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**WOODFORDS, SHIPLEY ROAD, SOUTHWATER, HORSHAM,
WEST SUSSEX, RH13 9BQ**

Discharge of Condition 2 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 the proposed pumping station.

PLANNING PORTAL REF: PP-14975925

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 2.

Condition 2 (Details of the proposed pumping station)

The condition reads as follows:

Pre-Commencement Condition: Construction of the pumping station shall not commence until details of the proposed pumping station, including its buffer zone and suitable access arrangements, have been submitted to and been approved in writing by the Local Planning Authority in consultation with Southern Water. The pumping station shall be completed in accordance with the approved details. Reason: In order to protect the interests of neighbouring residential amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The Applicant has prepared the following documents, which accompany this cover letter, to address the requirements of Condition 2;

- Drainage Maintenance Schedule Doc Ref: 5960/002/001 (Part 1 and 2)
- Proposed Drainage Sheet 1 (Rev T1)
- Proposed Levels Sheet 1 (Rev T1)
- Proposed Road Details Sheet 1 (Rev T1)
- Proposed External Works Sheet 1 (Rev T1)

In particular, the Drainage Maintenance Schedule sets out that the pumping station will be designed to a Type 3 Adoptable standard. Each of the drawings submitted with this application show that the pumping station features a 15m buffer to habitable rooms of neighbouring properties, as required by Southern Water.

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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).

Yours sincerely,



Robert Steele
Director
Savills Planning