Horsham District Council

mrs Lucy HOGARTH
3 The Grange
Ghyll House Farm
Broadwater Lane
Copsale
Horsham
RH13 6QW

Our ref:	DISC/25/0111
Your ref:	3 The Grange, Ghyll House Farm
Email:	planning@horsham.gov.uk
Direct Line:	01403 215598
If Calling Please ask for:	Meg Bayliss
Date:	27th May 2025

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England) Order 2015

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

Ghyll House Farm 3 The Grange Broadwater Lane Copsale

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

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).

Date of approval - 27th May 2025

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).

Date of approval - 27th May 2025

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

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 Statement	Amended water neutrality statement		12.05.2025

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully

Emma Parkes
Head of Development and Building Control