



Mr Dominic Taylor
Savills
Savills
244-246 High Street
Guildford
Surrey
GU1 3JF

Our ref: DISC/26/0225
Your ref: Southwater - DOC 8
Email: planning@horsham.gov.uk
Direct Line: 01403 215238
If Calling Please ask for: Nicola Pettifer
Date: 13th August 2026

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 Condition 8 to approved application
DC/21/2180**

Woodfords Shipley Road Southwater West Sussex

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

8. **Pre-Commencement Condition:** No development shall commence on site until the following has been submitted to and approved in writing by the local planning authority in relation to hazel dormice:
- a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorizing the specified activity/development to go ahead; or
 - b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 and s17 Crime & Disorder Act 1998) and Policy 31 of the Horsham Development Framework.

Date of approval - 13th August 2026

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
Supporting Statement	European Mitigation Licence	2026-73619-EPS-	17.07.2026

		MIT	
Supporting Statement	WORK SCHEDULE FOR HAZEL DORMOUSE LICENCE	WML-A35a-E5a&b	17.07.2026

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