

15 April 2026



FAO: Ms Nicola Pettifer
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By Email

Dear Nicola Pettifer,

PLANNING APPLICATION FOR SUBMISSION OF APPROVAL OF DETAILS TO DISCHARGE CONDITION 9 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 9 pursuant to planning permission ref: DC/21/2180 in respect of the above site.

The application has been submitted directly to Horsham District Council via the Planning Portal and comprises the following information:

- This cover letter (Savills Planning);
- Statutory application fee £400 (Paid via Planning Portal);
- Biodiversity Enhancement Strategy for Protected and Priority Species (Ecology Solutions).

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 9 relates to the commencement of the development on receipt of a Biodiversity and Enhancement Strategy for Protected and Priority Species, stating:

"Pre-Commencement Slab Level Condition: No development shall take place until a Biodiversity Enhancement Strategy for Protected and Priority species has been submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;*
- b) detailed designs to achieve stated objectives;*
- c) locations of proposed enhancement measures by appropriate maps and plans;*
- d) persons responsible for implementing the enhancement measures;*
- e) details of initial aftercare and long-term maintenance (where relevant).*

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To enhance Protected and Priority Species/habitats and allow the LPA to discharge

its duties under the s40 of the NERC Act 2006 (Priority habitats & species) in accordance with and Policy 31 of the Horsham District Planning Framework (2015).

This condition was previously discharged under DISC/25/0321 on 4th December 2025.

The Biodiversity and Enhancement Strategy for Protected and Priority Species submitted under this planning application has been updated to account for the recent layout change and includes an Ecological Enhancement Strategy (Plan ECO1), a Hedgehog Highways Plan (Plan ECO2) and an Ecological Features Plan (Plan ECO3) in appendices.

Overall, it is considered that the appended information is sufficient to fully discharge Condition 9.

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 Rob Allen (robert.allen@savills.com).

Yours sincerely,

James Greene

Savills Planning

A handwritten signature in dark ink, appearing to read "Savills", written in a cursive, stylized script.