



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1158

Berkeley Homes Development Site Phase 3.2 and 4 Worthing Road Southwater West Sussex

DESCRIPTION:

Minor Material Amendment (Section 73) to vary condition 2 of application reference DC/24/0772 (non-material amendment to previously approved application DC/18/1246) for 199 no. residential dwellings including 61 affordable dwellings and vary the plans approved under condition 1 of application reference DC/18/1246.

RELEVANT PLANNING HISTORY:

DC/14/0590	Residential development of up to 540 dwellings and 54 retirement living apartments, associated vehicular, cycle and pedestrian access, drainage and landscape works (Outline) (Development affects the setting of a Listed Building)	Permitted 25 Jun 2015
DC/18/1246	Reserved matters approval sought for layout, appearance, landscaping, scale and access for the erection of 214 dwellings (including 61 affordable dwellings) with associated access, parking and landscaping works pursuant to phases 3.2 and 4 of outline planning permission DC/14/0590.	Permitted 21 Dec 2018
DC/19/2464	Erection of 94 dwellings with associated access, parking and landscaping at Land West of Worthing Road (Phase 5), Southwater	Pending Consideration
DC/21/0556	Non Material Amendment to previously approved application DC/18/1246 (Reserved matters approval sought for layout, appearance, landscaping, scale and access for the erection of 214 dwellings (including 61 affordable dwellings) with associated access, parking and landscaping works pursuant to phases 3.2 and 4 of outline planning permission DC/14/0590) Amendments pertaining to updated housetypes and National Space standards compliance for plots 302 - 355 inclusive; separation of garages; car barn for plot 312 changed to a garage; addition of entrance pillars; chimneys added and removed where not above structural wall.	Permitted 19 May 2021
DC/21/1764	Non-material amendment to previously approved application DC/18/1246 (Reserved matters approval sought for layout, appearance, landscaping, scale and access for the erection of 214 dwellings (including 61 affordable dwellings) with associated access, parking and landscaping	Permitted 29 Oct 2021

works pursuant to phases 3.2 and 4 of outline planning permission DC/14/0590.) Including updates to housetypes where these have been superseded since approval, Changes to approved housetypes to ensure all plots are NDSS compliant, Separation of garages

DISC/21/0161	Approval of details reserved by conditions 3 (finished floor levels), 4 (underground services) and 5 (materials and finishes) and 6 (water usage) to approved application DC/18/1246 (Reserved Matters for Phases 3.2 and 4 of outline permission DC/14/0590).	Permitted 04 Nov 2021
DC/23/0443	Non-Material Amendment to previously approved Reserved matters application DC/18/1246 (layout, appearance, landscaping, scale and access for 214 dwellings pursuant to phases 3.2 and 4 of outline DC/14/0590). Amendments to the extent of cladding to the side elevation of Plot 313 and additional amenity planting north of plot 313.	Permitted 02 May 2023
DC/24/0772	Non-Material Amendment to previously approved application DC/18/1246 (Reserved matters approval sought for layout, appearance, landscaping, scale and access for the erection of 214 dwellings (including 61 affordable dwellings) with associated access, parking and landscaping works pursuant to phases 3.2 and 4 of outline planning permission DC/14/0590.) Amendment to the description of development to remove the specified number of approved dwellings (214) from the description of development, and to apply a new planning condition which restricts the permitted number of units to the described 214. The new description of development to read: Reserved matters approval sought for layout, appearance, landscaping, scale and access for the erection of residential dwellings (including affordable dwellings) with associated access, parking and landscaping works pursuant to phases 3.2 and 4 of outline planning permission DC/14/0590.	Permitted 19 Jun 2024

SITE AND SURROUNDS

The application site lies to the west of Southwater, classified as a Smaller Town/Large Village in the Horsham District Planning Framework (HDPF). The application site relates to the Berkeley Homes' Broadacres development in Southwater (some 34.6 hectares) and Phases 3.2 and 4 of this strategic development site, which is defined by reserved matters approval DC/18/1246. There have been multiple non-material amendments to these phases, as listed in the above site history. The current application site covers an area of 7.44 hectares

The site adjoins the built-up area boundary of Southwater to the east, along Worthing Road, College Road, Ash Road and Woodlands Way and straddles Church Lane. The western edge of the site is defined by existing field boundaries, mature hedgerows and an open field which would have formed the last phase of the strategic housing allocation. An existing Public Right of Way (PROW 1652) crosses the site west-to-east, leading from Ash Road to Shaws Lane.

DETAILED DESCRIPTION

This Minor Material Amendment (Section 73) application seeks to vary condition 2 of application reference DC/24/0772 (non-material amendment to previously approved application DC/18/1246) to vary the number of dwellings and the plans approved under condition 1 of application reference DC/18/1246 (reserved matters phases 3.2 and 4).

Background

Outline planning permission was granted for up to 594 dwellings at Southwater in 2015 under application reference DC/14/0590. Reserved Matters approval has subsequently been granted for phases 1, 2, 3 and 4, totalling 514 units. Phases 1, 2 and 3 have now been completed. Phase 3.2 and Phase 4 was consented under application reference DC/18/1246 for 213 homes, with the following description of development:

“Reserved matters approval sought for layout, appearance, landscaping, scale and access for the erection of 214 dwellings (including 61 affordable dwellings) with associated access, parking and landscaping works pursuant to phases 3.2 and 4 of outline planning permission DC/14/0590.”

It should be noted that there is an error within the description of development, which referenced 214 homes, and did not keep pace with the approved layout which was amended during the course of the application to relate to 213 homes. The Phase 3.2 and Phase 4 reserved matters application has now been implemented in part with Phase 3.2 completed and largely occupied to relate to 56 of the 213 homes (including 6 affordable homes). No works other than an internal access road to base course have been completed within Phase 4.

Pre-commencement conditions 3, 4, 5 and 6 of the outline planning permission have all previously been discharged. Whilst condition 2 is also a pre-commencement condition and has not been discharged, it is not considered to go to the heart of the permission and as such is not a condition precedent which would prevent the current permission being lawfully implemented. Section 171A(1) of the 1990 Act draws a clear distinction between (a) carrying out development without planning permission and (b) failing to comply with a condition subject to which planning permission was granted. It follows that not every breach of condition can have the result that the development has been carried out without planning permission. Condition 2 of the reserved matters consent purely relates to a revised landscape works strategy for the SuDS Attenuation Basin with integrated natural play area, and as such is not considered to go to the heart of the permission being related to only one element of the wider phase and not having wider implications for the design or delivery of the phase. As such it is considered that the current permission can be lawfully implemented under the existing permission. Consequently, the proposed Section 73 application has been ‘screened out’ for Habitat Regulations purposes related to the Arun Valley Sites (and Water Neutrality).

Phase 5 relating to 80 dwellings was submitted as a separate full standalone planning application in December 2019 (within the parameters of the outline permission, despite the time period for submission of reserved matters applications being lapsed) and received resolution to grant at committee in September 2020 (DC/19/2464). Before the Section 106 Agreement was signed, Natural England issued their position statement (September 2021) requiring all new developments to be water neutral, this also prevented planning condition discharge. The scheme was heard at committee on a further occasion (1st November 2022) to review the water neutrality strategy, again receiving resolution to grant subject to a s106. However, the lack of agreed water neutrality strategy has prevented the Phase 5 Section 106 Agreement from being signed, and permission being issued to date. The application therefore remains live.

As set out above, the description of development for the current Phase 3.2 and Phase 4 reserved matters consent (DC/18/1246) specified the number of dwellings to be consented. A non-material amendment was submitted (reference DC/18/1246) to remove the number of dwellings from the description of development and instead include a condition detailing this and subsequently approved in June 2024. As part of the NMA application, there were no changes to the scheme at that stage and the application was purely a procedural matter.

Current Minor-Material Amendment (MMA) Application

The current MMA application seeks permission for: “Variation of condition 2 of application reference DC/24/0772 (non-material amendment to previously approved application DC/18/1246) to “The development hereby approved comprises 199 no. residential dwellings including 61 affordable dwellings.” Variation of plans approved under condition 1 of application reference DC/18/1246 as detailed in the covering letter.” The documents submitted with this application provide full details of the proposed alterations to the consented scheme. The changes seek to respond to the changed market conditions since the reserved matters application was originally submitted and approved. The proposed changes solely relate to the unbuilt Phase 4 with the aim to deliver an alternative housing mix, amend the number of homes (a reduction of 14 compared to the extant consent) and an amended layout and housetype design. No changes are proposed to Phase 3.2 and the other completed elements of the development. The proposed changes solely relate to the unbuilt Phase 4.

As discussed above, Phase 5 of the development is the subject of a current live planning application under consideration as application reference DC/19/2464. Whilst the application has a resolution to grant planning permission it has not been formally determined. The MMA application is submitted in parallel with revisions to the Phase 5 planning application. Whilst the quantum of development to be delivered in each of the two phases of development would be altered, the overall number of homes would remain unchanged with the homes redistributed between the two phases.

The revised drawing suite is accompanied by supporting evidence to address material planning considerations that have arisen after the consent granting of DC/18/1246, these being:

- Assessment of revised Environment Agency flood mapping; an updated site-specific Flood Risk Assessment (Flood Risk Technical Note (SMA Ref: 7324.TN01) - Revised Flood Map Data and DFA24062V2a Ecological Assessment - Addendum May 2025 by Derek Finnie Associates Land West of Worthing Road, Southwater Phase 4)
- Updated drainage technical note in response to Local Lead Flood Authority queries (PHASE 4 DRAINAGE TECHNICAL NOTE RESPONSE TO LLFA QUERIES REFERENCE: DC/24/1158 Southwater, Phase 4 Prepared for St Edward Homes Limited by Stuart Michael Associates Limited March 2025 SMA Ref: S832-STU05-XX-XX-RP-C-075-005 Issue Status: 01)
- Updated ecological walk over (DFA24062V2a Ecological Assessment - Addendum May 2025 by Derek Finnie Associates Land West of Worthing Road, Southwater Phase 4)

During the course of determination, the applicant has also submitted rebuttal to the Council's tree officer comments on revised plans and updated Arboricultural impact Assessment and Method Statement (Arboricultural Impact Assessment and Method Statement: BERK21219aia-amsB(phase 4), REV B and Worthing Road, Southwater (Phase 4) Rebuttal to Tree Officer Comments Document Ref: BERK21219_Technote_(16.04.25) by ACD Environmental).

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (HDPF 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 15 - Strategic Policy: Housing Provision

Policy 16 - Strategic Policy: Meeting Local Housing Needs

Policy SD10: Land West of Southwater

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 34 - Cultural and Heritage Assets
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

Supplementary Planning Guidance:

Planning Obligations and Affordable Housing SPD (2017)
Southwater Parish Design Statement SPD (2011)
West Sussex Joint Minerals Local Plan (July 2018)
West Sussex Waste Local Plan (April 2014)
West Sussex Parking Standards

RELEVANT NEIGHBOURHOOD PLAN

The Southwater Neighbourhood Plan was formally made on 23 June 2021.

SNP1 – Core Principles
SNP2 – Allocation for Residential Development
SNP4 – Keeping Our Roads Moving
SNP9 - Home Standards
SNP10 – Residential Space Standards
SNP12 – Outdoor Play Space
SNP13 – Enhancing Our Non-Motorised Transport Network
SNP14 – Adequate Provision of Car Parking
SNP15 – Driving In the 21st Century
SNP16 – Design
SNP17 – Site Levels
SNP18 – A Treed Landscape
SNP19 – Parish Heritage Assets
SNP23 – Use of Community Infrastructure Levy Funds

Design Statement: Southwater Village Design Statement (2011)

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 Environmental Health: *No comments*

HDC Tree: *Failure to comply with the minimum design standard recommendations in respect of the oak tree identified as T132. If on balance minded approving current layout or following amendment to comply with the relevant design standard minimum recommendations – Standard Pre-commencement conditions 3.8 Tree protection implementation and 3.9 Site Specific Arboricultural Method Statement*

HDC Ecology: *Recommend grant permission subject to conditions*

HDC Landscapes: Advice / Modification / More information

Recommended pre-occupation conditions –underground services, hard and soft landscaping scheme, landscape maintenance and management plan

OUTSIDE AGENCIES

Sussex Police: *Direct applicant to Secure-by-Design*

Local Lead Flood Authority (2nd): No objection.
Concerns raised previously adequately addressed.

West Sussex Fire and Rescue: Advice
Condition

West Sussex County Local Highway Authority: Advice

Highway layout significantly different from DC/18/1246. No particular concerns with principle or for that the details within the arrangement shown. Layout comprises predominantly 5.5-metre-wide carriageways and 2 metre footways segregated by way of a full height kerb. Small areas of shared surface within parking courts and private driveways.

Only matter raised is in respects of raised tables as main pedestrian/cycle route crosses the carriageway. Raised features appear as relatively isolated traffic calming features along spine road. Suggested these raised features extended to include more significant raised tables incorporating nearby junctions as well as crossings. Raised tables at junctions would have added benefit of incorporating side road crossings too.

Parking set out in supporting statement. Parking detailed complies with the WSCC Parking Guidance. Visitor parking at regular locations although the carriageway width is sufficient to accommodate on-street parking should this occur. No other particular concerns with revised layout.

Parish Comments:

Southwater Parish Council: No Objection

Representations:

2 no. representations in support from 1 no. property address, content summarised below:

Fully support next phases. Housing quality fantastic and desperately need more homes in Southwater for families to grow and create a bigger and better community. The plans look lovely!! The developer Berkeley has not kept to conditions of previous planning permission to build and hand over 6 units of social housing. These 6 units are currently sitting unfinished and left to rot for over a year now. NO future development should be granted UNTIL these houses are completed and handed over as per conditions on previous planning consent. The 6 units can be seen at rush gardens and it's so upsetting to see, when in a housing crisis and people need homes.

1 objection received from 1 no. property address, content summarised below:

Object to most south westerly 2m high bund/mound which borders Shaws Lane for reasons of privacy and security. At 2m high the end of the bund would provide a vantage point for people to observe the comings and goings of Chase Farm on Shaw's Lane. As a working farm, this is a potential safety issue for anybody tempted to trespass on the farm as well as a security and privacy issue for the farm. Very grateful for the absence of bunds parallel to the length of Shaw's Lane and would not wish any bund to be relocated anywhere along the length of Shaw's Lane. Therefore, request the developers consider the possibility of pushing the bund further back, or spreading the soil over a larger area so there is no pronounced bund, or taking the soil off-site.

Concerned at proposed removal of 6m of hedgerow around the public right of way. From ecological perspective, concerned about the effect of removing these trees on the tree mycelium and the stress this could put other trees in the hedgerow under. Therefore, request developers consider retaining all the trees in the hedge along Shaw's Lane, since the contractors would be able to access the pathway from the side of the development. The second concern is that the public right of way is directly opposite the entrance to residence named The Chase on Shaw's Lane. Opening up the entrance to the public right of way to a width of 6m would impact on the privacy of the residents at The Chase. Therefore, if it is unavoidable to remove 6m of hedgerow, request that some temporary screen is erected either side

of the 3m pathway along Shaw's Lane to protect the privacy of the residents of The Chase until the trees regrow, which will take some time.

Also like to suggest that the street lighting is switched off at 10pm to reduce the duration and amount of light pollution. This applies especially to the 8m high streetlights. It would also save the council money and reduce its carbon footprint.

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

S.73 Process

As this permission has been made under s.73 of the Town and Country Planning Act, this decision is a reissue of the original planning permission DC/18/1246 which still stands. Since planning approval was permitted additional other material planning considerations have arisen, set out below.

Principle

The principle of this development is established through the site allocation under the current development plan (Policy SD10 of the Horsham District Planning Framework (HDPF) 2015 and Southwater Neighbourhood Plan 2021 Policy SNP1 and allied Policies Map), the 2015 outline planning permission (DC/14/0590) and the previous Reserved Matters approval DC/18/1246. No material considerations indicate that a different conclusion as to the principle of housing on this site should be reached. For the most part, the amended reserved matters proposals are in relative conformity with the parameter plans approved at outline stage which determined the red line boundary and phasing; the land uses; the vehicular, pedestrian and cycle accessibility; the landscape and ecology strategy; the density of development; and, building heights.

Therefore, the main considerations are those newly relevant to this application since the 2018 Reserved Matters approval, these being:

- i) the amended development proposal applied for and negotiated outcomes from this;
 - ii) updated national and local planning policy (NPPF Dec 2024 and HDLP); and
- those material considerations that relate to the variations and details pursuant, these being design qualities of the development (including amenity impacts) and drainage, ecology and water neutrality.

Amended Development Proposal

Quantum and Mix

The applicant states that the amended proposal is in response to changed market conditions since the full planning application was originally submitted in 2019 and last resolved to be approved in 2018. Outline planning permission was originally granted in 2015 with the Reserved Matters for Phases 3.2 and 4 receiving approval in 2018. Therefore, a significant time has elapsed since the Phase was originally designed and the applicant asserts that this has coincided with a period of economic, and social change, which has led to the proposed revisions.

The Council's approach to meeting local housing needs is set out in HDPF Policy 16. This sets out that the latest Strategic Housing Market Assessment – currently the Northern West Sussex SHMA 2019 -

should be used in establishing the housing mix provided in a new development and that the mix should also take into account established character and density of a site. The Southwater Neighbourhood Plan (at para 6.4) defers in support of the continued importance of HDPF Policy 16 in the determination of planning applications. The SHMA therefore remains the Council's most up to date evidence base regarding this housing market area.

The total number of units across Phases 5 and 4 remains the same; the change is that 14 no. units are proposed to move from Phase 4 to Phase 5 as three apartment blocks in Phase 4 have been removed.

As per the original reserved matters application submission for Phases 3.2 and 4, a provision of affordable homes are proposed, with these already being delivered across Phases 1 and 3.2 under the Outline permission and approved under the previous reserved matters, and the provision is unchanged in the current amended proposals in relation to Phase 4.

The change in the proposed market housing mix across Phases 4 and 5 is set out below, with comparison between SHMA compliance; the consented scheme; and the proposed amended scheme.

type % and total number	SHMA compliant across Phase 4& 5	Consented/agreed Scheme Phase 4 & 5	Proposed amended scheme
1 bed %	5%	10%	5%
2 bed %	30%	27%	23%
3 bed%	40%	16%	26%
4 + bed%	25%	46%	46%
1 bed	9	19	9
2 bed	54	50	42
3 bed	73	30	48
4 + bed	46	83	83

Whilst the quantum of development to be delivered in each of the two phases of development would be altered, the overall number of homes would remain unchanged, and the amended housing mix is now better aligned with the Council's evidence base for 3-bedroom family houses (of greatest need for in the northern West Sussex housing market) compared to the previously consented/agreed scheme (phases 4 and 5 combined).

Given the above, your Officers raise no objection to the amended housing mix. The revised proposals continue to be compliant with HDPF Policy 16 and Policies SNP9 and SNP10 of the Southwater Neighbourhood Plan.

Heritage Impacts

There is no change to earlier conclusions on archaeological interests. There is no material change to previous conclusions on setting of heritage assets, including the immediate vicinity of the Grade II Listed Buildings north of site on Church Lane (Southwater House, Vicarage Cottage, and Holy Innocents Church) and in the part of the agricultural setting of non-designated heritage assets west and south (Chase Farm and Carpenter Barn).

Considering the particular significance of these heritage assets, separation distances, interposing typology/landscape and the nature of the amended proposal, and the mitigation proposed (additional tree screening and land modelling to sensitive site corners), the Council's Conservation Officer (who raises no objection) considered in the previous reserved matters proposals for phases 3.2 and 4 in 2018 that no harm to the significance of these heritage assets would arise.

This conclusion is consistent with the assessment of the outline application, to which the amended proposal continues to be in conformity.

Landscape and Townscape Impacts

The shift in unit numbers between phases 4 and 5 (as described above) has resulted in change to the development layout and housing typologies. However, the design quality of the scheme demonstrates no diminishment in standard from what has previously approved and in some respects, is improved; the removal of the three apartment blocks from this phase has, for instance, allow for the adoption of a strengthened street-based form and style to phase 4, with rationalisation of servicing access and more homes having their own front-doors opening onto the street.

- site layout qualities and highway matters

Since the 2018 reserved matters approval, Officer negotiations on detailed matters of design and landscaping have progressed to address issues identified by consultees, principally on play space and landscaping and, as consequence to the increased number of homes, changes in site layout. Many issues have been resolved, with the Council's Landscape Architect satisfied that those that remain can be suitably addressed by condition. This has ensured the design quality of Phase 4 has not deteriorated in accommodating the change in housing types (apartments to terrace dwellings), street and road layout. Indeed, in several respects to characteristics of a well-designed place, the quality is bettered; in respect of movement and access, safe, social and inclusive play provision, enhanced and optimised tree planting and drainage swales, and attractive and distinctive house design.

The revised density now proposed is judged an appropriate balance to ensure the effective use of land whilst recognising the constraints to visual amenity in views from around the site and the character and appearance of the local area, as well of the transition from existing built environment to countryside, to become the new edge of settlement in certain parts of the phase but also part of the townscape in other parts (reflected in density and building heights).

Officers consider the re-housed units have been sympathetically assimilated into an amended layout which broadly follows the laid-out scheme endorsed in 2018 (notwithstanding the WSCC Highways comments on the street layout) in terms of building scales and types distributed across the scheme; a perimeter block layout arranged along a spine road with associated cycle lane and linked street hierarchy, with site access arrangements unchanged. Overall, there remains sufficient consistency with the parameter plans approved at outline.

Amended house types have been negotiated with Officers and will be broadly comparable in scale and character with those previously presented and complementary to the Broadacres development and build qualities of the local area, with acceptable architectural and material palette updates. With an updated Energy Statement, the now proposed house type products provide for comparable, if not bettered, home standards, EV charging and sustainable construction credentials than those in 2018.

- Neighbour Amenities

The site layout changes continue to provide for appropriate (private/public) amenity space and sufficient dwelling-to-dwelling and adjoining land-use separation distances to avoid adverse harms onto residential amenities of (future/existing neighbouring) occupiers, including unacceptable loss of privacy. This includes the existing residential estate dwellinghouse properties to the east that the application site abuts, along Worthing Road, College Road, Ash Road and Woodlands Way and straddles Church Lane. There are also existing impacted properties to the south of Church Lane, including Vicarage Cottage, The Vicarage, and Southwater House. Chase Farm and Woodland House exist to the southwest of the site, both accessed off Shaws Lane

It is judged that, regarding the amendments to the proposed development, the impact on the residential amenities of occupiers of existing properties, including those in the preceding paragraph, would not be adversely harmful. The new buildings in the development stand a reasonable distance back from the boundaries and their orientations are such that overshadowing onto existing buildings would be minimised. These separation distances (a minimum 20 metres), and the relative consistency in ground levels between dwellings, together with the similarity in scale of the buildings, all ensures there would be no adverse overbearing impact onto neighbours or harmful loss of daylight and sunlight. This is true of the revised apartment building Block C of more than two storey, as much as the new terraces. None

of the existing buildings stand unusually close to the common boundary with the new development, but certain buildings would have rear-to-rear or rear-to-flank relationships. By arranging enough distance between the buildings, especially where two sets of windows face each other, current and future residents would not experience adverse levels of overlooking or unacceptable loss of privacy. The proposal is for domestic dwellings, within a backdrop of existing residential noise and disturbance. Within the site itself, the proposed dwellings would be set within plots with gardens of a good size. Adequate separation distances would ensure residents of each future dwelling would have an acceptable level of amenity. Sensitive layout designs ensure most dwellings has at least one main living room which can receive a reasonable amount of daylight, including the apartments. Where possible living rooms are facing southern or western parts of the sky. To help protect the amenity of existing residents and future occupants of the scheme as the development is completed, a condition was imposed on the outline permission requiring the submission of a Construction Environmental Management Plan (CEMP), which sets out previously approved measures to control noise, dust and light spillage to agreed protections. Given these amendments and the existing conditions imposed on the outline planning permission the proposal will result in an acceptable quality living environment for current and future occupants of the development and would not have an adverse impact on the amenities of existing residents adjacent to the development site.

- Trees

Updated landscaping and detailed planting plans are submitted in support of the revised layout and have been negotiated with the Council's Landscape Architect. Notwithstanding rebuttal by the applicant, the Council's Tree Officer maintains his position that the amended layout fails to comply with the minimum design standard recommendations in respect of the oak tree identified as T132. Notwithstanding, planning Officers accept the applicant's rebuttal and will not seek the recommended conditions requested by the tree Officer as the impacts do not justify doing so.

The proposal now includes significantly more new tree planting than in 2018 and satisfies the high bar to tree planting set by Southwater Neighbourhood Plan policy SNP18. On compliance with SNP18, based on a combined Phase 4 and 5 proposed floor area of 29,738m² a total of 744 trees are proposed of a tree girth size of 8cm-35cm against a requirement of 743 trees. Broken down phase by phase there are 449 no. trees in Phase 5 (against a required 404) and 295 no. trees in Phase 4 (requiring 339); providing the requisite number overall, placing trees in areas better suited for long term establishment. Therefore, no additional tree planting or contributions towards new tree planting is required.

- Play space

Since 2018 detailed refinement of the on-site play provision has progressed with developer engagement with your Officers, particularly on equipped play (a LEAP and a LAP will be delivered as part of the phase) and to existing ground levels to create additional interest within the proposed play spaces, and a sensitive landform at the perimeter edges of the site. There is now a link between play spaces across phases 4 and 5; a betterment as it has increased permeability within the open space and will prevent unwanted desire lines from being introduced in the future. The Council's Parks and Landscape Officers are satisfied for negotiations to continue through later stage agreement in the discharge of planning conditions, including final iteration of the perimeter land modelling.

- Phase 5

Whilst correctly, the above design considerations have focused on Phase 4 (as that is the subject of this application), the relocation of units also results in change and successful assimilation of the new design qualities of the revised Phase 5 scheme, in particular of site layout and street character. This is itself a material planning consideration.

- Summary on design and related townscape matters

Subject to conditions, the revised proposals are therefore considered to continue to be compliant with local policy in regard to; landscape character and visual impact, green infrastructure and outdoor play, design principles, housing standards including sustainable construction, parking and sustainable

transport and EV provision (as set in Policies 25, 31, 32 and 33, 37, 43, 40, and 41 of the HDPF, Policies SNP9, SNP10 SNP12, SNP14, SNP15 and SNP16 and SNP18 of the Neighbourhood Plan) and the Council's Open Space Review Standards and the Southwater Parish Design Statement.

Highways, Servicing, and Parking

The submission drawings provide details of the roads, footways, parking areas and cycle parking for Phase 4, all of which are acceptable in terms of safety (layout and design does not adversely affect vehicular and pedestrian access), quality (surfacing treatment etc), and quantity (provision of spaces); the Local Highway Authority raises no concerns. Proposed parking levels are largely consistent with those previously accepted at Reserved Matters (in compliance with Southwater Neighbourhood Plan local standards) and approved across the Broadacres development.

In these respects, as adequate off-road parking for residents, visitors and service vehicles, in accordance with the West Sussex Parking Guidance, has been provided, integrated with street character and appearance and design qualities, there is compliance with SNP in the same regard.

Fire hydrant

The request from West Sussex Fire and Rescue is noted. However, it has not been evidenced why fire hydrant provision is now an issue as opposed to Reserved Matters stage, which presumably was the appropriate time to forecast planned service infrastructure in the anticipation of future deficit. It is therefore not considered necessary to impose an additional condition requesting requirement of additional fire hydrant(s) within the scope and context of the proposal amendments applied for.

Ecology

The submission is accompanied by an updated Updated ecological walk over (DFA24062V2a Ecological Assessment - Addendum May 2025 by Derek Finnie Associates Land West of Worthing Road, Southwater Phase 4). The report concludes that the level of predicted impacts would be equivalent to those identified in the 2018 Reserved Matters approval, when the impacts were deemed acceptable.

An Ecological Mitigation Area will be delivered as part of the phase as an extension of the existing Ecological Mitigation Area secured by the outline planning permission. This has been developed in accordance with the Ecology Enhancement and Management Plan. Whilst the application is not subject to statutory 10% biodiversity net gain (it was submitted before 12 February 2024), opportunities for ecological enhancements are proposed, including new pond created within the mitigation area to provide a new species rich habitat.

The Council's consultant ecologist has reviewed the updated ecological material submitted by Derek Finnie, relating to the likely impacts on protected and Priority habitats and species, particularly bats and reptiles, and identification of proportionate mitigation. As previously, the Council's consultant ecologist recommends conditions. This includes being satisfied the outstanding results from the reptile survey in 2024 can inform an updated reptile mitigation strategy secured by a condition, which were imposed either in the 2018 Reserved Matters or the earlier Outline permission. The Council's Habitat Regulations Screening conclusions dated August 2022 regarding The Mens SAC (to which Natural England raised no objection) is still valid. Accordingly, the revised proposals continue to be compliant with Policies 31 and 33 of the HDPF.

Flood Risk and Drainage

The Dec 2024 NPPF (alongside updated Planning Practice Guidance and Environmental Agency flood mapping data March 2025) has required revision to the drainage strategy to serve the development across both Phases 4 and 5. Principally, updated rainfall data and use of hydro-brakes to restrict flow into the ordinary watercourse has required submission of an updated site-specific Flood Risk Assessment (FRA) (EA Flood Risk Mapping May 2026), to reflect the latest drainage requirements and in respect of the sequential test for flood risk since reserved matters was granted in 2018. As the updated FRA demonstrates, the only section of risk of surface water flooding is in the area that will largely remain landscaped, only; with no access or escape routes, land raising or built development present; thereby negating the need for a sequential test assessment of the NPPF.

Following negotiation with Officers, the revised drainage strategy, which continues to adhere to Sustainable Urban Drainage principles, now has the support of the Local Lead Flood Authority and satisfies all relevant guidance to flood and surface water drainage matters to ensure compliance with national and local plan policy.

Other Material Considerations

Policy Framework for decision-making

The Southwater Neighbourhood Plan (SNP) is now adopted and the National Planning Policy Framework (NPPF) was revised on 12 December 2024, which sets out the government's planning policies for England and how these are expected to be applied. The Horsham District Local Plan 2023 - 2040 (HDLP) has progressed to public hearing sessions, with further hearings scheduled for October 2026. The HDLP continues to carry limited weight and does not impact on the acceptability of the amendments proposed. As does the Council's adopted Shaping Development in Horsham District (SDPAN) which whilst a material planning consideration, is not adopted development plan so only has limited weight (in any case, the proposal represents compliance with it).

It is judged that the revised policy framework for decision-making has not fundamentally changed the basis of acceptance of the development by which the application was previously considered, with limited weight afforded to the HDLP given its circumstance at Examination and no fundamental policy conflict arising with the SNP.

Water Neutrality

Horsham District is situated in an area of serious water stress, as identified by the Environment Agency. In September 2021, Natural England released a Position Statement which advised all local authorities within the Sussex North Water Supply Zone that it cannot be concluded that existing water abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites near Pulborough. The Position Statement advised the affected local authorities that developments within the Sussex North Supply Zone must not therefore add to this impact, and to achieve this, all proposals must demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. Given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites. It is though recognised that Southern Water have separately made significant water savings in 2024/25 through a programme of leakage reduction which has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline.

Officers have undertaken a new Appropriate Assessment which demonstrates that the anticipated mains water consumption from this development (some 28,600 litres per day), alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day. This is based on all new residential development achieving the Building Regulations Part G Optional Technical Standard of 110 litres per person per day, as required under Policy 37 of the HDLP.

Natural England has been consulted on this approach of using the 2024/25 Southern Water efficiency savings to offset new development. In response, Natural England have provided standing advice which confirms that they consider the 3,240,000 litres per day of water savings made by Southern Water to be reliable such that they have no objection to this capacity being used to offset development proposals.

Accordingly, subject to the imposition of a condition requiring the development to meet the Building Regulations Part G Optional Technical Standard of 110 l/p/d water consumption, the proposed

development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

Section 106 Agreement

Negotiations between the applicants and Officers are the final stages to agree the details of the S.106 legal agreement that would need to accompany any planning permission for this development.

Conditions

A decision notice describing the new permission made under section 73 should set out all of the conditions imposed on the new permission, and, for the purpose of clarity restate the conditions imposed on earlier permissions that continue to have effect.

DC/18/1246 was subject to a suite of conditions imposed to make the development acceptable by adequate provision of measures to deal with a host of environmental considerations, securing various mitigations and enhancements via prescriptive requirements. This relates to both the construction and operational phases of the development.

Regarding these, it continues to be that all conditions imposed other than those sought to be varied as set out in preceding paragraphs, continue to meet the statutory tests for re-imposing and this will be the case when planning permission is re-issued. In recognition that Phase 3.2 has been completed out and Phase 4 not, it is prudent to separate out the conditions to reflect the status of each phase (i.e. regulatory for phase 3 and / or pre-commencement /pre-occupation for phase 4) and update where details of outcomes secured by the conditions have been subject to already discharged submissions. The ordering of the conditions will change from the original decision notice in reflection of the imposing of the new water usage condition and the other condition variations sought as described.

In addition, Condition 2 of the non-material amendment application DC/24/0772 (which removed the number of specified dwellings from the development description) is now included as condition 29, updated to refer to the 199 homes now being sought.

It is unlawful for a planning obligation to be considered when determining a planning application for a development, or any part of a development, that is capable of being charged as a Community Infrastructure Levy (CIL) if the obligation does not meet all of the following tests:

1. Necessary to make the development acceptable in planning terms;
2. Directly related to the development; and
3. Fairly and reasonably related in scale and kind to the development.

The S106 as currently drafted would provide a list of contributions/obligations that have been tested against the CIL regulations and your Officers are satisfied that the 3 tests are met. The interaction of the Reserved Matters for Phases 3.2 and 4 and the carve out of the full plans Phase 5 planning application, and implications for Community Infrastructure and S106 legal agreement are addressed under a separate report.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017. This development constitutes CIL liable development. However, as Outline permission was issued prior to the adoption of the CIL Charging Schedule, the development is exempt.

Overall Conclusions:

This recommendation reflects a material change in the overall weighting of material planning considerations insofar that updates to national and local planning policy are new material

considerations that need to be considered. Also of material consideration are the outcomes from the amended development scheme now applied for, and the most up to date circumstance of water neutrality.

In consideration of updated policy and weighting, Officer decision-making in December 2018 was in the context of the Council being able to demonstrate a 5-year housing land supply, before the emergence of 'water neutrality as a material consideration'. Beyond this, other revisions in the 2024 NPPF do not materially impact the overall weighting exercise undertaken in 2018, including on Planning and Flood Risk and Chapter 9 Promoting Sustainable Transport; otherwise, in cross-referencing the key principles of the scheme, there is only minor changes in wording and terminology, and paragraph references. The paused status of the HDLP affords this only very limited weight.

As Officers resolved in 2018, the proposals were judged acceptable in directing development that helped meet local housing needs to a sustainable location, making effective use of land, and securing a well-designed place (subject to signing of the now well-advanced Section 106 Agreement, with completion imminent). This reflects the site's allocation in the current development plan under HDPF Policy SD10 and the grant of outline planning permission (DC/14/0590) and Reserved Matters in 2018.

The proposal represents the 'middle' and later phases of this strategic housing allocation in the current development plan known as Land West of Worthing Road (aka Broadacres). It continues to be the case that there is compliance with the Southwater Neighbourhood Plan; and that the proposal presents public benefits to be afforded positive weight, more so given these are now within the context of a worsened housing supply and delivery since 2018; and, importantly, adverse impacts (harms) continue not to be evidenced significant or demonstrable.

Officers therefore continue to recommend this application be approved, having regard to the material planning considerations as detailed out in this report.

Recommendation: Application Permitted

Conditions:

1 Approved Plans

- 2 {1b Pre-commencement (slab level) Phase 4 Condition}:** Prior to works commencing above ground floor slab level of any building in Phase 4, full details of all hard and soft landscaping works in Phase 4 shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:
- A minimum of no. 295 trees of a girth size of 8cm – 35cm
 - Further exploration of soft landscaping to break up frontage parking serving units 010 – 013 and 126 – 129
 - Full details of all underground trenching requirements for services, including the positions of soakaways, service ducts, foul, grey and storm water systems and all other underground service facilities, and required ground excavations, shall coordinate with the landscaping proposals and Arboricultural Method Statement. Where there is conflict, the landscaping proposals shall prevail.
 - Planting and seeding plans, including a schedule specifying plant numbers, sizes, densities and species in Latin names
 - Written specifications (NBS compliant) including ground preparation, cultivation and other operations associated with plant and grass establishment
 - [If in proximity of Ancient Woodland] Supplier information for plant stock
 - Details of all boundary treatments - such as walls, fencing and railings - including location, type, heights and materials
 - Details of minor artefacts and structures – such as bin stores, cycle stores, street furniture, play equipment and signage – including location, size, colour and specification
 - Details of existing and proposed levels for all external earthworks associated with the landscape proposals – such as SuDS, play areas, retaining walls, banking etc - including cross sections where necessary.

Unless otherwise agreed in writing with the Local Planning Authority, the approved landscaping scheme in Phase 4 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.

In any part of the development and 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 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, provides satisfactory open space provision for future occupants, and that the landscaped buffers along the site boundaries with the countryside is suitable to protect and conserve the landscape setting of Southwater, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policies SNP16 and SNP18 of the Southwater Neighbourhood Plan (2021).

- 3 **{\b Pre-commencement (Slab Level) Phase 4 Condition}**: Notwithstanding the submitted information, no development above ground floor slab level of any building in Phase 4 hereby permitted shall take place until a schedule of materials and finishes, and colours to be used for external walls, and roofs of the buildings hereby permitted in Phase 4 shall have been submitted to and approved, in writing, by the Local Planning Authority. A statement of detail shall be submitted setting out details of proposed windows and doors, balcony treatments and gate features, where applicable. Only the materials and details so approved shall be used in the construction of the buildings, unless otherwise agreed in writing with the Local Planning Authority.

Reason: As the matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve buildings of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policy SNP16 of the Southwater Neighbourhood Plan (2021).

- 4 **{\b Pre-Occupation Phase 4 Condition}**: No part of the development in Phase 4 hereby permitted shall be occupied until a Phase 4 Landscape Management and Maintenance Plan (LMMP) has been submitted to and approved in writing by the Local Planning Authority. The details should apply to all hard and soft landscape areas] and shall include:
- The long-term design objectives
 - Management responsibilities
 - Specifications
 - Maintenance schedules and periods
 - Operations details
 - Implementation details and timetable.

The LMMP shall be carried out in accordance with the approved details, supporting documents / reports, surveys, and timetable(s) unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development in the interests of visual amenity and nature conservation , provides satisfactory open space provision for future occupants, and that the landscaped buffers along the site boundaries with the countryside is suitable to protect and conserve the landscape setting of Southwater, in accordance with Policies 33 and 43 of the Horsham District Planning Framework (2015) and Policies SNP12, SNP16 and SNP18 of the Southwater Neighbourhood Plan (2021).

- 5 **{\b Pre-Occupation Phase 4 Condition}**: No dwelling in Phase 4 hereby approved shall be first occupied until the parking, turning and access facilities serving the respective dwelling in Phase 4 has been constructed in accordance with the approved plans and made available for use. Once any dwelling in Phase 4 has been brought into use the parking, turning and access facilities shall thereafter be retained at all times for their designated purpose.

Reason: To ensure that adequate parking is available to serve the development in the interests of highway safety and the amenity of future occupants in accordance with Policies 32, 33, 40 & 41 of the Horsham District Planning Framework and Policy SNP14 of the Southwater Neighbourhood Plan (2021).

- 6 **{\b Pre-Occupation Phase 4 Condition}**: No dwelling hereby approved in Phase 4 shall be first occupied until all curtilage boundary walls and/or fences serving the respective dwelling in Phase 4 have been implemented in accordance with Condition 2 above. The boundary treatments shall thereafter be maintained in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of visual and residential amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policy SNP16 of the Southwater Neighbourhood Plan (2021).

- 7 **{\b Pre-Occupation Phase 4 Condition}**: No dwelling in Phase 4 shall be occupied until details of facilities for the covered and secure storage of cycles in Phase 4 have been approved in writing by the Local Planning Authority and the approved storage facilities made available for use within the site. Once any dwelling in Phase 4 has been brought into use the cycle facilities shall thereafter be retained at all times for their designated purpose.

Reason: To ensure that adequate storage space is available for cycles to promote the use of sustainable modes of transport, in the interests of highway safety and the visual amenity of the scheme in accordance with Policies 32, 33, 40 & 41 of the Horsham District Planning Framework and Policy SNP13 of the Southwater Neighbourhood Plan (2021).

- 8 **{\b Pre-Occupation Phase 4 Condition}**: No dwelling in Phase 4 shall be first occupied unless and until provision for the storage of refuse/recycling in Phase 4 has been made available for use for that dwelling in accordance with details approved in writing by the Local Planning Authority. Once any dwelling in Phase 4 has been brought into use the storage of refuse/recycling shall thereafter be retained at all times for their designated purpose.

Reason: To ensure that adequate storage space is available for refuse/recycling containers in the interests of highway safety and the visual amenity of the scheme in accordance with Policies 32, 33, 40 of the Horsham District Planning Framework and Policy SNP16 of the Southwater Neighbourhood Plan (2021).

- 9 **{\b Pre-Occupation Phase 4 Condition}**: No dwelling in Phase 4 shall be occupied until a Phase 4 exterior lighting scheme prepared, in consultation with a suitably qualified ecological consultant to avoid disturbance to foraging bats, has been approved in writing by the Local Planning Authority. The lighting scheme shall be implemented in accordance with the approved details in Phase 4 and retained and maintained as such in perpetuity, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposal does not result in adverse impacts on bats and other ecology and to protect the amenity of future occupants in accordance with Policy 31 of the Horsham District Planning Framework.

- 10 **{\b Pre-Occupation Phase 4 Condition}**: No dwelling in Phase 4 shall be first occupied until a low emission strategy setting out how the negative impacts of increases in vehicle related pollution in Phase 4 will be minimised, has been approved in writing by the Local Planning Authority. The strategy shall have regard to the Council's latest Air Quality & Emissions Reduction Guidance document and include a plan of all charging points, their specification,

means of allocation, timetable for their provision and means for their long-term maintenance. The provision for charging electric vehicles so approved shall be retained as such thereafter. Once any dwelling in Phase 4 has been brought into use the low emissions strategy shall be implemented in accordance with the approved details and retained and maintained as such in perpetuity, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To mitigate the impact of the development on air quality within the district and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015)

- 11 **{\b Pre-Occupation Phase 4 Condition}**: Prior to the first occupation of each dwelling in Phase 4, the necessary inbuilding physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabytes per second through full fibre broadband connection shall be provided to the premises, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015) and Policy SNP22 of the Southwater Neighbourhood Plan (2021).

- 12 **{\b Regulatory Phase 3.2 Condition}**: The approved low emissions strategy in Phase 3.2 shall be implemented in accordance with details approved under planning decision DISC/23/0073, unless otherwise agreed in writing with the Local Planning Authority. Once any dwelling in Phase 3.2 has been brought into use the low emissions strategy shall be retained and maintained in accordance with the approved details in perpetuity, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To mitigate the impact of the development on air quality within the district and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015)

- 13 **{\b Regulatory Phase 3.2 Condition}**: The approved lighting scheme in Phase 3.2 shall be implemented in accordance with details approved under planning decision DISC/23/0073, unless otherwise agreed in writing with the Local Planning Authority. The lighting scheme shall be retained and maintained in accordance with the approved details in perpetuity, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposal does not result in adverse impacts on bats and other ecology and to protect the amenity of future occupants in accordance with Policy 31 of the Horsham District Planning Framework.

- 14 **{\b Regulatory Phase 3.2 Condition}**: The landscaping scheme in Phase 3.2 shall be provided in accordance with the details approved under planning decisions DISC/23/0073 and DC/23/0443, unless otherwise agreed in writing with the Local Planning Authority. In any part of Phase 3.2 and 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 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: As the 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) and Policy SNP16 of the Southwater Neighbourhood Plan (2021).

- 15 **{\b Regulatory Phase 3.2 Condition}**: The storage of refuse/recycling in Phase 3.2 shall be provided in accordance with the details approved under planning decision DISC/23/0073, unless otherwise agreed in writing with the Local Planning Authority. In any part of Phase 3.2 brought into use the storage of refuse/recycling shall thereafter be retained at all times for their designated purpose.

Reason: To ensure that adequate storage space is available for refuse/recycling containers in the interests of highway safety and the visual amenity of the scheme in accordance with Policies 32, 33, 40 of the Horsham District Planning Framework and Policy SNP16 of the Southwater Neighbourhood Plan (2021).

- 16 **{\b Regulatory Phase 3.2 Condition}**: The cycle facilities in Phase 3.2 shall be provided in accordance with the details approved under planning decision DISC/23/0073, unless otherwise agreed in writing with the Local Planning Authority. In any part of Phase 3.2 once brought into use the cycle facilities shall thereafter be retained at all times for their designated purpose.

Reason: To ensure that adequate storage space is available for cycles to promote the use of sustainable modes of transport, in the interests of highway safety and the visual amenity of the scheme in accordance with Policies 32, 33, 40 & 41 of the Horsham District Planning Framework and Policy SNP13 of the Southwater Neighbourhood Plan (2021).

- 17 **{\b Regulatory Phase 3.2 Condition}**: The parking, turning and access facilities in Phase 3.2 shall be provided in accordance with the details approved under planning decision DISC/23/0073, unless otherwise agreed in writing with the Local Planning Authority. In any part of Phase 3.2 brought into use the parking, turning and access facilities shall thereafter be retained at all times for their designated purpose.

Reason: To ensure that adequate parking is available to serve the development in the interests of highway safety and the amenity of future occupants in accordance with Policies 32, 33, 40 & 41 of the Horsham District Planning Framework and Policy SNP14 of the Southwater Neighbourhood Plan (2021).

- 18 **{\b Regulatory Phase 3.2 Condition}**: All underground services in Phase 3.2 shall be installed in accordance with the details approved under planning decision DISC/21/0161, unless otherwise agreed in writing with Local Planning Authority.

Reason: As the 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) and Policy SNP16 of the Southwater Neighbourhood Plan (2021).

- 19 **{\b Regulatory Phase 3.2 Condition}**: All buildings in Phase 3.2 shall be constructed in accordance with the schedule of materials and finishes approved under planning decision DISC/21/0161, unless otherwise agreed in writing with the Local Planning Authority.

Reason: As the matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve buildings of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policy SNP16 of the Southwater Neighbourhood Plan (2021).

- 20 **{\b Regulatory Phase 3.2 Condition}**: All landscaping works, including management and maintenance, in the Phase 3.2 development shall be carried out in accordance with the approved Landscape Management and Maintenance Plan (EXA_1728_900 May 2018) as approved under planning decision DC/18/1246 and hard and soft landscaping approved under planning decisions DISC/23/0073 and DC/23/0443, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory development in the interests of visual amenity and nature conservation , provides satisfactory open space provision for future occupants, and that the

landscaped buffers along the site boundaries with the countryside is suitable to protect and conserve the landscape setting of Southwater, in accordance with Policies 33 and 43 of the Horsham District Planning Framework (2015) and Policy SNP12, SNP16 and SNP18 of the Southwater Neighbourhood Plan (2021).

- 21 **{\b Regulatory Phase 3.2 Condition}**: All drainage works in the Phase 3.2 development shall be carried out in accordance with the approved Drainage Strategy (Foul & Surface Water Drainage Strategy by Infrastructure Design Ltd Issue 1 15.05.18 received 12th June 2018; PROPOSED DRAINAGE LAYOUT - IDL/760/P4/RM/02-1 and IDL/760/P4/RM/02-2 - as approved under planning decision DC/18/1246), unless otherwise agreed in writing by the Local Planning Authority.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

- 22 **{\b Regulatory Phase 4 Condition}**: Excluding external earthworks associated with the landscape proposals addressed under Condition 2 above, the approved finished floor levels and external ground levels of the Phase 4 development hereby approved shall be completed in accordance with drawing SOU-PPC-00-XX-DR-C-0305 REV P1 Phase 4 Proposed Levels Overview, unless otherwise agreed in writing by the Local Planning Authority.

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) and Policy SNP17 of the Southwater Neighbourhood Plan (2021).

- 23 **{\b Regulatory Phase 4 Condition}**: All tree works and planting in the Phase 4 development shall be carried out in accordance with the approved Tree Protection Plan (BERK21219-03C), Arboricultural Impact Assessment and Method Statement (BERK21219aia-amsB (phase 4) REV B) and Rebuttal to Tree Officer Comments (BERK21219_Technote) by ACD Environmental, unless otherwise agreed in writing 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 and 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).

- 24 **{\b Regulatory Phase 4 Condition}**: All drainage works in the Phase 4 development shall be carried out in accordance with the approved Drainage Strategy (Flood Risk Assessment Broadacres Southwater (Phase 4) Version 4.0 Date of Issue 28.06.2024 by Patrick Parsons dated 30-07-2025; PHASE 4 DRAINAGE TECHNICAL NOTE RESPONSE TO LLFA QUERIES REFERENCE; and Flood Risk Technical Note (SMA Ref. 7324.TN01) - Revised Flood Map Data received 09-06-2026), unless otherwise agreed in writing by the Local Planning Authority.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

- 25 **{\b Regulatory Phase 3.2 and 4 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 building hereby approved 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 amenity of the locality and/or highway safety in accordance with Policy 33 of the Horsham District Local Development Framework (2015) and Policy SNP16 of the Southwater Neighbourhood Plan (2021).

- 26 **{\b Regulatory Phase 4 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, any windows or other openings (other than those shown on the plans hereby approved) formed at first floor and above in the east side elevation of dwelling unit Nos. 001, 063, 103, 104, 118, 119 within Phase 4 hereby permitted, shall be fitted with obscured glazing with no part less than 1.7 metres above the floor of the room in which it is installed capable of being opened. Once installed the obscured glazing and non-openable parts shall be retained permanently thereafter.

Reason: To protect the amenities of adjoining residential properties from loss of privacy in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policy SNP16 of the Southwater Neighbourhood Plan (2021).

- 27 **{\b Regulatory Phase 3.2 and 4 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 development falling within Class B of Part 1 of Schedule 2 of the order shall be constructed on the dwellinghouses hereby permitted without express planning permission from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and to protect the amenities of adjoining residential properties from loss of privacy in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policy SNP16 of the Southwater Neighbourhood Plan (2021)

- 28 **{\b Regulatory Phase 4 Condition}**: The Phase 4 dwellings hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to 110 litres per person per day. The subsequently approved water limiting measures shall thereafter be retained, unless otherwise agreed in writing with the Local Planning Authority.

Reason: As this matter is fundamental to limit water use to improve the sustainability of the development within an area of serious water stress in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 29 **{\b Regulatory Condition}**: The development hereby approved comprises 199 no. residential dwelling units including 61 affordable dwellings.

Reason: To enable the Local Planning Authority to provide the same level of control over the form and quantum of development as approved to accord with the quantum of development assessed as part of the planning application determination, in accordance with Policies 1, 2, 15, 16 and SD10 of the Horsham District Planning Framework (2015) and SNP1 and SNP2 of the Southwater Neighbourhood Plan (2021).

Note to Applicant:

Amended Description of Development:

The Applicant is advised of the amended Description of Development following the grant of Non-Material Amendment application DC/24/0772:

Reserved matters approval sought for layout, appearance, landscaping, scale and access for the erection of residential dwellings (including affordable dwellings) with associated access, parking and landscaping works pursuant to phases 3.2 and 4 of outline planning permission DC/14/0590.

Note To Applicant

The developer is advised that locally sourced planting stock should be used wherever possible and only certain tree nurseries are suppliers of accredited UK Sourced and Grown stock.

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/24/1158

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

Schedule of plans/documents **approved**:

PHASE 3.2 ONLY			
Plan Type	Description	Drawing Number	Received Date
Plans	Car Barn Details - Plot 325 Plans & Elevations	S830/Ph3.2/CB/P325 REV A	09.03.2021
Plans	Car Barn Details - Plots 317 - 318 Plans & Elevations	S830/Ph3.2/CB/P317-318	09.03.2021
Plans	Colour Masterplan	D3023-FAB-00-XX-DR-L-1000 REV PL05	18.05.2021
Plans	Garage Details - Plot 312 Plans & Elevations	S830/Ph3.2/GD/03 REV A	09.03.2021
Plans	Garage Details - Plots 307, 316, 319 & 326 Plans & Elevations	S830/Ph3.2/GD/01 REV B	09.03.2021
Plans	Garage Details - Plots 332, 340 & 341 Plans & Elevations	S830/Ph3.2/GD/02 REV A	09.03.2021
Plans	Garage Details - Plots 322-323, & 332 Plans & Elevations	S830/Ph3.2/GD/p322-323 & 332 (Partially Superseded in reference to 332)	20.08.2018
Plans	Sketch Elevation Plots 313-316 Street Scene	S836-SK-4084	09.03.2023
Plans	General Arrangements (Landscape)	CLDL-2410-02-05 Rev P00	09.03.2023
Plans	Plot 313 Elevations	S830/Ph3.2/P313/02 REV B	09.03.2023
Plans	Plot 313 Floor Plans	S830/Ph3.2/P313/01 REV A	13.05.2021
Plans	Plot 316 Elevations (Sheet 3)	S830/Ph3.2/P316/02 REV A	09.03.2021
Plans	Plot 316 Floor Plans	S830/Ph3.2/P316/01 REV A	09.03.2021
Plans	Plot 325 Elevations	S830/Ph3.2/P325/02 REV B	09.03.2021
Plans	Plot 325 Floor Plans	S830/Ph3.2/P325/01 REV A	09.03.2021
Plans	Plot 326 Elevations	S830/Ph3.2/P326/02 REV B	09.03.2021
Plans	Plot 326 Floor Plans	S830/Ph3.2/P326/01 REV C	09.03.2021
Plans	Plot 331 Elevations	S830/Ph3.2/P331/02 REV B	09.03.2021
Plans	Plot 331 Floor Plans	S830/Ph3.2/P331/01 REV B	09.03.2021
Plans	Plots 302 - 305 Elevations (Sheet 1)	S830/Ph3.2/P302-305/04 REV B	09.03.2021
Plans	Plots 302 - 305 Elevations (Sheet 2)	S830/Ph3.2/P302-305/05 REV C	09.03.2021
Plans	Plots 302 - 305 Elevations (Sheet 3)	S830/Ph3.2/P302-305/06 REV B	09.03.2021
Plans	Plots 302 - 305 First Floor Plans	S830/Ph3.2/P302-305/02 REV B	09.03.2021
Plans	Plots 302 - 305 Ground Floor Plans	S830/Ph3.2/P302-305/01 REV A	09.03.2021
Plans	Plots 302 - 305 Second Floor Plans	S830/Ph3.2/P302-305/03 REV A	09.03.2021
Plans	Plots 306 & 307 Elevations (Sheet 2)	S830/Ph3.2/P306-307/04 REV E	05.05.2021
Plans	Plots 306 & 307 Ground & First Floor Plans	S830/Ph3.2/P306-307/01 REV E	05.05.2021
Plans	Plots 306 & 307 Second Floor Plans	S830/Ph3.2/P306-307/02 REV B	05.05.2021
Plans	Plots 306-307 Elevations (Sheet 1)	S830/Ph3.2/P306-307/03 Rev C	09.03.2021
Plans	Plots 308 - 309 Elevations (Sheet 2)	S830/Ph3.2/P308-309/04 REV A	09.03.2021
Plans	Plots 308 - 309 Ground & First Floor Plans	S830/Ph3.2/P308-309/01 REV A	09.03.2021
Plans	Plots 308 - 309 Second Floor Plans	S830/Ph3.2/P308-309/02	09.03.2021
Plans	Plots 308 - 319 Elevations (Sheet 1)	S830/Ph3.2/P308-309/03 REV A	09.03.2021
Plans	Plots 310 - 312 Elevations (Sheet 1)	S830/Ph3.2/P310-312/04	09.03.2021
Plans	Plots 310 - 312 Elevations (Sheet 2)	S830/Ph3.2/P310-312/05	09.03.2021
Plans	Plots 310 - 312 Elevations (Sheet 3)	S830/Ph3.2/P310-312/06	09.03.2021
Plans	Plots 310 - 312 First Floor Plans	S830/Ph3.2/P310-312/02 REV A	09.03.2021

Plans	Plots 310 - 312 Ground Floor Plans	S830/Ph3.2/P310-312/01 REV A	09.03.2021
Plans	Plots 310 - 312 Second Floor Plans	S830/Ph3.2/P310-312/03 REV A	09.03.2021
Plans	Plots 314 - 315 Elevations (Sheet 1)	S830/Ph3.2/P314-315/03	09.03.2021
Plans	Plots 314 - 315 Elevations (Sheet 2)	S830/Ph3.2/P314-315/04	09.03.2021
Plans	Plots 314 - 315 Ground & First Floor Plans	S830/Ph3.2/P314-315/01	09.03.2021
Plans	Plots 314 - 315 Second Floor Plans	S830/Ph3.2/P314-315/02	09.03.2021
Plans	Plots 317 & 318 Elevations	S830/Ph3.2/P317-318/02 REV B	09.03.2021
Plans	Plots 317 & 318 Floor Plans	S830/Ph3.2/P317-318/01 REV B	09.03.2021
Plans	Plots 319 & 320 Elevations (Sheet 1)	S830/Ph3.2/P319-320/04 REV B	09.03.2021
Plans	Plots 319 & 320 Elevations (Sheet 2)	S830/Ph3.2/P319-320/05 REV B	09.03.2021
Plans	Plots 319 & 320 Ground Floor Plans	S830/Ph3.2/P319-320/01 REV B	09.03.2021
Plans	Plots 319 & 320 Second Floor Plans	S830/Ph3.2/P319-320/03 REV B	09.03.2021
Plans	Plots 321 & 322 Elevations (Sheet 1)	S830/Ph3.2/P321-322/03 REV B	09.03.2021
Plans	Plots 321 & 322 Elevations (Sheet 2)	S830/Ph3.2/P321-322/04 REV B	09.03.2021
Plans	Plots 321 & 322 Ground & First Floor Plans	S830/Ph3.2/P321-322/01 REV A	09.03.2021
Plans	Plots 321 & 322 Second Floor Plans	S830/Ph3.2/P321-322/02 REV A	09.03.2021
Plans	Plots 323 & 324 Elevations (Sheet 1)	S830/Ph3.2/P323-324/02 REV B	09.03.2021
Plans	Plots 323 & 324 Elevations (Sheet 2)	S830/Ph3.2/P323-324/03 REV B	09.03.2021
Plans	Plots 323 & 324 First Floor Plans	S830/Ph3.2/P323-324/01.2 REV A	09.03.2021
Plans	Plots 323 & 324 Ground Floor Plans	S830/Ph3.2/P323-324/01.1 REV A	09.03.2021
Plans	Plots 327 & 328 Elevations (Sheet 1)	S830/Ph3.2/P327-328/02.1 REV C	09.03.2021
Plans	Plots 327 & 328 Elevations (Sheet 2)	S830/Ph3.2/P327-328/02.2 REV C	09.03.2021
Plans	Plots 327 & 328 Floor Plans	S830/Ph3.2/P327-328/01 REV A	09.03.2021
Plans	Plots 329 & 330 Elevations (Sheet 1)	S830/Ph3.2/P329-330/02.1 REV C	09.03.2021
Plans	Plots 329 & 330 Elevations (Sheet 2)	S830/Ph3.2/P329-330/02.2 REV C	09.03.2021
Plans	Plots 329 & 330 Floor Plans	S830/Ph3.2/P329-330/01 REV A	09.03.2021
Plans	Plots 332 & 333 Elevations	S830/Ph3.2/P332-333/02 REV A	09.03.2021
Plans	Plots 332 & 333 Floor Plans	S830/Ph3.2/P332-333/01 REV A	09.03.2021
Plans	Plots 334 - 336 Floor Plans	S830/Ph3.2/P334-336/01 REV A	09.03.2021
Plans	Plots 337 - 339 Elevations	S830/Ph3.2/P337-339/02 REV B	09.03.2021
Plans	Plots 337 - 339 Floor Plans	S830/Ph3.2/P337-339/01 REV A	09.03.2021
Plans	Plots 340 & 341 Elevations/	S830/Ph3.2/P340-341/02 REV D	09.03.2021
Plans	Plots 340 & 341 Floor Plans	S830/Ph3.2/P340-341/01 REV C	09.03.2021
Plans	Plots 342 - 343 Elevations (Sheet 1)	S830/Ph3.2/P342-343/03 REV B	09.03.2021
Plans	Plots 342 - 343 Elevations (Sheet 2)	S830/Ph3.2/P342-343/04 REV B	09.03.2021
Plans	Plots 342 & 343 Ground & First Floor Plans	S830/Ph3.2/P342-343/01 REV B	09.03.2021
Plans	Plots 342 & 343 Second Floor Plan	S830/Ph3.2/P342-343/02 REV B	09.03.2021
Plans	Plots 344 - 345 Elevations (Sheet 1)	S830/Ph3.2/P344-345/03 REV B	09.03.2021
Plans	Plots 344 - 345 Elevations (Sheet 2)	S830/Ph3.2/P344-345/04 REV B	09.03.2021
Plans	Plots 344 & 345 Ground & First Floor Plans	S830/Ph3.2/P344-345/01 REV B	09.03.2021
Plans	Plots 344 & 345 Second Floor Plan	S830/Ph3.2/P344-345/02 REV B	09.03.2021
Plans	Plots 346 - 348 Elevations	S830/Ph3.2/P346-348/02 REV C	09.03.2021
Plans	Plots 346 - 348 Floor Plans	S830/Ph3.2/P346-348/01 REV B	09.03.2021
Plans	Plots 349 - 351 Elevations	S830/Ph3.2/P349-351/02 REV B	09.03.2021
Plans	Plots 349 - 351 Floor Plans	S830/Ph3.2/P349-351/01 REV A	09.03.2021
Plans	Plots 352 - 355 Elevations	S830/Ph3.2/P352-355/02 REV A	09.03.2021
Plans	Plots 352 - 355 Floor Plans	S830/Ph3.2/P352-355/01	05.05.2021
Plans	Site Layout Sheet 1 Of 2	S832-3-100 REV V (Partially Superseded RE: Phase 4)	13.05.2021
Supporting Docs	Transport Statement 15.05.18 By Infrastructure Design Ltd	Issue 1 (Partially Superseded RE: Phase 4)	12.06.2018
Supporting Docs	Written Scheme Of Investigation For Archaeological Evaluation Phases 3.2 And 4 & Allotments April 2018 By Archaeology South-East	NGR 515193 126086 ASE Project no. 180313	12.06.2018
Plans	Typical Tree Pit Details	EXA 1728 280 Rev C	27.11.2018
Plans	Typical Planting Details	EXA 1728 290 Rev C	27.11.2018
Plans	Proposed External Surfacing Sheet 1	IDL/760/P4/RM/07-1	12.06.2018

	Of 2		
Plans	Tree Protection Plan	BERK21219-03A (Phase 3.2 and 4 (sheet 1 of 2)) (Partially Superseded RE: Phase 4)	12.06.2018
Plans	Proposed Finished Floor Levels Sheet 1 Of 2	IDL/760/P4/RM/01-1 (Partially Superseded RE: Phase 4)	12.06.2018
Plans	Proposed Drainage Layout Sheet 1 Of 2	IDL/760/P4/RM/02-1 (Partially Superseded RE: Phase 4)	12.06.2018
Plans	Exceedance Flow Road Layout Sheet 1 Of 2	IDL/760/P4/RM/03-1 (Partially Superseded RE: Phase 4)	12.06.2018
Plans	Proposed Extents Of Onsite Highway Adoption Sheet 1 Of 2Rev	IDL/760/P4/RM/04-1 (Partially Superseded RE: Phase 4)	12.06.2018
Plans	Highway Geometry Sheet 1 Of 2	IDL/760/P4/RM/05-1 (Partially Superseded RE: Phase 4)	12.06.2018
Supporting Docs	Design & Access Statement Phases 3.2 & 4 Reserved Matters	Jun-18 (Partially Superseded RE: Phase 4)	12.06.2018
Supporting Docs	Arboricultural Impact Assessment & Method Statement 24.05.2018 By ACD Environmental	BERK21219aiaamsA (phase 3.2 & 4) REV A (Partially Superseded RE: Phase 4)	12.06.2018
Supporting Docs	Utility Statement Phase 3.2 And 4	May-18 (Partially Superseded RE: Phase 4)	12.06.2018
Supporting Docs	Waste Management Strategy Phase 3.2 And 4	May-18 (Partially Superseded RE: Phase 4)	12.06.2018
Plans	Site Location Plan	S832/SLP/P3.4&4 REV A	19.06.2018
Plans	Electric Sub Station Plans And Elevations	S830/Ph4/SS/01 REV B	27.07.2021

PHASE 4 ONLY			
Plan Type	Description	Drawing Number	Received Date
Plans	Plots 1-5 Ground Floor Plan	S830-INT-P4-00-DR-K-005-001-1-5	30.07.2024
Plans	Plots 14-18 Ground Floor Plan	S830-INT-P4-00-DR-K-005-012-14-18	30.07.2024
Plans	Plots 19-32 Ground Floor Plan	S830-INT-P4-00-DR-K-005-015-19-32	30.07.2024
Plans	Plots 63-66 Ground Floor Plan	S830-INT-P4-00-DR-K-005-050-63-66	30.07.2024
Plans	Plots 67-74 Ground Floor Plan	S830-INT-P4-00-DR-K-005-053-67-74	30.07.2024
Plans	Plots 75-81 Ground Floor Plan	S830-INT-P4-00-DR-K-005-060-75-81	30.07.2024
Plans	Plots 1-5 First Floor Plan	S830-INT-P4-01-DR-K-005-002-1-5	30.07.2024
Plans	Plots 14-18 First Floor Plan	S830-INT-P4-01-DR-K-005-013-14-18	30.07.2024
Plans	Plots 19-32 First Floor Plan	S830-INT-P4-01-DR-K-005-016-19-32	30.07.2024
Plans	Plots 63-66 First Floor Plan	S830-INT-P4-01-DR-K-005-051-63-66	30.07.2024
Plans	Plots 67-74 First Floor Plan	S830-INT-P4-01-DR-K-005-054-67-74	30.07.2024
Plans	Plots 75-81 First Floor Plan	S830-INT-P4-01-DR-K-005-061-75-81	30.07.2024
Plans	Plots 19-32 Second Floor Plan	S830-INT-P4-02-DR-K-005-017-19-32	30.07.2024
Plans	Plots 67-74 Second Floor Plan	S830-INT-P4-02-DR-K-005-055-67-74	30.07.2024
Plans	Plots 75-81 Second Floor Plan	S830-INT-P4-02-DR-K-005-062-75-81	30.07.2024
Plans	Plots 1-5 Elevations	S830-INT-P4-XX-DR-K-005-003-1-5	30.07.2024
Plans	Plots 1-5 Elevations	S830-INT-P4-XX-DR-K-005-004-1-5	30.07.2024
Plans	Plots 1-5 Elevations	S830-INT-P4-XX-DR-K-005-005-1-5	30.07.2024
Plans	Plots 6-7 Elevations	S830-INT-P4-XX-DR-K-005-007-6-7 REV P02	07.05.2025
Plans	Plots 8-9 Elevations	S830-INT-P4-XX-DR-K-005-009-8-9	30.07.2024
Plans	Plots 10-13 Elevations	S830-INT-P4-XX-DR-K-005-011-11-13	30.07.2024
Plans	Plots 14-18 Elevations	S830-INT-P4-XX-DR-K-005-014-14-18	30.07.2024
Plans	Plots 19-32 Elevations	S830-INT-P4-XX-DR-K-005-018-19-32 REV P02	07.05.2025
Plans	Plots 19-32 Elevations	S830-INT-P4-XX-DR-K-005-019-19-32 REV P02	30.07.2024
Plans	Plots 19-32 Elevations	S830-INT-P4-XX-DR-K-005-020-19-32 REV P02	30.07.2024
Plans	Plots 19-32 Elevations	S830-INT-P4-XX-DR-K-005-021-19-32 REV P02	30.07.2024
Plans	Plots 33-34 Elevations	S830-INT-P4-XX-DR-K-005-023-33-34	30.07.2024

Plans	Plots 35-36 Elevations	S830-INT-P4-XX-DR-K-005-025-35-36	30.07.2024
Plans	Plots 37-38 Elevations	S830-INT-P4-XX-DR-K-005-027-37-38	30.07.2024
Plans	Plots 39-40 Elevations	S830-INT-P4-XX-DR-K-005-029-39-40	30.07.2024
Plans	Plots 41-42 Elevations	S830-INT-P4-XX-DR-K-005-031-41-42	30.07.2024
Plans	Plots 43-45 Elevations	S830-INT-P4-XX-DR-K-005-033-43-45	30.07.2024
Plans	Plots 46-48 Elevations	S830-INT-P4-XX-DR-K-005-035-46-48	30.07.2024
Plans	Plots 49-50 Elevations	S830-INT-P4-XX-DR-K-005-037-49-50	30.07.2024
Plans	Plots 51-52 Elevations	S830-INT-P4-XX-DR-K-005-039-51-52	30.07.2024
Plans	Plots 53-54 Elevations	S830-INT-P4-XX-DR-K-005-041-53-54	30.07.2024
Plans	Plots 55-56 Elevations	S830-INT-P4-XX-DR-K-005-043-55-56	30.07.2024
Plans	Plots 57-58 Elevations	S830-INT-P4-XX-DR-K-005-045-57-58 P02	07.05.2025
Plans	Plots 59-60 Elevations	S830-INT-P4-XX-DR-K-005-047-59-60	30.07.2024
Plans	Plots 61-62 Elevations	S830-INT-P4-XX-DR-K-005-049-61-62	30.07.2024
Plans	Plots 63-66 Elevations	S830-INT-P4-XX-DR-K-005-052-63-66	30.07.2024
Plans	Plots 67-74 Elevations	S830-INT-P4-XX-DR-K-005-056-67-74 P02	07.05.2025
Plans	Plots 67-74 Elevations	S830-INT-P4-XX-DR-K-005-057-67-74 P02	07.05.2025
Plans	Plots 67-74 Elevations	S830-INT-P4-XX-DR-K-005-058-67-74 P02	07.05.2025
Plans	Plots 67-74 Elevations	S830-INT-P4-XX-DR-K-005-059-67-74 P02	07.05.2025
Plans	Plots 75-81 Elevations	S830-INT-P4-XX-DR-K-005-063-75-81 P02	07.05.2025
Plans	Plots 75-81 Elevations	S830-INT-P4-XX-DR-K-005-064-75-81 P02	07.05.2025
Plans	Plots 75-81 Elevations	S830-INT-P4-XX-DR-K-005-065-75-81 P02	07.05.2025
Plans	Plots 75-81 Elevations	S830-INT-P4-XX-DR-K-005-066-75-81 P02	07.05.2025
Plans	Plots 82-83 Elevations	S830-INT-P4-XX-DR-K-005-068-82-83	30.07.2024
Plans	Plots 84-85 Elevations	S830-INT-P4-XX-DR-K-005-070-84-85	30.07.2024
Plans	Plot 86 Elevations	S830-INT-P4-XX-DR-K-005-072-86	30.07.2024
Plans	Plot 87 Elevations	S830-INT-P4-XX-DR-K-005-074-87	30.07.2024
Plans	Plot 88 Elevations	S830-INT-P4-XX-DR-K-005-076-88	30.07.2024
Plans	Plots 89-90 Elevations	S830-INT-P4-XX-DR-K-005-078-89-90	30.07.2024
Plans	Plot 91 Elevations	S830-INT-P4-XX-DR-K-005-080-91	30.07.2024
Plans	Plot 92 Elevations	S830-INT-P4-XX-DR-K-005-082-92	30.07.2024
Plans	Plot 93 Elevations	S830-INT-P4-XX-DR-K-005-084-93	30.07.2024
Plans	Plots 94-95 Elevations	S830-INT-P4-XX-DR-K-005-086-94-95	30.07.2024
Plans	Plots 96-97 Elevations	S830-INT-P4-XX-DR-K-005-088-96-97	30.07.2024
Plans	Plots 98-99 Elevations	S830-INT-P4-XX-DR-K-005-090-98-99	30.07.2024
Plans	Plots 100-101 Elevations	S830-INT-P4-XX-DR-K-005-092-100-101	30.07.2024
Plans	Plots 102-103 Elevations	S830-INT-P4-XX-DR-K-005-094-102-103	30.07.2024
Plans	Plots 104-107 Elevations	S830-INT-P4-XX-DR-K-005-096-104-107	30.07.2024
Plans	Plots 108-109 Elevations	S830-INT-P4-XX-DR-K-005-098-108-109	30.07.2024
Plans	Plots 110-110 Elevations	S830-INT-P4-XX-DR-K-005-100-110-111	30.07.2024
Plans	Plots 112-113 Elevations	S830-INT-P4-XX-DR-K-005-102-112-113	30.07.2024
Plans	Plot 114 Elevations	S830-INT-P4-XX-DR-K-005-104-114	30.07.2024
Plans	Plots 115-118 Elevations	S830-INT-P4-XX-DR-K-005-106-115-118	30.07.2024
Plans	Plots 119-121 Elevations	S830-INT-P4-XX-DR-K-005-108-119-121	30.07.2024
Plans	Plot 122 Elevations	S830-INT-P4-XX-DR-K-005-110-122	30.07.2024
Plans	Plot 123-124 Elevations	S830-INT-P4-XX-DR-K-005-112-123-124	30.07.2024
Plans	Plot 125 Elevations	S830-INT-P4-XX-DR-K-005-114-125	30.07.2024
Plans	Plots 126-127 Elevations	S830-INT-P4-XX-DR-K-005-116-126-127	30.07.2024
Plans	Plots 128-129 Elevations	S830-INT-P4-XX-DR-K-005-118-128-129	30.07.2024
Plans	Plots 130 Elevations	S830-INT-P4-XX-DR-K-005-120-130	30.07.2024
Plans	Plots 131-133 Elevations	S830-INT-P4-XX-DR-K-005-122-131-133 P02	07.05.2025
Plans	Plots 134 Elevations	S830-INT-P4-XX-DR-K-005-124-134	30.07.2024
Plans	Plots 235-136 Elevations	S830-INT-P4-XX-DR-K-005-126-135-136	30.07.2024
Plans	Plots 137-138 Elevations	S830-INT-P4-XX-DR-K-005-128-137-138	30.07.2024
Plans	Plots 139-140 Elevations	S830-INT-P4-XX-DR-K-005-130-139-140	30.07.2024
Plans	Plot 141 Elevations	S830-INT-P4-XX-DR-K-005-132-141	30.07.2024
Plans	Plot 142 Elevations	S830-INT-P4-XX-DR-K-005-134-142	30.07.2024
Plans	Plot 143 Elevations	S830-INT-P4-XX-DR-K-005-136-143	30.07.2024
Plans	Plots 6-7 Floor Plans	S830-INT-P4-ZZ-DR-K-005-006-6-7 P02	07.05.2025
Plans	Plots 8-9 Floor Plans	S830-INT-P4-ZZ-DR-K-005-008-8-9	30.07.2024
Plans	Plots 10-13 Floor Plans	S830-INT-P4-ZZ-DR-K-005-010-10-13	30.07.2024
Plans	Plots 33-34 Floor Plans	S830-INT-P4-ZZ-DR-K-005-022-33-34	30.07.2024

Plans	Plots 35-36 Floor Plans	S830-INT-P4-ZZ-DR-K-005-024-35-36	30.07.2024
Plans	Plots 37-38 Floor Plans	S830-INT-P4-ZZ-DR-K-005-026-37-38	30.07.2024
Plans	Plots 39-40 Floor Plans	S830-INT-P4-ZZ-DR-K-005-028-39-40	30.07.2024
Plans	Plots 41-42 Floor Plans	S830-INT-P4-ZZ-DR-K-005-030-41-42	30.07.2024
Plans	Plots 43-45 Floor Plans	S830-INT-P4-ZZ-DR-K-005-032-43-45	30.07.2024
Plans	Plots 46-48 Floor Plans	S830-INT-P4-ZZ-DR-K-005-034-46-48	30.07.2024
Plans	Plots 49-50 Floor Plans	S830-INT-P4-ZZ-DR-K-005-036-49-50	30.07.2024
Plans	Plots 51-52 Floor Plans	S830-INT-P4-ZZ-DR-K-005-038-51-52	30.07.2024
Plans	Plots 53-54 Floor Plans	S830-INT-P4-ZZ-DR-K-005-040-53-54	30.07.2024
Plans	Plots 55-56 Floor Plans	S830-INT-P4-ZZ-DR-K-005-042-55-56	30.07.2024
Plans	Plots 57-58 Floor Plans	S830-INT-P4-ZZ-DR-K-005-044-57-58 P02	07.05.2025
Plans	Plots 59-60 Floor Plans	S830-INT-P4-ZZ-DR-K-005-046-59-60	30.07.2024
Plans	Plots 61-62 Floor Plans	S830-INT-P4-ZZ-DR-K-005-048-61-62	30.07.2024
Plans	Plots 82-83 Floor Plans	S830-INT-P4-ZZ-DR-K-005-067-82-83	30.07.2024
Plans	Plots 84-85 Floor Plans	S830-INT-P4-ZZ-DR-K-005-069-84-85	30.07.2024
Plans	Plot 86 Floor Plans	S830-INT-P4-ZZ-DR-K-005-071-86	07.05.2025
Plans	Plot 87 Floor Plans	S830-INT-P4-ZZ-DR-K-005-073-87	30.07.2024
Plans	Plot 88 Floor Plans	S830-INT-P4-ZZ-DR-K-005-075-88	30.07.2024
Plans	Plots 89-90 Floor Plans	S830-INT-P4-ZZ-DR-K-005-077-89-90	30.07.2024
Plans	Plot 91 Floor Plans	S830-INT-P4-ZZ-DR-K-005-079-91	30.07.2024
Plans	Plot 92 Floor Plans	S830-INT-P4-ZZ-DR-K-005-081-92	30.07.2024
Plans	Plot 93 Floor Plans	S830-INT-P4-ZZ-DR-K-005-083-93	30.07.2024
Plans	Plots 94-95 Floor Plans	S830-INT-P4-ZZ-DR-K-005-085-94-95	30.07.2024
Plans	Plots 96-97 Floor Plans	S830-INT-P4-ZZ-DR-K-005-087-96-97	30.07.2024
Plans	Plots 98-99 Floor Plans	S830-INT-P4-ZZ-DR-K-005-089-98-99	30.07.2024
Plans	Plots 100-101 Floor Plans	S830-INT-P4-ZZ-DR-K-005-091-100-101	30.07.2024
Plans	Plots 102-103 Floor Plans	S830-INT-P4-ZZ-DR-K-005-093-102-103	30.07.2024
Plans	Plots 104-107 Floor Plans	S830-INT-P4-ZZ-DR-K-005-095-104-107	30.07.2024
Plans	Plots 108-109 Floor Plans	S830-INT-P4-ZZ-DR-K-005-097-108-109	30.07.2024
Plans	Plots 110-111 Floor Plans	S830-INT-P4-ZZ-DR-K-005-099-110-111	30.07.2024
Plans	Plots 112-113 Floor Plans	S830-INT-P4-ZZ-DR-K-005-101-112-113	30.07.2024
Plans	Plot 114 Floor Plans	S830-INT-P4-ZZ-DR-K-005-103-114	30.07.2024
Plans	Plots 115-118 Floor Plans	S830-INT-P4-ZZ-DR-K-005-105-115-118	30.07.2024
Plans	Plots 119-121 Floor Plans	S830-INT-P4-ZZ-DR-K-005-107-119-121	30.07.2024
Plans	Plot 122 Floor Plans	S830-INT-P4-ZZ-DR-K-005-109-122	30.07.2024
Plans	Plots 123-124 Floor Plans	S830-INT-P4-ZZ-DR-K-005-111-123-124	30.07.2024
Plans	Plots 125 Floor Plans	S830-INT-P4-ZZ-DR-K-005-113-125	30.07.2024
Plans	Plots 126-127 Floor Plans	S830-INT-P4-ZZ-DR-K-005-115-126-127	30.07.2024
Plans	Plots 128-129 Floor Plans	S830-INT-P4-ZZ-DR-K-005-117-128-129	30.07.2024
Plans	Plot 130 Floor Plans	S830-INT-P4-ZZ-DR-K-005-119-130	30.07.2024
Plans	Plots 131-133 Floor Plans	S830-INT-P4-ZZ-DR-K-005-121-131-133 REV P02	07.05.2025
Plans	Plot 134 Floor Plans	S830-INT-P4-ZZ-DR-K-005-123-134	30.07.2024
Plans	Plots 135-136 Floor Plans	S830-INT-P4-ZZ-DR-K-005-125-135-136	30.07.2024
Plans	Plots 137-138 Floor Plans	S830-INT-P4-ZZ-DR-K-005-127-137-138	30.07.2024
Plans	Plots 139-140 Floor Plans	S830-INT-P4-ZZ-DR-K-005-129-139-140	30.07.2024
Plans	Plot 141 Floor Plans	S830-INT-P4-ZZ-DR-K-005-131-141	30.07.2024
Plans	Plot 142 Floor Plans	S830-INT-P4-ZZ-DR-K-005-133-142	30.07.2024
Plans	Plot 143 Floor Plans	S830-INT-P4-ZZ-DR-K-005-135-143	30.07.2024
Plans	Garages - Sheet 1	S830-INT-P4-XX-DR-K-005-297-001	30.07.2024
Plans	Garages - Sheet 2	S830-INT-P4-XX-DR-K-005-298-002	30.07.2024
Plans	Garages - Sheet 3	S830-INT-P4-XX-DR-K-005-299-003	30.07.2024
Plans	Refuse and Sub-Station - Sheet 10	S830-INT-P4-XX-DR-K-005-306-010	30.07.2024
Plans	Phase 4 Coloured Layout - Sheet 1 of 2	S832-3-100 REV Y	07.05.2025
Plans	Phase 4 Coloured Layout - Sheet 2 of 2	S832-3-101 REV X	07.05.2025
Plans	Phase 4 Dwelling Distribution - Sheet 1 of 2	S832-3-102 REV A	07.05.2025
Plans	Phase 4 Dwelling Distribution - Sheet 2 of 2	S832-3-103 REV A	07.05.2025

Plans	Phase 4 Materials Plan - Sheet 1 of 2	S832-3-104 REV A	07.05.2025
Plans	Phase 4 Materials Plan - Sheet 2 of 2	S832-3-105 REV A	07.05.2025
Plans	Phase 4 Elevational Treatment Plan - Sheet 1 of 2	S832-3-106	07.05.2025
Plans	Phase 4 Elevational Treatment Plan - Sheet 2 of 2	S832-3-107 REV A	07.05.2025
Plans	Phase 4 Tenure Plan - Sheet 1 of 2	S832-3-108 REV A	07.05.2025
Plans	Phase 4 Tenure Plan - Sheet 2 of 2	S832-3-109 REV A	07.05.2025
Plans	Phase 4 Character Plan - Sheet 1 of 2	S832-3-110 REV A	07.05.2025
Plans	Phase 4 Character Plan - Sheet 2 of 2	S832-3-111 REV A	07.05.2025
Plans	View 1	S830-INT-P4-XX-DR-K-880-001-001	30.07.2024
Plans	View 2	S830-INT-P4-XX-DR-K-880-002-002	30.07.2024
Plans	Swept Paths, Fire Tender - Phase 4	SOU-PPC-00-XX-DR-C-0102 REV P2	30.07.2024
Plans	Swept Paths, Refuse Vehicle - Phase 4	SOU-PPC-00-XX-DR-C-0103 REV P1	30.07.2024
Plans	S38 Adoptable Area Plan	SOU-PPC-00-XX-DR-C-0110 REV P2	30.07.2024
Plans	Lighting Overview Plan	SOU-PPC-00-XX-DR-C-0112 REV P1	30.07.2024
Plans	Topographical Overview	SOU-PPC-00-XX-DR-C-0122 REV P2	30.07.2024
Plans	Proposed Levels Overview	SOU-PPC-00-XX-DR-C-0305 REV P1	30.07.2024
Plans	Tree Survey Plan	BERK21219-01B REV B	07.05.2025
Plans	Landscape Masterplan	CLDL-2434-01-01.01 REV P04	07.05.2025
Plans	Planting Proposals	CLDL-2434-04-01.01 REV P04	07.05.2025
Plans	Planting Proposals	CLDL-2434-04-01.02 REV P04	07.05.2025
Plans	Planting Proposals	CLDL-2434-04-01.03 REV P04	07.05.2025
Plans	Planting Proposals	CLDL-2434-04-01.04 REV P04	07.05.2025
Plans	Planting Proposals	CLDL-2434-04-01.05 REV P04	07.05.2025
Plans	Planting Proposals	CLDL-2434-04-01.06 REV P04	07.05.2025
Plans	Planting Proposals	CLDL-2434-04-01.07 REV P04	07.05.2025
Plans	Planting Proposals	CLDL-2434-04-01.08 REV P04	07.05.2025
Plans	Planting Proposals	CLDL-2434-04-01.09 REV P04	07.05.2025
Plans	Planting Proposals Schedule	CLDL-2434-04-01.10 REV P04	07.05.2025
Plans	Typical Soft Details	CLDL-2434-04-02.01 REV P01	30.07.2024
Plans	Play Strategy	CLDL-2434-04-03.01 REV P04	07.05.2025
Plans	Play Strategy	CLDL-2434-04-03.02 REV P04	07.05.2025
Plans	Phase 4 & 5 Illustrative Masterplan	S835/SL/001 REV P02 (Illustrative Only)	07.05.2025

DELEGATED

Case Officer sign/initial Matthew Porter Date: 16-06-2026

Authorising Officer sign/initial Adrian Smith Date: 16/06/2026