2 **Post-Occupation Condition**: Within 3 months of the date of this permission evidence that the approved water neutrality strategy has been implemented in full shall be submitted to the Local Planning Authority for its approval in writing (including the offsetting / retrofitting measures in relation to the existing property on site - Carpe Diem, Nutbourne Road). 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. This shall include, for the avoidance of doubt, the installation and use of the Compass pool cover. The agreed 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 (2023), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

3 **Post Occupation Condition**: Within 3 months of the date of this decision notice, a back wash pre-filter shall be installed to the swimming pool and thereafter retained as such.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SAC/SPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), 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 Usage (Retrofit)

Fixture	Capacity/Flow Rate	Use Factor	Fixed Use	litres/person/ day
WC (Single Flush)	3.99	4.42		17.64
WC (Dual Flush)		1.46		0.00
WC (Dual Flush) Part		2.96		0.00
Taps (excluding kitchen)	2.7	1.58	1.58	5.85
Bath (where shower present)	170	0.11		18.70
Shower (where bath present)	7	4.37		30.59
Bath Only		0.5		0.00
Shower Only		5.6		0.00
Kitchen Sink	2.4	0.44	10.36	11.42
Washing Machine	8	2.1		16.80
Dishwasher	0.9	3.6		3.24
	Total calculated use (litres/person/day)			104.23
Normalisation Factor				0.91
Total Water Consumption (CSH) (litres/person/day)				94.85
External Water Use				5.00
Total Water Consumption (Part G) (litres/person/day)				99.85

	Population	Mains Water Usage
4-bedroom house	2.86	285.56
	Totals	285.56