms of its location within the settlement hierarchy, its links to existing services and facilities, and its minimal impact on surrounding landscape, heritage and ecological features. These are a key component of achieving environmental sustainability and should not be understated.
- 9.3 The Horsham District Planning Framework 2011-2031 (adopted November 2015) contains a suite of policies related to sustainability and climate change. The most relevant to the Proposed Development are Policy 36 and 37. **Policy 36 – Strategic Policy: Appropriate Energy Use** explains all development will be required to contribute to clean, efficient energy in Horsham based on the following hierarchy, of which should be demonstrated in an energy statement for all residential development:
- 1. Lean – use less energy – e.g. through demand reduction
 - 2. Clean – supply energy efficiently – e.g. through heat networks
 - 3. Green – use renewable energy source
- 9.4 **Policy 37: Sustainable Construction** requires development proposals to incorporate the following measures:
- Maximise energy efficiency and integrate the use of decentralised, renewable and low carbon energy;
 - Limit water use to 110 litres/person/day
 - Use design measures to minimise vulnerability to flooding and heatwave events
 - Be designed to encourage the use of natural lighting and ventilation;
 - Be designed to encourage walking, cycling, cycle storage and accessibility to sustainable forms of transport;
 - Minimise construction and demolition waste and utilise recycled and low-impact materials;
 - Be flexible to allow future modification of use or layout, facilitating future adaptation, refurbishment and retrofitting;
 - Incorporate measures which enhance the biodiversity value of development.
- 9.5 Miller Homes are committed to providing highly sustainable and energy efficient new homes to meet the requirement of the latest building regulations and reduce house holder bills whilst contributing to reducing carbon emissions. Miller Homes' approach intrinsically follows the energy hierarchy as required by Policy 36 in the Horsham District Planning Framework by utilising a fabric first approach in the design and layout of the Site. This is achieved by installing energy saving

- measures, such as those included in the list below, prioritising measures that improve the efficiency of the homes to reduce energy use whilst also reducing costs for future residents.
- 9.6 By doing this it is expected that the development will result in a reduction in carbon emissions against the latest building regulations targets. This accords with the aspirations of the Council's adopted and emerging policies on climate which supports proposals that meet the energy hierarchy, contribute to achieving zero-carbon development and positively contribute to addressing climate change.
- 9.7 A range of measures will be embedded into the design and function of each new home in order to significantly improve the energy efficiency and carbon footprint of the development as a whole. These measures will include:
- Air Source Heat Pumps;
 - EV Charging points to each plot;
 - Photovoltaic Panels (PV);
 - Thicker wall cavity;
 - Water butts to each plot; and
 - Water saving devices such as low flow taps and showers to reduce water.
- 9.8 It is also important to recognise that the sustainable location of the Site coupled with its design, landscaping and layout and measures within the Travel Plan to encourage walking and cycling are also an intrinsic part of reducing energy use and creating a happier, healthier environment for residents now and in the future.

10.0 Summary and Conclusion

- 10.1 This Statement has been prepared in support of an RMA for the development of 82 dwellings at Campsfield, Southwater for:
- “All outstanding Reserved Matters for the erection of 82 dwellings with associated parking, landscaping, surface and foul water drainage, open space, and associated works and infrastructure pursuant to permission reference DC/25/0102 on Land at Campsfield, Linfield Close, Southwater”*
- 10.2 The proposals respond positively to the economic, social and environmental objectives of sustainable development as set out within the National Planning Policy Framework and the approved parameters within the outline planning permission. In summary:
- 10.3 **Social:** The Proposed Development will deliver a high-quality residential environment that creates a balanced and inclusive community. The scheme includes 29 affordable homes, representing 35% of the total dwellings, comprising 20 Affordable Rented homes and 9 Shared Ownership homes. The development will also provide extensive public open space, a Local Area for Play, pedestrian and cycle connections, and biodiversity-rich green infrastructure that will contribute positively to residents' health and wellbeing. The scheme will therefore make a significant contribution towards meeting identified housing needs within Horsham District.
- 10.4 **Economic:** The development will support the local economy through the delivery of new housing, increased expenditure within local facilities and services, and the creation of employment opportunities during the construction phase. The scheme will also generate Community Infrastructure Levy contributions and support the long-term vitality of Southwater through the introduction of new households to the area.
- 10.5 **Environmental:** The Reserved Matters proposals have been carefully designed to respond to the site's context and the parameters established through the outline permission. The scheme incorporates significant areas of landscaping, public open space, sustainable drainage features and biodiversity enhancements, resulting in a high-quality living environment that supports ecological objectives and delivers measurable environmental benefits. The layout also promotes sustainable travel through attractive pedestrian and cycle connections.
- 10.6 This Statement and the accompanying technical reports have demonstrated that the Reserved Matters proposals fully accords with the principles established through Outline Planning Permission Ref. DC/25/0102, including the approved access arrangements, affordable housing provision, open space strategy and wider planning obligations. The proposals have also been informed through pre-engagement with HDC and have been designed to satisfy the requirements of relevant national and local planning policy.
- 10.7 Overall, the Reserved Matters proposals represent a high-quality, sustainable and policy-compliant development that will deliver significant housing, affordable housing, open space, biodiversity and environmental benefits for Southwater and the wider Horsham District. Accordingly, HDC is respectfully requested to approve this Reserved Matters Application without delay.

Appendix A Horsham District Council Pre- Application Response



**Horsham
District
Council**

Nick Billington
SLR Consulting LTD
Mountbatten House
Grosvenor Square
Southampton
Hampshire
SO15 2JU

Our ref: PE/26/0121
Your ref:
Officer: Nicola Pettifer
Email: Nicola.Pettifer@horsham.gov.uk
Tel: 01403 215238
Date: 8th June 2026

Dear Sir/Madam,

Location: Land at 516035 124857 Linfield Close Southwater West Sussex

Details: All outstanding Reserved Matters for the erection of 82 dwellings with associated parking, landscaping, open space, including local areas of play, and associated works pursuant to permission

I refer to your pre-application proposal for development of the land at Campsfield / Linfield Close, Southwater, which would form the 'reserved matters' subsequent to the outline application DC/25/0109 for the development of up to 82 dwellings. At the current time, the outline application is awaiting the final stages of the associated s106 agreement.

Following on from our meeting on 29th May, 2026, and based on the supporting information provided, I have the following planning advice to offer:

Layout:

The Built Form Plan indicates the development would be laid out to form 6 blocks within the site which would have strong perimeter frontages. Two of the blocks would be located west of the central open space and the other 4 would lie to the east, at higher ground. As per the Outline Masterplan, the site would be served by a primary route through the centre of the development with secondary cul-de-sacs leading off the central route, and a network of pedestrian routes connecting the secondary routes and leading to the PRoW at the southern side of the site, optimising the peripheral and central areas of public open space. We would normally suggest these residential cul-de-sacs are defined by different surfacing, such as block paving.

An overlay of the submitted layout shows accordance with the parameter plan of DC/25/0102, and includes the anticipated peripheral landscaped buffer zones. The overall layout appears to offer a reasonable interpretation of the site and its development potential. The back-to-back separation distances appear to be at / around 21m in the main, but a few plots in the eastern parcel appear to have less than the advised 21m, as we discussed at the meeting. Consideration of this is advised, to see if the 21m can be achieved, unless the particular layout avoids first-floor overlooking windows between habitable rooms.

Corners of plots are always important, and the use of detailing and features to side elevations really enhances the street-scene, particularly where side elevations are prominent. As per the comment in the 'Appearance' section below, the site presents several instances where dwellings have two main elevations which address streets.

The use of planting can enhance the sense of place and public realm, and we strongly encourage that street trees are planted and set within areas of communal maintenance. Planting beds at the side of houses should therefore be sized to ensure they can be meaningfully planted up to benefit the overall layout of the site.

Although I cannot offer more specific advice on the street design and layout of the site to ensure there is sufficient vehicular manoeuvrability throughout, it appears that one particular area would benefit from reconsideration, as shown below:



There are a number of paths shown on the plans which would benefit from considerations of a 'desire-line' from a pedestrian's point of view. Using well-considered public realm design and landscaping should avoid future degradation of these areas by way of cut-throughs and short-cuts being formed by foot traffic.

The two blocks indicated on the landscape plan (sub-station and WN treatment plant room) appear to be no longer required, as discussed at the meeting, so these areas present increased landscaping opportunities within the western end of the site and benefits to the public realm. It is important to consider any areas of accessible public open space which may also form BNG areas. Areas defined as wildflower grassland for example, can lead to a conflict between expectations of, for example, public usability / desire lines and BNG habitat creation and protection. How this can be addressed should be illustrated as part of any landscape proposals, acknowledging the interaction with the HMMP / BNG requirements.

The use of fencing and drainage features around SUDS basins is often overlooked at detailed matters stage until the latter conditions, but it is essential that these elements are considered at RM stage and incorporated into the wider landscape scheme as they can greatly contribute to the overall visual quality of the site. We would generally look to avoid the use of galvanised railings and cast concrete drainage works within the attenuation basins.

At this stage, it is worth reiterating the concerns raised by the Council's Environmental Health team insofar as the potential proximity between the A24 and the dwellings along the eastern side of the site, particularly in relation to habitable rooms which may be sensitive to noise (ie bedrooms) during the summer months when bedroom windows may be more likely to be opened. Although, no details have been provided in relation to this aspect, I understand that work is underway to address these concerns as part of any subsequent Reserved Matters application, with the inclusion of the acoustic fence to the site's eastern side integrated into the landscape scheme.

The Council's Waste team have provided some comments on the layout:

- Each dwelling should be able to store their bins within the boundary of the property. Whether this is in rear gardens or front porches. This would include space for a 140L refuse bin, a 240L recycling bin, and a 23L food caddy

- In the event the maisonettes have communal bin store, each block should accommodate 1 x 1100L refuse & 2 x 660L recycling, alongside a designated area / store for the bins, which has clear and unimpeded access for operatives to drag to the roadside
- In the event that each maisonette has their own bins, then provision would be as per the dwellings

Appearance:

The submitted Street Elevations show a development comprised of reddish brick with two tone roof slopes of a red/brown tile and a grey tile / slate. As with the adjacent development to the north, the red brick tones and red roof tiles would be acceptable to the location of the development, noting the local red 'Wealden' type brick.

As discussed in the meeting, I would encourage the use of a rustic brown roof tile in place of the suggested grey / slate roofs, which would provide a tonal variation to the red clay roof tile. The use of a 'rustic / weathered' finish would suit the edge of village location of the site.

We discussed using the facing dwellings at various focal points / corners to create a visual contrast within the small estate (as highlighted in the image below):



Although the adjacent site is quite new still, and the use of light-coloured render remains relatively fresh, we are seeing poor examples of staining on render across our development sites developing after a few short years. Unfortunately, the use of pale render doesn't hold up as well as brick facades, or areas subject to cladding or tile-hanging, so I would discourage the use of render in this instance. Instances of black weather-boarding is part of the Sussex vernacular, as are hipped and half-hipped roofs

The Southwater Parish Design Statement (2011) acknowledges that red brick, tile hanging and cladding are preferred local materials, and we would also encourage the inclusion of architectural features such as porches, chimneys (corbelled Sussex stack), brick quoins, soldier courses and cills. I would therefore suggest a limited palette of features, materials and building forms are used to imbue a sense of cohesion within the development site, which complements, not copies, the Mulberry Fields development.

The use of hipped roofs (or half-hipped) within development sites can greatly enhance the sense of space and views through the roof-scene, particularly where you have connections through to the wider landscape, views or trees beyond the site's boundaries, as in this instance.

Scale:

The Storey Heights Plan shows that the site would be predominantly 2-storey in nature, interspersed with single-storey garages. Two facing 2.5-storey blocks would be located at the

eastern side of the site. Full assessment of the eventual design aspects will be undertaken during the RM application.

The proposed scale and massing reflects the expectations set at Outline stage, and would complement the adjacent development to the north.

Landscaping

At outline stage, retention of the southern landscape buffer to the eastern parcel (at 7m min.) and the western parcel (at 15m min.) was considered an important feature to ensure mitigation of the development site from users of the PRow as well as short-range views from the Sussex Diamond Way, and to mitigate for the loss of the plantation from the site. This southern buffer was anticipated to come forward as woodland, tree and understorey planting.

Connection points to the PRow were to be provided along the southern side of the site where there are existing access / gaps in the mature vegetation.

The expectations for a tree lined primary street to be provided at detailed stage has been shown within the eastern parcel. It would appear that there are still opportunities for new woodland / tree and understory planting along the southern side of the western parcel that could be increased. Some details are shown within the landscape pack, but this area presents an opportunity for additional planting, street trees to the southern side:



Comparing the proposed layout to the outline scheme and the Landscape Officer's comments, it would appear that trees T53, T37 & T38 are now provided with increased separation from the built development, which is desirable. Ensuring that the RPAs are adequately protected by suitable no-dig construction and retention of existing levels to avoid root suffocation, will be important to carry through to detailed design stage. The provision of a levels plan, showing areas of embankment, and cut and fill is essential at detailed matters stage, as sloping sites require particular careful consideration.

The parking bays within the on-street frontages are provided with street-trees every two bays, which is welcomed. We would strongly encourage these trees to be provided with decorative permanent tree guards to prevent door-strike or accidental damage by large vehicles manoeuvring in these communal parking areas. Please ensure these are maintained as part of the communal landscape management areas and not conferred into private ownership, as this will ensure they remain subject to management contracts. I would advise that planting take account of any required service layouts to ensure it remains deliverable during build-out.

Front gardens can be defined using native hedges and rustic post and rail style fencing, with parking set to the side of the houses.

Existing perimeter tree planting is to be retained, with a 'development free' buffer to the western ancient woodland, as per the expectations of the outline scheme.

In relation to the proposed LAP, full details will need to be submitted with a reserved matters application. Please refer to the HDC Open Space, Sport & Recreation Review Non-Technical Summary Paper June 2021 for details of what the LAP should include. This can be found here:

https://www.horsham.gov.uk/_data/assets/pdf_file/0012/104250/Non-Tech-Summary-PprJun2021FINAL.pdf

The public open space should be supplemented with benches and bins, including dog waste bins.

Access:

Access to the site was established in detail under DC/25/0102 to come off the existing estate road serving the Mulberry Fields development, Centenary Road. Pedestrian access would be alongside the vehicular roadway, with a separate 2nd pedestrian access point taken off the estate paths at the end of Linfield Close.

The construction access details are to be secured under a planning condition of DC/25/0102, so I would advise that these details are dealt with under the requirements of the condition rather than as part of any Reserved Matters Application.

Other Matters:

Affordable housing:

The Dwelling Distribution Plan shows the following housing split:

8 x 1-bed maisonette (AR)

4 x 2-bed maisonette (AR)

6 x 3-bed house (AR)

2 x 4-bed house (AR)

The Affordable Rented units are located facing the eastern boundary (A29)

6 x 2-bed house (SO)

2 x 3-bed house (SO)

1 x 4-bed House (SO)

The Shared Ownership units are indicated to the northern edge of the site in three blocks

3 x 1-bed house (OM) – *Outline app = 6 x 1-bed*

13 x 2-bed house (OM) – *Outline app = 12 x 2-bed*

26 x 3-bed house (OM) – *Outline app = 22 x 3-bed*

11 x 4-bed house (OM) – *Outline app = 13 x 4-bed*

I note the Open Market split between 1-bed dwellings and 3-bed dwellings has been shifted to include a greater proportion of family-sized dwellings, which reflects the local desire to accommodate 'family-sized' dwellings within developments.

Insofar as the Affordable Housing is concerned, we would seek assurance that the layout meets with the registered provider's requirements to secure funding arrangements. The provision of accessible (ground floor) units is encouraged, noting that around 30% of the Council's waiting list are in need of adaptable dwellings. As part of any subsequent Reserved Matters application, please ensure that M4(2) and M4(3) dwellings are identified across tenures and sizes.

Our Housing team have no adverse comments to make on the proposed split.

Drainage / Suds:

In response to the question on whether the proposal will need to adhere to the new National Standards for Sustainable Drainage Systems (updated since the resolution to grant permission for the outline consent), I would advise that the wording of the drainage condition (Cond 5) required adherence with the National Standards which were introduced last summer.

I understand that source control SuDS features would be expected at this site, which should help meet the updated standards.

The following documents are expected to be submitted with and RM application, and where additions would be suggested, I have added to the list in italics at the end:

- Application forms (including ownership notices)
- Design and Access Statement
- Planning Statement (including Affordable Housing Statement)
- Energy Statement
- ~~Final BNG Impact Assessment / Metric~~ *(Subject to the HMMP / pre-commencement condition of the outline consent DC/25/0102)*
- Highways Technical Note incorporating: Vehicle tracking plans (refuse and fire appliance)
- Visibility splay plans
- Noise Technical Note
- Drainage Strategy Note
- Updated Arboricultural Impact Assessment incorporating: Tree survey
- Tree Protection Plan;
- Updated Surface Water Drainage Statement and Strategy
- Landscape Management and Maintenance Plan
- ~~Construction Management Plan (CMP)~~ *(Subject to Condition 8 of DC/25/0102)*
- ~~Construction Environmental Management Plan (CEMP)~~ [may be combined with the CMP] *(Subject to Condition 8 of DC/25/0102)*
- Location Plan / Block Plan
- Site Plan
- Elevations
- Floor Plans (Proposed)
- Sections / Street Scenes
- Roof Plans
- Tenure Plans (no beds/affordable tenure)
- Boundary Treatments Plan
- All house Types
- Site Levels
- Topo Survey (Existing)
- Structural Planting Details
- Underground Services Detail
- Detailed Soft and Hard landscaping Plans
- *Planning Statement - Demonstrates how the reserved matters comply with the outline permission, parameter plan, and / or conditions, policies, neighbourhood plan, design statement*
- *Parking strategy (including EV and cycles)*
- *Refuse & Recycling strategy (Bin stores, carry distances)*
- *External Materials / details*
- *Energy Statement (ASHP / solar panels / Fabric First)*

The above comments are given as the opinion of the Case Officer and do not prejudice any outcome of a subsequent application. Should you submit a formal planning application, please quote reference number PE/26/0121 in your submission.

Yours faithfully

Nicola Pettifer
Senior Planning Officer

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council implemented a Community Infrastructure Levy (CIL) Charging Schedule on 1st October 2017.

The Community Infrastructure Levy is a charge placed on new development. The funds raised will help to pay for a wide range of infrastructure to support development across Horsham District.

Most new development which creates net additional floorspace of 100m² or more, or creates a new dwelling, (including permitted development), is potentially liable for the levy.

How does it affect you?

Applications for CIL liable development which are determined on or after 1st October 2017 are required to pay the Community Infrastructure Levy (unless the development qualifies for relief or exemption).

Further information and the rates charged by Horsham District Council are set out in the CIL Charging Schedule which can be viewed online at www.horsham.gov.uk/planning/apply/cil

General Consent e.g. Permitted Development

Developments which are permitted by way of a general consent (such as permitted development) may still be liable to pay the Community Infrastructure Levy if they meet the above criteria.

In these circumstances, you must submit a Notice of Chargeable Development (CIL form 5), notify us of the person who will assume liability to pay the CIL and make any applications for relief or exemption, before the development is commenced.



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