Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0088
Colgate Farm, Blackhouse Road, Colgate, West Sussex, RH13 6HS

DESCRIPTION:
Approval of details reserved by conditions 1, 2, 3 and 4 to approved application DC/23/0253.

RELEVANT PLANNING HISTORY:

DC/23/0253	Installation of a swimming pool to the rear of the dwelling.	Application Permitted on 26.05.2023.

PLANNING ASSESSMENT

Planning Application DC/23/0253 was granted consent on 26.05.2023. This permission was for the following:

Installation of a swimming pool to the rear of the dwelling.

Consent is sought to discharge the details reserved by conditions 1, 2, 3 and 4.

Conditions 1, 2 and 4:

Please note that conditions 1, 2 and 4 do not require discharging as these only require development to be in accordance with the approved details. The information submitted however, accords with the details as required by the conditions.

Condition 3:

Pre-Occupation Condition*: The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (prepared by Patrick Turner, received by the council on 13.03.2023). The outdoor swimming pool hereby permitted shall not be first used 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 the rainwater harvesting system, fittings and appliances used, evidence of their installation, and swimming pool management plan, as specified in the applicant's Water Neutrality Statement (March 2023). 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).

The application has been submitted with photographs providing evidence of the installation of the water saving measures and rainwater harvesting system. The applicant has evidenced the rainwater harvesting system has been installed. While the requirements of the approved water neutrality statement were for one 12,000 litre rainwater harvesting tank, the applicant has exceeded this by

providing a 10,000l, 5,000l and a 15,000l tank. The cover letter explains the swimming pool management plan in detail. It is therefore considered, that while not in complete compliance with the submitted water neutrality strategy, that the water savings have been made and implemented in full, exceeding the required amount. 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/25/0088

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Photos		1	18.03.2025
Photos		2	18.03.2025
Photos		3	18.03.2025
Photos		4	18.03.2025
Photos		5	18.03.2025
Photos		6	18.03.2025
Supporting Statement	Cover Letter	NONE	18.03.2025

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 07.05.2025

Authorising Officer sign/initial RHERMITAGE Date: 12.05.2025