Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0111
Ghyll House Farm, 3 The Grange, Broadwater Lane, Copsale, West Sussex, RH13 6QW

DESCRIPTION:
Approval of details reserved by conditions 4 and 5 to approved application DC/24/1890

RELEVANT PLANNING HISTORY:

DC/24/1890	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.	Application Permitted on 06.03.2025

PLANNING ASSESSMENT

Planning Application DC/24/1890 was granted consent on 06.03.2025. This permission was for the following:

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.

Consent is sought to discharge the details reserved by conditions 4 and 5.

Condition 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).

The information provided demonstrated 35 days of storage capacity and details the size of the tanks and their location, which would compensate for any water lost from evaporation. The requirements of the condition have been satisfied.

Condition 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).

An invoice and a letter from the company detailing the above requirement has been provided, confirming that the initial fill will take place from water sourced outside of the water supply zone. The requirements of the condition have therefore been satisfied.

Recommendation: Application Permitted

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: DISC/25/0111

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Site plan		PL002	01.04.2025
Supporting Docs	Condition 4		01.04.2025
Supporting Docs	Home Counties Invoice		01.04.2025
Supporting Docs	Amended water neutrality statement		12.05.2025

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 15/05/2025

Authorising Officer sign/initial RHERMITAGE Date: 27.05.2025