Discharge of Conditions DC/23/0686

27th June 2025

4 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, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter.

The Part G calculation as built is attached.

A schedule of the fittings and appliances used is produced below in line with the statement dated 26th July 2024 submitted to support Condition 3.

Evidence, where applicable, is tabulated below each item and includes receipts and photographic evidence in Appendix A.

1.Rainwater harvesting tank product specification - Graf 7,500litre rain water harvesting tank. Manufacturer's details - 7500 Litre GRAF PLATIN AA-Silento Underground Rainwater Harvesting System.

Inline with statement - yes
Evidence - photographs 1,2 of tank installation and invoice from Graff.

2. Dual flush toilets product specification - Ideal Standard i life A 4/2.6 litre manufacturer's details - Ideal Standard i.life. The I life toilet meets the flush volumes detailed in the statement of full flush 4 litres and part flush 2.6 litres
Inline with statement - yes
Evidence - invoice B and P plumbing, toilets installed photographs 3,4,5.

3. Low flow taps and low flow kitchen taps product specification - flow limited aerators manufacturer's details - www.lowenergysupermarket.com produce a range of flow limited aerators which can be attached to standard taps to limit flow to 4 litres per minute and kitchen taps to 6 litres per minute. The flow limiters meet the flow rates detailed in the water neutrality statement.

Inline with statement - yes
Evidence - Photographs 6,7.

4. Low flow shower head product specification - www.lowenergysupermarket.com produce a range of shower outlet flow limiters which can be attached to standard shower heads to limit

flow to 6 litres per minute The shower flow limiters meet the flow rates detailed in the water neutrality statement.

Inline with statement - yes
Evidence - Photograph 8.

5. Low volume bath tub product specification - VitrA balance water saving bath manufacturer's details - this single ended bath features a unique design that can help save water, with a shallower depth than a standard bath that means less water is required to fill the bath, with a 130 litre capacity. The VitrA bath has a lower capacity of 130 litres.

Inline with statement - yes
Evidence - Receipt above from B and P and photograph 9 of installed bath tub.

6.Washing machine Product specification - Samsung Ecobubble 9 kg 1400spin washing machine Manufacturer's details - water consumption - 50 litres per cycle, 5.5l per dry kilogramme.

Inline with statement - yes
Evidence - model Samsung Series 5 9kg.

7. Dishwasher Product specification - Lamono Manufacturer's details - this model uses 11 litres of water to wash 14 place settings. The water usage per place setting is 11/14 = 0.78 litres per setting..

Inline with statement - yes
Evidence - photograph 10.

Part G calculation Based on Appendix A Water Efficiency Calculation for New Dwellings in Approved document G

See also Table 2, Water Neutrality Statement 20th April 2022 in DC21/1471.

Type	Unit	Capacity / flow rate	Use Factor	Fixed use	L/person/day 1*2+3
		1	2	3	4
WC dual flush	Volume litres	4	1.46		5.8
(part flush)		2.6	2.96		7.7
Taps	Flow rate l/m	4	1.58		6.3
Bath	Capacity to overflow	130	0.11		14.3
Shower	Flow rate l/m	6	4.37		26.2
Kitchen sink taps	Flow rate l/m			10.4	10.4
Washing machine	L /kg dry load	6	2.1		12.6
Dishwasher	l/place setting				1.2
			Total /person/day		84.5
			Less rainwater for WC		13.5
					71
			Normalisation factor	0.91	64.6
External water usage			Outside tap (from rainwater)		0
Total water consumption part G	L/person/day				64.6
Consumption			Occupancy 2.86		184.8*

*186.9 in Water Neutrality Statement

5 Pre-Occupation Condition: No part of the development hereby permitted shall be first occupied until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following: - Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details, to be planted along the boundary of the approved access track.

Plan 1 refers. The plan details actual planting that has taken place and supporting evidence is provided in Appendix B of plants in situ. Orientation of each photo is given on Plan 1.

100m of native hedgerow has been planted along the border of the new track
40m of hedgerow has been planted along the new fence line dividing the properties
Species planted included dogwood, hawthorn, blackthorn, hazel, hornbeam, beech, field maple, viburnum. Planting was 4 plants per meter, average height of plants, 60cms. There have been a few failures, despite watering, in the current drought. These will be replaced in the autumn.

A 3m wide strip along the boundary with New Road has been established and left to self propagate, with wild roses, bluebells, wild garlic, cow parsley amongst others. The existing mature trees have been left, and hedgerow along New Road has been improved, maintained and replanted where necessary. A wild flower garden has been allowed to develop between the new property along the eastern boundary with oxeye daisy, wild garlic, bluebells, may flowers, native grasses and others.

A total of 18 saplings have been planted as detailed on the plan comprising Scots Pine, Sweet Chestnut, Silver Birch and Beech. Saplings were generally 90cms tall and planted with protective netting. The ground was prepared with compost and the trees have been watered and are currently healthy and well established. Any failures will be replaced.

6 Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until the parking, turning and access facilities necessary to serve that dwelling have been implemented in accordance with the approved details as shown on plan 1.05 rev A and shall be thereafter retained as such.

See photographic evidence 11,12 in Appendix A.

7 Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until a fast charge electric vehicle charging point for that dwelling has been installed. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. The means for charging electric vehicles shall be thereafter retained as such.

A Zappi eco-smart EV charging point has been installed with a type 2 connector and a minimum charge rate of 7kW. . See photograph 13 in Appendix A.

8 / 9 Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until the cycle parking facilities serving it have been provided within the car port or side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times. The cycle parking facilities shall thereafter be retained as such for their designated use. 9

Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been provided within the car port or side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times.

An existing building situated 12m to the north east of the house and shown on Plan1 has been repurposed as shown in the photographs 14,15 in Appendix A

10 Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 meg

Openreach have installed the necessary broadband infrastructure and the completion statement is in Appendix A (16)

11 Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until a lighting design scheme for biodiversity has been submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, lsolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Onsite lighting has been minimised -
No lighting has been installed beyond the footprint of the building
Only downlights have been used in the covered porch and verandah areas for safety and security. These are Ansell ARIP sensor activated and set to 5w 2700k to minimise harmful light emissions. Photographic evidence is included in Appendix A photographs 17,18,19.

12 Regulatory Condition: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the 1.02 rev D.

Reference is made to photographs 20,21 in Appendix A.

The property has been built using brick and tile as stated and in line with the local vernacular. The impact of windows and doors is minimalised using matt black georgian bar. The front door is oak.

14 Regulatory Condition: The development hereby permitted shall be undertaken in strict accordance with the ecological mitigation and enhancement measures set out in the Preliminary Ecological Appraisal by Astute Ecology reference AE21.125 dated May 2021.

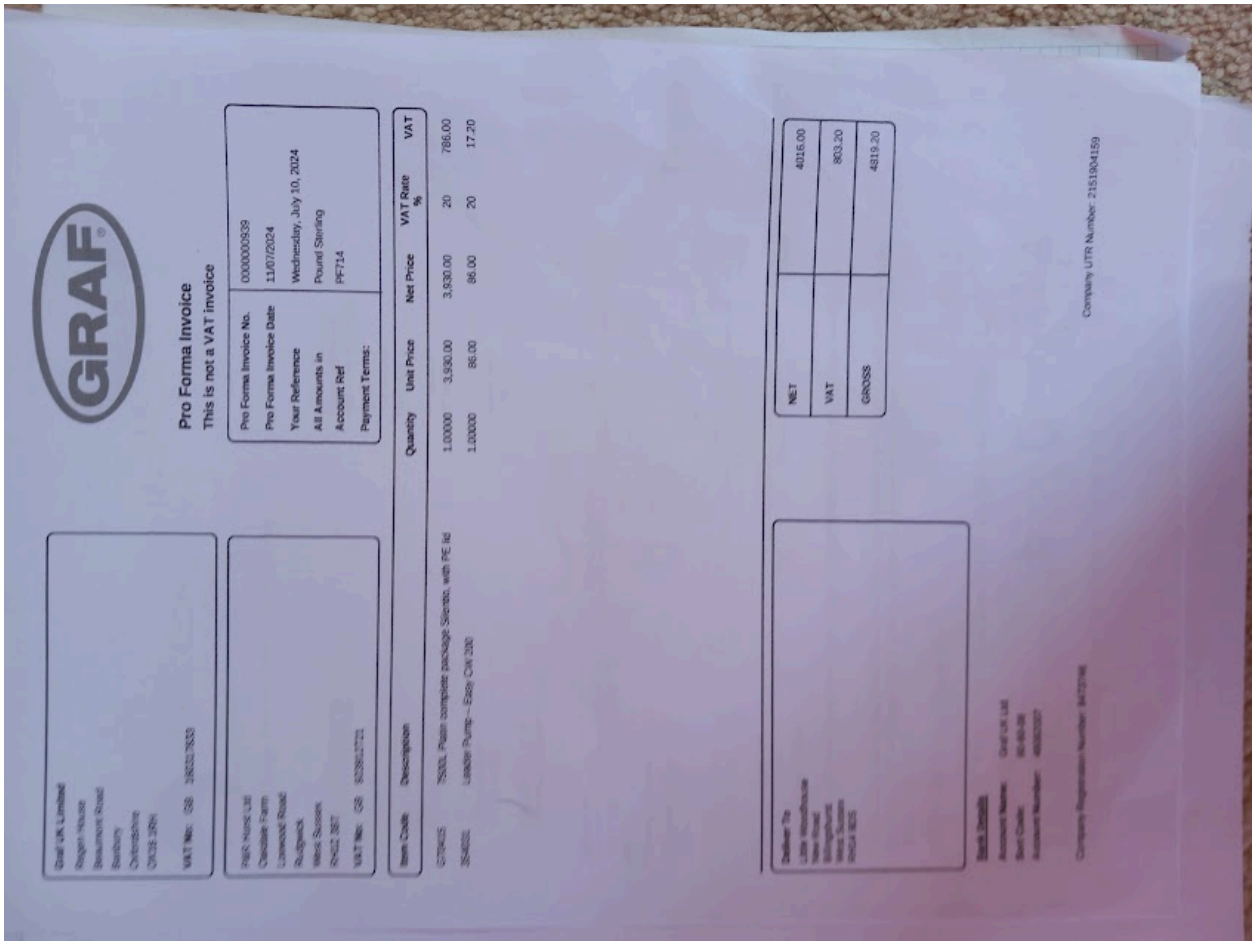
In addition to the compliance details under condition 5 above, bird and bat boxes have been installed under the guidance of a local ecologist. An invoice and photographs for these are provided in Appendix A 22,23,24.

END……

Appendix A Photographic Evidence



Photo 1. Graff tank installation



Graf UK Limited
Regent House
Beaumont Road
Banbury
Oxfordshire
OX16 1RH
VAT No: GB 196331 7633

P&R Hurst Ltd
Cheddar Farm
Lowwood Road
Rudgwick
West Sussex
RH12 3BT
VAT No: GB 828812721

Pro Forma Invoice
This is not a VAT invoice

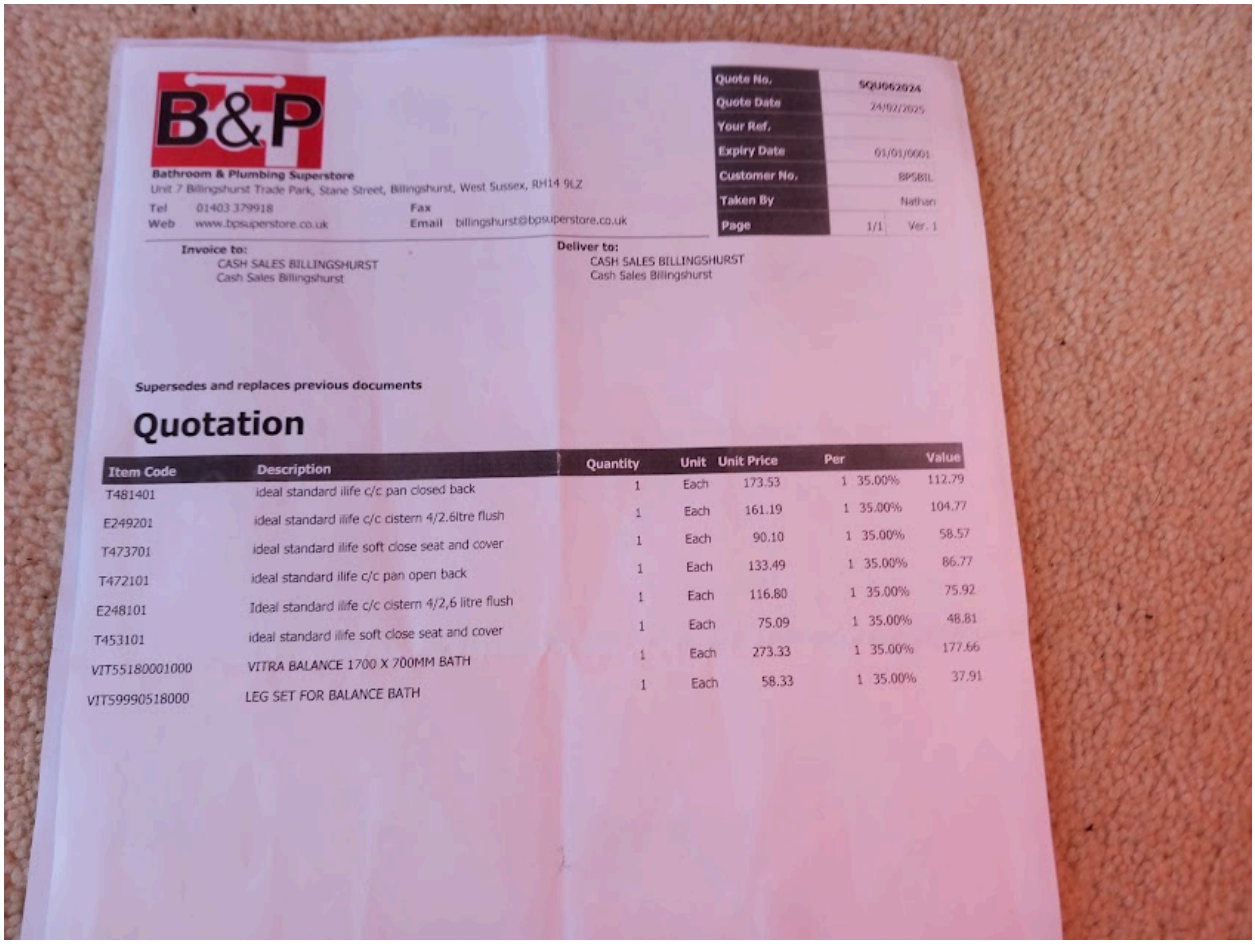
Pro Forma Invoice No.	0000000939
Pro Forma Invoice Date	11/07/2024
Your Reference	Wednesday, July 10, 2024
All Amounts in	Pound Sterling
Account Ref	PF714
Payment Terms:	

Item Code	Description	Quantity	Unit Price	Net Price	VAT Rate %	VAT
GT0025	75001, Plastic complete package Silentio, with PE lid	1.00000	3,930.00	3,930.00	20	786.00
354031	Leader Pump – Easy CW 200	1.00000	86.00	86.00	20	17.20

NET	4016.00
VAT	803.20
GROSS	4819.20

Company UTR Number: 2151904159

Photo 2 Graff receipt



B&P

Bathroom & Plumbing Superstore
Unit 7 Billingshurst Trade Park, Stane Street, Billingshurst, West Sussex, RH14 9LZ
Tel 01403 379918 Fax
Web www.bpsuperstore.co.uk Email billingshurst@bpsuperstore.co.uk

Quote No.	SQU062024
Quote Date	24/02/2025
Your Ref.	
Expiry Date	01/01/0001
Customer No.	BPSBIL
Taken By	Nathan
Page	1/1 Ver. 1

Invoice to:
CASH SALES BILLINGSHURST
Cash Sales Billingshurst

Deliver to:
CASH SALES BILLINGSHURST
Cash Sales Billingshurst

Supersedes and replaces previous documents

Quotation

Item Code	Description	Quantity	Unit	Unit Price	Per	Value
T481401	ideal standard ilife c/c pan closed back	1	Each	173.53	1 35.00%	112.79
E249201	ideal standard ilife c/c cistern 4/2.6ltre flush	1	Each	161.19	1 35.00%	104.77
T473701	ideal standard ilife soft close seat and cover	1	Each	90.10	1 35.00%	58.57
T472101	ideal standard ilife c/c pan open back	1	Each	133.49	1 35.00%	86.77
E248101	Ideal standard ilife c/c cistern 4/2,6 litre flush	1	Each	116.80	1 35.00%	75.92
T453101	ideal standard ilife soft close seat and cover	1	Each	75.09	1 35.00%	48.81
VIT55180001000	VITRA BALANCE 1700 X 700MM BATH	1	Each	273.33	1 35.00%	177.66
VIT59990518000	LEG SET FOR BALANCE BATH	1	Each	58.33	1 35.00%	37.91

Photo 3 B and P supply of toilets and bath



Photo 4 Toilet in situ



Photo 5 Toilet in situ



Photo 6 Tap with flow restrictor

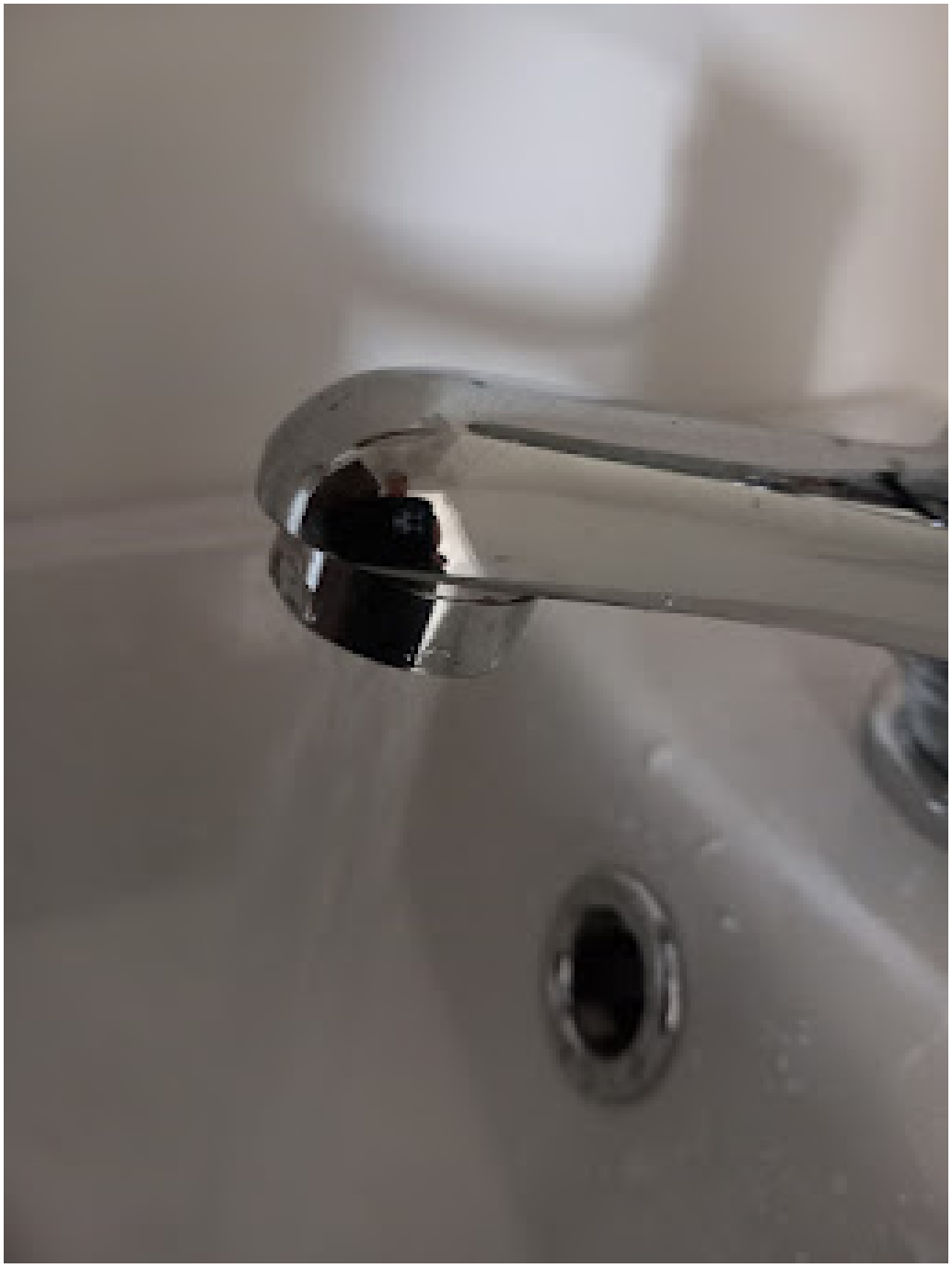


Photo 7 Tap with flow restrictor



Photo 8 Shower head with restrictor



Photo 9 Bath in Situ

Photo 10 Dishwasher



Photo 11 Turning and parking space - see Plan 1 for orientation



Photo 12 Parking, turning and access - see Plan 1 for orientation



Photo 13 Zappi EV charger



Photo 14 Refuse and cycling shed



Photo 15 Refuse and cycling shed

Appendix A continues on another document