Horsham District Council

Mr R Saunders
Saunders Rural Solutions
Greenmeadow Farm
Holtye Road
Hammerwood
East Grinstead
RH19 3QB

Our ref:	DISC/24/0065
Your ref:	Fishery Barn Pre-Commencement...
Email:	planning@horsham.gov.uk
Direct Line:	01403 215538
If Calling Please ask for:	Hannah Darley
Date:	31st May 2024

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England) Order 2015

Approval of Details Reserved by Condition 3 to approved application DC/23/1205

Land To The North of Thornhill Court Billingshurst Road Coolham West Sussex

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

3. **Pre-Commencement (Slab Level) Condition**: 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).

Date of approval - 31st May 2024

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 Docs	Letter from Saunders Rural Solutions		05.04.2024

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