Horsham District Council

Mr Panos Konidaris
Bluestone Planning LLP
13 The Black Barn
Manor Farm
Manor Road
Wantage
OX12 8NE

Our ref:	DISC/23/0276
Your ref:	Summerhouse at Holme Manor, P...
Email:	planning@horsham.gov.uk
Direct Line:	01403 215633
If Calling Please ask for:	Guy Everest
Date:	14th June 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/22/1195

Holme Manor Mare Hill Road Pulborough 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 not 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 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 - 14th June 2024

4. **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be occupied or use hereby permitted commenced until the approved cycle parking facilities associated with that dwelling or use have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.

   Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

Date of approval - 14th June 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 Statement	Covering Letter		22.12.2023
Elevation plan	Bicycle Parking Shed Elevations	468/1221/JF 001	22.12.2023
Photos	Evidence of installation & spec of new taps		22.12.2023
Photos	Evidence of toilet cistern install		22.12.2023
Roof plan	Roof & Floor Plan - Bicycle parking shed	468/1221/JF 002	22.12.2023
Site plan	Site Plan	468/1221/SB.P03	22.12.2023

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