

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

20th May 2026

Dear Ms Kate Turner

Application under Section 73 of the Town and Country Planning Act 1990

Application Ref. DC/26/0135

Resubmission of amended details for an application under Section 73 of the Town and Country Planning Act 1990 seeking to vary Planning Conditions 1, 5, 6, 11, 13 and 19 and remove reference to Planning Conditions 7 and 9 pursuant to the extant Reserved Matters Application Ref. DC/24/0249 at Rascals Farm, Shipley Road, Southwater, West Sussex

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

This statement seeks to clarify

- The Scope of Agreed Amendments
- S73 Full Scope of Proposed Variations
- Scope of Proposed Removals
- List of Superseded and Submitted Documents

The proposals remain in broad accordance with the consented Reserved Matters scheme parameters and the quantum of housing.

Scope of Agreed Amendments

Plots 1 and 2 access

This access for plots 1 and 2 has been configured to not conflict with the RPA of the TPO Tree, English Oak (26)

Previous	Amended
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Increase in 3 Bed Affordable Rent dwellings

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

The proposed affordable housing mix is now as follows:

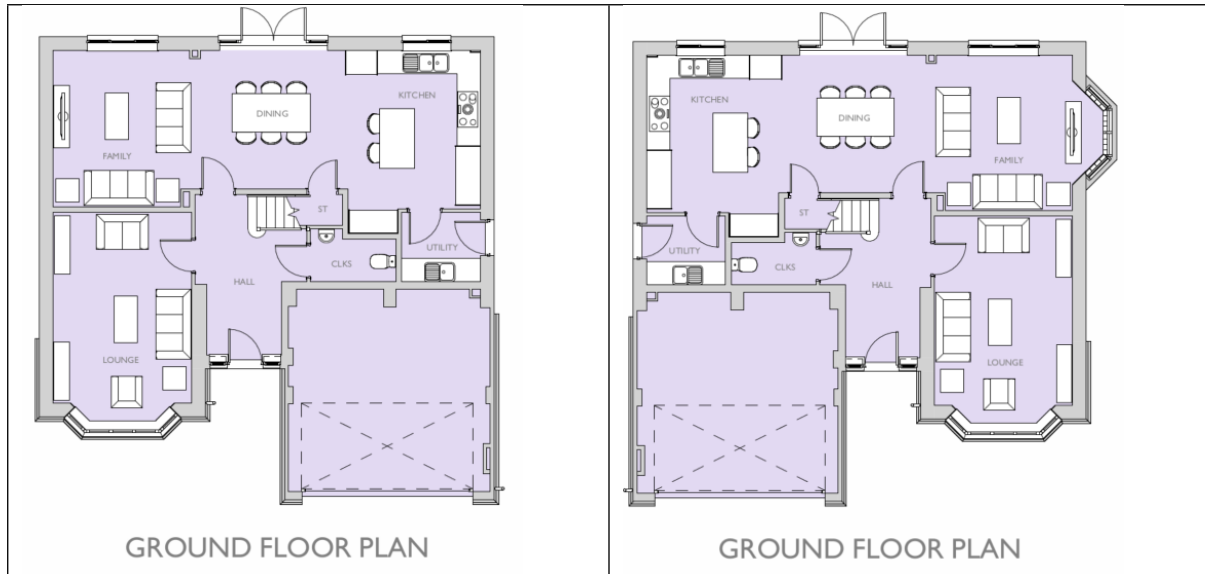
	Reserved Matters Mix		Proposed S73 Mix		Difference
Affordable (<i>Affordable Rent</i>)					
1 Bed	7	29%	6	25%	-1
2 Bed	10	42%	12	50%	+2
3 Bed	7	29%	6	25%	-1
TOTAL	24	25%	24	25%	
Affordable (<i>Shared Ownership</i>)					
1 Bed	2	20%	0	0%	-2
2 Bed	8	80%	10	100%	+2
3 Bed	0	0%	0	0%	0
TOTAL	10	10%	10	10%	

Overlooking and Plot 77

To improve outward surveillance on the woodland, a bay window has been added to Plot 77 (Henley).

To support comments regarding overlooking, an additional sheet (CB_17_420_601-E01_Planning Layout Floor Plan Extracts (29.04.26)) has been provided to seek to resolve concerns. This plan seeks to show that the most active and social spaces within the dwelling (namely the lounge and kitchen areas) continue to provide direct overlooking and surveillance of the open space, and the more private rooms (bathroom/ secondary dining room) are those shown behind garages which, in reality, would provide limited surveillance.

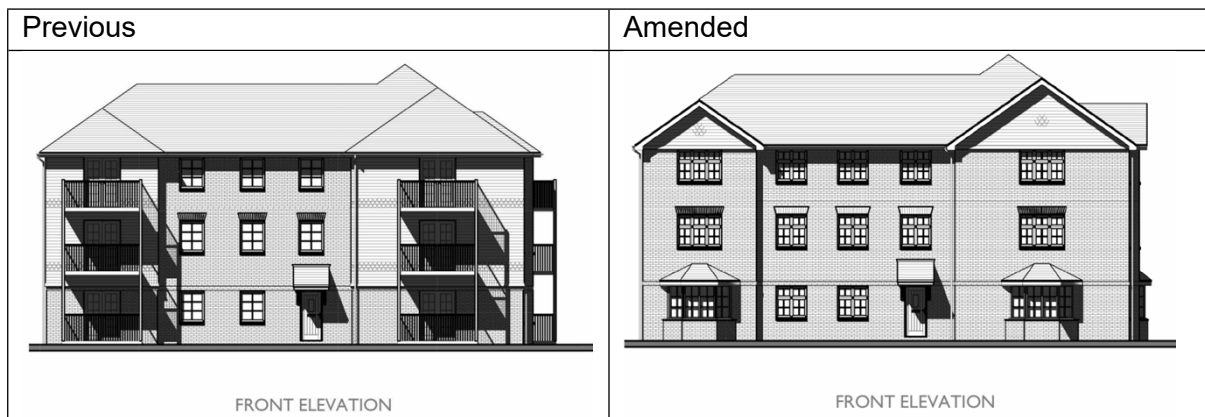
Previous	Amended
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Flat block elevations

Following discussion with the Case Officer, the flat block elevations have been amended to closer align to that consented within the Reserved Matters scheme. Changes include:

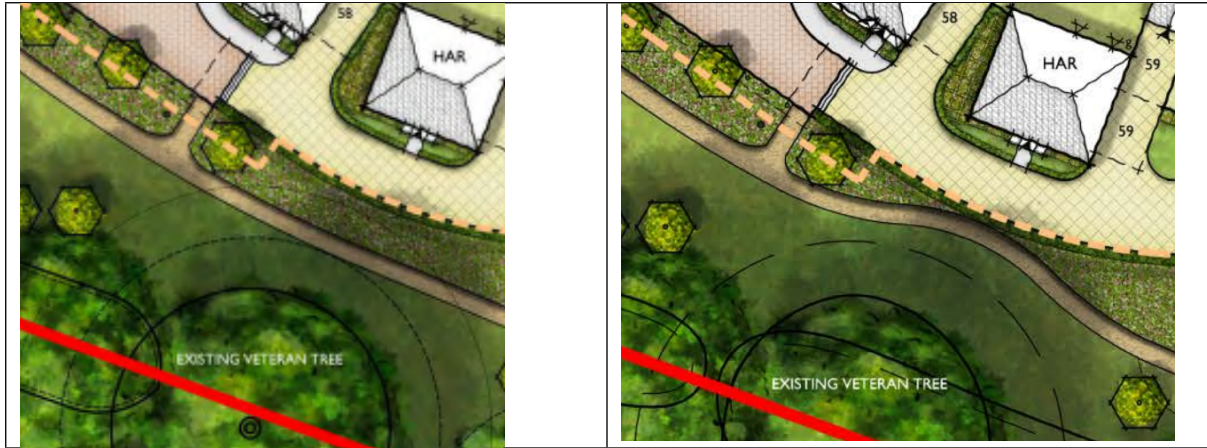
- Removal of balconies
- Addition of Ground Floor bay windows
- Part-Gabbling of roof
- Addition of vertical tile hanging in roof gables with ornamental tiles
- Amendment of window style



Pathways outside of RPA

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

Previous	Amended
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Drainage Strategy Technical Note Addendum 2

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

S73 Full Scope of Proposed Variations

Condition 1 – Approved Plans

This condition currently lists drawings relating to Catesby house types and the technical drawings relating to this strategy. The Section 73 application seeks to replace these with a full suite of Barratt Redrow layout, house type and technical drawings that follow a similar proposal.

A complete schedule of substituted plans is appended to this letter.

Please note that all additional Technical Note's approved have been listed as removed as these are addressed within the engineering submissions.

Additionally, all house type drawings have been listed as removed as these are non comparable with the Barratt Redrow types and are therefore sought to be replaced, as opposed to substituted.

All details with reference to Water Neutrality have been listed as removed.

Condition 5 – Approved Tree Fencing and Tree Strategy Plan

This condition requires updating to reference the Barratt Redrow Tree Fencing and Tree Strategy Plan, as follows:

No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below:

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

Condition 6 – Approved External Finishes Layout Plan

This condition requires updating to reference the Barratt Redrow External Finishes Layout Plan, as follows:

*Notwithstanding the indicative details shown on approved **External Finishes Layout plan [CB_17_420_609]**, no development above ground floor slab level of any part of*

the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows, roof-lights, doors and roofs of the approved buildings, and details of the porch canopy, have been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Condition 11 – Approved Parking Plan (Vehicular)

This condition requires updating to reference the Barratt Redrow Parking Plan (Vehicular), as follows:

*No dwelling hereby permitted shall be occupied until the car parking spaces (including garages and car ports where applicable) necessary for that dwelling have been constructed and made available for use in accordance with approved drawing numbers **[CB_17_420_606]**. The car parking spaces, garages and car-ports permitted shall thereafter be retained as such for their designated use and used only as private domestic garages and car ports for the parking of vehicles incidental to the use of the properties as dwellings and for no other purposes.*

Condition 13 – Approved Parking Plan (Cycle)

This condition requires updating to reference the Barratt Redrow Parking Plan (Cycle), as follows:

*No dwelling hereby permitted shall be occupied until the cycle parking facilities serving it have been provided within the garage or side or rear garden or cycle storage for that dwelling, in accordance with approved drawing number **[CB_17_420_607]**. The cycle parking facilities shall thereafter be retained for use at all times.*

Condition 19 – Approved Arboricultural Measures

This condition requires updating to reference the Barratt Redrow Arboricultural Measures, as follows:

*The development hereby permitted shall be implemented fully in accordance with the approved **Tree Strategy Plan [GLS_021_197_1500]**, and the **Arboricultural Method Statement [SJA air +apps 25385-01 Rascals Farm, Southwater]**.*

*and the revised measures set out in **Drainage Provision Technical Note (Arboriculture) received 28.06.2024**. (**Proposed to be retained – BRSC confirm they will adhere to the principles agreed in this technical note**)*

Scope of Proposed Removals

Condition 7 – Details of Water Efficiency Measures and Condition 9 – Details of Water Neutrality Evidence

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

Barratt Redrow can confirm that the scheme will still meet the 110 litres per person water usage limit as required in Condition 13 of the extant Outline Planning

Permission. Information will be submitted to formally discharge this condition in due course.

Conclusion

The variations sought through this Section 73 application are considered minor in nature and do not alter the permitted quantum of development and continue to deliver a high-quality and policy-compliant scheme. The planning benefits of the approved development, including the delivery of 96 homes - 35% affordable housing, extensive public open space and enhancements to the natural and built environment, inclusive of local infrastructure contributions and improvements, remain fully secured.

We therefore respectfully request that the Council approves the variation of the conditions and approval of the revised scheme.

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

Yours sincerely

Kristina King
Assistant Planner

Barratt Redrow Southern Counties
Compton House, The Guildway, Old Portsmouth Road, Guildford, GU3 1LR

List of Superseded and Submitted Documents

	Submitted 20/01/26	Resubmitted 19/05/26
<i>Street scenes</i>	<i>CB_17_420_600_SS-01</i>	CB_17_420_600_SS-01 REV A
	<i>CB_17_420_600_SS-02</i>	CB_17_420_600_SS-02 REV A
<i>House types</i>	<i>CB_17_420_600_2BCHA-01 REV A</i>	CB_17_420_600_2BCHA-01 REV B
	<i>CB_17_420_600_2BCHA-02 REV A</i>	CB_17_420_600_2BCHA-02 REV B
	<i>CB_17_420_600_2BF_1BF-01 REV A</i>	CB_17_420_600_2BF_1BF-01 REV C
	<i>CB_17_420_600_HEN-01</i>	CB_17_420_600_HEN-01 REV A
	<i>CB_17_420_600_STL-01</i>	CB_17_420_600_STL-01 REV A
<i>Layouts</i>	<i>CB_17_420_601_Planning Layout</i>	CB_17_420_601_Planning Layout Rev A
	<i>CB_17_420_602_Land Use Plan</i>	CB_17_420_602_Land Use Plan Rev B
	<i>CB_17_420_603 Housing Mix Plan</i>	CB_17_420_603 Housing Mix Plan Rev A
	<i>CB_17_420_604 Housing Tenure Plan</i>	CB_17_420_604 Housing Tenure Plan Rev B
	<i>CB_17_420_605 Building Heights Plan</i>	CB_17_420_605 Building Heights Plan Rev A
	<i>CB_17_420_606 Parking Strategy Plan</i>	CB_17_420_606 Parking Strategy Plan Rev A
	<i>CB_17_420_607 Bin & Cycle Storage Plan</i>	CB_17_420_607 Bin & Cycle Storage Plan Rev C
	<i>CB_17_420_608_External Finishes Plan</i>	CB_17_420_608_External Finishes Plan Rev A
	<i>CB_17_420_609 External Enclosures Plan</i>	CB_17_420_609 External Enclosures Plan Rev A
	<i>CB_17_420_613_House Type Plan</i>	CB_17_420_613_House Type Plan Rev A
<i>Landscaping</i>	<i>GLS_021_197_1500_Tree Strategy Plan</i>	GLS_021_197_1500_Tree Strategy Plan RevA
	<i>GLS_021_197_1200_Illustrative Masterplan</i>	GLS_021_197_1200_Illustrative Masterplan RevA
	<i>GLS_021_197_1300 General Arrangement</i>	GLS_021_197_1300 General Arrangement RevA
<i>Engineering</i>	<i>19711 - Southwater - FRA & DS</i>	19711 - Southwater - FRA & DS A
	<i>19711-RFSH-5-SK001 Road Geometry Plan</i>	19711-RFSH-5-SK001-A Road Geometry Plan
	<i>19711-RFSH-5-SK002 Fire and Refuse Tracking Plan</i>	19711-RFSH-5-SK002-A Fire & Refuse Tracking Plan
	<i>19711-RFSH-5-SK003 Level and Drainage Strategy</i>	19711-RFSH-5-SK003-B Level and Drainage Strategy
	<i>19711-RFSH-5-SK006 SuDS Details - Sheet 1 of 2</i>	19711-RFSH-5-SK006-A SuDS Details - Sheet 1 of 2
	<i>19711-RFSH-5-SK007 SuDS Details - Sheet 2 of 2</i>	19711-RFSH-5-SK007-A SuDS Details - Sheet 2 of 2
PLANS NOT SUPERCEDED	CB_17_420_600_SS-03	<i>Not Superseded</i>
	CB_17_420_600_AMB-01	



	CB_17_420_600_BAK_BUX-01	
	CB_17_420_600_BLM-01	
	CB_17_420_600_BUX-01	
	CB_17_420_600_BUX-02	
	CB_17_420_600_BUX-03	
	CB_17_420_600_CYC-01	
	CB_17_420_600_GAR-01	
	CB_17_420_600_GAR-02	
	CB_17_420_600_GAR-03	
	CB_17_420_600_HAR-01	
	CB_17_420_600_LED-01	
	CB_17_420_600_LED-02	
	CB_17_420_600_LET-01	
	CB_17_420_600_OVR-01	
	CB_17_420_600_OXL-01	
	CB_17_420_600_OXL-02	
	CB_17_420_600_RIC-01	
	CB_17_420_600_STL-02	
	CB_17_420_600_STO_THR-01	
	CB_17_420_600_STO-01	
	CB_17_420_600_SUB-01	
	CB_17_420_600_THR-01	
	CB_17_420_600_WAR-01	
	CB_17_420_600_WAR-02	
	CB_17_420 Rascals Farm Southwater DAS REV A Low Res_Part1	
	CB_17_420 Rascals Farm Southwater DAS REV A Low Res_Part2	
	CB_17_420 Rascals Farm Southwater DAS REV A Low Res_Part3	
	CB_17_420 Rascals Farm Southwater DAS REV A Low Res_Part4	
	CB_17_420 Rascals Farm Southwater DAS REV A Low Res_Part5	
	CB_17_420 Rascals Farm Southwater DAS REV A Low Res_Part6	
	CB_17_420 Rascals Farm Southwater DAS REV A Low Res_Part7	
AS APPROVED AT RM	GLS_160_143_1700 REV A	
	GLS_160_143_1701 REV A	
	CB_08_353_SUB_01	

	Planning statement	
	Statement of Community Involvement	
	Utilities and Services Appraisal 1 of 3	
	Utilities and Services Appraisal 2 of 3	
	Utilities and Services Appraisal 3 of 3	
	Prelim Lighting 23-225-010	
	Drainage Strategy Technical Note Addendum 2	