

Appendix 1: Application Drawings Schedule

Phase 5 Proposed

Drawing Title	Drawing Ref.
Location Plan	S835/PH5/LP
Site Waste Management Plan	6186 01
Utility Statement	2019.11.18
Written Scheme of Investigation for Archaeological Evaluation	180858
Plot 178-179 Ground Floor Plan	S830-INT-P5-00-DR-K-005-200-178-179
Plots 220-222 Ground Floor Plan	S830-INT-P5-00-DR-K-005-265-220-222
Plot 178-179 First Floor Plan	S830-INT-P5-01-DR-K-005-201-178-179
Plots 220-222 First Floor Plan	S830-INT-P5-01-DR-K-005-266-220-222
Plot 144 Elevations	S830-INT-P5-XX-DR-K-005-137-144
Plot 145 Elevations	S830-INT-P5-XX-DR-K-005-139-145
Plot 146 Elevations	S830-INT-P5-XX-DR-K-005-141-146
Plot 147 Elevations	S830-INT-P5-XX-DR-K-005-143-147
Plot 148 Elevations	S830-INT-P5-XX-DR-K-005-145-148
Plot 149 Elevations	S830-INT-P5-XX-DR-K-005-147-149
Plot 150 Elevations	S830-INT-P5-XX-DR-K-005-149-150
Plot 151 Elevations	S830-INT-P5-XX-DR-K-005-151-151
Plot 152 Elevations	S830-INT-P5-XX-DR-K-005-153-152
Plot 153 Elevations	S830-INT-P5-XX-DR-K-005-155-153
Plot 154 Elevations	S830-INT-P5-XX-DR-K-005-157-154
Plot 155 Elevations	S830-INT-P5-XX-DR-K-005-159-155
Plot 156 Elevations	S830-INT-P5-XX-DR-K-005-161-156
Plot 157 Elevations	S830-INT-P5-XX-DR-K-005-163-157
Plot 158 Elevations	S830-INT-P5-XX-DR-K-005-165-158
Plot 159 Elevations	S830-INT-P5-XX-DR-K-005-167-159
Plot 160 Elevations	S830-INT-P5-XX-DR-K-005-169-160
Plot 161 Elevations	S830-INT-P5-XX-DR-K-005-171-161
Plot 162 Elevations	S830-INT-P5-XX-DR-K-005-173-162
Plot 163 Elevations	S830-INT-P5-XX-DR-K-005-175-163
Plot 164 Elevations	S830-INT-P5-XX-DR-K-005-177-164
Plot 165 Elevations	S830-INT-P5-XX-DR-K-005-179-165
Plot 166 Elevations	S830-INT-P5-XX-DR-K-005-181-166
Plots 167-175 Elevations	S830-INT-P5-XX-DR-K-005-183-167-175
Plot 168 Elevations	S830-INT-P5-XX-DR-K-005-185-168
Plot 169 Elevations	S830-INT-P5-XX-DR-K-005-187-169
Plot 170 Elevations	S830-INT-P5-XX-DR-K-005-189-170
Plot 171 Elevations	S830-INT-P5-XX-DR-K-005-191-171
Plot 172 Elevations	S830-INT-P5-XX-DR-K-005-193-172
Plot 173 Elevations	S830-INT-P5-XX-DR-K-005-195-173
Plot 174 Elevations	S830-INT-P5-XX-DR-K-005-197-174
Plot 176-177 Elevations	S830-INT-P5-XX-DR-K-005-199-176-177
Plots 178-179 Elevations	S830-INT-P5-XX-DR-K-005-202-178-179
Plots 178-179 Elevations	S830-INT-P5-XX-DR-K-005-203-178-179
Plots 180-181 Elevations	S830-INT-P5-XX-DR-K-005-205-180-181
Plots 182-185 Elevations	S830-INT-P5-XX-DR-K-005-206-182-185
Plot 186 Elevations	S830-INT-P5-XX-DR-K-005-208-186
Plot 187 Elevations	S830-INT-P5-XX-DR-K-005-210-187
Plot 188 Elevations	S830-INT-P5-XX-DR-K-005-212-188
Plot 189 Elevations	S830-INT-P5-XX-DR-K-005-214-189
Plot 190 Elevations	S830-INT-P5-XX-DR-K-005-216-190
Plot 191 Elevations	S830-INT-P5-XX-DR-K-005-218-191
Plot 192 Elevations	S830-INT-P5-XX-DR-K-005-220-192
Plot 193 Elevations	S830-INT-P5-XX-DR-K-005-222-193
Plot 194 Elevations	S830-INT-P5-XX-DR-K-005-224-194
Plot 195 Elevations	S830-INT-P5-XX-DR-K-005-226-195
Plot 196 Elevations	S830-INT-P5-XX-DR-K-005-228-196
Plot 197 Elevations	S830-INT-P5-XX-DR-K-005-230-197
Plot 198 Elevations	S830-INT-P5-XX-DR-K-005-232-198
Plot 199 Elevations	S830-INT-P5-XX-DR-K-005-234-199
Plot 200 Elevations	S830-INT-P5-XX-DR-K-005-236-200
Plot 201 Elevations	S830-INT-P5-XX-DR-K-005-238-201
Plots 202-203 Elevations	S830-INT-P5-XX-DR-K-005-240-202-203
Plot 204 Elevations	S830-INT-P5-XX-DR-K-005-242-204
Plot 205 Elevations	S830-INT-P5-XX-DR-K-005-244-205
Plot 206 Elevations	S830-INT-P5-XX-DR-K-005-246-206
Plot 207 Elevations	S830-INT-P5-XX-DR-K-005-248-207
Plot 208 Elevations	S830-INT-P5-XX-DR-K-005-250-208

Plot 209 Elevations	S830-INT-P5-XX-DR-K-005-252-209
Plots 210-225 Elevations	S830-INT-P5-XX-DR-K-005-254-210-225
Plots 211-212 Elevations	S830-INT-P5-XX-DR-K-005-256-211-212
Plots 215-216 Elevations	S830-INT-P5-XX-DR-K-005-260-215-216
Plots 217-218 Elevations	S830-INT-P5-XX-DR-K-005-262-217-218
Plot 219 Elevations	S830-INT-P5-XX-DR-K-005-264-219
Plots 220-222 Elevations	S830-INT-P5-XX-DR-K-005-267-220-222
Plot 223 Elevations	S830-INT-P5-XX-DR-K-005-269-223
Plot 224 Elevations	S830-INT-P5-XX-DR-K-005-271-224
Plot 226 Elevations	S830-INT-P5-XX-DR-K-005-273-226
Plot 227 Elevations	S830-INT-P5-XX-DR-K-005-275-227
Plot 228 Elevations	S830-INT-P5-XX-DR-K-005-278-228
Plot 229 Elevations	S830-INT-P5-XX-DR-K-005-280-229
Plot 230 Elevations	S830-INT-P5-XX-DR-K-005-282-230
Plot 231 Elevations	S830-INT-P5-XX-DR-K-005-284-231
Plot 232 Elevations	S830-INT-P5-XX-DR-K-005-286-232
Plot 233 Elevations	S830-INT-P5-XX-DR-K-005-288-233
Plot 234 Elevations	S830-INT-P5-XX-DR-K-005-290-234
Plot 235 Elevations	S830-INT-P5-XX-DR-K-005-292-235
Plot 236 Elevations	S830-INT-P5-XX-DR-K-005-294-236
Plot 237 Elevations	S830-INT-P5-XX-DR-K-005-296-237
Plot 144 Floor Plans	S830-INT-P5-ZZ-DR-K-005-136-144
Plot 145 Floor Plans	S830-INT-P5-ZZ-DR-K-005-138-145
Plot 146 Floor Plans	S830-INT-P5-ZZ-DR-K-005-140-146
Plot 147 Floor Plans	S830-INT-P5-ZZ-DR-K-005-142-147
Plot 148 Floor Plans	S830-INT-P5-ZZ-DR-K-005-144-148
Plot 149 Floor Plans	S830-INT-P5-ZZ-DR-K-005-146-149
Plot 150 Floor Plans	S830-INT-P5-ZZ-DR-K-005-148-150
Plot 151 Floor Plans	S830-INT-P5-ZZ-DR-K-005-150-151
Plot 152 Floor Plans	S830-INT-P5-ZZ-DR-K-005-152-152
Plot 153 Floor Plans	S830-INT-P5-ZZ-DR-K-005-154-153
Plot 154 Floor Plans	S830-INT-P5-ZZ-DR-K-005-156-154
Plot 155 Floor Plans	S830-INT-P5-ZZ-DR-K-005-158-155
Plot 156 Floor Plans	S830-INT-P5-ZZ-DR-K-005-160-156
Plot 157 Floor Plans	S830-INT-P5-ZZ-DR-K-005-162-157
Plot 158 Floor Plans	S830-INT-P5-ZZ-DR-K-005-164-158
Plot 159 Floor Plans	S830-INT-P5-ZZ-DR-K-005-166-159
Plot 160 Floor Plans	S830-INT-P5-ZZ-DR-K-005-168-160
Plot 161 Floor Plans	S830-INT-P5-ZZ-DR-K-005-170-161
Plot 162 Floor Plans	S830-INT-P5-ZZ-DR-K-005-172-162
Plot 163 Floor Plans	S830-INT-P5-ZZ-DR-K-005-174-163
Plot 164 Floor Plans	S830-INT-P5-ZZ-DR-K-005-176-164
Plot 165 Floor Plans	S830-INT-P5-ZZ-DR-K-005-178-165
Plot 166 Floor Plans	S830-INT-P5-ZZ-DR-K-005-180-166
Plot 167-175 Floor Plans	S830-INT-P5-ZZ-DR-K-005-182-167-175
Plot 168 Floor Plans	S830-INT-P5-ZZ-DR-K-005-184-168
Plot 169 Floor Plans	S830-INT-P5-ZZ-DR-K-005-186-169
Plot 170 Floor Plans	S830-INT-P5-ZZ-DR-K-005-188-170
Plot 171 Floor Plans	S830-INT-P5-ZZ-DR-K-005-190-171
Plot 172 Floor Plans	S830-INT-P5-ZZ-DR-K-005-192-172
Plot 173 Floor Plans	S830-INT-P5-ZZ-DR-K-005-194-173
Plot 174 Floor Plans	S830-INT-P5-ZZ-DR-K-005-196-174
Plots 176-177 Floor Plans	S830-INT-P5-ZZ-DR-K-005-198-176-177
Plots 180-181 Floor Plans	S830-INT-P5-ZZ-DR-K-005-204-180-181
Plots 182-185 Floor Plans	S830-INT-P5-ZZ-DR-K-005-205-182-185
Plot 186 Floor Plans	S830-INT-P5-ZZ-DR-K-005-207-186
Plot 187 Floor Plans	S830-INT-P5-ZZ-DR-K-005-209-187
Plot 188 Floor Plans	S830-INT-P5-ZZ-DR-K-005-211-188
Plot 189 Floor Plans	S830-INT-P5-ZZ-DR-K-005-213-189
Plot 190 Floor Plans	S830-INT-P5-ZZ-DR-K-005-215-190
Plot 191 Floor Plans	S830-INT-P5-ZZ-DR-K-005-217-191
Plot 192 Floor Plans	S830-INT-P5-ZZ-DR-K-005-219-192
Plot 193 Floor Plans	S830-INT-P5-ZZ-DR-K-005-221-193
Plot 194 Floor Plans	S830-INT-P5-ZZ-DR-K-005-223-194
Plot 195 Floor Plans	S830-INT-P5-ZZ-DR-K-005-225-195
Plot 196 Floor Plans	S830-INT-P5-ZZ-DR-K-005-227-196
Plot 197 Floor Plans	S830-INT-P5-ZZ-DR-K-005-229-197
Plot 198 Floor Plans	S830-INT-P5-ZZ-DR-K-005-231-198
Plot 199 Floor Plans	S830-INT-P5-ZZ-DR-K-005-233-199
Plot 200 Floor Plans	S830-INT-P5-ZZ-DR-K-005-235-200
Plot 201 Floor Plans	S830-INT-P5-ZZ-DR-K-005-237-201
Plots 202-203 Floor Plans	S830-INT-P5-ZZ-DR-K-005-239-202-203
Plot 204 Floor Plans	S830-INT-P5-ZZ-DR-K-005-241-204
Plot 205 Floor Plans	S830-INT-P5-ZZ-DR-K-005-243-205

Plot 206 Floor Plans	S830-INT-P5-ZZ-DR-K-005-245-206
Plot 207 Floor Plans	S830-INT-P5-ZZ-DR-K-005-247-207
Plot 208 Floor Plans	S830-INT-P5-ZZ-DR-K-005-249-208
Plot 209 Floor Plans	S830-INT-P5-ZZ-DR-K-005-251-209
Plots 210-225 Floor Plans	S830-INT-P5-ZZ-DR-K-005-253-210-225
Plots 211-212 Floor Plans	S830-INT-P5-ZZ-DR-K-005-255-211-212
Plots 213-214 Floor Plans	S830-INT-P5-ZZ-DR-K-005-257-213-214
Plots 215-216 Floor Plans	S830-INT-P5-ZZ-DR-K-005-259-215-216
Plots 217-218 Floor Plans	S830-INT-P5-ZZ-DR-K-005-261-217-218
Plot 219 Floor Plans	S830-INT-P5-ZZ-DR-K-005-263-219
Plot 223 Floor Plans	S830-INT-P5-ZZ-DR-K-005-268-223
Plot 224 Floor Plans	S830-INT-P5-ZZ-DR-K-005-270-224
Plot 226 Floor Plans	S830-INT-P5-ZZ-DR-K-005-272-226
Plot 227 Floor Plans	S830-INT-P5-ZZ-DR-K-005-274-227
Plot 228 Floor Plans	S830-INT-P5-ZZ-DR-K-005-276-228
Plot 229 Floor Plans	S830-INT-P5-ZZ-DR-K-005-279-229
Plot 230 Floor Plans	S830-INT-P5-ZZ-DR-K-005-281-230
Plot 231 Floor Plans	S830-INT-P5-ZZ-DR-K-005-283-231
Plot 232 Floor Plans	S830-INT-P5-ZZ-DR-K-005-285-232
Plot 233 Floor Plans	S830-INT-P5-ZZ-DR-K-005-287-233
Plot 234 Floor Plans	S830-INT-P5-ZZ-DR-K-005-289-234
Plot 235 Floor Plans	S830-INT-P5-ZZ-DR-K-005-291-235
Plot 236 Floor Plans	S830-INT-P5-ZZ-DR-K-005-293-236
Plot 237 Floor Plans	S830-INT-P5-ZZ-DR-K-005-295-237
Garages - Sheet 4	S830-INT-P5-XX-DR-K-005-300-004
Garages - Sheet 5	S830-INT-P5-XX-DR-K-005-301-005
Garages - Sheet 6	S830-INT-P5-XX-DR-K-005-302-006
Garages - Sheet 7	S830-INT-P5-XX-DR-K-005-303-007
Garages - Sheet 8	S830-INT-P5-XX-DR-K-005-304-008
Garages - Sheet 9	S830-INT-P5-XX-DR-K-005-305-009
Refuse and Sub-Station - Sheet 10	S830-INT-P4-XX-DR-K-005-306-010
Phase 5 Coloured Layout	S835/SL/001
Phase 5 Dwelling Distribution	S835/SL/002
Phase 5 Materials Plan	S835/SL/003
Phase 5 Elevational Treatment Plan	S835/SL/004
Phase 5 Tenure Plan	S835/SL/005
Phase 5 Character Plan	S835/SL/006
View 3	S830-INT-P5-XX-DR-K-880-003-003
View 4	S830-INT-P5-XX-DR-K-880-004-004
Swept Paths, Fire Tender - Phase 5	SOU-PPC-00-XX-DR-C-0100 Rev P2
Swept Paths, Refuse - Phase 5	SOU-PPC-00-XX-DR-C-0101 Rev P1
S38 Adoptable Area Plan - Phase 5	SOU-PPC-00-XX-DR-C-0109 Rev P2
Phase 5 Topographical Survey	SOU-PPC-00-XX-DR-C-0121 Rev P2
Phase 5 Proposed Levels Overview	SOU-PPC-00-XX-DR-C-0305 Rev P1
Masterplan	CLDL-3434-01-01.02 Rev P00
Planting Proposals	CLDL-2434-05-01.01 Rev P02
Planting Proposals	CLDL-2434-05-01.02 Rev P02
Planting Proposals	CLDL-2434-05-01.03 Rev P02
Planting Proposals	CLDL-2434-05-01.04 Rev P02
Planting Proposals	CLDL-2434-05-01.05 Rev P02
Planting Proposals	CLDL-2434-05-01.06 Rev P02
Planting Proposals	CLDL-2434-05-01.07 Rev P02
Planting Proposals	CLDL-2434-05-01.08 Rev P02
Planting Proposals	CLDL-2434-05-01.09 Rev P02
Planting Proposals	CLDL-2434-05-01.010 Rev P02
Planting Proposals - Schedule	CLDL-2434-05-01.011 Rev P02
Typical Soft Details	CLDL-2434-05-02.01 Rev P01
Play Strategy	CLDL-2434-05-03.01 Rev P02
Lighting Overview Plan	SOU-PPC-00-XX-DR-C-0111 Rev P1
Tree Survey Plan	TBERK21376-01A

Appendix 2: Agreed Pre-application meeting minutes

Meeting

Client:	Berkeley Homes		
Project:	Broadacres, Southwater	Ref:	BERS3014
Venue:	MS Teams	Date:	29 th April 2024
Present:	Matthew Porter, Horsham District Council (MP) Robert Franks, Berkeley Homes (RF) Jack Ferrari, Berkeley Homes (JF) Donna Brearley, Turley (DP) Emma Sibley, Turley (ES)		
Apologies:	Adrian Smith, Horsham District Council		
Circulation:	All present plus Adrian Smith (HDC) and Tim Burden (Turley)		

Notes

Action

Agenda and Material was shared prior to 29th April 2024 meeting, comprising:

- 290424 Agenda for pre-app
- Drg No. S835/SL/001 titled Site Layout. Referred to as Site Layout P08 Colour Dwelling Distribution
- Mix Summary TABLE 240424 Southwater Phases 4&5 - Mix Options
- Robert Franks Email 26th April 2024 RE: PE/24/0052 Broadacres, Southwater (with attachments Apartment elevation – Colour; vb2309933_high_0047_1600x1067; vb2225127-hart_0060_3200x2231)

Note – Where reference is made in the following minutes to pre-app material, it is made in reference to the material listed above.

Housing Mix

1. MP noted that the Council had been expecting to see a comparison mix against the SHMA for all 5 phases as opposed to just phases 3 and 4 in order to understand the context of the suggested mix change across the entire allocation (i.e. the delivery of smaller units in the earlier phases), however the Council confirmed it is willing to accept the Final Mix for 2nd Pre-App as presented on Mix Summary Table 240424, as set out below.

Southwater Phases 4&5 - Mix Options

		SHMA compliant across Ph4&5	Consented Scheme	06/03 Pre-App Submission	Emailed Mix Post 06/03 Pre-App	Final Mix for 2nd Pre-App
ACHIEVABLE PRICES		Phases 4 and 5	Phases 4 and 5	Phases 4 and 5	Phases 4 and 5	Phases 4 and 5
1 beds	%	5%	10%	0%	5%	5%
2 beds	%	30%	27%	5%	20%	23%
3 beds	%	40%	16%	55%	26%	26%
4+ beds	%	25%	46%	40%	49%	46%
1 beds	no.	9	19	0	9	9
2 beds	no.	54	50	9	36	42
3 beds	no.	73	30	100	48	48
4+ beds	no.	46	83	73	89	83

2. MP set out that the narrative to the changes in mix would need to be explained as part of any application, particularly as the Parish Council would want to understand the context to the mix changes, and for transparency purposes for generally.
3. RF set out that Berkeley are still refining the mix for the larger properties (i.e. 3/4/5 bed units). It was confirmed that the number of larger homes would not be increasing in size, but there would be a potential opportunity to switch a 5-bed to a 4-bed, 4-bed to a 3-bed etc.
4. MP confirmed whilst that further minor change may be accepted in relation to the larger properties, any change that fundamentally alters the nature of the Final Mix for 2nd Pre-App as presented 24th April 2024, may not be supported by the Council. MP set out that the Council would not expect to receive an application that is too different to what has been presented.

M4(2)

5. It was noted that a change in policy around M4(2) provision had occurred since the permission of the Reserved Matters (RM) application.
6. MP confirmed that compliance with the policies of the Southwater Neighbourhood Plan is expected as its policies comprise the Development Plan, however as the Phase 4 S.73 would be a revision to the RM permitted prior to the Neighbourhood Plan being 'made', this would be balanced against the fallback position of the RM permission.
7. MP confirmed phase 5 was a full application as opposed to an amendment to a Reserved Matter and negotiations had secured a compliant scheme in regard to M4(2).
8. RF queried how far from the standards would the Council accept. At present, level access cannot be provided to a habitable room for the maisonettes and apartment buildings.

Action: MP confirmed he would follow up and confirm the Council's expectation on M4(2) after the meeting.

[Post meeting note – MP has now circulated the Council's position on M4(2) confirming that pertaining to the Southwater NP (including Tree Landscape and parking standards), our view is that the expectation is to seek accordance with the SNP for both Phases 4 and 5, whilst having consideration of the RM of Phase 4.]

Design and Layout

9. MP presented HDC's comments on the design and layout submitted. Key comments included:

- Potential issues with introduction of flank/rear relationship with some of the units and adjacent neighbours. The Council would require a 14m distance measured from rear wall to flank. *[Post meeting note – All plots as drafted meet or exceed 14m in distance from the rear elevation of the existing homes].*
- No increases in heights/eaves of those units noted in the above issue (annotated on plan by MP), beyond that previously approved.
- Phase 5
 - Further enhancement of the character areas in Phase 5 would compensate for the increase in dwelling units within Phase 5 and resultant increased urbanising character to this phase. A bespoke design to unit 191 would be very much encouraged, to compensate for the omission of bespoke courtyard layout of units 63- 66 and resultant loss in 'country lane' character. *[Post meeting note – Berkeley would like to confirm the draft layout of unit 191 does not differ to the Phase 5 application pending consent]*
 - Side garden boundaries of units 160 and 191 should be pulled back to allow substantial planting in front (and possible earth embankments with planting atop). The same should be explored for units 171 and 172. *[Post meeting note – Earth embankments directly adjacent to garden boundaries may cause design by crime issues – such a landscape feature can however be considered and incorporated into the landscape design elsewhere]*
 - Boundary treatment along the rural lane character area should consist of brick wall and low brick wall topped with railing. Close boarded fencing would be very much discouraged.
 - There is an opportunity for less flint and weather boarding of a colour that is uncharacteristic of the low weald and earlier phases of the scheme across Phase 5, instead opting for materiality of a Wealden vernacular.

- Phase 4
 - Still no link across the open space between the Phases 4 and 5 LEAPs. This should be introduced, as discussed in negotiations on Phase 5.
 - Surfacing treatments should distinguish parking courts, creating more shared surfaces (dependent on whether these would be adopted or not)
- Street Character / Appearance around Blocks B and C and Building Form of both.
 - Block B lacks sufficient space around it for the scale of this building to ensure it fits comfortably within the street scene.
 - Excessive continuous frontage parking (11 bays in a row) between units 040 and 036
 - Block C needs to establish a frontage with street side interface at ground floor, including having its principal entrance facing onto and accessible from the public street.
 - Parking court between units 005 and 006 is poor tandem bay arrangement. An opportunity for a relocation of the sub-station.
 - New green space to southeast of block C welcomed but not defined as public/private and there is a missed opportunity for a creation of sense of place (i.e. seating along PROW, incorporation of SUDS).
 - A reduction in size of Block B (of the approx. proportion of a 'wing') would result in a more comfortable setting for this building Block C could be made bigger to the equivalent proportion, as it has a more generous setting (space to southeast).
 - Creation of a hierarchy of apartment block elevations is necessary to raise the design quality and reduce perception of bulk and mass.

ACTION: MP confirmed he would share his presentation post meeting.

[Post-meeting note: MP has circulated his presentation [pdf reference HDC comments on Design and Layout 2nd preapp PE240052 290424] with HDC comments on design and layout for Berkeley to consider for submission] These are attached as an Appendix to these minutes for record.

Format of Planning Applications

10. MP confirmed that whilst the Council do not encourage the suggested approach for Phase 4, with a Non-Material Amendment application followed by a Section 73 application, the Council will accept the approach is a method available to the applicant to proceed.

Notes	Action
11. MP reiterated that a clear narrative should be submitted with the application, for transparency and public understanding to what is being applied for and the reasons why. The Parish Council would welcome a plain English explanation to what is otherwise a technical submission and that the required narrative may reduce the likelihood of misunderstanding to the purpose and nature of what is being applied for. It was also confirmed that within the NMA application, the details of the subsequent S73 should be included as the two applications are interdependent.	

Application Fee

12. It was agreed that the fee for phase 4 would be submitted via the Planning Portal alongside the S73 submission.
13. It was acknowledged that the phase 5 fee would need to be reflective of what is being applied for given it would be a full application. As a result, the fee could not be paid via the Planning Portal and would instead need to be made directly to the Council. The fee to be paid would be for the additional units in Phase 5.

ACTION: MP to confirm method of application fee for phase 5 once the exact additional units are confirmed.

Application Documents

14. It was noted that MP had previously confirmed on application documents.
15. In addition to previous confirmation, MP raised that the Council have had recent issues with the LLFA requiring an uplift in standards in relation to legacy drainage strategy. The issue would impact both phases 4 and 5. There will be necessary to address the Sequential Test for Flood Risk in both submissions as the HDPF allocation was informed by a SFRA that did not have to take account of all types of flood risk (i.e. surface water) for sequential test purposes, as it is the case now.

ACTION: MP confirmed he would circulate an example of an LLFA objection (initial and subsequent) to a reserved matters application reliant upon a legacy drainage strategy.

[Post-meeting note: MP has circulated an example of the LLFA comments]

16. MP also confirmed that the position on water neutrality would not change and this would need to be addressed within the applications. For phase 4, a water neutrality statement would be required, however this would only need to confirm water neutrality would not be required as it would be a legacy application and all relevant conditions have already been discharged.
17. It was confirmed that the new Local Plan is still due for examination, with MP not aware of current timescales changing on this.

Notes

Action

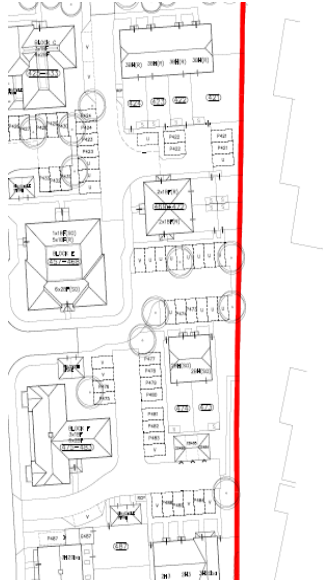
AOB

18. It was agreed that the minutes would be circulated and agreed in place of written feedback.
19. MP was thanked for his time.

Appendix One: HDC comments on Design and Layout (PowerPoint Presentation)

Project:	Phases 4 & 5 Broadacres, Southwater	Ref:	BERS3014
Venue:	MS Teams	Date:	29/04/2024
Attending:	Matthew Porter – Horsham District Council Adrian Smith – Horsham District Council Robert Franks – Berkeley Jack Ferrari – Berkeley Donna Brearley – Turley Emma Sibley - Turley		
Objective:	Pre-application advice meeting		

HDC comments – Design and Layout



Consented
scheme



06/-03 Pre-App
Submission.
'Awkward' relationships
highlighted.



Second Pre-App
HDC 'rule of thumb' is 14 metres from wall to wall.
Dependent on finalised measured distance,
likely relationship 2 is probably resolved, and possibly 1.

Phase 5 Character Areas

Across Phase 5.

Materiality - New building types is opportunity for less flint and weather boarding and more pared down 'wealden' vernacular. Substitution of knapped flint with dark timber boarding in particular would be supported.

13 additional dwellings would urbanise further, so Amendments should enhance, not diminish Character Areas

Green Corridor within 'The Country Lane'.

Explore bespoke design to unit 191 (see photo)

- Pull back side garden boundaries of units 160 and 191 to allow more substantial planting. Explore same for units 171 and 172
- boundary treatments along 'country lane' mix of brick wall and low brick wall topped with railings with planting in front (hedging). Not fence
- Shallow vegetated bunds as boundary treatment alongside manicured verge. Conceals parked cars.



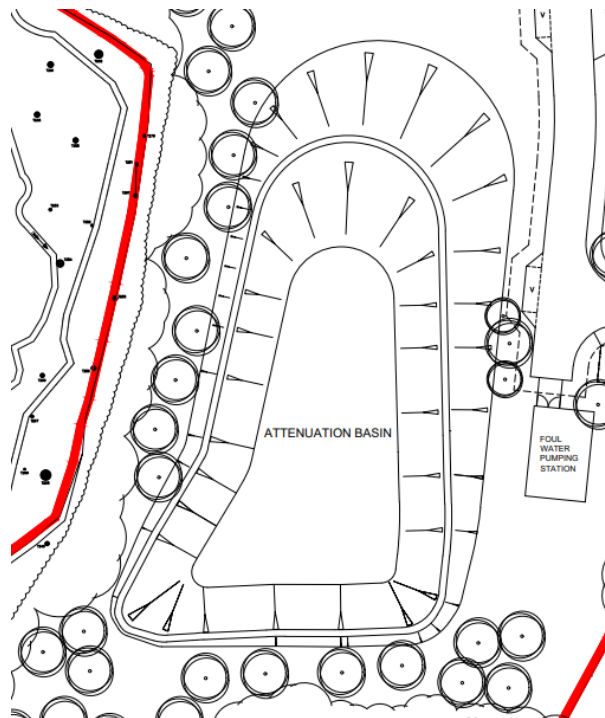
Across Phase 4

Still no link between play spaces shown. Please introduce as requested at Phase 5 determination. This is a desire line, nothing withstanding the need to bridge the ditch.

Surfacing treatment to distinguish parking courts of flats. More shared surface, to unadopted areas.

Attenuation basin contours to reflect Reserved Matters.

Important that design of pumping station is high quality. Details?





Arrangement and building form of Flat Blocks and associated plots/streets (informal block)

Southern flat block. Accept principle of a substitute singular building but current block is too large in its overall scale – lacks sufficient setting due to limited space around it to appear comfortable in street (dominate and overpowering as result).

Northern flat block. Lacks entrance onto street frontage and associated new green space is unclear what is public/private and missed opportunity for creation of place (seating/ SuDs?). Merits as open space reduced as located at edge of development. Opportunity to relocate substation?

Too many parking spaces (11 in a row) and poor court layout between 005 – 006. Poor street character and will encourage on street parking.



Need to be mindful of view from Ash Road (without trees as no guarantee to their retention)



Hartland, fleet.

Picture 2 – support this brick stock and note how balconies used to define floor hierarchy.

Balconies used in Phase 4 (Block F 475 – 483 dc/21/1764)



Overall scale is too excessive. Although lower ridge, second floor windows in wing are not successful in reducing visual perception of scale (as the cills are aligned with the cills of the main body. It might help if the 2nd floor windows sat within the roof slope, as dormers.

Weak hierarchy between floors and building overall lacks articulation and facades depth/layers (Set backs and bays) Window configuration does not define central projection on main body well . Central projection of quite mean proportions. Spacing between windows is not often right given the window sizes (number of panels).

The flat blocks approved at RM exhibit set backs and bays and use of materiality so to appear more like several buildings joined together, which reduces the overall perception of scale. A design approach to give a singular balanced appearance could work if articulated well.

Contact

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