**From:** Bill Gover <Boatybill@hotmail.com>
**Sent:** 28 September 2025 19:46:07 UTC+01:00
**To:** "Halima.Chowdhury" <Halima.Chowdhury@horsham.gov.uk>
**Cc:** "Lucy" <lucycave19@hotmail.com>
**Subject:** Re: URGENT - DISC/25/0213, Springvale Fields, Woodland Lane, Colgate,

Dear Halima,
With reference to you email dated 23 September requesting product information for the WC's, taps, shower head, dishwasher and washing machine as referenced in the Part G Calculator and Water Neutrality Statement, please see below for details.
Please note though, as per my earlier email, this is a self-build and it may take over a year before these fittings will be required. It is therefore possible that the choice may change depending on product availability at the time, new product choices or for some other legitimate reason. A final choice will be confirmed when we apply for condition 5 to be discharged. Please also note that this will also have to be approved by Building Control.
Regards
Bill

**Toilets** - Eco-delux 4.5/3ltr flush (average 3.75ltr flush)

https://www.victorianplumbing.co.uk/ecodelux-metro-water-saving-close-coupled-toilet-soft-close-seat?s_kwcid=AL!15853!3!!!!x!!&gclsrc=aw.ds&gad_source=1&gad_campaignid=20260899310&gclid=EAIaIQobChMIvoivlNXxjwMVwpFQBh209A7oEAQYASABEgKDOfD_BwE

**Bathroom taps** - 5.7ltr per minute

https://www.grohe.co.uk/en_gb/bathroom/water-saving-innovations-taps.html

**Showers -** Mira 8ltr per min

https://www.mirashowers.co.uk/p/parts-and-accessories/shop-showerheads/mira-beat-fixed-showerhead-and-arm-11740578?skuId=1.1740.578

**Kitchen taps** - Bristan 5ltr per min flow regulator to be fitted to chosen Bristan sink tap.

https://www.bristan.com/products/spares-components?code=eco%20tap5#Features

**Washing Machine** - Bosch 5.55ltr per kg

Bosch Serie 4 WGG04409GB user manual (English - 52 pages)

**Dish Washer** - Bosch 1.08 ltr per setting

https://www.manuals.co.uk/bosch/serie-4-wgg04409gb/manual?file=3872372

**From:** Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
**Sent:** Wednesday, September 24, 2025 13:46
**To:** Bill Gover <boatybill@hotmail.com>
**Cc:** Lucy <lucycave19@hotmail.com>
**Subject:** RE: URGENT - DISC/25/0213, Springvale Fields, Woodland Lane, Colgate,

Dear Bill,
**DISC/25/0213,**
**Springvale Fields, Woodland Lane, Colgate,**
**Approval of details reserved by conditions 3 and 4 to approved application DC/24/1697.**

I refer to your email below and I duly note your comments.

As highlighted below, Condition 4 requires the submission of full details of the water efficiency measures as well as the rainwater harvesting system. These details are required prior to the development being built above ground floor slab level.

4 Pre-commencement (slab level) Condition: No development above ground floor slab level shall commence until full details of the water efficiency measures and rainwater harvesting system required by the approved water neutrality strategy (received 22.11.2024) have been submitted to and approved in writing by the Local Planning Authority. The rainwater harvesting system shall include suitable storage tanks to provide a minimum 35 days storage capacity (at least 3,012l), including details of their location and whether they would be surface mounted or set within the ground, in addition to evidence that their initial fill will be supplied with water from outside of the Water Supply Zone.

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), Paragraph 193 of the National Planning Policy Frame-work (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).

As highlighted below, Condition 5 requires proof that these measures have been installed through the submission of evidence demonstrating the specification of fittings and appliances used, evidence of their installation, and details of the rainwater harvesting scheme installed

5 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, details of the rainwater

harvesting system installed including a minimum 35 days storage capacity, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter, or to a similar improved water performance.

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), 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).

In summary, condition 4 requires submission of details before installation and condition 5 requires submission of evidence demonstrating their installation.

I hope the above information provides further clarity.

Kind regards

**Halima Chowdhury**
Planning Officer

**Telephone:** 01403 215059
**Email:** Halima.Chowdhury@horsham.gov.uk

Horsham District Council

**Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB**
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

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**From:** Bill Gover <Boatybill@hotmail.com>
**Sent:** 24 September 2025 08:14
**To:** Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
**Cc:** Lucy <lucycave19@hotmail.com>
**Subject:** Re: URGENT - DISC/25/0213, Springvale Fields, Woodland Lane, Colgate,

Dear Halima,
The details you are asking for surely come under condition 5, not condition 4? See below where I have copied and pasted the relevant conditions and underlined the relevant information.
Asking for this information now is like asking what colour we are going to paint the walls. This is a self build and is likely to take a year at least to complete. The choice of appliances and water saving fittings change constantly, so giving such specifics now is

pointless as they may not be available when we come to fit them or we may change our minds on which ones we choose.
I will of course give you all the relevant information when I apply to have condition 5 discharged in due course.

Kind regards
Bill

4 **Pre-commencement (slab level) Condition**: No development above ground floor slab level
shall commence until full details of the water efficiency measures and rainwater harvesting
system required by the approved water neutrality strategy (received 22.11.2024) have been
submitted to and approved in writing by the Local Planning Authority. The rainwater harvesting
system shall include suitable storage tanks to provide a minimum 35 days storage capacity (at
least 3,012l), including details of their location and whether they would be surface mounted or
set within the ground, in addition to evidence that their initial fill will be supplied with water
from outside of the Water Supply Zone.

5 **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, details of the rainwater harvesting system installed including a minimum 35 days
storage capacity, and completion of the as built Part G water calculator or equivalent. The
installed measures shall be retained as such thereafter, or to a similar improved water
performance.

Sent from my iPhone

On 23 Sep 2025, at 14:36, Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk> wrote:

URGENT

Dear Bill,

**DISC/25/0213,**
**Springvale Fields, Woodland Lane, Colgate,**
**Approval of details reserved by conditions 3 and 4 to approved application DC/24/1697.**

I refer to the above application.

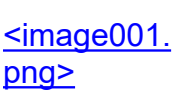
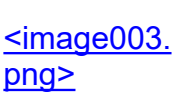
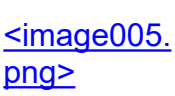
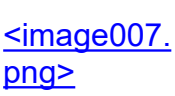
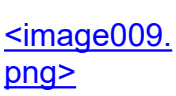
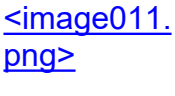
Unfortunately, insufficient information has been provided to discharge condition 4. Please kindly provide product information for the WC's, taps, shower head, dishwasher and washing machine as referenced in the Part G Calculator and Water Neutrality Statement.

I would appreciate an urgent response as soon as possible.

Kind regards

**Halima Chowdhury**
Planning Officer

**Telephone:** 01403 215059
**Email:** Halima.Chowdhury@horsham.gov.uk

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