Horsham District Council

Miss F Whiles
1st Floor
Regent House
1-3 Queensway
Redhill
RH1 1QT

Our ref:	DISC/25/0075
Your ref:	Woodvale Duckmoor RM Condition 4
Email:	planning@horsham.gov.uk
Direct Line:	01403 215187
If Calling Please ask for:	Matthew Porter
Date:	1st September 2025

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 4 (underground services) to approved application DC/24/0768 (Reserved matters application for 83No. dwelling and associated infrastructure following outline application DC/20/2607)

Land at Duckmoor Farm Wooddale Lane Billingshurst West Sussex

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

4. **Pre-Commencement Condition**: Notwithstanding the submitted details and conditions imposed on DC/20/2607, including drainage routing, no development shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations for that phase, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall show accordance with the landscaping proposals and Arboricultural Method Statement, complete with root barriers if needed. The development shall thereafter be carried out in accordance with the approved details.

   Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policy BILL 2 of the Billinghurst Neighbourhood Plan (2021).

Date of approval - 1st September 2025

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

Plans	COMBINED SERVICES DRAWING	SDS-WDV-SW-CSD-001 REV P01	04.03.2025
Plans	Drainage Layout Sheet 1	7276-SMA-XX-XX-DR-C-0515 REV C03	20.08.2025
Plans	Drainage Layout Sheet 2	7276-SMA-XX-XX-DR-C-0516 REV C03	20.08.2025
Plans	Drainage Layout Sheet 3	7276-SMA-XX-XX-DR-C-0517 REV C03	20.08.2025
Plans	Drainage Layout Sheet 4	7276-SMA-XX-XX-DR-C-0518 REV C03	20.08.2025
Plans	Drainage Layout Sheet 5	7276-SMA-XX-XX-DR-C-0519 REV C02	20.08.2025
Plans	Drainage Layout Sheet 6	7276-SMA-XX-XX-DR-C-0520 REV C01	20.08.2025
Plans	Drainage Layout Sheet 7	7276-SMA-XX-XX-DR-C-0521 REV C02	20.08.2025

Notes to Applicant:

The details pursuant to Condition 4 hereby approved are in accordance with the plans and details listed on this decision notice. Where there is conflict between the drainage drawings (7276-SMA-XX-XX-DR-C-0515 - 0521 inclusive) and the combined services plan (SDS-WDV-SW-CSD-001 REV P01), the drainage drawings shall prevail.

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