

25th July 2024

Delivered via email

Matthew Porter
Horsham District Council
Parkside
Chart Way
Horsham
RH12 1RL

Ref: BERS3014

Dear Matthew

**AMENDMENTS TO APPLICATION REFERENCE DC/19/2464
BERKELEY HOMES DEVELOPMENT SITE, WORTHING ROAD, SOUTHWATER, WEST SUSSEX
(BROADACRES PHASE 5).**

Turley are instructed as agent on the above application and we would request the application details are updated accordingly. On behalf of our clients, Berkeley Homes Limited, we are pleased to submit revisions to Horsham District Council (HDC) to the current live full planning application for Phase 5 of the Broadacres, Southwater Development. The revisions seek to amend the quantum of development proposed (as a result of a redistribution of plots between Phases 4 and 5 – with a Minor-Material Amendment (MMA) application submitted for the revision of Phase 4 in parallel) with associated changes in mix and layout and updates to the house types proposed.

BACKGROUND

Outline planning permission was granted for up to 594 dwellings at Southwater in 2015 under application reference DC/14/0590. Reserved Matters approval has subsequently been granted for phases 1, 2, 3 and 4, totalling 514 units. Phases 1, 2 and 3 have now been completed. Phase 3.2 and Phase 4 was consented under application reference DC/18/1246 for 213 homes.

The Phase 3.2 and Phase 4 reserved matters application has now been implemented in part with Phase 3.2 completed and largely occupied to relate to 56 of the 213 homes (including 6 affordable homes). No works other than an internal access road to base course have been completed within Phase 4. Phase 5 relating to 80 dwellings was submitted as a separate full standalone planning application in December 2019 (within the parameters of the outline permission, despite the time period for submission of reserved matters applications being lapsed) and received resolution to grant at committee in September 2020 (DC/19/2464). Before the Section 106 Agreement was signed, Natural England issued their position statement (September 2021) requiring all new developments to be water neutral, this also prevented planning condition discharge. The scheme was heard at committee on a further occasion (1st November 2022) to review the water neutrality strategy, again receiving resolution to grant subject to a Section 106 Agreement. However, the lack of agreed water neutrality strategy has prevented the Phase

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5 Section 106 Agreement from being signed, and permission being issued to date. The application therefore remains live. Amendments are therefore proposed to this live planning application prior to its formal determination.

PROPOSED AMENDMENTS TO PHASE 5

The description of development of the planning application is proposed to be amended to the following:

“Erection of 94 dwellings with associated access, parking and landscaping at Land West of Worthing Road (Phase 5), Southwater”.

The documents submitted with this letter provide full details of the proposed alterations to the scheme compared to the scheme which has previously received resolution to grant. The changes seek to respond to the changed market conditions since the full planning application was originally submitted and approved.

As discussed above, a Section 73 application for Phase 4 is submitted in parallel with the revisions to the Phase 5 planning application. Whilst the quantum of development to be delivered in each phase of the two phases of development would be altered, the overall number of homes would remain unchanged with the homes redistributed between the two phases and the proposals remaining in conformity with the original outline planning permission.

INFORMATION SUBMITTED

The revisions to the current planning application are comprised of the following documentation:

- Revised planning application form
- Covering Letter
- Planning Statement
- Energy Statement
- Water Reduction Strategy
- Air Quality Assessment
- Noise Assessment
- Ecological Assessment
- Tree Survey Report and Plan
- Flood Risk Assessment
- Construction Environmental Management Plan
- Application drawings (see separate schedule appended to this letter. All previous application drawings other than the Site Location Plan are superseded).

We understand you will be in contact to advise on any amendment required to the previously paid planning application fee.

Should you require any further information or clarification please do not hesitate to contact me or my colleague Donna Brearley (donna.brearley@turley.co.uk).

Yours sincerely,

Emma Sibley
Assistant Planner

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