Horsham District Council

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

Our ref:	DISC/25/0054
Your ref:	Woodvale Duckmoor Outline Conds 9 10 21
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

Application for Approval of Details Reserved by Conditions 9 (foul water), 10 (surface water drainage) and 21 (off-site water neturality measures) to approved application DC/20/2607 (83 no. residential units, landscaping, access, parking and associated infrastructure)

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):

9. No development shall commence unless and until details of the proposed means of foul water sewerage disposal including the proposals for the associated off-site infrastructure improvements have been submitted to and been approved in writing by the local planning authority. Thereafter all development shall be undertaken in accordance with the approved details and no occupation of any dwelling shall take place until the approved works have been completed. The foul drainage system shall be retained as approved thereafter.

Date of approval - 1st September 2025

10. No development shall commence until a detailed surface water drainage scheme including a Surface Water Drainage Statement, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall be fully coordinated with the landscape scheme. The development shall subsequently be implemented prior to first occupation in accordance with the approved details and thereafter retained as such.

Date of approval - 1st September 2025

21. No development approved pursuant to the outline planning permission hereby permitted shall commence until planning permission for the works required to deliver the off-site water neutrality measures at Dedisham Farm as set out in the Motion Technical Note TN03 dated 21 October 2022 (subject of planning application DC/22/1947) has been permitted.

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	CONSTRUCTION DETAILS SHEET 1	7276-SMA-XX-XX-DR-C-0529 REV C02	01.07.2025
Plans	CONSTRUCTION DETAILS SHEET 5	7276-SMA-XX-XX-DR-C-0533 REV C03	01.07.2025
Plans	CONSTRUCTION DETAILS SHEET 4	7276-SMA-XX-XX-DR-C-0532 REV C02	01.07.2025
Plans	CONSTRUCTION DETAILS SHEET 2	7276-SMA-XX-XX-DR-C-0530 REV C01	01.07.2025
Plans	CONSTRUCTION DETAILS SHEET 3	7276-SMA-XX-XX-DR-C-0531 REV C02	01.07.2025
Plans	CONSTRUCTION DETAILS SHEET 6	7276-SMA-XX-XX-DR-C-0546 REV C01	18.02.2025
Supporting Docs	Drainage Statement Wood Vale, Billingshurst by Stuart Michael Associates Limited SMA Ref: 7276 Issue Status: 02 Date 24/06/2025		01.07.2025
Plans	Drainage Layout Sheet 1	7276-SMA-XX-XX-DR-C-0515 REV C03	15.04.2025
Plans	Drainage Layout Sheet 2	7276-SMA-XX-XX-DR-C-0516 REV C03	15.04.2025
Plans	Drainage Layout Sheet 3	7276-SMA-XX-XX-DR-C-0517 REV C03	15.04.2025
Plans	Drainage Layout Sheet 5	7276-SMA-XX-XX-DR-C-0519 REV C02	15.04.2025
Plans	Drainage Layout Sheet 4	7276-SMA-XX-XX-DR-C-0158 REV C03	15.04.2025
Plans	Drainage Layout Sheet 7	7276-SMA-XX-XX-DR-C-0521 REV	15.04.2025

		C02	
Plans	DRAINAGE LAYOUT SHEET 6	7276-SMA-XX-XX-DR-C-0520 REV C01	15.04.2025

Notes to Applicant:

The applicant is advised of the Council's Landscape Architect's request for consistency on the precise alignment of the tree protection fence outside of root protection areas of trees across both drawings 7276-SMA-XX-XX-DR-C-0521 REV C02 Drainage Layout Sheet 7) and the Tree Protection Plan approved under DISC/25/0033 (2266-KC-XX-YTREE-TPP01 REV D Tree Protection Plan). This may necessitate resubmission of details pursuant to Condition 10 of approved application DC/24/0768.

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