



Guildford Kristina King
Barratt Redrow Southern Counties
Compton House
The Guildway
Old Portsmouth Road
Guildford
Surrey
GU3 1LR

Application Number: DC/25/1975

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

On behalf of: Barratt Redrow Southern Counties

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:

Non Material Amendment to 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 differing unit types for Plots 1 and 2, additional sub-station, and temporary parking area.

Rascalls Farm, Shipley Road, Southwater, Horsham

to be carried out in accordance with Application No. PP-14498473 as amended by application No. DC/25/1975 submitted to the Council on 09/12/2025 (as modified by relevant conditions, if any) and subject to compliance with the plans/documents and conditions specified.

Emma Parkes
Head of Development and Building Control

Date: 11/03/2026

- 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:

Plan Type	Description	Drawing Number	Received Date
Elevation & Floor plan	Plot 1	CB_17_420_500_ RIC-01	01.12.2025

Elevation & Floor plan	Plot 2	CB_17_420_500_WAR-01	01.12.2025
Layout plan	Planning	CB_17_420_501 A	09.03.2026
Layout plan	Land Use	CB_17_420_502 A	09.03.2026
Layout plan	Housing Mix	CB_17_420_503 A	09.03.2026
Layout plan	Affordable Housing	CB_17_420_504 A	09.03.2026
Layout plan	Building Heights	CB_17_420_505 A	09.03.2026
Layout plan	Parking Strategy	CB_17_420_506 A	09.03.2026
Layout plan	Bin and Cycle Storage	CB_17_420_507 A	09.03.2026
Layout plan	External Finishes	CB_17_420_508 A	09.03.2026
Layout plan	External Enclosures	CB_17_420_509 A	09.03.2026

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

Amended conditions:

- 6 **Pre-Commencement (Slab Level) Condition:** Notwithstanding the indicative details shown on approved External Finishes Layout plan [CB_17_420_508 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.

- 11 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied until the car parking spaces (including garages and car ports where applicable) necessary for that dwelling have been constructed and made available for use in accordance with approved drawing numbers [CB_17_420_506 Rev A]. The car parking spaces, garages and car-ports permitted shall thereafter be retained as such for their designated use and used only as private domestic garages and car ports for the parking of vehicles incidental to the use of the properties as dwellings and for no other purposes.

Reason: To provide adequate and satisfactory car-parking provisions is made for the parking of vehicles clear of all carriageways in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015).

- 13 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied until the cycle parking facilities serving it have been provided within the garage or side or rear garden or cycle storage for that dwelling, in accordance with approved drawing numbers [CB_17_420_507 Rev A]. The cycle parking facilities shall thereafter be retained for use at all times.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

New condition:

- 20 **Regulatory Condition:** The temporary parking area detailed on drawing no. CB_17_420_501 Rev A shall be removed following the closure of the 'Show Arena' (Plots 1 & 2) and the land planted in accordance with the approved landscaping details.

Reason: in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policy ShipHD3 of the Shipley Neighbourhood Plan.

Note to Applicant

This decision only relates to the non-material amendments sought and is not a reissue of the original outline planning permission (DC/20/0695), or the subsequent Reserved Matters (DC/24/0249), which still stand. The conditions of the original outline planning permission and Reserve Matters remain applicable. The three documents should be read together.

Note to Applicant

The Applicant is advised approval of this NMA may impact on the Community Infrastructure Levy (CIL) calculated charge to this development, and to contact Horsham District Council CIL team for advice.

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 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

There is no right of appeal against refusal of an application for a non-material amendment, or against conditions imposed. This is because non-material amendments are not covered the relevant legislation which sets out which types of application can be appealed (section 78 of the 1990 Town and Country Planning Act).

If you are aggrieved by the decision to refuse permission for your application, or to grant it subject to conditions, you would need to submit a planning application to seek approval for the proposed amendments. Please speak to your Case Officer for more details.