



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0104

Rascals Farm, Shipley Road, Southwater, Horsham, West Sussex, RH13 9BG

DESCRIPTION:

Approval of details reserved by conditions 2 (Levels), and 6 (Materials) to approved application DC/24/0249 (in relation to Plots 1 and 2 only)

RELEVANT PLANNING HISTORY:

DC/25/1975	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.	Application Permitted on 11.03.2026
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.	Application Permitted on 05.06.2025
DC/20/0695	Outline application for the erection of up to 100 residential units with all matters reserved except access (excluding internal estates roads)	Application Permitted on Appeal 07.07.2020
DC/26/0135	Variation of Conditions 1, 5, 6, 11, 13, and 19 and Removal of Conditions 7 and 9 of 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 plans, arboricultural measures and water neutrality.	Pending Consideration
DISC/26/0026	Approval of details reserved by conditions 5 and 8 to approved application DC/20/0695	Pending Consideration
DISC/26/0103	Approval of details reserved by conditions 6, 9, 11, 12 to approved application DC/20/0695.	Pending Consideration

PLANNING ASSESSMENT

Planning Application DC/24/0249 was granted consent on 05/06/2025. This permission was for the following:

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.

Consent is sought to discharge the details reserved by conditions 2 and 6 (in relation to Plots 1 and 2 only).

In the interim period, a Non-Material Amendment was permitted for Plots 1 and 2 to amend the dwelling type (DC/25/1985).

Condition 2:

Pre-Commencement Condition: Notwithstanding the details shown on the Preliminary Level Layout Plan [23-225-009 Rev E] no development shall commence until precise details (to include details shown on a plan) of the existing and proposed finished floor levels and external ground levels of the development in relation to nearby datum points adjoining the application site have been submitted to and approved by the Local Planning Authority in writing. The development shall be completed in accordance with the approved details.

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).

Reserved Matters for this development have been approved under DC/24/0249, which established the overall levels plan for the site. In relation to Plots 1 and 2, the levels strategy set a finished floor level of 52.70 (Plot 1) and 53.45 (Plot 2). The external driveway to these two properties was noted as slightly sloping from 53.20 - 52.67 (lower to the west).

The initially submitted drawings stated these levels to be:

- Plot 1 (Richmond type): **FFL 53.625** of the house, and FFL 53.575 of the garage (prev. 52.70 with natural GL 52.76) – *which is 0.925m above the expected FFL for this plot*
- Plot 2 (Warwick type): **FFL 53.70** (prev. 53.45 with natural GL 53.33) – *which is 0.25m above the expected FFL for this plot*

Officers were keen to understand the resulting increase in GL to Plot 1 given the proximity to the boundary with Vine Cottage, the closest neighbouring property to the site, and Plot 1, noting the changes to the house typology to Plot 1 resulting by way of DC/25/1975. Following further discussions with the agent, an amended engineering layout has been submitted which shows the FFL to Plot 1 lowered to **53.325** with the FFL of the garage now at **53.250** (19711-RFSH-5-638-A Section 96a Engineering Layout_Ver1). Whilst this is still higher than the expected FFL set at Reserved Matters, and acknowledging the varied built form of Plot 1. Plot 2 has also been lowered marginally to **53.550**.

Given the amendments to the FFL of Plots 1 and 2, the requirements of the condition have now been satisfied (in relation to Plots 1 and 2 only).

Condition 6:

Pre-Commencement (Slab Level) Condition: Notwithstanding the indicative details shown on approved External Finishes Layout plan [CB_08_535_008], 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, rooflights, 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.

Reserved Matters for this development have been approved under DC/24/0249, which established the overall mix of external finishes for the development, subject to the approval of specific materials. As

part of the considerations, the Shipley Parish Village Design Guidance dated December 2018 (SPVDG) was referenced, expecting the overall form of a new builds or extensions to harmonise with the local Sussex style. Specific features to be considered include: simple rectilinear massing, two-storey height, steep roof pitch, partial/barn hips, cat-slide roofs, dormers, gables, roof detailing, brick chimneys with corbelling, central door placement of the road-facing façade, and modest porches. In addition, common materials and colours include: traditional red/dark brickwork with contrasting blue brick quoins, weatherboarding, tile hanging, flat lime render, black circular guttering and downpipes, and uneven clay tile roofs with either white or black bargeboards and fascias.

The approved details under the Reserved Matters application were considered to ‘*appropriately reflect the local character and detailed design guidance within the SPVDG*’, and that would ‘*result in a high-quality appearance and provide an enhancement to the local character*’.

For reference, the approved, proposed and amended materials are presented in the following table:

	Consented under DC/24/0249	Revised under DC/25/1985	Proposed – 15 th April 2026 under DISC/26/0104	Revised - 1 st -May 2026 under DISC/26/0104	Final – 12 th June 2026 under DISC/26/0104
Plot 1 (Richmond)					
walls	Brick 1 - Brown / Red mottled brick Brick 3 - Contrasting brick features Vertical tile hanging with club tiles - to match main roof colour	Stretcher bond Brick 1 - brown / red mottled brick Vertical tile hanging - ornamental tile feature Brick plinth, cills and headers - contrasting	Brick 1 - Ibstock Cattybrook Brunswick Farmhouse Mixture Brick 3 (Contrasting brick features) - Ibstock Leicester Red Stock Vertical hanging tiles – Wienerberger Plain Tile with Clubbed Features – Terracotta Red	Stretcher bond Brick 1 – Bridgewater Weathered Red Brick 3 (Contrasting brick features) - Ibstock Leicester Red Stock Vertical hanging tiles - Wienerberger Plain Tile with Clubbed Features – Dark Grey	Brick- Ibstock Brunswick Antique Red Hanging tile - Sandtoft 20/20 Flanders
roof	Brown / Red tile	Brown / Red tile	Red / Brown - Wienerberger Danum TLE – Terra Red	Grey – Danum TLE – Dark Grey	Sandtoft 20/20 Flanders
soffits		White upvc boxed eaves roofing system			
guttering		Black upvc			
Plot 2 (Warwick)					
walls	Brick 2 - Red / Brown brick Brick 3 - Contrasting brick features Brick Quoins Flemish Bond pattern	Brick 2 - red / brown Stretcher bond Gable feature - Waney edge boarding	Brick 2 - Bridgewater Weathered Red Brick 3 (Contrasting brick features) - Ibstock Leicester Red Stock Waney edge boarding - Larch	Brick 2 - Ibstock Cattybrook Brunswick Farmhouse Mixture Brick 3 (Contrasting brick features) - Ibstock Leicester Red Stock	Brick- Ibstock Brunswick Farmhouse Mix Hanging tile - Sandtoft 20/20 Tuscan

				Waney edge boarding - Larch	
roof	Dark Brown tile GRP Chimney	Dark Brown tile	Wienerberger Danum TLE – Dark Grey	Red / Brown - Wienerberger Danum TLE – Terra Red	<i>Sandtoft 20/20 Tuscan</i>
Soffits		White upvc boxed eaves roofing system			
Guttering		Black upvc			

The final materials relating to brick choice, hanging tiles and roof tiles, as submitted on 12th June, 2026 are considered to be appropriate to the rural character of the parish of Shipley

The requirements of the condition have therefore now been satisfied (in relation to Plots 1 and 2 only).

Recommendation:

POSITIVE AND PROACTIVE STATEMENT

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.

Plans list for: DISC/26/0104

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents approved:

Plan Type	Description	Drawing Number	Received Date
Plans	Section 96a Engineering Layout_Ver1 (Levels to Plots 1 and 2)	19711-RFSH-5-638 A	11.06.2026
Plans	Materials schedule (plots 1 and 2)		12.06.2026

DELEGATED

Case Officer sign/initial Nicola Pettifer Date: 22.06.2026

Authorising Officer sign/initial J Hawkes Date: 23.06.2026