DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1890
Ghyll House Farm, 3 The Grange, Broadwater Lane, Copsale, West Sussex, RH13 6QW

DESCRIPTION:
Construction of a swimming pool to rear garden with associated landscaping works, with lean-to stores to main house to accommodate pool plant and bin storage.

RELEVANT PLANNING HISTORY:

DC/24/1280	Erection of a timber garden shed and pergola to the north of the property. (Retrospective).	Application Permitted on 07.11.2024

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles

Nuthurst Parish Neighbourhood Plan (NPNP) 2015 – 2031:
Policy 10 – Housing Design

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 45: Replacement Dwellings and House Extensions in the Countryside

REPRESENTATIONS AND CONSULTATIONS RESPONSES
Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk.

Consultations:
HDC Arboricultural Officer: No Objection.

Natural England: No Objection, subject to appropriate mitigation being secured.

Parish Comments:
None received.

Representations:
1 representation has been received, supporting the application for the following reasons.

HUMAN RIGHTS AND EQUALITY:
The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT:
The application has been assessed on the basis of the submitted details, together with the planning history of the site and adjoining properties, available images and photographs supplied by the agent. These details were considered sufficient to allow the application to be properly considered and determined.

Character and Appearance

Policy 28 of the HDPF relates to house extensions and outbuildings in the countryside, stating that ancillary accommodation and garaging must demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable of conversion on the site, with new outbuildings sited to have regard to the dwelling they serve and be grouped with the house. The policy also states that the use of ancillary accommodation as a separate dwelling will not be supported.

Policies 32 and 33 of the HDPF seek to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.

Policy 10 of the NPNP states that “The scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings. In the High Weald Area of Outstanding Natural Beauty, proposals must avoid any significant detrimental effect on its landscape and natural beauty. Development should make use of high-quality materials and finishes.

Ghyll House Farm is a detached dwelling on Broadwater Lane. Permission is sought for the construction of a swimming pool to rear garden with associated landscaping works, with lean-to stores to main house to accommodate pool plant and bin storage. The site benefits from a large residential curtilage with a considerable distance from neighbouring properties.

The proposal is considered to be of an appropriate size and scale to the dwelling with the siting well contained within the curtilage and in relation to the main building. It is considered that the scale and siting of the development is such that the wider visual impact would be limited, and when seen it would be in the context of a residential dwelling which forms part of a small cluster of development. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

Impact on Neighbouring Amenity

Policy 33 of the HDPF states that permission will be granted for development that does not cause

unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

It is considered that the siting and layout of the proposed swimming pool and the resulting relationship with neighbouring properties would be sufficient to prevent any unacceptable harm to neighbouring amenity, in accordance with the above policy.

Water Neutrality

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

The application is accompanied by supporting information in respect of water, setting out that the swimming pool will be filled entirely from imported water at first fill, and then maintained using rainwater harvesting to top up, with all water recycled using filters. The submitted Water Neutrality Statement identifies that the rainwater harvesting system would capture water from the pool cover totaling some 25,000 litres per year based on conservative rainfall levels and would feed a 8 water butt tank with a total capacity of 2,000 litres. The statement also identifies that the rainwater harvesting tank will collect water, which would then be used to pump feed the auto top-up system of the swimming pool.

The submitted measures are considered sufficient to ensure that the development would not necessitate an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 180 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

The above mitigation would be secured through condition, and on this basis Natural England has raised no objection to the proposed swimming pool.

Biodiversity Net Gain

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024, all householder applications are current exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

Conclusion

The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

Recommendation: Application Permitted

Conditions:

2 **Standard Time Condition**: The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the proposed plans and application form.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level shall commence until full details of the rainwater harvesting system required by the approved water neutrality strategy (set out in email correspondence dated 04/02/2025) 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.

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).

5 **Pre-Use Condition**: The swimming pool hereby permitted shall not be first used (through its filling with water) until details setting out how water will be provided to the site have been submitted to and approved in writing by the Local Planning Authority. These details shall set out measures to ensure the swimming pool sources water by way of delivery without placing additional demand on the mains water supply and the Sussex North Water Catchment Area. The swimming pool shall thereafter be filled in accordance with the agreed details, which shall be adhered to 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).

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/24/1890

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		PL.001	18.12.2024
Block plan	Proposed	PL.002	18.12.2024
Site plan	Proposed section	PL.003	05.12.2024
Elevation plan	Proposed roof	PL.005	05.12.2024
Design & Access		NONE	05.12.2024

Statement			
Layout plan		PL.000	05.12.2024
Elevation & Floor plan	Proposed roof	PL.004	05.12.2024
Supporting Statement	Water Neutrality Statement	NONE	05.12.2024
Supporting Docs	Email Correspondence re: water neutrality	NONE	04.02.2025

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 03/03/2025

Authorising Officer sign/initial Guy Everest Date: 06.03.2025