Horsham District Council

Mr John Rookyard
East Lodge
Ifield Hall
Bonnetts Lane
Ifield
Crawley
RH110NY

Our ref:	DISC/24/0126
Your ref:	East Lodge Annexe
Email:	planning@horsham.gov.uk
Direct Line:	01403 215166
If Calling Please ask for:	Tamara Dale
Date:	29th July 2024

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 3 and 4 to approved application DC/22/0891

East Lodge Ifield Hall Bonnetts Lane Ifield West Sussex

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

3. **Pre-Occupation Condition**: The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (dated 09.10.22 and received 10.10.2022). The annexe accommodation 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.

   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), 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 - 29th July 2024

4. **Pre-Occupation Condition**: The annexe accommodation 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.

   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), 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 - 29th July 2024

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	East Lodge and Annexe - Corrected Flow Rates to Applicances dated 29.5.24	NONE	03.06.2024
Supporting Docs	East Lodge - Main House and Annexe Images of Flow Restriction Images dated 29.5.24	NONE	03.06.2024
Supporting Docs	Affine Bordeaux Back to Wall Toilet with Concealed Cistern & Soft Close Seat	NONE	03.06.2024
Supporting Docs	Concealed Cistern	NONE	03.06.2024
Supporting Docs	Toilet Tank Bank Water Conserving Tank Insert	NONE	03.06.2024
Supporting Docs	As Built Part G Water Calculator for East Lodge - Main House	01	02.07.2024
Supporting Docs	As Built Part G Water Calculator for Annexe	02	02.07.2024
Supporting Docs	East Lodge and Annexe As Built Part G Summary Calculation	NONE	02.07.2024

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