



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0135

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

DESCRIPTION:

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.

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/21/2126	Non Material Amendment to planning permission DC/20/0695 (Outline application for the erection of up to 100 residential units with all matters reserved except access (excluding internal estates roads)). Amendment to list of approved plans to omit plan drawing 21007-04-1 (Proposed 30/60 mph speed limit change) and correction of plan drawing reference to read 21007-03 REV B Proposed Site Access Arrangement.	Application Permitted on 12.10.2021

DESCRIPTION OF THE SITE

The site is located in the countryside to the west of Shipley Road, to the southwest edge of the Built-up Area Boundary (BUAB) of Southwater, a large village. The boundary of the site is not contiguous with the Southwater BUAB, and the site falls within the administrative boundary of Shipley Parish. The site is approximately 1km to the south of Southwater village centre and 5.8km to the south of Horsham town centre.

The site is rural in character, bounded by mature vegetation, with the current use as paddock land. The smaller open area to the north is bounded by woodlands and Ancient Woodland to the west and north respectively, with the private access drive to the existing farmhouse within the site (which is to be demolished) providing the only current vehicular access to the site from the north-east corner and Shipley

Road. To the east of the access drive there is an area of overgrown vegetation which provides a strong visual buffer to the adjacent Vine Cottage.

A single specimen tree on the site is subject to a Tree Preservation Order (T1 of TPO/1167) and is a large oak in the wooded area to the north of Vine Cottage. Furthermore, there are trees along the southern boundary of the site which exhibit features of veteran trees.

The site is well contained by the existing landscape features however glimpses are still available in the summer months and these views will be more open and filtered through the boundary hedgerows in the winter to the users of the many informal paths in the woods, including some adjacent to the site's western boundary. Public Right of Way (PRoW) 1889 enters the site from Shipley Road and runs east-west at the edge of Rascals Woods and the northern boundary of the site. It leads into a network of public rights of way including PRoW 1888 and other well used informal paths within the woods. Views from here are open and direct towards the site. These are all considered high sensitivity receptors.

The nearest neighbours are Vine Cottage to the immediate east of the site and Harbet to the immediate north of the new access. Nos. 5 – 8 Shipley Road (inclusive) are located directly opposite the access.

Outline permission (DC/20/0695), with all matters reserved except for access, was allowed at appeal in August 2021, subject to planning conditions, including that Reserved Matters be submitted within three years from the date of permission (by 2nd August 2024). As part of the planning appeal, a s106 legal agreement was submitted to secure the provision of affordable units on the site (35%) noting that type, tenure, location and timing of these dwellings would need to be secured at a later date. As part of the legal agreement, offsite highways works were secured, along with upgrading of the PRoW through the northern part of the site, provision of a LEAP within the site and open amenity space with landscaped boundaries, to be managed by a management company, payments towards the Council's Air Quality mitigation scheme. Further planning conditions were listed as part of the appeal decision. This decision pre-dated the Natural England Position Statement.

Reserved matters were approved under DC/24/0249 in June 2025 subject to a list of conditions.

DESCRIPTION OF THE APPLICATION

This application seeks amendments to conditions 1, 5, 6, 11, 13, and 19 and Removal of Conditions 7 and 9 of previously approved application DC/24/0249.

Condition 1: Replacement of set of full plans in particular, all house types from 'Catesby' house types and technical drawings to a full suite of Barratt Redrow house types.

Condition 5: This condition requires updating to reference the Barratt Redrow Tree Fencing and Tree Strategy Plan

Condition 6: This condition requires updating to reference the Barratt Redrow External Finishes Layout Plan (to reflect design changes within approved plans)

Condition 11: This condition requires updating to reference the Barratt Redrow Parking Plan (Vehicular)

Condition 13: This condition requires updating to reference the Barratt Redrow Parking Plan (Cycle)

Condition 19: This condition requires updating to reference the Barratt Redrow Arboricultural Measures

Removal of conditions 7 and 9 relating to water neutrality.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development

Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 4 - Strategic Policy: Settlement Expansion
Policy 7 - Strategic Policy: Economic Growth
Policy 9 - Employment Development
Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 27 - Settlement Coalescence
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities
Policy 43 - Community Facilities, Leisure and Recreation

Shipley Neighbourhood Plan (2021):

HD1: New Housing Development
HD2: Housing Mix
HD3: High Quality Design

Horsham District Local Plan (2023-40) (Regulation 19):

Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 3: Settlement Expansion
Strategic Policy 4: Horsham Town
Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 9: Water Neutrality
Strategic Policy 10: Flooding
Strategic Policy 11: Environmental Protection
Strategic Policy 12: Air Quality
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 15: Settlement Coalescence
Strategic Policy 16: protected Landscapes
Strategic Policy 17: Green Infrastructure and Biodiversity
Policy 18: Local Green Space
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Strategic Policy 27: Inclusive Communities, Health and Wellbeing
Policy 28: Community Facilities, Leisure and Recreation
Strategic Policy 37: Housing Provision
Strategic Policy 38: Meeting Local Housing Needs
Policy 39: Affordable Housing
Policy 40: Improving Housing Standards in the District

Supplementary Planning Guidance:

Planning Obligations and Affordable Housing SPD (2017)
Community Infrastructure Levy (CIL) Charging Schedule (2017)

Shipley Parish Design Guidance

Planning Advice Notes:

Shaping Development in Horsham
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

INTERNAL CONSULTATIONS

HDC Arboricultural officer: No Objection

26.06.2026: No Objection Yes, removing engineering from the RPA's of both the oaks I queried in my initial feedback overcomes my objection to the proposed layout. The AMS for engineering of proposed drainage at the site within RPA's will need to be secured by condition along with the tree protection measures.

04.03.2026

The proposed design amendments require construction of hardstanding within the minimum recommended root protection areas/buffers of both the Oak tree near the entrance, subject of a Tree Preservation Order, and the veteran oak on the Southern boundary (the more recently employed surveyor disagrees with the formerly agreed/approved status in this respect).

Neither of these design alterations is acceptable. This point has already been discussed in respect of the TPO oak tree affected by DC/25/1975. The incursion within the buffer of the Veteran oak is contrary to the NPPF guidance for assessing new development that respects these irreplaceable landscape assets.

The requirement for specialist engineering within tree RPA's to achieve a drainage outlet solution in the SE corner of the main field was a recognised direct impact on the bounding oak trees. The technical note provided for as low an impact solution as possible. The 'no-dig' swale approach that was approved by the consulting engineer at the time was considered on balance, within the context of development to be secured, as an appropriate approach.

The revised proposed excavation approach for drainage connection is foreseeably significantly more harmful to the trees as it will involve direct root severance contrary to the relevant industry standard BS5837.

It was recommended that the former approval for development (DC/24/0249) had a condition requiring an arboricultural method statement (AMS) to be provided. This was also clearly recognised as being important within the arboricultural submissions made by the applicant.

Regrettably, this was not formerly required in the decision notice. If an amended layout/form of development is latterly found to be acceptable please ensure that standard condition 3.9 is used where recommended by the Tree Officers.

An appropriate AMS including all elements of arboricultural concern and particularly arboriculturist monitoring and supervision is rarely possible to be drafted prior to a planning decision being made. In major development for housebuilding it is never the case that a draft AMS, outlining potential methods without detail or conditional compliance control will be acceptable in this respect. It must be latterly secured by condition to enable an appropriate low impact arboricultural approach to be agreed and complied with.

Where an extended footpath connection/footpath upgrading is required upto the boundary of/within the root protection area of any trees within the Ancient Woodland, it should be of a no-dig design that accords with the recommendations of BS5837. Not of a compactable above ground design as currently proposed.

HDC Housing:

16.04.2026: We would be happy to compromise to 6 in this instance.

31.03.2026: Objection

I am unable to support the proposed reduction in the provision of affordable rented three-bedroom units. The current proposal suggests a decrease of three three-bedroom units, offset by an increase of four two-bedroom units. However, two-bedroom properties represent the lowest area of need within the affordable rent tenure, whereas demand for three-bedroom homes remains significantly higher. As such, this amendment cannot be justified.

we can clearly demonstrate significant need for three bed units, therefore its necessary for the scheme to retain a minimum provision of seven three-bedroom affordable rented units. I have no objections to the proposed amendments to the shared ownership provision. They would need an RP on site to deliver both the affordable rent and shared ownership provision, it would be best if they contacted providers as soon as possible to agree tenure or else they may have to go for a DOV.

OUTSIDE AGENCIES

WSCC Highways: No Objection

The proposed changes to the previously approved plans are noted. In highway terms, the changes aren't considered to materially alter the already approved scheme. As such, WSCC Highways would have no objections to the proposed plans.

WSCC Lead Local Flood Authority: No Objection

We have no objection to this application as the conditions do not relate to surface water drainage. If there are any changes that could affect the surface water drainage please reconsult us accordingly.

PUBLIC CONSULTATIONS:

Representations:

One Objection received:

Having read the comments about the site being cleared - I would like to point out that this process has been taking place for the last few weeks. A noise reducing fence was erected where we had a view of the site which is also beside one of our oak trees, however the contractors have not cleared the scrub and brambles between it and our property which should have been carried out by hand.

We have noticed a great increase of bird life in our garden since the clearing has been carried out, including Starlings which we have never had before in the 12 years we have lived here.

The land has been flattened and where ditches were previously, these have been removed. As previously stated we have always had a problem with excess water in our garden after very heavy rain, this in previous times would have been directed away from the property by ditches along the western boundary of Vine Cottage, something that we have only recently found out when we received detailed documents relating to this property. These ditches have disappeared over time. We also have excess water on the north eastern part of the garden which might be due to the culvert under the road being blocked. This does not seem to get inspected often.

This may be information that should have been brought to your attention earlier but we have as previously stated only had access to Vine Cottage documents recently.

We are only at the beginning of this development but have already had vehicles parking at the entrance to Rascals and causing a problem for the buses and now after some rain Shipley Road is a muddy mess.

Parish Comments:

Shipley Parish Council: Objection

At the meeting of Shipley PC held on 10th March 2026, Members were in support of the specialist officers' recommendations in respect of the variations of the conditions. In particular, we object to the removal of condition 19 and reiterate that any incursion on trees subject to Tree Preservation Orders is unacceptable.

However, Members did accept and support the water neutrality variation.

Southwater Parish Council: As above

Member Comments:

None received

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

Permission was granted on 05.06.25 for Reserved Matters 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. This was granted subject to a list of conditions.

The principle of housing development has already been established and this application seeks to make amendments to the approved plans as outlined above in the 'description of the application' section.

The proposals remain in broad accordance with the consented Reserved Matters scheme parameters and the quantum of housing. The 'General arrangement Plan (Revision A) shows the parameters line and the general conformity. There are some minor overlaps but also some areas that are now undeveloped- resulting in general conformity and no major concerns. The details of the amendments sought are outlined and assessed below.

Design and Appearance:

Policies 25, 32, and 33 of the HDPF promote development that protects, conserves and enhances the landscape character from inappropriate development. Proposal should take into account landscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements the locally distinctive character of the district. Buildings should contribute to a sense of place, and should be of a scale, massing, and appearance that is of a high standard or design and layout which relates sympathetically to the landscape and built surroundings.

Paragraph 130 of the NPPF states that planning decisions should ensure that developments function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting; establish a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development; and create places that are safe, inclusive and accessible.

This application mostly relates to the replacement of all approved house types from the 'Catesby' house types to a full suite of Barratt Redrow house types. The overall layout of the site, and the position of the roads and open spaces generally replicates the approved plans. The focal buildings remain in the same location, with a seating area focal space, as do the overall block structures, and the green links and tree lined streets remain as approved. The principle of the green edge remain, with the play spaces being slightly reconfigured away from the veteran tree. The scale of the dwellings remains in line with the approved, and the new house types are attractive and varied, whilst still maintaining a cohesive character by the consistent use of materials and design features.

Whilst considering the amendments it was noted that some of the design details previously agreed had been eroded slightly, and some elevations were now blank and sometimes lacking in interest. There was also concern raised around natural surveillance and outlook to the open spaces/ play spaces, which is considered an important design element for the scheme. Further discussion was had, and to support comments regarding overlooking, an additional sheet (CB_17_420_601-E01_Planning Layout Floor Plan Extracts (29.04.26)) has been provided to seek to resolve concerns. This plan seeks to show that the most active and social spaces within the dwellings (namely the lounge and kitchen areas) continue to provide direct overlooking and surveillance of the open space, and the more private rooms (bathroom/ secondary dining room) are those shown behind garages which, in reality, would provide limited surveillance.

The additional changes, in their final submitted form are summarised below as:

- Amendments to the flat block- removal of balconies, additional ground floor bay windows, additional gabling, additional vertical hung tiles, amended more detailed window style.
- the applicant has added an additional bay window to plot 77 to improve outward surveillance to the woodland.
- The access for plots 1 and 2 has been configured to not conflict with the RPA of the TPO Tree, English Oak (26)

With the amendments made, amending the flat block to reflect the approved scheme, reintroducing some visual interest where it was felt it was lost, the design amendments are considered to be acceptable. The new dwellings will continue to sit well within the site, with similar design styles and the continued use of materials such as cladding and traditional brick. Some render is proposed, but this is minimal and mixed with other materials to create a textured palette of materials. The details of materials should be submitted prior to commencement and should be in line with those recently approved under DISC/26/0104, which have been agreed as more rustic traditional palette than originally submitted (agreed for plots 1 and 2 only).

The play areas have been moved slightly

The external enclosures plan shows that most of the front boundaries or boundaries adjoining roads will be brick built. The External Finishes Plan details general materials for each plot. These are also outlined in the Design and Access Statement as weatherboarding, render, tile hanging. Notwithstanding this

submitted information, it is important that these materials are agreed in detail at a later stage as stated above.

Housing Mix and Affordable Housing:

In response to conversations with Affordable Housing providers, Barratt Redrow sought to reduce the number of flats within the scheme, in place for houses. The same central flatted space remains, with the addition of 2 bed coach houses and the South Eastern corner now presents as terraced housing rather than obvious flats, lending itself to a more tenure blind proposal

The provision of affordable units is secured within the legal agreement, with a 70/30 split between affordable rented and shared ownership units maintained in line with the Reserved Matters consent. This remains the same.

The number of 3 Bed Affordable Rent dwellings has been increased from 4 to 6 to reflect the comments received from the Horsham DC Housing Officer and Case Officer. As a result, this has decreased the number of 3 Bed Shared Ownership dwelling to 0 and increased the 2 Bed Shared Ownership delivery to 10. Summary table below. The HDC Housing Officer is content with this proposal.

	Reserved Matters Mix		Proposed S73 Mix		Difference
Affordable (Affordable Rent)					
1 Bed	7	29%	6	25%	-1
2 Bed	10	42%	12	50%	+2
3 Bed	7	29%	6	25%	-1
TOTAL	24	25%	24	25%	
Affordable (Shared Ownership)					
1 Bed	2	20%	0	0%	-2
2 Bed	8	80%	10	100%	+2
3 Bed	0	0%	0	0%	0
TOTAL	10	10%	10	10%	

Trees and Landscaping:

Following consultation from the Horsham DC Tree Officer, the footpath to the south of Plots 58 - 60 has been deviated to closer align to that consented within the Reserved Matters.

This access for plots 1 and 2 has been configured to not conflict with the RPA of the TPO Tree, English Oak (26). This was an important concern with the submitted drawings, and the applicant has been agreeable in amending this.

Following consultation from the Horsham DC Tree Officer, it is considered that the proposed drainage strategy can be achieved in line with the consented 'Drainage Strategy Technical Note Addendum 2'.

Residential Amenity:

Policy 33 of the HDPF requires development is designed to avoid unacceptable harm to the amenity of occupiers / users of nearby property and land, including through noise, whilst having regards to the sensitivities of surrounding development.

The general layout of the site is as approved under DC/23/0856. This includes the location and positions of the gardens- some of which have been slightly altered but are generally orientated and sized as proposed.

There will inevitably be some mutual overlooking at a site of this size and density. The layout has considered side windows and overlooking to gardens/ private amenity areas. The positioning of garages within the sightlines from rear windows to adjacent gardens is a positive feature in relation to privacy.

Highways Impacts:

Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.

The Local Highways Authority have raised no objection to the amendments and note that no amendments proposed would materially affect the approved highways matters.

A revised 'parking strategy plan' has been submitted. This shows a total of 251 parking spaces to be provided on site. The difference from the reserved matters application is summarised below:

	DC/24/0249	DC/26/0135
Allocated Parking Spaces	146	184
Car Port	2	1
Garages	30	42
Visitor Spaces	28	23
Unallocated Spaces	33	0
Sub Station Spaces	2	1
Total Spaces	241	251

The total number of parking spaces has increased. The revised scheme has removed the unallocated parking spaces and now just contains allocated spaces and visitor spaces. The revised parking arrangements appears to be acceptable and no parking spaces are being lost. The additional garages do only represent half a parking space under the WSCC Parking guidance so the increase in parking spaces is less than appears (an additional 4 rather than an additional 10).

Water Neutrality

The proposal also seeks to remove water neutrality requirements. In line with the published Water Neutrality Withdrawal Statement published on the 31st October 2025, and Horsham District Council's response published to the council website, Barratt Redrow request Horsham District Council consider the full removal of Conditions 7 and 9 requiring information relating to Water Neutrality Measures and Evidence.

Barratt Redrow confirm that the scheme will still meet the 110 litres per person water usage limit as required in Condition 13 of the extant Outline Planning Permission. Information will be submitted to formally discharge this condition in due course.

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG) (unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

The Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool, and must demonstrate how the habitats will be managed and maintained for 30 years, starting from the date the development is completed. Off-site gains (on unregistered sites) and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

The Applicant has demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG by reason of

- The original planning permission to which this section 73 planning application relates was made or granted before 12th February 2024 (in respect of major development), or before 2nd April 2024 (in respect of non-major development) under Regulation 3 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Conclusions:

This application proposes to amend the house type design originally approved under DC/24/0249.. Revised plans have been received, with some additional design details added, and these amendments are now considered acceptable in design terms. They are also considered acceptable with regard to future residential amenity and impact on trees. Technical and materials details are still required necessary via pre-commencement condition and the conditions have been updated to reflect the revised plans and details still required. The revised plans and conditions have been listed below.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

It is considered that this development constitutes CIL liable development.

Use Description	Proposed	Existing	Net Gain
Residential District Wide	17268.01	TBC	17268.01
		Total Gain	17268.01
		Total Demolition	TBC

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change.

Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

Recommendation: Application Permitted

- 1Plans list
- 2Regulatory Condition: The development hereby permitted shall be implemented fully in accordance with the approved 19711-RFSH-5-SK003-C Level and Drainage Strategy received 26/06/2026.

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).
- 3Pre-Commencement Condition: No development shall commence until full details of the public open spaces and play areas have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall show accordance with the landscaping proposals and shall include, but not limited to, location of each area, type of play equipment, surfacing, planting, fencing, seating, bins, dog waste bins, and signage for each area) The

public open spaces and play areas shall be installed in accordance with details approved by the Local Planning Authority and maintained as such thereafter.

Reason: To ensure that satisfactory provision for outdoor play and recreation is made within the development, in the interests of the amenity of future occupiers of the development, in accordance with Policies 32, 33, 39 and 43 of the Horsham District Planning Framework (2015) and the recommendations of the Open Space and Recreation Study.

- 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).

- 5 Pre-Commencement Condition: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below:
- All trees on the site shown for retention on approved *Tree Strategy Plan [GLS_021_197_1500 Rev A]*, and the *Arboricultural Method Statement [SJA ams +apps 25385-01 Rascals Farm, Southwater]* as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).
 - Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.
 - Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.
- Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 6 Pre-Commencement (Slab Level) Condition: Notwithstanding the indicative details shown on approved *External Finishes Layout plan [CB_17_420_608 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.

- 7 Not applicable

- 8 Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until fire hydrant(s) to BS 750 standards or stored water supply (in accordance with the West Sussex Fire and Rescue Guidance Notes) has been installed, connected to a water supply with appropriate pressure and volume for firefighting, and made ready for use in consultation with the WSCC Fire and Rescue Service. The hydrant(s) or stored water supply shall thereafter be retained as such.

Reason: In accordance with fire and safety regulations in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 9 Not applicable

- 10 Pre-Occupation Condition: Notwithstanding the details submitted as part of the application and superseded by way of revised details, no part of the development hereby permitted shall be first occupied until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained
- Details of all proposed trees and planting, including schedules specifying species, girth, planting size, densities and plant numbers and tree pit details
- Details of all hard surfacing materials and finishes
- Details of the treatment of the boundaries of the site. The boundary treatment details shall specify the siting, design, height and materials of the screen walls/fences to be constructed or erected and/or the species, spacing and height of hedging to be retained and / or planted together with a programme of implementation. The details shall address the recommended amendments within the Landscape Architect consultee response dated 16th July 2024.

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 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_606 Parking Strategy Plan 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).

- 12 Pre-Occupation Condition: No buildings containing flats or maisonettes shall be occupied until a strategy for the provision of electrical vehicle charging points to serve the flats or maisonettes within that building has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed prior to first occupation of the building containing the flats or maisonettes and shall thereafter remain as such.

Reason: To provide electric vehicle car charging space for the use in accordance with Policies 35 and 41 of the Horsham District Planning Framework (2015) and the WSCC Parking Standards (2019).

- 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_607 Bin & Cycle Storage Plan Rev C]. 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).

- 14 Pre-Occupation Condition: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, the obscure-glazed windows as shown on approved plans shall be implemented prior to occupation, and, once installed shall be retained permanently thereafter.

Reason: To protect the privacy of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 15 Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been provided within the garage or side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of refuse and recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 16 Regulatory Condition: All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Biodiversity Survey (ACD Environmental Ltd, February 2020) and the Ecology Technical Update (ACD Environmental Ltd., December 2023) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham Development Framework.

- 17 Regulatory Condition: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or Orders amending or revoking and re-enacting the same, no gate, fence, wall or other means of enclosure shall be erected or constructed in front of the forward most part of any proposed building which fronts onto a highway without express planning consent from the Local Planning Authority first being obtained.

Reason: In order to safeguard the character and visual amenities of the locality and/or highway safety and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 18 Regulatory Condition: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order) no development falling within Classes A, B and / or E of Part 1 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage(s) of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and due to the size of the dwellings and outbuildings permitted in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 19 Regulatory Condition: The development hereby permitted shall be implemented fully in accordance with the approved *Tree Strategy Plan [GLS_021_197_1500 Tree Strategy Plan Rev A]*, and the *Arboricultural Method Statement [SJA ams +apps 25385-01 Rascals Farm, Southwater]*. and the revised measures set out in Drainage Provision Technical Note (Arboriculture) received 28.06.2024.

Reason: To ensure the satisfactory protection of trees in the interests of amenity and nature conservation and in accordance with Policy SD1, SD6 and 31 of the Horsham District Planning Framework (2015).

- 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 order to safeguard the character and visual amenities of the locality and/or highway safety and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 21 Pre-Commencement Condition: Notwithstanding the indicative details shown in the approved SJA ams +apps 25385-01 Rascals Farm, Southwater, a full Arboricultural Method Statement shall be submitted prior to works to the consented SuDS Basins within the identified Root Protection Areas, confirming routing of service trenches, overhead services and carriageway positions and any details of no dig techniques along with associated use of geotextiles and an indication of the methodology for necessary ground treatments to deal with compacted areas of soil. The works shall be implemented in accordance with the approved details.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT

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: DC/26/0135

(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	21.05.2026
Design & Access Statement		NONE	28.01.2026

Supporting Statement	Flood risk assessment and drainage strategy	NONE	2.05.2026
Supporting Statement	Arboricultural implications report	SJA air 25385-01	28.01.2026
Plans	Road geometry plan	1977-RFSH-5-SK001 Rev A	28.01.2026
Plans	Fire and refuse tracking plan	1977-RFSH-5-SK002	28.01.2026
Plans	Level and drainage strategy	1977-RFSH-5-SK003 rev C	24.06.2026
Plans	SuDS details 1	1977-RFSH-5-SK006 Rev A	21.05.2026
Plans	SuDS details 2	1977-RFSH-5-SK007 Rev A	21.05.2026
Plans	Planning layout	CB_17_420_601 Rev A	21.05.2026
Plans	Land use plan	CB_17_420_602 Rev B	21.05.2026
Plans	Housing mix plan	CB_17_420_603 Rev A	21.05.2026
Plans	Housing tenure plan	CB_17_420_604 Rev B	21.05.2026
Plans	Building heights plan	CB_17_420_605 Rev A	21.05.2026
Plans	Parking strategy plan	CB_17_420_606 Rev A	21.05.2026
Plans	Bin and cycle storage plan	CB_17_420_607 Rev C	21.05.2026
Plans	External finishes plan	CB_17_420_608 Rev A	21.05.2026
Plans	External enclosures plan	CB_17_420_609 Rev A	21.05.2026
Plans	House type plan	CB_17_420_613 Rev A	21.05.2026
Plans	Illustrative masterplan	GLS_021_197_120 0 Rev A	21.05.2026
Plans	General arrangement	GLS_021_197_130 0 Rev A	21.05.2026
Plans	Tree strategy	GLS_021_197_150 0 Rev A	21.05.2026
Location plan		CB_17_420_600	21.05.2026
Elevation & Floor plan	plot 87 ground floor, first floor, roof, elevations and 3D view	CB_17_420_600_2 BCHA-01 Rev B	21.05.2026
Elevation & Floor plan	plot 11 ground floor, first floor, roof, elevations and 3D view	CB_17_420_600_2 BCHA-02 Rev B	21.05.2026
Elevation & Floor plan	Plots 12-20, 88-96 ground floor, first floor, roof, elevations and 3D view	CB_17_420_600_2 BF-01 Rev C	21.05.2026

Elevation & Floor plan	plot 7-8, 24-25, 32-33, 65-66 ground floor, first floor, roof, elevations and 3D view	CB_17_420_600_L ET-01	21.05.2026
Elevation & Floor plan	Plots 21, 37, 55, 63, 81, 85 first floor, second floor, roof, elevations and 3D view	CB_17_420_600_ AMB-01	21.05.2026
Elevation & Floor plan	Plot 61, 71 ground floor, first floor, roof, elevations and 3D view	CB_17_420_600_ BLM-01	21.05.2026
Elevation & Floor plan	Plot 22-23	CB_17_420_600_ BUX-01	21.05.2026
Elevation & Floor plan	Plot 82-84	CB_17_420_600_ BAK_BUX-01	21.05.2026
Elevation & Floor plan	Plot 61, 71 garage	CB_17_420_600_ GAR-01	21.05.2026
Elevation & Floor plan	Plot 60	CB_17_420_600_L ED-01	21.05.2026
Elevation & Floor plan	Plot 4, 53, 54, 72	CB_17_420_600_ HEN-01 Rev A	21.05.2026
Elevation & Floor plan	Plot 77	CB_17_420_600_HE N-B-01	21.05.2026
Elevation & Floor plan	Plot 28	CB_17_420_600_L ED-02	21.05.2026
Elevation & Floor plan	Plot 50-52	CB_17_420_600_ BUX-03	21.05.2026
Elevation & Floor plan	Plot 21, 27, 37, 55, 58, 59, 63, 68, 75, 78, 80, 81, 85	CB_17_420_600_ GAR-03	21.05.2026
Elevation & Floor plan	plot 9-10	CB_17_420_600_ BUX-02	21.05.2026
Elevation & Floor plan	Plot 27, 59, 75	CB_17_420_600_ HAR-01	21.05.2026
Elevation & Floor plan	Plot 3, 34, 62, 73, 74, 86 garages	CB_17_420_600_ GAR-02	21.05.2026
Elevation & Floor plan	Plot 88-96 cycle stores	CB_17_420_600_ CYC-01	21.05.2026
Elevation & Floor plan	Plot 49, 36, 64, 69	CB_17_420_600_ OVR-01	21.05.2026
Elevation & Floor plan	Plot 26, 35, 57, 67	CB_17_420_600_ OXL-01	21.05.2026
Elevation & Floor plan	Plot 1, 5, 70, 76, 79	CB_17_420_600_ RIC-01	21.05.2026
Elevation & Floor plan	Plot 6	CB_17_420_600_ OXL-02	21.05.2026
Elevation & Floor plan	Plot 62, 73, 74, 86	CB_17_420_600_ STL-01 REV A	21.05.2026
Elevation & Floor plan	Plot 58, 68, 78, 80	CB_17_420_600_ STL-02	21.05.2026
Elevation & Floor plan	Plot 3, 34, 56	CB_17_420_600_ WAR-01	28.01.2026

Elevation & Floor plan	Plot 2	CB_17_420_600_ WAR-02	28.01.2026
Elevation & Floor plan	Substation	CB_17_420_600_ SUB-01	28.01.2026
Elevation & Floor plan	Plot 41-44	CB_17_420_600_T HR-01	28.01.2026
Elevation & Floor plan	Plot 45-46, 47-48	CB_17_420_600_ STO-01	28.01.2026
Elevation & Floor plan	Plot 38-40, 29-31	CB_17_420_600_ STO_THR-01	28.01.2026
Plans	Street Scenes 1	CB_17_420_600_ SS-01 Rev A	21.05.2026
Plans	Street Scenes 2	CB_17_420_600_ SS-02 Rev A	21.05.2026
Plans	Street scenes 3	CB_17_420_600_ SS-03	28.01.2026

Approved under DC/24/0249

Plan Type	Description	Drawing Number	Received Date
Tree plan	Tree Planting Detail	GLS_160_143_170 0 REV A	21.02.2024
Details plan	No-dig self-binding gravel path	GLS_160_143_170 1 REV A	22.07.2024
Elevation & Floor plan	Sub-station	CB_08_353_SUB_ 01	28.06.2024
Supporting Statement	Planning	804	14.02.2024
Supporting Statement	Statement of Community Involvement	none	14.02.2024
Supporting Statement	Utilities and Services Appraisal	1 of 3	14.02.2024
Supporting Statement	Utilities and Services Appraisal	2 of 3	14.02.2024
Supporting Statement	Utilities and Services Appraisal	3 of 3	14.02.2024
Location plan	(S96a sales arena)	CB_17_420_501 Rev A	28.06.2024
Supporting Statement	Drainage Provision Technical Note (Arboriculture)		28.06.2024

DELEGATED

Case Officer sign/initial Kate Turner Date: 01.07.2026

Authorising Officer sign/initial Adrian Smith Date: 01/07/2026