



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0239

Rascalls Farm, Shipley Road, Southwater, Horsham, West Sussex, RH13 9BG

DESCRIPTION:

Approval of details reserved by conditions 6, 8 and 12 to approved application DC/26/0135

RELEVANT PLANNING HISTORY:

DC/24/0249	Reserved matters application for the erection of 96 dwellings and ancillary parking and landscaping following approval of outline application DC/20/0695 (up to 100 residential units with associated vehicular and pedestrian access), relating to layout, scale, appearance and landscaping.	Application Permitted on 05.06.2025
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PLANNING ASSESSMENT

Planning Application DC/26/0135 was granted consent on 01.07.2026. This permission was for the following:

Variation of Conditions 1, 5, 6, 11, 13, and 19 and Removal of Conditions 7 and 9 of previously approved application DC/24/0249 (Reserved matters application for the erection of 96 dwellings and ancillary parking and landscaping following approval of outline application DC/20/0695 (up to 100 residential units with associated vehicular and pedestrian access), relating to layout, scale, appearance and landscaping) relating to plans, arboricultural measures and water neutrality.

Consent is sought to discharge the details reserved by conditions 6,8 and 12.

Condition 6:

Pre-Commencement (Slab Level) Condition: Notwithstanding the indicative details shown on approved External Finishes Layout plan [CB_17_420_608 rev A], 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.

Reserved Matters for this development have been approved under DC/24/0249, which established the overall mix of external finishes for the development, subject to the approval of specific materials. This was later amended under DC/26/0135.

DISC/26/0104 was approved on 23.06.26 and approved the details required under condition 6 for plots 1 and 2 only. Under this application the proposed materials were negotiated to reflect the Shipley Parish Village Design Guidance more closely. This included amendments to the brick to a softer red colour and a less smooth tile choice to reflect a warmer/ weathered appearance as desired. It is important that the materials for the rest of the site relate well to those approved for the first two front units on the site.

The applicant has submitted A Materials Schedule and External materials distribution plan (CB_17_420_608). This shows the use of the same two bricks approved under DISC/26/0104: Ibstock Brunswick Antique red (Brick 1 on the plan) and Ibstock Brunswick Farmhouse Mix (Brick 2 on the plan).

It also includes the same two tiles that were approved under DISC/26/0104:
Sandtoft 20/20 - Flanders Roof Tile and Tile hanging to match Roof Tile (Tile 1 on the plan)
Sandtoft 20/20 - Tuscan Roof Tile and Tile hanging to match Roof Tile (Tile 2 on the Plan)

Some mock tudor design features are included and this will be of Weber Weberpral Monocouche in 'Chalk' which appears to have a rustic/ aged look in line with the proposed materials agreed. There is tile hanging details to a lot of the properties to add interest and texture to the frontages.

All boxed eaves roof systems to be white and white upvc windows. All rainwater goods to be black upvc.

The materials are varied across the site to add some interest to the street scene and to ensure that where properties are in a row of houses, there is a mix of the two brick and tile types along the street.

The submitted materials relating to brick choice, hanging tiles and roof tiles, are considered to be appropriate to the rural character of the parish of Shipley. The requirements of the condition have therefore now been satisfied (in relation to all plots).

The requirements of the condition have been satisfied.

Condition 8:

Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until fire hydrant(s) to BS 750 standards or stored water supply (in accordance with the West Sussex Fire and Rescue Guidance Notes) has been installed, connected to a water supply with appropriate pressure and volume for firefighting, and made ready for use in consultation with the WSCC Fire and Rescue Service. The hydrant(s) or stored water supply shall thereafter be retained as such.

Reason: In accordance with fire and safety regulations in accordance with Policy 33 of the Horsham District Planning Framework (2015).

WSCC Fire and Rescue have been consulted on the submitted information. The water and access manager has stated the following:

"Providing the fire hydrants (FHs) indicated on the plan submitted for planning consultation No. DISC/26/0239 are in place and ready for use prior to any occupation of any dwellings, the condition will be met and can be discharged. Unfortunately, on too many occasions West Sussex Fire & Rescue Service (WSFRS) are not informed fire hydrants are in place and ready for use prior to dwellings being occupied, which then increases the risk to life and property in the event of a fire occurring. So, please ensure WSFRS are informed when FHs are ready for use"

The requirements of the condition have been satisfied.

Condition 12:

Pre-Occupation Condition: No buildings containing flats or maisonettes shall be occupied until a strategy for the provision of electrical vehicle charging points to serve the flats or maisonettes within that building has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed prior to first occupation of the building containing the flats or maisonettes and shall thereafter remain as such.

Reason: To provide electric vehicle car charging space for the use in accordance with Policies 35 and 41 of the Horsham District Planning Framework (2015) and the WSCC Parking Standards (2019).

WSCC Highways have been consulted on the submitted details. Their comments are as follows:

“Since imposing this condition, EV charging requirements are not governed by way of the Building Regulations. As such, the Building Regs are likely to take priority over the planning condition. With the details provided, only a schedule of EV provisions is included. The plan referenced is not available. Nevertheless, the schedule implies every property is to have EV charging. In these respects, WSCC are satisfied that the condition is met.”

The plan entitled ‘planning layout identifies the two flatted blocks on the development and shows that they will be provided with EV charging points. The requirements of the condition have been satisfied.

Recommendation: Application Permitted

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DISC/26/0239

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Plans	External Finishes	CB_17_420_608 A	27.07.2026
Plans	Water Pipe Route Plan	310	27.07.2026

DELEGATED

Case Officer sign/initial Kate Turner Date: 28.09.2026

Authorising Officer sign/initial Adrian Smith Date: 28/09/2026