Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0132
Carpe Diem, Nutbourne Road, Pulborough, West Sussex, RH20 2HA

DESCRIPTION:
Approval of details reserved by conditions 2 and 3 to approved application DC/23/0051

RELEVANT PLANNING HISTORY:

DC/23/0051	Erection of garden leisure building and construction of outdoor swimming pool (Retrospective).	Application Permitted on 31.03.2025

PLANNING ASSESSMENT
Planning Application DC/23/0051 was granted consent on 31.03.2025. This permission was for the following:

Erection of garden leisure building and construction of outdoor swimming pool (Retrospective)

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

Condition 2:
Post-Occupation Condition*: Within 3 months of the date of this permission evidence that the approved water neutrality strategy has been implemented in full shall be submitted to the Local Planning Authority for its approval in writing (including the offsetting / retrofitting measures in relation to the existing property on site - Carpe Diem, Nutbourne Road). 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. This shall include, for the avoidance of doubt, the installation and use of the Compass pool cover. The agreed 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 185 and 186 of the National Planning Policy Framework (2023), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

The Applicant has submitted details and photos of:
- Shower heads, picture & technical details - 8 lm;
- Basin flow restrictors - 2 lm;
- Photo of pool cover as installed;
- as built part G water calculator.

The requirements of the condition have been satisfied.

Condition 3:

***Post Occupation Condition**: Within 3 months of the date of this decision notice, a back wash pre-filter shall be installed to the swimming pool and thereafter retained as such.*

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SAC/SPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), and to enable the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

The Applicant has submitted details and photos of:

- Backwash filter as installed integral to pump

The requirements of the condition have 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/25/0132

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Photos	SHOWER HEAD		21.04.2025
Photos	SHOWER AS FITTED		21.04.2025
Supporting Statement	PART G CALCULATION		21.04.2025
Photos	POOL COVER		21.04.2025
Photos	FLOW RESTRICTOR		21.04.2025
Photos	FLOW RESTRICTOR AS INSTALLED		21.04.2025
Photos	POOL FILTER INSTALLED		21.04.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 04.06.2025

Authorising Officer sign/initial RHERMITAGE Date: 13.06.2025