Appeal 6006904

Interested party comments

Appeal type	Planning
Appeal procedure	Written
Appeal site	Rowan, Two Mile Ash, Horsham, RH13 0LA
Agent contact details	[redacted]
Local planning authority	Horsham District Council
Application number	DC/25/0606

Interested party 1

Comments

Planning Application DC25/0606 – Change of Use of Residential Swimming Pool to Commercial Use (Two Mile Ash Road)

I wish to formally object to the appeal relating to the above application.

I must begin by stating that I am genuinely surprised that this application has been taken to appeal given the strength and breadth of opposition. There were over 30 objections on clear material planning grounds, a formal objection from the Parish Council, and concerns raised by local Members. This level of consistent and well-founded objection strongly indicates that the proposal is inappropriate for its location.

This proposal is materially different from almost all other countryside swimming pools that have been approved within the district. Unlike comparable schemes, this site is in close proximity to neighbouring residential properties and lacks the key characteristics that have justified approvals elsewhere.

When compared with other countryside swimming pools in the district, this application performs extremely poorly. Other approved facilities typically benefit from being established businesses, having large on-site car parks, receiving Parish Council support or no objection, being located a significant distance from neighbouring dwellings, attracting limited objections, and often demonstrating clear need and prior commercial or agricultural use.

In contrast, the application at Two Mile Ash fails on these key criteria. It is not an established business, does not provide adequate parking, has generated substantial objection, is located close to neighbouring homes, and fails to demonstrate any meaningful unmet demand. It is also located in an area already served by multiple

existing swim schools.

1. Development Plan Conflict – Countryside Location

The site lies outside the Built-Up Area Boundary. Under HDPF Policy 26 (Countryside Protection), development is only permitted where it is essential to its countryside location and meets specific criteria.

A commercial swim school is neither essential to a rural location nor does it fall within the defined acceptable uses. Furthermore, it would result in a significant increase in activity, including frequent vehicle movements and customer turnover, which is explicitly contrary to Policy 26.

2. Impact on Residential Amenity

The NPPF requires that development ensures a high standard of amenity for existing and future occupants.

The operation of a commercial swim school involves frequent class changeovers, increased traffic, noise from vehicles, conversations, and general activity associated with children's lessons. On a narrow rural lane with nearby dwellings, this level of activity is incompatible with maintaining a peaceful residential environment.

HDPF Policies 24 and 33 require avoidance of unacceptable amenity harm. The cumulative impact of noise, disturbance, and activity would clearly fail this test.

3. Transport, Access and Parking

Even if highway safety thresholds are not technically breached, the NPPF requires safe and suitable access for all users.

The site lacks the level of parking and access provision typically associated with approved commercial swim schools. Increased vehicle movements and parking pressures on a rural lane would have a harmful impact on both safety and amenity.

4. Sequential Test – Location of Leisure Uses

A commercial swim school is a main town centre use under the NPPF.

No robust sequential assessment has been provided to demonstrate that suitable in-centre or edge-of-centre locations have been considered. This represents a clear failure to comply with national policy.

5. Lack of Demonstrated Need

The applicant's suggestion of unmet demand is not supported by evidence.

The referenced change in provision at West Grinstead Swimming Academy reflects a commercial decision to bring lessons in-house, not a loss of capacity. Lessons continue to be delivered at the same or greater levels.

There are already multiple swim schools operating locally with spare capacity. One provider alone has over 1,100 lesson spaces with approximately 730 currently filled. There is therefore no clear or compelling need for an additional facility, particularly in a residential location and with two other pools within close proximity.

6. Comparison with Previously Approved Pools

Previously approved countryside pools differ significantly from this proposal. They were typically:

Located on large plots with substantial separation from neighbours
Supported by the local community
Provided with extensive parking
Already operating commercially
Associated with agricultural or established uses

This proposal introduces a new commercial use into a sensitive residential setting and cannot reasonably be compared with those cases.

7. Landscape and Urbanising Impact

The introduction of additional hardstanding, parking, and activity would erode the rural character of the area.

This conflicts with HDPF Policies 25, 32 and 33, which require development to respect landscape character and avoid urbanising effects in the countryside.

8. Relevant Appeal Decisions

Recent appeal decisions strongly support refusal in cases of domestic swimming pools being used commercially, particularly where amenity and parking impacts arise.

APP/J1535/W/24/3346990 (Epping Forest, February 2025): A retrospective change of use to mixed domestic and community swimming lessons was dismissed. The Inspector found that the intensity of comings and goings and parking activity caused unacceptable harm to neighbours' living conditions, and that the benefits did not outweigh this harm.
APP/B5480/W/24/3350877 (Havering, September 2025): A change of use to a commercial swim school was dismissed due to insufficient parking and operational impacts. The proposal conflicted with development plan policies and failed to mitigate impacts on neighbours and the surrounding area.
APP/L1765/C/18/3248513 (Winchester, 2019): An enforcement appeal relating to commercial use of a domestic pool was dismissed. The Inspector confirmed that the scale and nature of swimming lessons constituted a material change of use, significantly different from incidental residential use, requiring careful scrutiny of amenity impacts.

These decisions clearly demonstrate that proposals of this nature are frequently dismissed where intensification of use harms residential amenity or conflicts with planning policy. The current proposal shares

	those same harmful characteristics. Conclusion There are multiple clear and compelling reasons why this appeal should be dismissed: Conflict with countryside protection policy Significant harm to residential amenity Failure to meet the sequential test Urbanising impact on rural character No proven need Clear precedent from recent appeal decisions Taken together, these factors demonstrate that the proposal is fundamentally unsuitable for this location. I respec st that the Planning Inspector dismisses this appeal. [redacted]
Supporting documents	Planning_Comparison_Table.docx (/published-document/4263f767-9b10-42ca-9379-99970be3984a)

Interested party 2

Comments	> Material Change: Proposal DC/25/0606 fundamentally differs from DC/24/0757, shifting parking from a distant field to within 2ft of our garden boundary, violating Policy HDPF33. >Residential Amenity: 37 daily commercial vehicles (52 weeks/year) will queue, reverse, and idle directly outside our kitchen and patio, causing severe noise, exhaust fumes, and loss of privacy. >Countryside Character: Formalizing parking and increasing traffic intensity harms the rural setting, breaching HDPF Policies 25, 26, and 32. >Mitigation Impossible: Proposed acoustic fencing is unfeasible due to buried UK Power Networks cables requiring 1m clearance; fencing cannot stop exhaust fumes or queuing noise. >Factual Errors: Appellant's "trial period" data is invalid as the brick building (blocking current parking) was not removed until Summer 2025; boundary maps incorrectly cut through our property. >No Unique Benefit: Multiple alternative swim schools exist nearby with proper road-adjacent parking; this proposal offers no justification for the severe harm to our amenity. >Conclusion: Refuse appeal due to material harm, inaccurate baseline data, and failure to co he Southwater Neighbourhood Plan Policy 16 [redacted]
Supporting documents	rowanappeal2.pdf (/published-document/631b4595-0900-45ec-9d5b-061d574bda7a)

Interested party 3

Comments

‘Backsett’
Two Mile Ash
Horsham
West Sussex
RH13 0LA

16 April 2026

To: The Planning Inspectorate
Re: Appeal Reference 6006904

Applicant: Amit Patel
Property: ‘Rowan’, Two Mile Ash, Horsham RH13 0LA

Introduction

In reference to the grounds of appeal statement March 2026 , version 1.
It should be noted that fig. 1 site location , Red line plan is inaccurate.

Item 1.2
Planning permission was refused for the following reason.
The proposed change of use would result in unacceptable amenity impact on the adjoining neighbours at ‘Westlands’ contrary to policy 33(2) of the Horsham District Planning Framework (2015) and policy 16 of the Southwater Neighbourhood Plan (2021).

Item 2
Site Surroundings and Background
Item 2.2 states that the swimming pool outbuilding is accessed via an existing track. The access is a relatively straight pathway that is accessed by cars, vans, tractors as well as UK Power Networks with a cherry picker to maintain trees surrounding the rear of the site.

It should be emphasised that this pathway is single track and unable to facilitate vehicles passing in opposite directions.
Also the access to and from the track, joins the highway via a driveway, on a blind bend in the road, which is subject to a 40 mph speed limit.
It is perfectly feasible that vehicles carrying parents and children could end up causing a hazard in the road whilst waiting to access the track and indeed when leaving the premises.
I am aware of two non-fatal vehicle accidents in this location, with one vehicle ending up on its’side in a drainage ditch and another with a car embedded in the side of a neighbours car which was parked off road on their driveway.

Item 2.3 highlights that the existing private use of the pool is unrestricted, in terms of use and can be used at any time and by any number of people.
It should be emphasised that it is a Private pool, which would generally be used by family, friends or members of the family.
This cannot be compared to the proposed commercial use.

Item 2.5
Refers to a previous application which was refused for various reasons.
(1)related to proposed parking arrangements , to include a further hardstanding area for parking, resulting in the formalisation of the countryside setting, some of which included an area, referred to as a pony paddock, which formed part of the agricultural field.

Item 2.6
Relates to moving the car parking area to within the domestic curtilage, whilst the previously prepared parking area would have been accessed by the existing track.
It should be noted that the revised location would result in a greater concentration of vehicles being parked within a more compact area closer to the kitchen and garden area of the immediate neighbour, resulting in a greater loss of privacy and a greater concentration of noise and vehicle emissions.

Item 2.9
Relates to the impact on the amenity of the neighbours as not being of concern, it should be blatantly obvious that the amenity of the neighbours would be adversely affected by the formalisation of the car parking area within such a close proximity to their property.

Item 4
Impact on Amenity - Reason for refusal 1:
Item 4.17
Policy 33 of the HDA states that permission will be granted for development that does not cause unacceptable harm to the amenity of occupiers/users of nearby properties and land.

Item 4.3
The reason for refusal from the Council says that the appeal scheme would result in unacceptable amenity impact on the adjoining neighbours property,' Westlands'.
This is considered to be insufficiently precise by the appellant, with no evidence presented to substantiate this reason for refusal.

Where is the evidence being presented by the appellant, to contradict the obvious fact that the neighbours would be subjected to a loss of privacy within their own garden/s and therefore an unacceptable harm to their amenity.

It appears to be inferred that there will be no adverse effect on any of the neighbours, presumably based on the assumption that they would all be out at work during the time that these swimming lessons would be taking place, when in fact the majority of the neighbours in close proximity to 'Rowan' are in fact retired and will invariably be at home during the relevant times.

Items 4.4 and 4.5 already covered in Item 2.3

Items 4.6 and 4.7
The noise management plan seems to relate to the external noise only.
Also refers again to the unrestricted use of the pool, which has already been covered.

Item 4.8
West Sussex Highways do not normally visit sites and inevitably their opinions are based on desktop exercises.

Item 4.9
Refers to the planning Committee speculating on the number of vehicle movements resulting from the commercial use of the pool.
It states that “technical consultees” have concluded that there would be no detrimental impact on the neighbouring property at Westlands.
Where is the evidence produced by the
“technical consultees”?.

Item 4.10
This item would appear to be a veiled threat to the neighbours , by reference to “the existing private pool can lawfully operate far more intensively than is being proposed”.

It is not difficult, probably not requiring the services of “technical consultees”, to work out the likely vehicle numbers of movements resulting from the commercial use of the swimming pool by a stated number of pupils over a stated time scale.

Item 4.11
It is stated that the appellant undertook a trial run of the commercial use of the swimming pool over the weekend of the 03-05 May 2024 and apparently there were no complaints in relation to noise raised.

It is stated that clearly, there was no harm to amenity.

There is no realistic comparison of having a trial run over a “Bank Holiday weekend”, with no indication of the numbers, or hours involved, to four days during the week, comprising 35 pupils and parents, with 70+ vehicle movements per day for a period of 4 weekdays.
This equates to approx. 12584 vehicle movements over the 44 weeks proposed.
If this was extended to 52 weeks it would then equate to nearly 15000 vehicle movements.

Item 4.12
Taking the above into account, it is unlikely that the proposals would be in accordance with Policy 33 of the HDPF and Policy 16 of the SNP.

Item 4.13
Unlikely due to high voltage electricity cables being buried in this location.

5. Summary and Conclusions

Item 5.1
It is obvious that the scheme would have a severe detrimental impact on neighbouring properties, especially ‘Westlands’.
It should be noted that there are already 8 pools, either private or public, offering lessons for children within the local area.

Item 5.4
The evidence shows that this development would have an unacceptable detrimental effect on the neighbouring amenity.

Item 5.6
In summary, we would urge the Inspector not to allow this appeal and not to grant planning permission .

Yours faithfully

[redacted]

Supporting documents No documents

Interested party 4

Comments

The appellant has had two planning applications refused. These have both been fully assessed by the Parish and District councils and both rejected,

Therre have been no developments made that significantly change these outcomes.

I feel that there has to be a point at which the outcome is accepted becaus those impacted time and effort and a fair degree of stress, [redacted]

Supporting documents Swimming Pool Planning Appeal Objection.docx (/published-document/74010042-f261-454b-a5cd-7571dd0119be)

Interested party 5

Comments

I request that you reject this appeal against Horsham District Council's rejection of planning application DC/25/0606, on the grounds of the detriment to the lives of neighbours and near neighbours.
Specifically, I refute the Grounds of Appeal Statement clauses 4.3, 4.4, 4.5 and 4.11:
4.3: The Council's refusal is obviously based on its agreement with and understanding of Westlands' residents' thorough analysis of the amenity impact. We too would be impacted to slightly lesser degree.
4.4/4.5: The argument is specious. Intense use of and access to the pool and proposed car park for over 3 hours per day, 4 days per week is bound to be significantly more disturbing than informal visits by friends and family. Also, informal visits could be additional to the commercial proposal.
4.11: The lack of any complaint about a one-off informal gathering means nothing. Such occasional domestic events are normal and generally tolerated by reasonable neighbours.

Road access
West Sussex County Council have failed to acknowledge the

	potential traffic risks. For cars leaving Rowan, the sightline to the southwest is seriously impaired by a bend in the road and a high and wide banked verge. Apparently, they have n he sight to assess it, relying on merely viewing a map. [redacted]
Supporting documents	No documents

Officer Justification for Approval – Comparison Analysis

Planning Application DC25/0606 – Change of Use of Residential Swimming Pool to Commercial Use (Two Mile Ash Road)

HDC officers initially considered this application comparable to other countryside swimming pools, suggesting it may be acceptable in principle. However, a detailed comparison demonstrates that this application is materially different from those previously approved.

The initial committee report states:
"It is acknowledged that the proposal would result in a greater level of activity within the site than currently established. It is however noted that similar commercial swimming pools are located within the countryside, where this is not considered to be unusual. The proposal would provide an additional recreational facility and would provide economic benefits to the rural area. On the balance of these considerations, it is therefore considered that the proposal would be acceptable in principle, subject to all other material considerations."

This comparison was presented to the Planning Committee to assist in determining whether the application is genuinely comparable to others. It is my view that this evidence highlighted that the officer assessment was not sufficiently robust and helped inform the committee's decision.

Officer Justification for Approval

Given that the officers are relying on comparisons with "similar" countryside swimming pools, I have prepared the following **comparison table** so councillors can judge for themselves whether this application is materially similar, or materially different:

Comparison with Other Countryside Swimming Pools

Possible points of difference	Sussex Swim School Lower Beeding	West Grinstead Swim Academy Cowfold	Rowan Two Mile Ash	Horsham Swim School	Bubbles Swim School Two Mile Ash
Existing established business	☑ Yes	✖ No	✖ No	☑ Yes	☑ Yes
Large car park for 20–30 cars	☑ Yes	☑ Yes	✖ No	☑ Yes	☑ Yes
Parish council supported / not objected	☑ Yes	☑ Yes	✖ No	☑ Yes	N/A
Over 300m from nearest neighbour	☑ Yes	☑ Yes	✖ No	☑ Yes	✖ No
Fewer than 33 neighbour objections	☑ Yes	☑ Yes	✖ No	☑ Yes	☑ Yes
Over 67 letters of local support	☑ Yes	✖ No	✖ No	☑ Yes	N/A
Meets water neutrality guidelines	N/A	N/A	✖ No	☑ Yes	N/A
Previous commercial/agricultural use	☑ Yes	⚠ Unsure	✖ No	☑ Yes	☑ Yes
Proven need in business case	☑ Yes	☑ Yes	✖ No	☑ Yes	☑ Yes
No other pools within 3 miles	☑ Yes	☑ Yes	✖ No	☑ Yes	✖ No
Local Horsham-based employer	☑ Yes	☑ Yes	✖ No	☑ Yes	☑ Yes
Comparison score	**10**	7	**0**	**11**	6

This “ROWAN Two Mile Ash RH13 0LA” application scores *0*, does this highlight clear differences and lack of comparable merit?

Conclusion:
The Rowan Two Mile Ash application scores 0 across the comparison criteria. This clearly demonstrates that it is not materially comparable to previously approved countryside swimming pools. The differences are significant and directly relevant to planning considerations, particularly in relation to amenity impact, location, and policy compliance.

Westlands
Two Mile Ash
Horsham
RH13 0LA
[redacted]

15 April 2026

V3

To: The Planning Inspectorate **Re:** Appeal Reference 6006904

Applicant: Amit Patel **Property:** Rowan, Two Mile Ash, Horsham, RH13 0LA

1. Introduction

We are responding to the Planning Inspectorate Reference number 6006904 appeal. We live at Westlands which is adjacent to Rowan on its northeastern boundary. Westlands is one of four semi-detached Victorian properties with long thin gardens, each about 25 feet wide in a countryside setting.

Our objection is based on the material changes introduced in Planning Application ***DC/25/0606*** compared to the previously assessed ***DC/24/0757***. These changes fundamentally alter the character of the development, causing significant harm to our residential amenity, privacy, and the countryside setting, in direct contravention of Policy HDPF33 (2) (Horsham District Policy Framework) and Policy 16 of the Southwater Neighbourhood Plan.

2. Background & Site Context

Access to the proposed swimming pool facility (to change from private use to private & commercial use) requires customers to enter the main driveway, turn left, and pass through a narrow gate (**Figure 1)** which is a few feet from our property boundary. This gate leads to a concrete track, providing access to telegraph poles by UK Power Networks.

The track runs less than two feet from our garden boundary for most of its length (**Figure 10**). While currently used occasionally by gardeners, pool maintenance vans, and tractors for agricultural access, the proposed commercial operation will transform this into a high-frequency car route. Vehicles will pass directly by our kitchen door, windows, and patio area, where we hang laundry, relax, and socialise. The inevitable queuing of cars upon leaving lessons will generate significant noise and exhaust fumes in immediate proximity to our living space (see **Figures 1 - 6**).

3. Key Material Changes: DC/24/0757 vs. DC/25/0606

The revised proposal is not merely a minor adjustment but a fundamental change in the character of the development. The following comparison demonstrates that Application

DC/25/0606 represents a material departure from the previously assessed ***DC/24/0757***, exacerbating the harm to our residential amenity:

Feature	**Application *DC/24/0757* (**May 2024)	**Application *DC/25/0606*** (April 2025)	**Impact on Residents**
Parking Location	Agricultural field (behind properties, separated by distance) (**Figure 7**)	**Immediately adjacent** to the pool house and garden boundary (~2 ft away) (**Figure 8**)	Eliminates buffer zone; vehicles park adjacent to our garden.
Operational Period	44 weeks per year. ***DC/24/0757*** Water Neutrality statement 10/07/24	**52 weeks per year** (Year-round).	No respite.
Daily Hours	09:45 – 12:15 (2h 30m).	**09:30 – 13:00** (3h 30m).	Actual disturbance window likely 09:00–13:30 (setup/cleanup), extending intrusion by ~1 hr.
Traffic Density	~37 trips/day (spread over field).	~37 trips/day (**concentrated** next to house).	Vehicles must queue, reverse, and idle in a confined space immediately adjacent to the residence.
Mitigation	Distance provided natural noise reduction from parking.	**Acoustic fencing proposed** but possibly unfeasible due to buried cables.	Fencing cannot mitigate exhaust fumes, queuing noise, or loss of privacy from cars parked feet away.

4. Loss of Amenity in a Countryside Setting

The proposed parking area in ***DC/25/0606*** is located just a few feet from our border (**Figures 5, 6 & 8**). This results in a complete lack of privacy, noise from idling engines, doors closing and customer conversations, and exposure to exhaust fumes. This level of commercial intrusion is unacceptable in a countryside setting.

The operating times are stated as 09:30 to 13:00, 52 weeks per year. However, swimming teachers must arrive earlier to set up, and customers will arrive early and leave late. Consequently, disturbances would likely occur from **09:00 to 13:30**, four days a week.

The Noise Management Plan (submitted 14/04/25) only addresses noise **inside** the pool building. It fails to account for the **15,000+ car trips per year** passing our kitchen and patio, and the **7,500 cars per year** parking adjacent to our garden (37 cars per day x 4 days per week x 52

weeks per year). As retired residents who spend significant time gardening and growing produce during daylight hours (**Figure 4**), this commercial change of use effectively halves the usable time of our garden.

5. Inaccuracies in the Appellant's Grounds of Appeal

The appellant's Ground of Appeal Statement contains several factual inaccuracies and misrepresentations:

5.1. Boundary Misrepresentation The site boundary shown in red on the appellant's document **Ref P-045 v1, Figure 1,** and other location plans previously submitted incorrectly cuts through our house and garden, creating a false impression that the pool is further away, and erroneously implies that the residential curtilage of Rowan extends significantly into the agricultural field. The actual residential curtilage is show in in **Figure 12.**

5.2. Ambiguity on Private vs. Commercial Use (Sections 4.4 - 4.5) The appellant states the existing private use of the pool is unrestricted (in terms of hours of use and number of people), and with the proposed plan the pool will be used four mornings a week for commercial purposes only. This implies private use will cease. If private use continues alongside commercial operations, the cumulative traffic and noise will exceed the claimed 37 daily trips, undermining the appellant's impact assessment.

5.3. Misrepresentation of the Trial Period (Paragraph 4.11) The appellant claims a trial took place on 3rd to 5th May 2024 and that our lack of complaint proves no disturbance occurred.

- Was the trial observed by an HDC planning officer?
- **Timing:** This trial occurred two weeks **before** the submission of ***DC/24/0757***. If the trial took place, we would have been unaware it was a trial and would have assumed it was a one-off private gathering. We do not object to neighbour parties.
- **Physical Impossibility: Figure 7** shows the proposed parking in the field at that time (***DC/24/0757***). The trial could not have reflected the current proposal: at that time, a brick building stood (**Figure 9**) where the new parking area is proposed. This building was not removed until Summer 2025. **Figure 6** shows the remaining foundation of the building. Only 3 cars could have parked there during the trial. The current proposal allows for significantly more vehicles in a larger space.
- **Figures 8&9** show a garden shed on our property that was removed in 2019; the area is now our patio/table space.

5.4. Water Neutrality Flaws (Paragraph 2.8) The appellant claims water neutrality was demonstrated in the statement submitted on 23/06/25. We refer the Inspector to our detailed

response submitted on 06/07/25 and the response from Morriswood Old Holbrook (30/09/25), which highlight critical flaws in the appellant's calculations.

Agenda "Item 8 ***DC/25/0606*** Rowan for Planning Committee Meeting" 7/10/2025 was withdrawn after questions about its water neutrality statement. It was then rescheduled for 2/12/2025 after the need for water neutrality was cancelled.

5.5. Lack of Unique Public Benefit (Paragraph 3.2) The appellant argues for economic and social benefits. Residents can choose from several nearby swimming schools: **Christ's Hospital** (RH13 0LJ, 0.6 miles), **The Pavilions** (RH12 2DF 2.2 miles). Also **Bubbles Swim School** (RH13 0PF, 1.5 miles), **West Grinstead Academy** (RH13 8LU, 4.0 miles), **Horsham Swim School**, **Morriswood** (RH12 4TW, 4.4 miles) and **The Sussex Swim School** (RH13 6NQ, 6.5 miles). These venues all feature dedicated road-adjacent parking, causing no disturbance to neighbours' rear gardens. This proposal offers no additional public benefit to justify the severe harm to residential amenity.

5.6. Infeasibility of Acoustic Fencing (Paragraph 4.11) While the appellant offers to erect acoustic fencing, this is not a viable solution. The space between our border and the track is less than 2 feet wide (**Figure 10**). Crucially, overhead power cables were removed and buried in this exact strip by previous owners. (From memory, the cable is around 6 to 9 inches in diameter). A minimum 1m clearance from the cable centreline is required for maintenance and emergency access. We think permission from UK Power Networks would be mandatory before any groundworks, making the fencing proposal highly unlikely to be approved or effective. Furthermore, fencing cannot mitigate exhaust fumes or the loss of privacy caused by customer cars.

6. Relevant policies

6.1 Impact on Character and Countryside Setting (HDPF Policies 25, 26, 32, 33)

- The existing informal parking area beside the pool (**Figures 6&9**) house accommodates approximately three cars and has historically been used only by pool maintenance workers, gardeners, and builders during refurbishment works.
- The proposed formalised parking area (**Figures 6&8**) would erode the informal rural character of the site and its countryside setting, conflicting with HDPF Policies 25, 26, 32 and 33.
- Introducing a structured parking layout in this location would detract from the natural, undeveloped ambience expected in a countryside environment.

6.2 Increased Activity and Harm to Rural Character (HDPF Policy 26)

- The rise in vehicle movements associated with customers arriving, leaving, and using the pool would materially increase activity levels in what is currently a quiet rural setting.

- This intensification of use would harm the rural character of the area, contrary to HDPF Policy 26.

6.3 Loss of Residential Amenity (HDPF Policy 33(2) and Southwater Neighbourhood Plan Policy 16)

- Operating the pool commercially four days a week from 09:00 to 13:30 removes half of the available daylight hours in which we can reasonably enjoy our garden.
- This level of activity results in gross disruption to residential amenity, conflicting with HDPF Policy 33(2).
- The impact also breaches Policy 16 of the Southwater Neighbourhood Plan (2021), which protects residents from unacceptable harm to amenity.

7. Conclusions

Planning Application ***DC/25/0606*** is significantly different from ***DC/24/0757***. It introduces a high-density commercial operation with parking immediately adjacent to our garden, resulting in:

- 37 cars driving and queuing near our kitchen door and windows, 4 days a week, 52 weeks a year.
- Continuous exposure to exhaust fumes, car noises, and customer chatter.
- A severe loss of privacy and amenity for retired residents who rely on their garden for quality of life.
- A violation of Policy HDPF33 regarding the protection of residential amenity in the countryside.

The appellant's reliance on inaccurate baseline data, the physical impossibility of their proposed mitigation, and the existence of suitable alternative venues elsewhere in the locality render this proposal unjustified.

We urge the Inspector to refuse *DC/25/0606* due to material harm to residential amenity, inaccurate baseline data, and failure to comply with Policy HDPF33.

Yours faithfully,

[redacted]



Figure 1 View of the entrance gate from the side of Westlands



Figure 2 Our Patio



Figure 3 View from our upstairs bathroom window



Figure 4 Our fruit cage and greenhouse. Rowan is on the left



Figure 5 View of the pool building from our garden



Figure 6 View of the pool building from our garden



Figure 7 from DC/24/0757. Location Plan showing car park 30/06/2024



Figure 8 from DC/25/0606. Proposed block plan 2024.440.3 14/04/2025

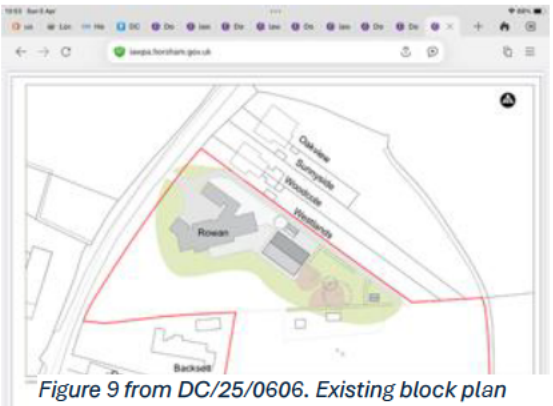

Figure 9 from DC/25/0606. Existing block plan 2024.440.02 14/04/25



Figure 9 Stri[p

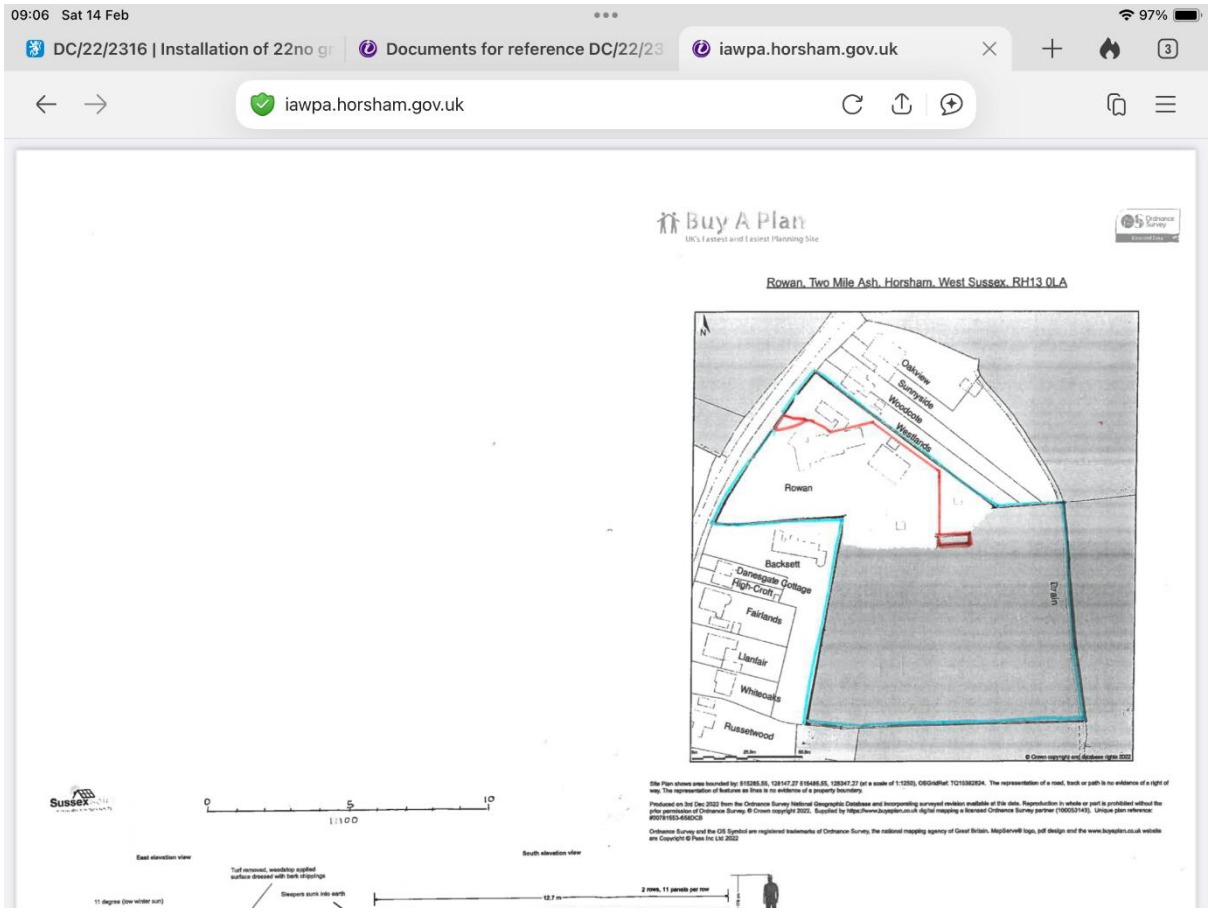

Figure 12 Site Plan from the Land Registry provided in application DC/22/2316 "Location plan and elevations for installation of 22 solar panels at Rowan"

Planning Appeal Objection

1. Introduction

I write to formally object to the planning appeal relating to the change of use of an existing swimming pool to mixed private and commercial use at Rowan, Two Mile Ash, Horsham (Ref: P-045, March 2026).

As a neighbouring resident, I would be directly affected by the proposal. This objection is made on the basis of material planning considerations and relevant development plan policies.

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2. Policy Context

This objection is made with reference to:

- Horsham District Planning Framework (2015), particularly Policies 31, 32, 33 and 40
- Southwater Neighbourhood Plan (2021), Policy 16
- National Planning Policy Framework (NPPF), particularly in relation to amenity, highway safety and sustainable development

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3. Grounds of Objection

3.1 Impact on Residential Amenity (Policy 33, SNP16, NPPF)

The proposed commercial use would introduce a level of activity materially different from that of a private residential use.

The appellant's comparison with unrestricted private use is not realistic. Commercial use results in **regular, repeated and predictable patterns of activity**, including customer arrivals, departures, and associated noise.

This would lead to:

- Increased noise and disturbance
- Loss of privacy
- Erosion of residential amenity

The absence of a robust external noise assessment further weakens the claim that impacts would be acceptable. The submitted Noise Management Plan does not adequately address external noise sources such as vehicle movements and customer activity or the close proximity to those most affected.

The proposal therefore conflicts with Policy 33 and the NPPF requirement to secure a high standard of amenity.

3.2 Highway Safety and Access (Policy 40, NPPF)

The site is located on or near a blind bend and brow of a hill and accessed via a **narrow, single-track route** with constrained visibility, Constraints include:

- Limited width preventing two-way movement
- Restricted visibility in both directions
- Limited on-site turning space
- Absence of pedestrian infrastructure
- Unsatisfactory access for emergency vehicles

The proposed use would increase vehicle movements, particularly during class changeover periods. This is likely to result in:

- Vehicles waiting on the highway
- Reversing and unsafe manoeuvres
- Increased risk to both drivers and pedestrians

Given the rural location, all users would be reliant on private vehicles.

The proposal therefore fails to provide safe and suitable access, contrary to Policy 40 and the NPPF.

3.3 Intensity of Use and Impact on Character (Policies 32 & 33)

The proposal represents a clear intensification of use within a rural residential setting.

Unlike private use, a commercial operation introduces:

- Regular customer turnover
- Concentrated activity at specific times
- Increased traffic and general disturbance

This level of activity is out of keeping with the character of the area and conflicts with Policy 32, which requires development to respect its context.

3.4 Biodiversity and Environmental Impact (Policy 31, NPPF)

Insufficient evidence has been provided to demonstrate that the proposal would comply with biodiversity and environmental requirements.

Concerns remain regarding:

- Lack of clear evidence of biodiversity net gain
- Increased water use and chemical treatment associated with commercial operation

Without robust and evidenced mitigation, the proposal conflicts with Policy 31 and the NPPF.

3.5 Noise and Disturbance (Policy 33, NPPF)

The nature of the proposed use would generate ongoing disturbance from:

- Vehicle movements
- Car doors and engines
- Customer activity

These impacts are a foreseeable consequence of the proposed level of use and would materially affect neighbouring properties, particularly those closest to the access and parking areas.

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4. Response to Appellant's Claims

The appellant suggests that the proposal would have limited impact and may be comparable to private use. This is not supported by a realistic assessment of how the site would operate.

- Commercial use introduces **structured and frequent activity**, unlike private use
- Assertions of minimal impact are not supported by detailed or robust evidence
- A limited or informal trial period does not demonstrate the long-term impacts of sustained commercial use

Planning decisions must consider **likely and foreseeable impacts**, not just existing conditions.

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5. Conclusion

The proposal would result in clear and demonstrable harm, including:

- Adverse impact on residential amenity
- Unsafe and constrained access arrangements

- Inappropriate intensification of use in a rural setting

These harms significantly and demonstrably outweigh any perceived benefits, contrary to the National Planning Policy Framework.

The evidence submitted in support of the appeal does not adequately address the real-world impacts, especially upon immediate neighbours. of the development, particularly in relation to traffic, noise, disturbance and intensity of use.

For these reasons, I respectfully request that the appeal be dismissed.