

Planning Team
Horsham District Council,
Albery House,
Springfield Road,
Horsham, RH12 2GB

27th November 2025

To Whom It May Concern,

Submission of a Non Material Amendment Application (S96a) pursuant to Planning Condition 1 of Reserved Matters Application Ref. DC/24/0249 at Rascals Farm, Shipley Road, Southwater, West Sussex

I am pleased to enclose the below listed plans and documents for review pursuant to the submission of a Non Material Amendment Application against Reserved Matters Approval (Ref. DC/24/0249) referred to as Rascals Farm, Shipley Road, Southwater, West Sussex.

The proposed amendment seeks to supersede a total of 14 listed documents, in addition to approving 2 additional documents showing differing unit types for Plots 1 and 2, also known as the 'Show Arena'.

The proposed area of change relates only to the site entrance, inclusive of Plots 1 and 2, with the amended sheets also showing the temporary parking area located on top of the cellular drainage area.

The temporary parking area will ensure that there is limited disturbance to the wider site during the period of sales onsite, with the consented drainage proposal requiring excavating in the area indicated to install the cellular drainage consented within the Reserved Matters scheme. Following the closure of the 'Show Arena', the temporary parking area will become planted in line with the landscaping proposals and used as Public Open Space.

Submitted documents:

Listed Plan Decision Notice DC/24/0249		Date Received	Proposed document
PARAMETER BOUNDARY COMPARISON PLAN	CB_08_353_903 REV A	28.06.2024	CB_17_420_500_903_ Parameter Boundary Comparison Plan
Planning Layout	CB_08_353_001 REV G	22.07.2024	CB_17_420_501_Planning Layout
Land use	CB_08_353_002 REV A	28.06.2024	CB_17_420_502_Land Use Plan
Affordable Housing	CB_08_353_004 REV A	28.06.2024	CB_17_420_504_Affordable Housing Plan
Housing Mix	CB_08_353_003 REV A	28.06.2024	CB_17_420_503_Housing Mix Plan
Building Heights	CB_08_353_005 REV A	28.06.2024	CB_17_420_505_Building Heights Plan



Parking Strategy	CB_08_353_006 REV A	28.06.2024	CB_17_420_506_Parking Strategy Plan
Bin and Cycle Storage	CB_08_353_007 REV A	28.06.2024	CB_17_420_507_Bin & Cycle Storage Plan
External Finishes	CB_08_353_008 REV B	28.06.2024	CB_17_420_508_External Finishes Plan
House Type	CB_08_353_013 REV A	28.06.2024	CB_17_420_513_House Type Plan
External Enclosures	CB_08_353_009 REV A	28.06.2024	CB_17_420_509_External Enclosures Plan
Illustrative Landscape Masterplan	GLS_160_143_1200 REV C	28.06.2024	GLS_021_197_NMA_1200 Illustrative Masterplan
Landscape General Arrangement	GLS_160_143_1300 REV D	22.07.2024	GLS_021_197_NMA_1300 General Arrangement
Tree Strategy	GLS_160_143_1500 REV C	28.06.2024	GLS_021_197_NMA_1500 Tree Strategy Plan
<i>n/a</i>	<i>n/a</i>	<i>NEW SUBMISSION</i>	<i>CB_17_420_500_RIC_01</i>
<i>n/a</i>	<i>n/a</i>	<i>NEW SUBMISSION</i>	<i>CB_17_420_500_WAR_01</i>

I trust the submission is clear. Should you require any further information then please do not hesitate to contact me on 07392 286374 or via email at kristy.king@bdwhomes.co.uk

Yours sincerely

Kristina King
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