



Ms Nicole Godwin
Scandia-Hus Ltd
Oakleigh House
Unit 12 Scandia-Hus Business Park
Felcourt Road
East Grinstead
West Sussex
RH19 2LP

Our ref: DISC/25/0303
Your ref: Discharge of Condition 3 -
Bowood, Bashurst Copse,
Itchingfield, West Sussex,
RH13 0NZ
Email: planning@horsham.gov.uk
Direct Line: 01403 215180
If Calling Please ask for: Jacques Burrowes
Date: 23rd January 2026

Dear Sir/Madam,

**Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England)
Order 2015**

Approval of details reserved by condition(s) 3 to approved application DC/25/0642.

Bowood Bashurst Copse Itchingfield West Sussex

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

- 3. Pre-Commencement Condition:** No development shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall show accordance with the landscaping proposals and Arboricultural Method Statement. The development shall thereafter be carried out in accordance with the approved details.

Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 23rd January 2026

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Site plan		SP02 Rev B	09.01.2026
Supporting Statement		Arboricultural	09.01.2026

		Report: Service Trench, Sewage and Soakaways	
Supporting Statement	Arboricultural review of underground service detail	NONE	09.10.2025
Supporting Statement	Planning statement	NONE	09.10.2025
Details plan	Underground service details	USD1 Rev A	09.01.2026

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully



Emma Parkes
Head of Development and Building Control