

15 April 2026



FAO: Ms Nicola Pettifer
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By Email

Dear Nicola

PLANNING APPLICATION FOR SUBMISSION OF APPROVAL OF DETAILS TO DISCHARGE CONDITION 6 OF OUTLINE PLANNING PERMISSION DC/21/2180 AT WOODFORDS, SHIPLEY ROAD, SOUTHWATER, HORSHAM, WEST SUSSEX, RH13 9BQ

On behalf of our client, Bellway Homes Limited (Southern Counties) ('the Applicant'), please find enclosed an application to discharge planning Condition 6 pursuant to planning permission ref: DC/21/2180 in respect of the above site.

The application has been submitted via the Planning Portal and comprises the following information:

- This cover letter (Savills Planning);
- Statutory application fee (Paid via Planning Portal);
- Drainage Technical Note, produced by Ardent (2108061_B-ACE-XX-XX-RP-C-0001-F_Drainage Technical Note)

Background

Permission for outline planning permission application DC/21/2180 was granted by Horsham District Council on 11th July 2024 for:

'Outline application for the erection of up to 73 new dwellings (up to 100% affordable housing) and retention of existing farmhouse building, associated public open space, landscaping, drainage and highway infrastructure works, including vehicular access from Shipley Road, with all matters reserved except for access'.

Condition 6 states:

"Pre-Commencement Condition: No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme. 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)."

This condition has previously been discharged under ref: DISC/25/0319 on 25 February 2026. Since this time the layout of the development has been amended and so the information has been updated and is submitted to re-discharge this condition accordingly. In the revised FRA, the strategy has kept in line with the LLFA's requirements and adheres to previous comments received by the LLFA. Parameters such as discharge rates, impermeable area and overall strategy has remained the same. The latest submission has been updated to include the amended masterplan for consistency.



We trust you have all the relevant information to register, validate and discharge this condition as soon as possible.

We would be grateful if you could acknowledge receipt of this application and contact either myself or my colleague [REDACTED]

Yours sincerely,

James Greene

Savills Planning

