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## PROJECT PROFILE

**Client:** Dunmoore Group

**Location:** Billingshurst,  
West Sussex

**Sectors:** Employment

**Services:** Flood risk, sustainable drainage systems, water neutrality

**Project overview:** Motion worked quickly with the developer of a trade park to create plans to filter rainwater for drinking as part of a water neutrality scheme

**Added value:**

- 500 new jobs created
- Wider site will deliver a mix of business uses
- 250,000 square feet of employment space, creating major jobs hub

## Billingshurst Trade Park, Sussex

**Dunmoore Group was granted planning permission for Phase 2 of the Billingshurst Trade Park. The proposal was one of the first applications to be approved following the introduction of the water neutrality requirements within Horsham District Council.**

The emergence of Natural England's new guidance threatened to put plans at risk for the second phase of the trade park. Phase 1 of the park was already approved, with occupants on site and investment in the necessary infrastructure.

The application was undetermined when Natural England released its position statement on water neutrality. Having previously advised on flood risk and drainage matters, Motion moved quickly to work with the client's team to produce a water neutrality strategy for the scheme, helping to unlock further employment space at the site.

Most potable water is derived from ground or river water. With Motion's support, Dunmoore Group came up with a proposal which featured imaginative filtration of rainwater for drinking, to overcome the need for increased extraction at Southern Water's Hardham borehole.

A post-occupation condition stipulates there should be sufficient water from the rainwater harvesting system to meet the demands of the units with a minimum of 35 days' drought storage capacity. This contrasts with the requirements of the British Standards Institution and other planning authorities in the area, who may only stipulate an 18-day storage capacity.



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