Planning Department
Horsham District Council
Parkside,
Chart Way,
Horsham,
RH12 1RL

5th August 2024

Dear Sir/ Madam,

Non Material Amendment to Conditions 2 and 20 at Land at New Place Farm, Pulborough, West Sussex (Ref. DC/21/2321).

Outline Planning Permission was granted at New Place Farm on the 7th July 2023 for the following:

> *Outline planning permission (with all matters reserved except for means of access from Glebelands) for the demotion of existing structures and the redevelopment of the site with a residential development scheme of up to 170 dwellings, a countryside park, associated earthworks and infrastructure.*

Barratt David Wilson (BDW) are submitting a Non Material Amendment application against the Outline Planning Permission because the business has a confirmed interest in the Land at New Place Farm, Pulborough.

This permission was accompanied by a number of conditions. Conditions 2 and 20 state:

Condition 2

Regulatory (Time) Condition

"(a) Approval of the details of the layout of the development, the scale of each building, the appearance of each building, and the landscaping of the development (hereinafter called "the Reserved Matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

(b) Plans and particulars of the Reserved Matters referred to in condition (a) above, relating to the scale and appearance of each building, access within the site, and landscaping of the development shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

(c) Application for approval of the Reserved Matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

(d) The development hereby permitted shall be begun either before the expiration of 3 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the Reserved Matters to be approved, whichever is the later."

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Condition 20

Regulatory Condition

"The Reserved Matters submissions shall be accompanied by details/plans which demonstrate how the original materials and floor plans of the surviving historic farm buildings within the setting of New Place Manor are to be utilised in the design of any new development within the north-west part of the site. The submitted details shall show how any new buildings in this part of the site reflect the type of building that once stood there, including the re-use of historic materials (particularly stone)."

Barratt David Wilson are proposing the following amendments, highlighted in **bold**, to allow for the phasing of the scheme and to allow for more than one Reserved Matters to be submitted to the Local Planning Authority for consent.

The current strategy will consist of two Reserved Matters applications, reflective of the Eastern and Western portions of the site and divided mainly by Footpath 2330 and Bridleway 2332, however this strategy is not definitive and may be subject to change. Therefore, BDW would like the wording to be reflective of the ability to make multiple Reserved Matters applications.

Any Reserved Matters submission shall remain broadly in accordance with the approved Development Framework and Land Budget plan (Ref. edp3037_d043e) as regulated by Condition 23 of the Outline Planning Permission.

The alternative wording for the conditions proposed is set out below:

Condition 2

"(a) Approval of the details ***for a phase of*** *the layout of the development, the scale* ***of the buildings within that phase****, the appearance* ***of the buildings within that phase****, and the landscaping* ***of the relevant phase*** *of development (hereinafter called "the Reserved Matters") shall be obtained from the Local Planning Authority in writing before any development* ***on the relevant phase of the development*** *is commenced.*

(b) Plans and particulars of ***any*** *Reserved Matters referred to in condition (a) above, relating to the scale and appearance of each building, access within the site, and landscaping of the development shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.*

(c) Application for approval of ***any*** *Reserved Matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.*

(d) The development hereby permitted shall be begun either before the expiration of 3 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the Reserved Matters to be approved, whichever is the later."

Condition 20

*"****Any*** *Reserved Matters submissions* ***relating to the historic setting of New Place Manor*** *shall be accompanied by details/plans which demonstrate how the original materials and floor plans of the surviving historic farm buildings within the setting of New Place Manor are to be utilised in the design of any new development within the north-west part of the site. The submitted details shall show how*

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any new buildings in this part of the site reflect the type of building that once stood there, including the re-use of historic materials (particularly stone).”

We trust the above and enclosed provides you with sufficient information to allow the non material amendment to the conditions to be approved. Please do not hesitate to contact me via email, or on my direct dial if you require any additional information or clarifications.

We look forward to receiving confirmation that a non material amendment to the permission can be issued,

Yours sincerely,

Craige Burden
Head of Planning
Barratt David Wilson Homes (Southern Counties)

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