Horsham District Council

Mr Jeremy Riches
Sandpond Cottage
Gay Street
Pulborough
RH20 2HL

Our ref:	DISC/24/0115
Your ref:	Sandpond Cottage, Gay Stree - D
Email:	planning@horsham.gov.uk
Direct Line:	01403 215538
If Calling Please ask for:	Hannah Darley
Date:	26th July 2024

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England) Order 2015

Application for Approval of Details Reserved by Condition 3 and 4 to approved application DC/23/1249

Sandpond Cottage Gay Street Pulborough West Sussex

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

3. **Regulatory Condition**: Within 3 months of this decision, evidence shall be submitted to the Local Planning Authority for its approval in writing that the approved water neutrality strategy has been implemented in full, including evidence of retrofitting the fixtures and fittings within the main dwellinghouse known as 'Sandpond Cottage' and the holiday let hereby approved. The evidence shall otherwise 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.

   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 - 26th July 2024

4. **Regulatory Condition**: Prior to the installation of the gates hereby permitted, details of the fence, including elevations, shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall thereafter be maintained in accordance with the approved details.

Reason: In the interests of visual and residential amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 26th 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
Plans	Gate and Boundary Plan and Elevation	2519	22.05.2024
Supporting Docs	Water Efficiency Measures		22.05.2024

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