



Miss Emma Sibley
Turley
The Pinnacle
20 Tudor Road
Reading
RG1 1NH

Application Number: DC/24/1158

TOWN & COUNTRY PLANNING ACT, 1990 (as amended)
TOWN & COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Berkeley Homes (Southern) Ltd

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the following development, that is to say:

Minor Material Amendment (Section 73) to vary condition 2 of application reference DC/24/0772 (non material amendment to previously approved application DC/18/1246) for 199 no. residential dwellings including 61 affordable dwellings and vary the plans approved under condition 1 of application reference DC/18/1246.

Berkeley Homes Development Site, Phase 3.2 and 4, Worthing Road, Southwater, West Sussex

to be carried out in accordance with Application No. DC/24/1158 submitted to the Council on 28/08/2024 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 19/06/2026

- 1 **Plans Condition:** The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

Schedule of plans/documents:

PHASE 3.2 ONLY			
Plan Type	Description	Drawing Number	Received Date
Plans	Car Barn Details - Plot 325 Plans & Elevations	S830/Ph3.2/CB/P325 REV A	09.03.2021
Plans	Car Barn Details - Plots 317 - 318 Plans & Elevations	S830/Ph3.2/CB/P317-318	09.03.2021

Plans	Colour Masterplan	D3023-FAB-00-XX-DR-L-1000 REV PL05	18.05.2021
Plans	Garage Details - Plot 312 Plans & Elevations	S830/Ph3.2/GD/03 REV A	09.03.2021
Plans	Garage Details - Plots 307, 316, 319 & 326 Plans & Elevations	S830/Ph3.2/GD/01 REV B	09.03.2021
Plans	Garage Details - Plots 332, 340 & 341 Plans & Elevations	S830/Ph3.2/GD/02 REV A	09.03.2021
Plans	Garage Details - Plots 322-323, & 332 Plans & Elevations	S830/Ph3.2/GD/p322-323 & 332 (Partially Superseded in reference to 332)	20.08.2018
Plans	Sketch Elevation Plots 313-316 Street Scene	S836-SK-4084	09.03.2023
Plans	General Arrangements (Landscape)	CLDL-2410-02-05 Rev P00	09.03.2023
Plans	Plot 313 Elevations	S830/Ph3.2/P313/02 REV B	09.03.2023
Plans	Plot 313 Floor Plans	S830/Ph3.2/P313/01 REV A	13.05.2021
Plans	Plot 316 Elevations (Sheet 3)	S830/Ph3.2/P316/02 REV A	09.03.2021
Plans	Plot 316 Floor Plans	S830/Ph3.2/P316/01 REV A	09.03.2021
Plans	Plot 325 Elevations	S830/Ph3.2/P325/02 REV B	09.03.2021
Plans	Plot 325 Floor Plans	S830/Ph3.2/P325/01 REV A	09.03.2021
Plans	Plot 326 Elevations	S830/Ph3.2/P326/02 REV B	09.03.2021
Plans	Plot 326 Floor Plans	S830/Ph3.2/P326/01 REV C	09.03.2021
Plans	Plot 331 Elevations	S830/Ph3.2/P331/02 REV B	09.03.2021
Plans	Plot 331 Floor Plans	S830/Ph3.2/P331/01 REV B	09.03.2021
Plans	Plots 302 - 305 Elevations (Sheet 1)	S830/Ph3.2/P302-305/04 REV B	09.03.2021
Plans	Plots 302 - 305 Elevations (Sheet 2)	S830/Ph3.2/P302-305/05 REV C	09.03.2021
Plans	Plots 302 - 305 Elevations (Sheet 3)	S830/Ph3.2/P302-305/06 REV B	09.03.2021
Plans	Plots 302 - 305 First Floor Plans	S830/Ph3.2/P302-305/02 REV B	09.03.2021
Plans	Plots 302 - 305 Ground Floor Plans	S830/Ph3.2/P302-305/01 REV A	09.03.2021
Plans	Plots 302 - 305 Second Floor Plans	S830/Ph3.2/P302-305/03 REV A	09.03.2021
Plans	Plots 306 & 307 Elevations (Sheet 2)	S830/Ph3.2/P306-307/04 REV E	05.05.2021
Plans	Plots 306 & 307 Ground & First Floor Plans	S830/Ph3.2/P306-307/01 REV E	05.05.2021
Plans	Plots 306 & 307 Second Floor Plans	S830/Ph3.2/P306-307/02 REV B	05.05.2021
Plans	Plots 306-307 Elevations (Sheet 1)	S830/Ph3.2/P306-307/03 Rev C	09.03.2021
Plans	Plots 308 - 309 Elevations (Sheet 2)	S830/Ph3.2/P308-309/04 REV A	09.03.2021
Plans	Plots 308 - 309 Ground & First Floor Plans	S830/Ph3.2/P308-309/01 REV A	09.03.2021
Plans	Plots 308 - 309 Second Floor Plans	S830/Ph3.2/P308-309/02	09.03.2021
Plans	Plots 308 - 319 Elevations (Sheet 1)	S830/Ph3.2/P308-309/03 REV A	09.03.2021
Plans	Plots 310 - 312 Elevations (Sheet 1)	S830/Ph3.2/P310-312/04	09.03.2021
Plans	Plots 310 - 312 Elevations (Sheet 2)	S830/Ph3.2/P310-312/05	09.03.2021
Plans	Plots 310 - 312 Elevations (Sheet 3)	S830/Ph3.2/P310-312/06	09.03.2021
Plans	Plots 310 - 312 First Floor Plans	S830/Ph3.2/P310-312/02 REV A	09.03.2021
Plans	Plots 310 - 312 Ground Floor Plans	S830/Ph3.2/P310-312/01 REV A	09.03.2021
Plans	Plots 310 - 312 Second Floor Plans	S830/Ph3.2/P310-312/03 REV A	09.03.2021
Plans	Plots 314 - 315 Elevations (Sheet 1)	S830/Ph3.2/P314-315/03	09.03.2021
Plans	Plots 314 - 315 Elevations (Sheet 2)	S830/Ph3.2/P314-315/04	09.03.2021
Plans	Plots 314 - 315 Ground & First Floor Plans	S830/Ph3.2/P314-315/01	09.03.2021
Plans	Plots 314 - 315 Second Floor Plans	S830/Ph3.2/P314-315/02	09.03.2021
Plans	Plots 317 & 318 Elevations	S830/Ph3.2/P317-318/02 REV B	09.03.2021
Plans	Plots 317 & 318 Floor Plans	S830/Ph3.2/P317-318/01 REV B	09.03.2021
Plans	Plots 319 & 320 Elevations (Sheet 1)	S830/Ph3.2/P319-320/04 REV B	09.03.2021
Plans	Plots 319 & 320 Elevations (Sheet 2)	S830/Ph3.2/P319-320/05 REV B	09.03.2021
Plans	Plots 319 & 320 Ground Floor Plans	S830/Ph3.2/P319-320/01 REV B	09.03.2021
Plans	Plots 319 & 320 Second Floor Plans	S830/Ph3.2/P319-320/03 REV B	09.03.2021
Plans	Plots 321 & 322 Elevations (Sheet 1)	S830/Ph3.2/P321-322/03 REV B	09.03.2021

Plans	Plots 321 & 322 Elevations (Sheet 2)	S830/Ph3.2/P321-322/04 REV B	09.03.2021
Plans	Plots 321 & 322 Ground & First Floor Plans	S830/Ph3.2/P321-322/01 REV A	09.03.2021
Plans	Plots 321 & 322 Second Floor Plans	S830/Ph3.2/P321-322/02 REV A	09.03.2021
Plans	Plots 323 & 324 Elevations (Sheet 1)	S830/Ph3.2/P323-324/02 REV B	09.03.2021
Plans	Plots 323 & 324 Elevations (Sheet 2)	S830/Ph3.2/P323-324/03 REV B	09.03.2021
Plans	Plots 323 & 324 First Floor Plans	S830/Ph3.2/P323-324/01.2 REV A	09.03.2021
Plans	Plots 323 & 324 Ground Floor Plans	S830/Ph3.2/P323-324/01.1 REV A	09.03.2021
Plans	Plots 327 & 328 Elevations (Sheet 1)	S830/Ph3.2/P327-328/02.1 REV C	09.03.2021
Plans	Plots 327 & 328 Elevations (Sheet 2)	S830/Ph3.2/P327-328/02.2 REV C	09.03.2021
Plans	Plots 327 & 328 Floor Plans	S830/Ph3.2/P327-328/01 REV A	09.03.2021
Plans	Plots 329 & 330 Elevations (Sheet 1)	S830/Ph3.2/P329-330/02.1 REV C	09.03.2021
Plans	Plots 329 & 330 Elevations (Sheet 2)	S830/Ph3.2/P329-330/02.2 REV C	09.03.2021
Plans	Plots 329 & 330 Floor Plans	S830/Ph3.2/P329-330/01 REV A	09.03.2021
Plans	Plots 332 & 333 Elevations	S830/Ph3.2/P332-333/02 REV A	09.03.2021
Plans	Plots 332 & 333 Floor Plans	S830/Ph3.2/P332-333/01 REV A	09.03.2021
Plans	Plots 334 - 336 Floor Plans	S830/Ph3.2/P334-336/01 REV A	09.03.2021
Plans	Plots 337 - 339 Elevations	S830/Ph3.2/P337-339/02 REV B	09.03.2021
Plans	Plots 337 - 339 Floor Plans	S830/Ph3.2/P337-339/01 REV A	09.03.2021
Plans	Plots 340 & 341 Elevations/	S830/Ph3.2/P340-341/02 REV D	09.03.2021
Plans	Plots 340 & 341 Floor Plans	S830/Ph3.2/P340-341/01 REV C	09.03.2021
Plans	Plots 342 - 343 Elevations (Sheet 1)	S830/Ph3.2/P342-343/03 REV B	09.03.2021
Plans	Plots 342 - 343 Elevations (Sheet 2)	S830/Ph3.2/P342-343/04 REV B	09.03.2021
Plans	Plots 342 & 343 Ground & First Floor Plans	S830/Ph3.2/P342-343/01 REV B	09.03.2021
Plans	Plots 342 & 343 Second Floor Plan	S830/Ph3.2/P342-343/02 REV B	09.03.2021
Plans	Plots 344 - 345 Elevations (Sheet 1)	S830/Ph3.2/P344-345/03 REV B	09.03.2021
Plans	Plots 344 - 345 Elevations (Sheet 2)	S830/Ph3.2/P344-345/04 REV B	09.03.2021
Plans	Plots 344 & 345 Ground & First Floor Plans	S830/Ph3.2/P344-345/01 REV B	09.03.2021
Plans	Plots 344 & 345 Second Floor Plan	S830/Ph3.2/P344-345/02 REV B	09.03.2021
Plans	Plots 346 - 348 Elevations	S830/Ph3.2/P346-348/02 REV C	09.03.2021
Plans	Plots 346 - 348 Floor Plans	S830/Ph3.2/P346-348/01 REV B	09.03.2021
Plans	Plots 349 - 351 Elevations	S830/Ph3.2/P349-351/02 REV B	09.03.2021
Plans	Plots 349 - 351 Floor Plans	S830/Ph3.2/P349-351/01 REV A	09.03.2021
Plans	Plots 352 - 355 Elevations	S830/Ph3.2/P352-355/02 REV A	09.03.2021
Plans	Plots 352 - 355 Floor Plans	S830/Ph3.2/P352-355/01	05.05.2021
Plans	Site Layout Sheet 1 Of 2	S832-3-100 REV V (Partially Superseded RE: Phase 4)	13.05.2021
Supporting Docs	Transport Statement 15.05.18 By Infrastructure Design Ltd	Issue 1 (Partially Superseded RE: Phase 4)	12.06.2018
Supporting Docs	Written Scheme Of Investigation For Archaeological Evaluation Phases 3.2 And 4 & Allotments April 2018 By Archaeology South-East	NGR 515193 126086 ASE Project no. 180313	12.06.2018
Plans	Typical Tree Pit Details	EXA_1728_280 Rev C	27.11.2018
Plans	Typical Planting Details	EXA_1728_290 Rev C	27.11.2018
Plans	Proposed External Surfacing Sheet 1 Of 2	IDL/760/P4/RM/07-1	12.06.2018
Plans	Tree Protection Plan	BERK21219-03A (Phase 3.2 and 4 (sheet 1 of 2)) (Partially Superseded RE: Phase 4)	12.06.2018
Plans	Proposed Finished Floor Levels Sheet 1 Of 2	IDL/760/P4/RM/01-1 (Partially Superseded RE: Phase 4)	12.06.2018
Plans	Proposed Drainage Layout Sheet 1 Of 2	IDL/760/P4/RM/02-1 (Partially Superseded RE: Phase 4)	12.06.2018
Plans	Exceedance Flow Road Layout Sheet 1 Of 2	IDL/760/P4/RM/03-1 (Partially Superseded RE: Phase 4)	12.06.2018
Plans	Proposed Extents Of Onsite Highway Adoption Sheet 1 Of 2Rev	IDL/760/P4/RM/04-1 (Partially Superseded RE: Phase 4)	12.06.2018
Plans	Highway Geometry Sheet 1 Of 2	IDL/760/P4/RM/05-1 (Partially Superseded RE: Phase 4)	12.06.2018

Supporting Docs	Design & Access Statement Phases 3.2 & 4 Reserved Matters	Jun-18 (Partially Superseded RE: Phase 4)	12.06.2018
Supporting Docs	Arboricultural Impact Assessment & Method Statement 24.05.2018 By ACD Environmental	BERK21219aiaamsA (phase 3.2 & 4) REV A (Partially Superseded RE: Phase 4)	12.06.2018
Supporting Docs	Utility Statement Phase 3.2 And 4	May-18 (Partially Superseded RE: Phase 4)	12.06.2018
Supporting Docs	Waste Management Strategy Phase 3.2 And 4	May-18 (Partially Superseded RE: Phase 4)	12.06.2018
Plans	Site Location Plan	S832/SLP/P3.4&4 REV A	19.06.2018
Plans	Electric Sub Station Plans And Elevations	S830/Ph4/SS/01 REV B	27.07.2021

PHASE 4 ONLY			
Plan Type	Description	Drawing Number	Received Date
Plans	Plots 1-5 Ground Floor Plan	S830-INT-P4-00-DR-K-005-001-1-5	30.07.2024
Plans	Plots 14-18 Ground Floor Plan	S830-INT-P4-00-DR-K-005-012-14-18	30.07.2024
Plans	Plots 19-32 Ground Floor Plan	S830-INT-P4-00-DR-K-005-015-19-32	30.07.2024
Plans	Plots 63-66 Ground Floor Plan	S830-INT-P4-00-DR-K-005-050-63-66	30.07.2024
Plans	Plots 67-74 Ground Floor Plan	S830-INT-P4-00-DR-K-005-053-67-74	30.07.2024
Plans	Plots 75-81 Ground Floor Plan	S830-INT-P4-00-DR-K-005-060-75-81	30.07.2024
Plans	Plots 1-5 First Floor Plan	S830-INT-P4-01-DR-K-005-002-1-5	30.07.2024
Plans	Plots 14-18 First Floor Plan	S830-INT-P4-01-DR-K-005-013-14-18	30.07.2024
Plans	Plots 19-32 First Floor Plan	S830-INT-P4-01-DR-K-005-016-19-32	30.07.2024
Plans	Plots 63-66 First Floor Plan	S830-INT-P4-01-DR-K-005-051-63-66	30.07.2024
Plans	Plots 67-74 First Floor Plan	S830-INT-P4-01-DR-K-005-054-67-74	30.07.2024
Plans	Plots 75-81 First Floor Plan	S830-INT-P4-01-DR-K-005-061-75-81	30.07.2024
Plans	Plots 19-32 Second Floor Plan	S830-INT-P4-02-DR-K-005-017-19-32	30.07.2024
Plans	Plots 67-74 Second Floor Plan	S830-INT-P4-02-DR-K-005-055-67-74	30.07.2024
Plans	Plots 75-81 Second Floor Plan	S830-INT-P4-02-DR-K-005-062-75-81	30.07.2024
Plans	Plots 1-5 Elevations	S830-INT-P4-XX-DR-K-005-003-1-5	30.07.2024
Plans	Plots 1-5 Elevations	S830-INT-P4-XX-DR-K-005-004-1-5	30.07.2024
Plans	Plots 1-5 Elevations	S830-INT-P4-XX-DR-K-005-005-1-5	30.07.2024
Plans	Plots 6-7 Elevations	S830-INT-P4-XX-DR-K-005-007-6-7 REV P02	07.05.2025
Plans	Plots 8-9 Elevations	S830-INT-P4-XX-DR-K-005-009-8-9	30.07.2024
Plans	Plots 10-13 Elevations	S830-INT-P4-XX-DR-K-005-011-11-13	30.07.2024
Plans	Plots 14-18 Elevations	S830-INT-P4-XX-DR-K-005-014-14-18	30.07.2024
Plans	Plots 19-32 Elevations	S830-INT-P4-XX-DR-K-005-018-19-32 REV P02	07.05.2025
Plans	Plots 19-32 Elevations	S830-INT-P4-XX-DR-K-005-019-19-32 REV P02	30.07.2024
Plans	Plots 19-32 Elevations	S830-INT-P4-XX-DR-K-005-020-19-32 REV P02	30.07.2024
Plans	Plots 19-32 Elevations	S830-INT-P4-XX-DR-K-005-021-19-32 REV P02	30.07.2024
Plans	Plots 33-34 Elevations	S830-INT-P4-XX-DR-K-005-023-33-34	30.07.2024
Plans	Plots 35-36 Elevations	S830-INT-P4-XX-DR-K-005-025-35-36	30.07.2024
Plans	Plots 37-38 Elevations	S830-INT-P4-XX-DR-K-005-027-37-38	30.07.2024
Plans	Plots 39-40 Elevations	S830-INT-P4-XX-DR-K-005-029-39-40	30.07.2024
Plans	Plots 41-42 Elevations	S830-INT-P4-XX-DR-K-005-031-41-42	30.07.2024
Plans	Plots 43-45 Elevations	S830-INT-P4-XX-DR-K-005-033-43-45	30.07.2024
Plans	Plots 46-48 Elevations	S830-INT-P4-XX-DR-K-005-035-46-48	30.07.2024
Plans	Plots 49-50 Elevations	S830-INT-P4-XX-DR-K-005-037-49-50	30.07.2024
Plans	Plots 51-52 Elevations	S830-INT-P4-XX-DR-K-005-039-51-52	30.07.2024
Plans	Plots 53-54 Elevations	S830-INT-P4-XX-DR-K-005-041-53-54	30.07.2024
Plans	Plots 55-56 Elevations	S830-INT-P4-XX-DR-K-005-043-55-56	30.07.2024
Plans	Plots 57-58 Elevations	S830-INT-P4-XX-DR-K-005-045-57-58 P02	07.05.2025
Plans	Plots 59-60 Elevations	S830-INT-P4-XX-DR-K-005-047-59-60	30.07.2024
Plans	Plots 61-62 Elevations	S830-INT-P4-XX-DR-K-005-049-61-62	30.07.2024

Plans	Plots 63-66 Elevations	S830-INT-P4-XX-DR-K-005-052-63-66	30.07.2024
Plans	Plots 67-74 Elevations	S830-INT-P4-XX-DR-K-005-056-67-74 P02	07.05.2025
Plans	Plots 67-74 Elevations	S830-INT-P4-XX-DR-K-005-057-67-74 P02	07.05.2025
Plans	Plots 67-74 Elevations	S830-INT-P4-XX-DR-K-005-058-67-74 P02	07.05.2025
Plans	Plots 67-74 Elevations	S830-INT-P4-XX-DR-K-005-059-67-74 P02	07.05.2025
Plans	Plots 75-81 Elevations	S830-INT-P4-XX-DR-K-005-063-75-81 P02	07.05.2025
Plans	Plots 75-81 Elevations	S830-INT-P4-XX-DR-K-005-064-75-81 P02	07.05.2025
Plans	Plots 75-81 Elevations	S830-INT-P4-XX-DR-K-005-065-75-81 P02	07.05.2025
Plans	Plots 75-81 Elevations	S830-INT-P4-XX-DR-K-005-066-75-81 P02	07.05.2025
Plans	Plots 82-83 Elevations	S830-INT-P4-XX-DR-K-005-068-82-83	30.07.2024
Plans	Plots 84-85 Elevations	S830-INT-P4-XX-DR-K-005-070-84-85	30.07.2024
Plans	Plot 86 Elevations	S830-INT-P4-XX-DR-K-005-072-86	30.07.2024
Plans	Plot 87 Elevations	S830-INT-P4-XX-DR-K-005-074-87	30.07.2024
Plans	Plot 88 Elevations	S830-INT-P4-XX-DR-K-005-076-88	30.07.2024
Plans	Plots 89-90 Elevations	S830-INT-P4-XX-DR-K-005-078-89-90	30.07.2024
Plans	Plot 91 Elevations	S830-INT-P4-XX-DR-K-005-080-91	30.07.2024
Plans	Plot 92 Elevations	S830-INT-P4-XX-DR-K-005-082-92	30.07.2024
Plans	Plot 93 Elevations	S830-INT-P4-XX-DR-K-005-084-93	30.07.2024
Plans	Plots 94-95 Elevations	S830-INT-P4-XX-DR-K-005-086-94-95	30.07.2024
Plans	Plots 96-97 Elevations	S830-INT-P4-XX-DR-K-005-088-96-97	30.07.2024
Plans	Plots 98-99 Elevations	S830-INT-P4-XX-DR-K-005-090-98-99	30.07.2024
Plans	Plots 100-101 Elevations	S830-INT-P4-XX-DR-K-005-092-100-101	30.07.2024
Plans	Plots 102-103 Elevations	S830-INT-P4-XX-DR-K-005-094-102-103	30.07.2024
Plans	Plots 104-107 Elevations	S830-INT-P4-XX-DR-K-005-096-104-107	30.07.2024
Plans	Plots 108-109 Elevations	S830-INT-P4-XX-DR-K-005-098-108-109	30.07.2024
Plans	Plots 110-110 Elevations	S830-INT-P4-XX-DR-K-005-100-110-111	30.07.2024
Plans	Plots 112-113 Elevations	S830-INT-P4-XX-DR-K-005-102-112-113	30.07.2024
Plans	Plot 114 Elevations	S830-INT-P4-XX-DR-K-005-104-114	30.07.2024
Plans	Plots 115-118 Elevations	S830-INT-P4-XX-DR-K-005-106-115-118	30.07.2024
Plans	Plots 119-121 Elevations	S830-INT-P4-XX-DR-K-005-108-119-121	30.07.2024
Plans	Plot 122 Elevations	S830-INT-P4-XX-DR-K-005-110-122	30.07.2024
Plans	Plot 123-124 Elevations	S830-INT-P4-XX-DR-K-005-112-123-124	30.07.2024
Plans	Plot 125 Elevations	S830-INT-P4-XX-DR-K-005-114-125	30.07.2024
Plans	Plots 126-127 Elevations	S830-INT-P4-XX-DR-K-005-116-126-127	30.07.2024
Plans	Plots 128-129 Elevations	S830-INT-P4-XX-DR-K-005-118-128-129	30.07.2024
Plans	Plots 130 Elevations	S830-INT-P4-XX-DR-K-005-120-130	30.07.2024
Plans	Plots 131-133 Elevations	S830-INT-P4-XX-DR-K-005-122-131-133 P02	07.05.2025
Plans	Plots 134 Elevations	S830-INT-P4-XX-DR-K-005-124-134	30.07.2024
Plans	Plots 235-136 Elevations	S830-INT-P4-XX-DR-K-005-126-135-136	30.07.2024
Plans	Plots 137-138 Elevations	S830-INT-P4-XX-DR-K-005-128-137-138	30.07.2024
Plans	Plots 139-140 Elevations	S830-INT-P4-XX-DR-K-005-130-139-140	30.07.2024
Plans	Plot 141 Elevations	S830-INT-P4-XX-DR-K-005-132-141	30.07.2024
Plans	Plot 142 Elevations	S830-INT-P4-XX-DR-K-005-134-142	30.07.2024
Plans	Plot 143 Elevations	S830-INT-P4-XX-DR-K-005-136-143	30.07.2024
Plans	Plots 6-7 Floor Plans	S830-INT-P4-ZZ-DR-K-005-006-6-7 P02	07.05.2025
Plans	Plots 8-9 Floor Plans	S830-INT-P4-ZZ-DR-K-005-008-8-9	30.07.2024
Plans	Plots 10-13 Floor Plans	S830-INT-P4-ZZ-DR-K-005-010-10-13	30.07.2024
Plans	Plots 33-34 Floor Plans	S830-INT-P4-ZZ-DR-K-005-022-33-34	30.07.2024
Plans	Plots 35-36 Floor Plans	S830-INT-P4-ZZ-DR-K-005-024-35-36	30.07.2024
Plans	Plots 37-38 Floor Plans	S830-INT-P4-ZZ-DR-K-005-026-37-38	30.07.2024
Plans	Plots 39-40 Floor Plans	S830-INT-P4-ZZ-DR-K-005-028-39-40	30.07.2024
Plans	Plots 41-42 Floor Plans	S830-INT-P4-ZZ-DR-K-005-030-41-42	30.07.2024
Plans	Plots 43-45 Floor Plans	S830-INT-P4-ZZ-DR-K-005-032-43-45	30.07.2024
Plans	Plots 46-48 Floor Plans	S830-INT-P4-ZZ-DR-K-005-034-46-48	30.07.2024
Plans	Plots 49-50 Floor Plans	S830-INT-P4-ZZ-DR-K-005-036-49-50	30.07.2024
Plans	Plots 51-52 Floor Plans	S830-INT-P4-ZZ-DR-K-005-038-51-52	30.07.2024
Plans	Plots 53-54 Floor Plans	S830-INT-P4-ZZ-DR-K-005-040-53-54	30.07.2024
Plans	Plots 55-56 Floor Plans	S830-INT-P4-ZZ-DR-K-005-042-55-56	30.07.2024
Plans	Plots 57-58 Floor Plans	S830-INT-P4-ZZ-DR-K-005-044-57-58 P02	07.05.2025
Plans	Plots 59-60 Floor Plans	S830-INT-P4-ZZ-DR-K-005-046-59-60	30.07.2024

Plans	Plots 61-62 Floor Plans	S830-INT-P4-ZZ-DR-K-005-048-61-62	30.07.2024
Plans	Plots 82-83 Floor Plans	S830-INT-P4-ZZ-DR-K-005-067-82-83	30.07.2024
Plans	Plots 84-85 Floor Plans	S830-INT-P4-ZZ-DR-K-005-069-84-85	30.07.2024
Plans	Plot 86 Floor Plans	S830-INT-P4-ZZ-DR-K-005-071-86	07.05.2025
Plans	Plot 87 Floor Plans	S830-INT-P4-ZZ-DR-K-005-073-87	30.07.2024
Plans	Plot 88 Floor Plans	S830-INT-P4-ZZ-DR-K-005-075-88	30.07.2024
Plans	Plots 89-90 Floor Plans	S830-INT-P4-ZZ-DR-K-005-077-89-90	30.07.2024
Plans	Plot 91 Floor Plans	S830-INT-P4-ZZ-DR-K-005-079-91	30.07.2024
Plans	Plot 92 Floor Plans	S830-INT-P4-ZZ-DR-K-005-081-92	30.07.2024
Plans	Plot 93 Floor Plans	S830-INT-P4-ZZ-DR-K-005-083-93	30.07.2024
Plans	Plots 94-95 Floor Plans	S830-INT-P4-ZZ-DR-K-005-085-94-95	30.07.2024
Plans	Plots 96-97 Floor Plans	S830-INT-P4-ZZ-DR-K-005-087-96-97	30.07.2024
Plans	Plots 98-99 Floor Plans	S830-INT-P4-ZZ-DR-K-005-089-98-99	30.07.2024
Plans	Plots 100-101 Floor Plans	S830-INT-P4-ZZ-DR-K-005-091-100-101	30.07.2024
Plans	Plots 102-103 Floor Plans	S830-INT-P4-ZZ-DR-K-005-093-102-103	30.07.2024
Plans	Plots 104-107 Floor Plans	S830-INT-P4-ZZ-DR-K-005-095-104-107	30.07.2024
Plans	Plots 108-109 Floor Plans	S830-INT-P4-ZZ-DR-K-005-097-108-109	30.07.2024
Plans	Plots 110-111 Floor Plans	S830-INT-P4-ZZ-DR-K-005-099-110-111	30.07.2024
Plans	Plots 112-113 Floor Plans	S830-INT-P4-ZZ-DR-K-005-101-112-113	30.07.2024
Plans	Plot 114 Floor Plans	S830-INT-P4-ZZ-DR-K-005-103-114	30.07.2024
Plans	Plots 115-118 Floor Plans	S830-INT-P4-ZZ-DR-K-005-105-115-118	30.07.2024
Plans	Plots 119-121 Floor Plans	S830-INT-P4-ZZ-DR-K-005-107-119-121	30.07.2024
Plans	Plot 122 Floor Plans	S830-INT-P4-ZZ-DR-K-005-109-122	30.07.2024
Plans	Plots 123-124 Floor Plans	S830-INT-P4-ZZ-DR-K-005-111-123-124	30.07.2024
Plans	Plots 125 Floor Plans	S830-INT-P4-ZZ-DR-K-005-113-125	30.07.2024
Plans	Plots 126-127 Floor Plans	S830-INT-P4-ZZ-DR-K-005-115-126-127	30.07.2024
Plans	Plots 128-129 Floor Plans	S830-INT-P4-ZZ-DR-K-005-117-128-129	30.07.2024
Plans	Plot 130 Floor Plans	S830-INT-P4-ZZ-DR-K-005-119-130	30.07.2024
Plans	Plots 131-133 Floor Plans	S830-INT-P4-ZZ-DR-K-005-121-131-133 REV P02	07.05.2025
Plans	Plot 134 Floor Plans	S830-INT-P4-ZZ-DR-K-005-123-134	30.07.2024
Plans	Plots 135-136 Floor Plans	S830-INT-P4-ZZ-DR-K-005-125-135-136	30.07.2024
Plans	Plots 137-138 Floor Plans	S830-INT-P4-ZZ-DR-K-005-127-137-138	30.07.2024
Plans	Plots 139-140 Floor Plans	S830-INT-P4-ZZ-DR-K-005-129-139-140	30.07.2024
Plans	Plot 141 Floor Plans	S830-INT-P4-ZZ-DR-K-005-131-141	30.07.2024
Plans	Plot 142 Floor Plans	S830-INT-P4-ZZ-DR-K-005-133-142	30.07.2024
Plans	Plot 143 Floor Plans	S830-INT-P4-ZZ-DR-K-005-135-143	30.07.2024
Plans	Garages - Sheet 1	S830-INT-P4-XX-DR-K-005-297-001	30.07.2024
Plans	Garages - Sheet 2	S830-INT-P4-XX-DR-K-005-298-002	30.07.2024
Plans	Garages - Sheet 3	S830-INT-P4-XX-DR-K-005-299-003	30.07.2024
Plans	Refuse and Sub-Station - Sheet 10	S830-INT-P4-XX-DR-K-005-306-010	30.07.2024
Plans	Phase 4 Coloured Layout - Sheet 1 of 2	S832-3-100 REV Y	07.05.2025
Plans	Phase 4 Coloured Layout - Sheet 2 of 2	S832-3-101 REV X	07.05.2025
Plans	Phase 4 Dwelling Distribution - Sheet 1 of 2	S832-3-102 REV A	07.05.2025
Plans	Phase 4 Dwelling Distribution - Sheet 2 of 2	S832-3-103 REV A	07.05.2025
Plans	Phase 4 Materials Plan - Sheet 1 of 2	S832-3-104 REV A	07.05.2025
Plans	Phase 4 Materials Plan - Sheet 2 of 2	S832-3-105 REV A	07.05.2025
Plans	Phase 4 Elevational Treatment Plan - Sheet 1 of 2	S832-3-106	07.05.2025
Plans	Phase 4 Elevational Treatment Plan - Sheet 2 of 2	S832-3-107 REV A	07.05.2025
Plans	Phase 4 Tenure Plan - Sheet 1 of 2	S832-3-108 REV A	07.05.2025
Plans	Phase 4 Tenure Plan - Sheet 2 of 2	S832-3-109 REV A	07.05.2025

Plans	Phase 4 Character Plan - Sheet 1 of 2	S832-3-110 REV A	07.05.2025
Plans	Phase 4 Character Plan - Sheet 2 of 2	S832-3-111 REV A	07.05.2025
Plans	View 1	S830-INT-P4-XX-DR-K-880-001-001	30.07.2024
Plans	View 2	S830-INT-P4-XX-DR-K-880-002-002	30.07.2024
Plans	Swept Paths, Fire Tender - Phase 4	SOU-PPC-00-XX-DR-C-0102 REV P2	30.07.2024
Plans	Swept Paths, Refuse Vehicle - Phase 4	SOU-PPC-00-XX-DR-C-0103 REV P1	30.07.2024
Plans	S38 Adoptable Area Plan	SOU-PPC-00-XX-DR-C-0110 REV P2	30.07.2024
Plans	Lighting Overview Plan	SOU-PPC-00-XX-DR-C-0112 REV P1	30.07.2024
Plans	Topographical Overview	SOU-PPC-00-XX-DR-C-0122 REV P2	30.07.2024
Plans	Proposed Levels Overview	SOU-PPC-00-XX-DR-C-0305 REV P1	30.07.2024
Plans	Tree Survey Plan	BERK21219-01B REV B	07.05.2025
Plans	Landscape Masterplan	CLDL-2434-01-01.01 REV P04	07.05.2025
Plans	Planting Proposals	CLDL-2434-04-01.01 REV P04	07.05.2025
Plans	Planting Proposals	CLDL-2434-04-01.02 REV P04	07.05.2025
Plans	Planting Proposals	CLDL-2434-04-01.03 REV P04	07.05.2025
Plans	Planting Proposals	CLDL-2434-04-01.04 REV P04	07.05.2025
Plans	Planting Proposals	CLDL-2434-04-01.05 REV P04	07.05.2025
Plans	Planting Proposals	CLDL-2434-04-01.06 REV P04	07.05.2025
Plans	Planting Proposals	CLDL-2434-04-01.07 REV P04	07.05.2025
Plans	Planting Proposals	CLDL-2434-04-01.08 REV P04	07.05.2025
Plans	Planting Proposals	CLDL-2434-04-01.09 REV P04	07.05.2025
Plans	Planting Proposals Schedule	CLDL-2434-04-01.10 REV P04	07.05.2025
Plans	Typical Soft Details	CLDL-2434-04-02.01 REV P01	30.07.2024
Plans	Play Strategy	CLDL-2434-04-03.01 REV P04	07.05.2025
Plans	Play Strategy	CLDL-2434-04-03.02 REV P04	07.05.2025
Plans	Phase 4 & 5 Illustrative Masterplan	S835/SL/001 REV P02 (Illustrative Only)	07.05.2025

Reason: For the avoidance of doubt and in the interest of proper planning.

- 2 **Pre-commencement (slab level) Phase 4 Condition:** Prior to works commencing above ground floor slab level of any building in Phase 4, full details of all hard and soft landscaping works in Phase 4 shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:
- A minimum of no. 295 trees of a girth size of 8cm – 35cm
 - Further exploration of soft landscaping to break up frontage parking serving units 010 – 013 and 126 – 129
 - Full details of all underground trenching requirements for services, including the positions of soakaways, service ducts, foul, grey and storm water systems and all other underground service facilities, and required ground excavations, shall coordinate with the landscaping proposals and Arboricultural Method Statement. Where there is conflict, the landscaping proposals shall prevail.
 - Planting and seeding plans, including a schedule specifying plant numbers, sizes, densities and species in Latin names
 - Written specifications (NBS compliant) including ground preparation, cultivation and other operations associated with plant and grass establishment
 - [If in proximity of Ancient Woodland] Supplier information for plant stock
 - Details of all boundary treatments - such as walls, fencing and railings - including location, type, heights and materials
 - Details of minor artefacts and structures – such as bin stores, cycle stores, street furniture, play equipment and signage – including location, size, colour and specification
 - Details of existing and proposed levels for all external earthworks associated with the landscape proposals – such as SuDS, play areas, retaining walls, banking etc - including cross sections where necessary.

Unless otherwise agreed in writing with the Local Planning Authority, the approved landscaping scheme in Phase 4 shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development.

In any part of the development and unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, provides satisfactory open space provision for future occupants, and that the landscaped buffers along the site boundaries with the countryside is suitable to protect and conserve the landscape setting of Southwater, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policies SNP16 and SNP18 of the Southwater Neighbourhood Plan (2021).

- 3 **Pre-commencement (Slab Level) Phase 4 Condition:** Notwithstanding the submitted information, no development above ground floor slab level of any building in Phase 4 hereby permitted shall take place until a schedule of materials and finishes, and colours to be used for external walls, and roofs of the buildings hereby permitted in Phase 4 shall have been submitted to and approved, in writing, by the Local Planning Authority. A statement of detail shall be submitted setting out details of proposed windows and doors, balcony treatments and gate features, where applicable. Only the materials and details so approved shall be used in the construction of the buildings, unless otherwise agreed in writing with the Local Planning Authority.

Reason: As the matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve buildings of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policy SNP16 of the Southwater Neighbourhood Plan (2021).

- 4 **Pre-Occupation Phase 4 Condition:** No part of the development in Phase 4 hereby permitted shall be occupied until a Phase 4 Landscape Management and Maintenance Plan (LMMP) has been submitted to and approved in writing by the Local Planning Authority. The details should apply to all hard and soft landscape areas and shall include:
- The long-term design objectives
 - Management responsibilities
 - Specifications
 - Maintenance schedules and periods
 - Operations details
 - Implementation details and timetable.

The LMMP shall be carried out in accordance with the approved details, supporting documents / reports, surveys, and timetable(s) unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development in the interests of visual amenity and nature conservation , provides satisfactory open space provision for future occupants, and that the landscaped buffers along the site boundaries with the countryside is suitable to protect and conserve the landscape setting of Southwater, in accordance with Policies 33 and 43 of the Horsham District Planning Framework (2015) and Policies SNP12, SNP16 and SNP18 of the Southwater Neighbourhood Plan (2021).

- 5 **Pre-Occupation Phase 4 Condition:** No dwelling in Phase 4 hereby approved shall be first occupied until the parking, turning and access facilities serving the respective dwelling in Phase 4 has been constructed in accordance with the approved plans and made available for use. Once any dwelling in Phase 4 has been brought into use the parking, turning and access facilities shall thereafter be retained at all times for their designated purpose.

Reason: To ensure that adequate parking is available to serve the development in the interests of highway safety and the amenity of future occupants in accordance with Policies 32, 33, 40 & 41 of the Horsham District Planning Framework and Policy SNP14 of the Southwater Neighbourhood Plan (2021).

- 6 **Pre-Occupation Phase 4 Condition:** No dwelling hereby approved in Phase 4 shall be first occupied until all curtilage boundary walls and/or fences serving the respective dwelling in Phase 4 have been implemented in accordance with Condition 2 above. The boundary treatments shall thereafter be maintained in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of visual and residential amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policy SNP16 of the Southwater Neighbourhood Plan (2021).

- 7 **Pre-Occupation Phase 4 Condition:** No dwelling in Phase 4 shall be occupied until details of facilities for the covered and secure storage of cycles in Phase 4 have been approved in writing by the Local Planning Authority and the approved storage facilities made available for use within the site. Once any dwelling in Phase 4 has been brought into use the cycle facilities shall thereafter be retained at all times for their designated purpose.

Reason: To ensure that adequate storage space is available for cycles to promote the use of sustainable modes of transport, in the interests of highway safety and the visual amenity of the scheme in accordance with Policies 32, 33, 40 & 41 of the Horsham District Planning Framework and Policy SNP13 of the Southwater Neighbourhood Plan (2021).

- 8 **Pre-Occupation Phase 4 Condition:** No dwelling in Phase 4 shall be first occupied unless and until provision for the storage of refuse/recycling in Phase 4 has been made available for use for that dwelling in accordance with details approved in writing by the Local Planning Authority. Once any dwelling in Phase 4 has been brought into use the storage of refuse/recycling shall thereafter be retained at all times for their designated purpose.

Reason: To ensure that adequate storage space is available for refuse/recycling containers in the interests of highway safety and the visual amenity of the scheme in accordance with Policies 32, 33, 40 of the Horsham District Planning Framework and Policy SNP16 of the Southwater Neighbourhood Plan (2021).

- 9 **Pre-Occupation Phase 4 Condition:** No dwelling in Phase 4 shall be occupied until a Phase 4 exterior lighting scheme prepared, in consultation with a suitably qualified ecological consultant to avoid disturbance to foraging bats, has been approved in writing by the Local Planning Authority. The lighting scheme shall be implemented in accordance with the approved details in Phase 4 and retained and maintained as such in perpetuity, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposal does not result in adverse impacts on bats and other ecology and to protect the amenity of future occupants in accordance with Policy 31 of the Horsham District Planning Framework.

- 10 **Pre-Occupation Phase 4 Condition:** No dwelling in Phase 4 shall be first occupied until a low emission strategy setting out how the negative impacts of increases in vehicle related pollution in Phase 4 will be minimised, has been approved in writing by the Local Planning Authority. The strategy shall have regard to the Council's latest Air Quality & Emissions

Reduction Guidance document and include a plan of all charging points, their specification, means of allocation, timetable for their provision and means for their long-term maintenance. The provision for charging electric vehicles so approved shall be retained as such thereafter. Once any dwelling in Phase 4 has been brought into use the low emissions strategy shall be implemented in accordance with the approved details and retained and maintained as such in perpetuity, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To mitigate the impact of the development on air quality within the district and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015)

- 11 **Pre-Occupation Phase 4 Condition:** Prior to the first occupation of each dwelling in Phase 4, the necessary inbuilding physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabytes per second through full fibre broadband connection shall be provided to the premises, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015) and Policy SNP22 of the Southwater Neighbourhood Plan (2021).

- 12 **Regulatory Phase 3.2 Condition:** The approved low emissions strategy in Phase 3.2 shall be implemented in accordance with details approved under planning decision DISC/23/0073, unless otherwise agreed in writing with the Local Planning Authority. Once any dwelling in Phase 3.2 has been brought into use the low emissions strategy shall be retained and maintained in accordance with the approved details in perpetuity, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To mitigate the impact of the development on air quality within the district and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015)

- 13 **Regulatory Phase 3.2 Condition:** The approved lighting scheme in Phase 3.2 shall be implemented in accordance with details approved under planning decision DISC/23/0073, unless otherwise agreed in writing with the Local Planning Authority. The lighting scheme shall be retained and maintained in accordance with the approved details in perpetuity, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposal does not result in adverse impacts on bats and other ecology and to protect the amenity of future occupants in accordance with Policy 31 of the Horsham District Planning Framework.

- 14 **Regulatory Phase 3.2 Condition:** The landscaping scheme in Phase 3.2 shall be provided in accordance with the details approved under planning decisions DISC/23/0073 and DC/23/0443, unless otherwise agreed in writing with the Local Planning Authority. In any part of Phase 3.2 and unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: As the matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of

amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policy SNP16 of the Southwater Neighbourhood Plan (2021).

- 15 **Regulatory Phase 3.2 Condition:** The storage of refuse/recycling in Phase 3.2 shall be provided in accordance with the details approved under planning decision DISC/23/0073, unless otherwise agreed in writing with the Local Planning Authority. In any part of Phase 3.2 brought into use the storage of refuse/recycling shall thereafter be retained at all times for their designated purpose.

Reason: To ensure that adequate storage space is available for refuse/recycling containers in the interests of highway safety and the visual amenity of the scheme in accordance with Policies 32, 33, 40 of the Horsham District Planning Framework and Policy SNP16 of the Southwater Neighbourhood Plan (2021).

- 16 **Regulatory Phase 3.2 Condition:** The cycle facilities in Phase 3.2 shall be provided in accordance with the details approved under planning decision DISC/23/0073, unless otherwise agreed in writing with the Local Planning Authority. In any part of Phase 3.2 once brought into use the cycle facilities shall thereafter be retained at all times for their designated purpose.

Reason: To ensure that adequate storage space is available for cycles to promote the use of sustainable modes of transport, in the interests of highway safety and the visual amenity of the scheme in accordance with Policies 32, 33, 40 & 41 of the Horsham District Planning Framework and Policy SNP13 of the Southwater Neighbourhood Plan (2021).

- 17 **Regulatory Phase 3.2 Condition:** The parking, turning and access facilities in Phase 3.2 shall be provided in accordance with the details approved under planning decision DISC/23/0073, unless otherwise agreed in writing with the Local Planning Authority. In any part of Phase 3.2 brought into use the parking, turning and access facilities shall thereafter be retained at all times for their designated purpose.

Reason: To ensure that adequate parking is available to serve the development in the interests of highway safety and the amenity of future occupants in accordance with Policies 32, 33, 40 & 41 of the Horsham District Planning Framework and Policy SNP14 of the Southwater Neighbourhood Plan (2021).

- 18 **Regulatory Phase 3.2 Condition:** All underground services in Phase 3.2 shall be installed in accordance with the details approved under planning decision DISC/21/0161, unless otherwise agreed in writing with Local Planning Authority.

Reason: As the matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policy SNP16 of the Southwater Neighbourhood Plan (2021).

- 19 **Regulatory Phase 3.2 Condition:** All buildings in Phase 3.2 shall be constructed in accordance with the schedule of materials and finishes approved under planning decision DISC/21/0161, unless otherwise agreed in writing with the Local Planning Authority.

Reason: As the matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve buildings of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policy SNP16 of the Southwater Neighbourhood Plan (2021).

- 20 **Regulatory Phase 3.2 Condition:** All landscaping works, including management and maintenance, in the Phase 3.2 development shall be carried out in accordance with the approved Landscape Management and Maintenance Plan (EXA_1728_900 May 2018) as approved under planning decision DC/18/1246 and hard and soft landscaping approved under

planning decisions DISC/23/0073 and DC/23/0443, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory development in the interests of visual amenity and nature conservation, provides satisfactory open space provision for future occupants, and that the landscaped buffers along the site boundaries with the countryside is suitable to protect and conserve the landscape setting of Southwater, in accordance with Policies 33 and 43 of the Horsham District Planning Framework (2015) and Policy SNP12, SNP16 and SNP18 of the Southwater Neighbourhood Plan (2021).

- 21 **Regulatory Phase 3.2 Condition:** All drainage works in the Phase 3.2 development shall be carried out in accordance with the approved Drainage Strategy (Foul & Surface Water Drainage Strategy by Infrastructure Design Ltd Issue 1 15.05.18 received 12th June 2018; PROPOSED DRAINAGE LAYOUT - IDL/760/P4/RM/02-1 and IDL/760/P4/RM/02-2 - as approved under planning decision DC/18/1246), unless otherwise agreed in writing by the Local Planning Authority.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

- 22 **Regulatory Phase 4 Condition:** Excluding external earthworks associated with the landscape proposals addressed under Condition 2 above, the approved finished floor levels and external ground levels of the Phase 4 development hereby approved shall be completed in accordance with drawing SOU-PPC-00-XX-DR-C-0305 REV P1 Phase 4 Proposed Levels Overview, unless otherwise agreed in writing by the Local Planning Authority.

Reason: As this matter is fundamental to control the development in detail in the interests of amenity and visual impact and in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policy SNP17 of the Southwater Neighbourhood Plan (2021).

- 23 **Regulatory Phase 4 Condition:** All tree works and planting in the Phase 4 development shall be carried out in accordance with the approved Tree Protection Plan (BERK21219-03C), Arboricultural Impact Assessment and Method Statement (BERK21219aia-amsB (phase 4) REV B) and Rebuttal to Tree Officer Comments (BERK21219_Technote) by ACD Environmental, unless otherwise agreed in writing by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site and to ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 24 **Regulatory Phase 4 Condition:** All drainage works in the Phase 4 development shall be carried out in accordance with the approved Drainage Strategy (Flood Risk Assessment Broadacres Southwater (Phase 4) Version 4.0 Date of Issue 28.06.2024 by Patrick Parsons dated 30-07-2025; PHASE 4 DRAINAGE TECHNICAL NOTE RESPONSE TO LLFA QUERIES REFERENCE; and Flood Risk Technical Note (SMA Ref. 7324.TN01) - Revised Flood Map Data received 09-06-2026), unless otherwise agreed in writing by the Local Planning Authority.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

- 25 **Regulatory Phase 3.2 and 4 Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or Orders amending or revoking and re-enacting the same, no gate, fence, wall or other means of enclosure shall be erected or constructed in front of the forward most part of any building

herby approved which fronts onto a highway without express planning consent from the Local Planning Authority first being obtained.

Reason: In order to safeguard the character and visual amenity of the locality and/or highway safety in accordance with Policy 33 of the Horsham District Local Development Framework (2015) and Policy SNP16 of the Southwater Neighbourhood Plan (2021).

- 26 **Regulatory Phase 4 Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or Orders amending or revoking and re-enacting the same, any windows or other openings (other than those shown on the plans hereby approved) formed at first floor and above in the east side elevation of dwelling unit Nos. 001, 063, 103, 104, 118, 119 within Phase 4 hereby permitted, shall be fitted with obscured glazing with no part less than 1.7 metres above the floor of the room in which it is installed capable of being opened. Once installed the obscured glazing and non-openable parts shall be retained permanently thereafter.

Reason: To protect the amenities of adjoining residential properties from loss of privacy in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policy SNP16 of the Southwater Neighbourhood Plan (2021).

- 27 **Regulatory Phase 3.2 and 4 Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or Orders amending or revoking and re-enacting the same, no development falling within Class B of Part 1 of Schedule 2 of the order shall be constructed on the dwellinghouses hereby permitted without express planning permission from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and to protect the amenities of adjoining residential properties from loss of privacy in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policy SNP16 of the Southwater Neighbourhood Plan (2021)

- 28 **Regulatory Phase 4 Condition:** The Phase 4 dwellings hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to 110 litres per person per day. The subsequently approved water limiting measures shall thereafter be retained, unless otherwise agreed in writing with the Local Planning Authority.

Reason: As this matter is fundamental to limit water use to improve the sustainability of the development within an area of serious water stress in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 29 **Regulatory Condition:** The development hereby approved comprises 199 no. residential dwelling units including 61 affordable dwellings.

Reason: To enable the Local Planning Authority to provide the same level of control over the form and quantum of development as approved to accord with the quantum of development assessed as part of the planning application determination, in accordance with Policies 1, 2, 15, 16 and SD10 of the Horsham District Planning Framework (2015) and SNP1 and SNP2 of the Southwater Neighbourhood Plan (2021).

Note to Applicant

Amended Description of Development:

The Applicant is advised of the amended Description of Development following the grant of Non-Material Amendment application DC/24/0772:

Reserved matters approval sought for layout, appearance, landscaping, scale and access for the erection of residential dwellings (including affordable dwellings) with associated access, parking and landscaping works pursuant to phases 3.2 and 4 of outline planning permission DC/14/0590.

Note to Applicant

The developer is advised that locally sourced planting stock should be used wherever possible and only certain tree nurseries are suppliers of accredited UK Sourced and Grown stock.

Note to Applicant

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.

ADDITIONAL INFORMATION**Planning Permission – Important Provisos**

If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts of Regulations, or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note. Before you proceed with your proposal you should ensure that a Building Control application is not required, or has been submitted. The Building Control Department can be contacted on 01403 215151.

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail streetnaming@horsham.gov.uk or telephone 01403 215139.

It is the responsibility of the developer to provide bins for the development. If you are a developer and need to purchase bins, please email hop.oast.admin@horsham.gov.uk.

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

Compliance with the Approved Plans and Conditions

The development hereby approved must be implemented in accordance with the approved plans and any conditions set out in the Notice. Some of the conditions may specify that works are to be carried out, and/or details submitted and approved before all or part of the development is started. These will appear in the 'Pre-Commencement Conditions' section of the Notice.

If works on implementing this permission is started without these requirements being fully met, the development may be unauthorised and the permission invalidated, and could lead to enforcement proceedings or in some cases to prosecution.

Amendments

Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

Monitoring

Horsham District Council monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

Conditions Compliance

Requests for confirmation of compliance with conditions associated with that permission should be made in writing or by using the application form 'Approval of Details Reserved by Conditions'.

A request may be for confirmation that one or more conditions imposed on the same permission have been complied with. We aim to respond within 8 weeks of receipt of the request.

Right of Appeals

If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>.