COMMITTEE APPLICATIONS

POST COMMITTEE

APPLICATION NO. / ADDRESS

DC/24/0249 – Rascals Farm, Shipley Road, Southwater, West Sussex, RH13 9BG

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.

RESOLVED:
At its meeting on the 6th August 2024, the Development Management Committee North Members resolved to approve the application in line with officer recommendation, subject to the completion of a s106 agreement to secure off-site water neutrality mitigation.

Since the committee resolution to approve subject to the completion of a s106 agreement in August 2024, the NPPF has been updated in December 2024. Furthermore, progress on the Reg 19 Local Plan progressed to examination in December 2024, but was cut short by the Inspector. The Council has since received the Inspector's Interim Findings letter in relation to the Local Plan progress, advising the council to withdraw from the process. However, no formal decision has been made by the Council on this matter.

It is not considered that the revisions to the NPPF, or the Inspector's findings in relation to the Reg 19 Local Plan raise any material matters which would require the case to be returned to committee.

The legal agreement has now been completed (5th June 2025). The decision can therefore now be issued with amendments made to conditions 7 and 9 to clarify that the paragraph references to the NPPF are to the 2024 version, with the relevant NPPF paragraph numbers, rather than the 2023 NPPF as referred to in the committee report. The wording of the paragraphs otherwise remains the same.

Case Officer sign	Nic Pettifer	Date:	05.06.2025
Authorising Officer sign	Adrian Smith	Date:	05/06/2025