



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0173

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

DESCRIPTION:

Application for Approval of Details Reserved by Condition 4 to approved application DC/26/0135.

RELEVANT PLANNING HISTORY:

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
------------	--	-------------------------------------

PLANNING ASSESSMENT

Planning Application DC/26/0135 was granted consent on 01.07.2026. This permission was for the following:

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.

Consent is sought to discharge the details reserved by condition 4. This was originally intended to be just for plots 1 and 2 but this has now changed to cover the entire site by request of the agent.

Condition 4:

Pre-Commencement Condition: No development shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations for that phase, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall show accordance with the landscaping proposals and Arboricultural Method Statement, complete with root barriers if needed. The development shall thereafter be carried out in accordance with the approved details.

Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

At validation the applicants submitted an Engineering layout plan. The Council's Landscape Architect reviewed these details and provided comments. In response, the applicants have provided a revised Engineering layout plan (19711-RFSH-5-635-G), a landscape and services plan, and tree pit and root details. These show the relationship between services and the proposed landscape scheme.

The Landscape Architect raised concerns with the proximity of the proposed trees to the underground services and hardscape in general. They stated that if alterations could not be made then the inclusion of root cells to increase the volume of rooting medium would be required. The applicants submitted details of root cells to be included and the Landscape Architect is now content that this is an acceptable solution. One final concern was raised with the space between the parking spaces of plot 83. This has now been moved to within the parking space, no longer running under the green gap and removing the conflict.

It is therefore considered that the requirements of the condition have been satisfied.

Recommendation: Application Permitted

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/26/0173

(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
Supporting Statement	Covering letter	NONE	10.06.2026
Layout plan	Engineering Plan	19711-RFSH-5-635 G	17.09.2026
Supporting Docs	TREE PIT DETAILS	GLS-021-197-1752	04.08.2026
Supporting Docs	TREE IN SOFT ROOT BARRIER	GLS-021-197-1753	04.08.2026
Site plan		GLS-021-197-1950 B	04.08.2026

DELEGATED

Case Officer sign/initial Kate Turner Date: 21.09.2026

Authorising Officer sign/initial Adrian Smith Date: 21/09/2026