

1 June 2026

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**WOODFORDS, SHIPLEY ROAD, SOUTHWATER, HORSHAM,
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Discharge of Condition 3 of previously approved application DC/25/1658 (Reserved matters application for the erection of up to 73no. dwellings, open space and child play provision, residential parking facilities and associated infrastructure, including access arrangements following outline application DC/21/2180, relating to layout, scale, appearance and landscaping), and the requirement to submit details of underground services.

PLANNING PORTAL REF: PP-14972517

Introduction

This Covering Letter has been prepared to accompany an application for approval of details reserved by condition following approval of application ref: DC/25/1658. The application is submitted to Horsham District Council (HDC) on behalf of Bellway Homes Limited (Southern Counties). This application seeks to discharge Condition 3.

Condition 3 (Details of underground services)

The condition reads as follows:

Pre-Commencement Condition: No development shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations for that phase, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall show accordance with the landscaping proposals and Arboricultural Method Statement, complete with root barriers if needed. The development shall thereafter be carried out in accordance with the approved details.

Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The Applicant has prepared a Utility Corridor Plan (ref:CF-SW-001), which accompanies this cover letter, to address the requirements of Condition 3.

Conclusion

I trust that the above is in order and look forward to receiving confirmation that the application has been validated and approved in due course. If you have any queries or require further information, do please get in touch with myself or my colleague (james.greene@savills.com).

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Yours sincerely,



Robert Steele
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