Saunders
Rural Solutions

04/04/2024

Planning Department
Horsham District Council
Parkside
Chart Way
Horsham
West Sussex
RH12 1RL

Dear Sir/Madam

Planning Ref: DC/23/1205

Discharge of conditions: Erection of an agricultural building and access track

Address: Land To The North of Thornhill Court Billingshurst Road Coolham Horsham

Condition 3: No development above ground floor slab level shall commence until full details, including complete schematic, of the water delivery system between the lakes and development hereby permitted as required by the water neutrality strategy contained within the email dated 15.09.2023 has been submitted to an approved in writing by the Local Planning Authority. The approved details and installed measures shall be retained as such thereafter.

REASON: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 185 and 186 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats & Species).

This letter is submitted with the attached photos to discharge the above-named condition for the erection of an agricultural building at Land to the North of Thornhill Court.

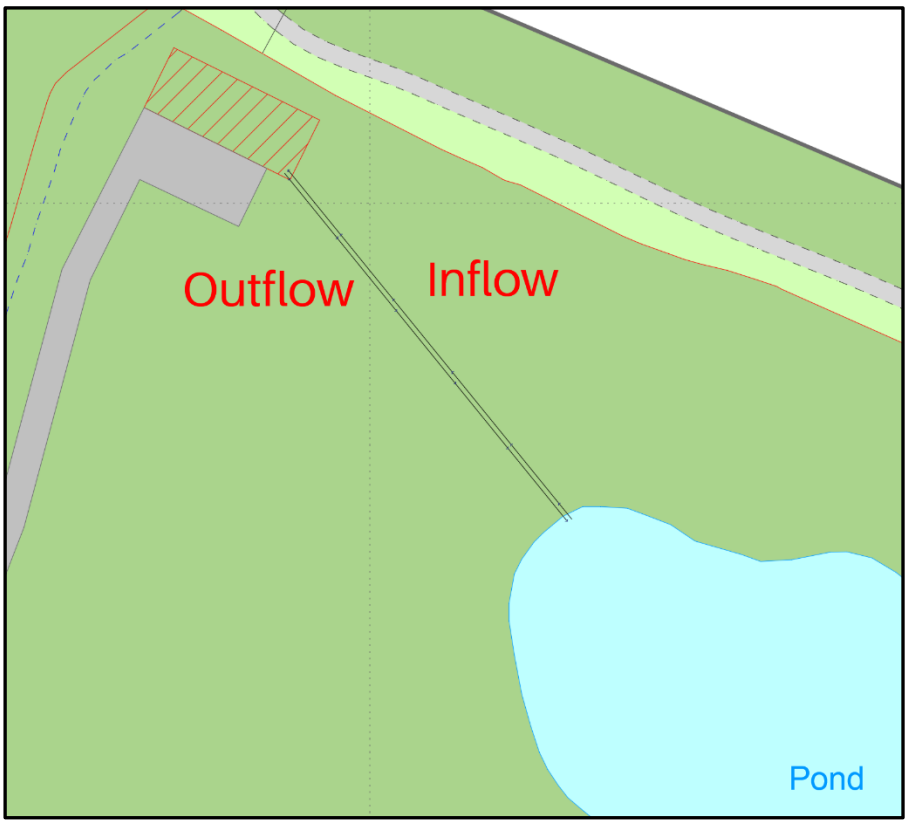
The water delivery system will be attached to a 37mm black pvc pipe for the inflow, and a 110mm pipe for the return flow. The pipes will be sited in the pond at the closest point of the barn to minimise the loss of flow rate, see below map extract for indicative routing. This may vary slightly depending on ground conditions.

The water pump will be a Draper submersible dirty water pump capable of pumping 200 litres per minute and is powered by 230v electric. Intended for use in bodies of water that may contain suspended solids, it comes fitted with thermal overload protection and an automatic cutoff float switch. A catalogue photo extract is included below.

The setup is one that is commonly used in similar situations involving natural water sources and would ensure that any water removed from the existing ponds would be returned once the fry are of an appropriate size. It is therefore requested that the local authority approve these materials and discharge the condition.

Yours faithfully,

R Saunders



Map extract showing inflow/outflow pipes.



Catalogue photo of Draper submersible pump.