Horsham District Council

Mr Guillermo Marijuan Guimera
e-gg
112 Finsbury Business Centre
London
EC1R 0NE

Our ref:	DISC/25/0087
Your ref:	Vincent House Conditions 7 & 15
Email:	planning@horsham.gov.uk
Direct Line:	01403 215166
If Calling Please ask for:	Tamara Dale
Date:	17th September 2025

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 conditions 7 and 15 to approved application DC/23/1566.

Vincent House 31 North Parade Horsham West Sussex

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

7. **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

   Reason: To encourage and promote sustainable transport and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

Date of approval - 17th September 2025

15. **Pre-Occupation Condition**: The development hereby permitted not 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 residential unit has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, 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 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 - 17th September 2025

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	Travel Plan by tpp consulting dated June 2025	NONE	12.06.2025
Supporting Docs	Sanitaryware & Kitchen Products	NONE	17.03.2025
Supporting Docs	Water Neutrality Fixtures and Fittings Specifications	NONE	17.03.2025

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