22 May 2025

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

Hannah Keyte
[redacted]

Runway East – York and Elder
50 New England Street
Brighton
BN1 4AW
www.savills.com

Dear Sir/Madam,

ERECTION OF TEMPORARY AGRICULTURAL WORKERS DWELLING– APPLICATION REF: DC/23/0306
Sluetts Farm, Two Mile Ash Road, Horsham, RH13 0LA

Introduction

This Supporting Letter has been prepared to accompany an application for approval of details reserved by condition following approval of application ref: DC/23/0306. The application is submitted to Horsham District Council (HDC) on behalf of Mr. David Exwood, who is a farm tenant of the Christ's Hospital Foundation (CHF). This application seeks to discharge Condition 7.

Condition 7 (Water Neutrality Strategy Evidence)

The condition reads as follows:

*"7 **Pre-Occupation Condition**: No dwelling hereby permitted shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for that dwelling has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, details of the rainwater harvesting system installed including a minimum 35 days storage capacity, and completion of the as built Part G water calculator or equivalent. The 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 179 and 180 of the National Planning Policy Framework (2021), and to enable the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

Water Neutrality Evidence

In terms of the bespoke rainwater harvesting system (RHS), this has been attached to an existing barn at Sluetts Farm, as shown in Figure 1 below. During a 35 day drought, additional water demand across the site due to the proposed development would equate to 7,098.35 l (35 x 202.81 l/d). The total capacity of the system at any given time is 88,000 l (4 x 22,000 l tanks), meaning that there is capacity to offset the additional demand caused by the proposed development during a period of drought. Photographic evidence of the installation of the RHS has been enclosed to this letter in order to discharge condition 7.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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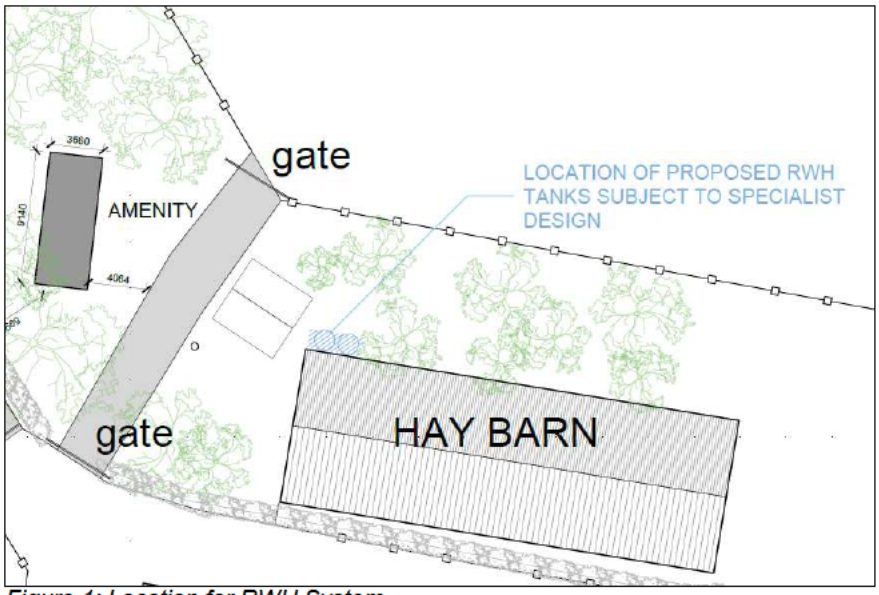


Figure 1: Location for RWH System

The Part G water calculator was completed as part of the Water Neutrality Statement that accompanied the full planning application (DC/23/0306), please refer to Figure 4 in the approved Statement. The calculation included the fittings and appliances to be used on site which have been installed (see enclosed). If a revised Part G calculation is still required, this can be provided to HDC during the determination of the application.

Conclusion

I trust that the contents of this letter 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, please get in touch.

Yours sincerely,

Hannah Keyte • MA
Graduate Planner
[redacted]

Enclosures:

1. Invoice for the Fittings and Appliances
2. Photographic evidence of the Fittings and Appliances
3. Photographic evidence of RWH System

Invoice

Abbey Boilers
St Johns House,
35 Victoria St,
Horsham,
West Sussex,
RH13 5DZ.
Phone: 01403 275512

VAT Number:

Company Number:

[redacted]
Christ Hospital
Sluetts Farm
Two Mile Ash,
Christs Hospital
Horsham
West Sussex
RH13 0LA ID: 21411

Invoice Number	**70248**
Invoice Date	**05/03/2025**
Contact	[redacted]
Terms	**By return**
Invoice Description	VAT No. 111 6410 69

Job ID:	111014	Completed:	06/04/2025	P.O.Number:		Appliance:	

Property ID: 21411 [redacted] Sluetts Farm
Two Mile Ash, Christs Hospital, Horsham, RH13 0LA

[redacted] for the works to connect our static caravan at Sluetts Farm.

Thank you for the quote totalling [redacted] which I confirm approval to

Additional labour 8 hours.

LE30.0020 LECICO SAKKARA CLOSE COUPLED PRE-INSTALLED CISTERN SK2WHPCI

LE30.0010 LECICO SAKKARA CLOSE COUPLED PAN SK2WHPAN

LE27.0410 LECICO ATLAS UNIVERSAL SEAT STWHSSUNP

PY72.1570 PEGLER PEGLERFLOW CP SINGLE LEVER MONO SINK MIXER 4J4011

MV73.0100 METHVEN DEVA ETHOS MINI MONO BASIN MIXER ETH313 SPSAG002.2127.42 9

MILAN VERTICAL EXPOSED SHOWER VALVE CHROME SV/584/C

Engineers comments

Fit up caravan and test. Service boiler and issue landlords gas safety cert

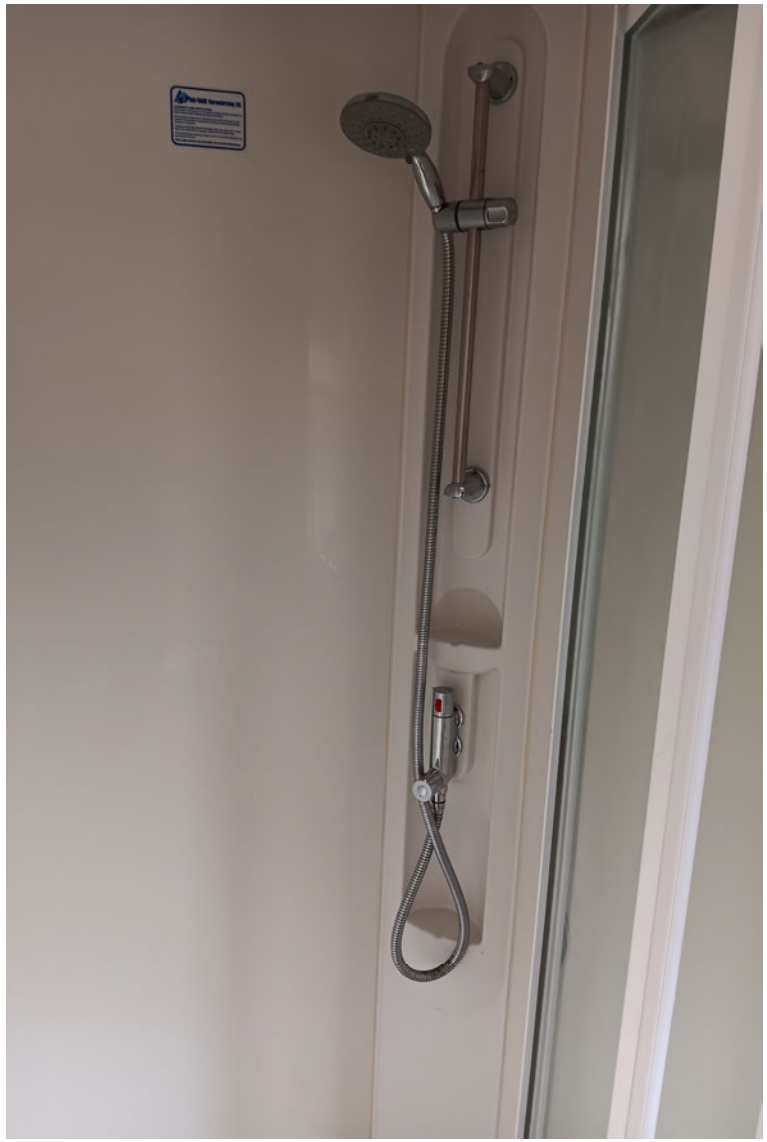
Jobs	Installation	Works as per written quotation	1	[redacted]	[redacted]
	Hourly rate (1st hr)	additional labour	1		
	Hourly rate (2nd)	additional labour	7		
Parts	Materials	LECICO SAKKARA PARTS	1		
				Subtotal	VAT 20.00%

PTO














H
Deva
C

