

24 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 5(ii) 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 5(ii) 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);
- Archaeological Evaluation, produced by Tetra Tech Consulting Limited

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 5 states:

Pre-Commencement Condition: i) No development shall take place until a programme of archaeological work has been secured in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority.
ii) The development hereby permitted shall not be commenced until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition [i] and that provision for analysis, publication and dissemination of results and archive deposition has been secured and approved by the Local Planning Authority in writing.
Reason: As this matter is fundamental as the site is of archaeological significance and it is important that it is recorded by excavation before it is destroyed by development in accordance with Policy 34 of the Horsham District Planning Framework (2015).



Condition 5(i) was approved under application ref DISC/25/0318 on 24th November 2025, and confirmed that HDC found the submitted Written Scheme of Archaeological Investigation appropriate to inform archaeological investigation on the site. The Evaluation Assessment submitted with this planning application accords with the agreed Written Scheme of Archaeological Investigation.

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 Steele (rsteele@savills.com).

Yours sincerely,

James Greene

Savills Planning

