Appeal 6006904

Appeal questionnaire

Submitted on 7 April 2026.

Appeal type	Full planning
Appeal site	Rowan, Two Mile Ash, Horsham, RH13 0LA
Agent contact details	[redacted]
Application number	DC/25/0606

Constraints, designations and other issues

Is a planning appeal the correct type of appeal?	Yes
Changes a listed building	No
Affects a listed building	No
Affects a scheduled monument	No
Conservation area	No
Protected species	No
Green belt	No
Is the site in a national landscape?	No
Designated sites	SSSI (site of special scientific interest)
Tree Preservation Order	No
Gypsy or Traveller	No
Public right of way	No

Environmental impact assessment

What is the development category?	Other
Issued screening opinion	No

Did the applicant submit an environmental statement?	No

Notifying relevant parties

Who was notified	ufm6_List_of_Consultees.pdf (/document/cb02b83b-4e77-49a2-a09b-24265354b1d6) List of Inital Neighbours.pdf (/document/a85444ff-fc4f-4bb3-9460-7867e851f437)
Type of notification	Letters or emails to interested parties
Letter sent to neighbours	Initial Neighbour Letter.pdf (/document/20567e34-85ab-4bdf-a1ae-4f8cbf7bc107)
Appeal notification letter	APPEAL Notification letter_for_PINS.pdf (/document/491d0245-7c61-483d-b68f-761c0e56a035) APPEAL Notification_list for_PINS.pdf (/document/05250a8a-1683-4342-be19-c94d4e60f79b)

Consultation responses and representations

Statutory consultees	Yes ABORIC - Tree Section CCCEC – Ecology CCCHI - County Council – Highways ENGNA - Natural England ENGNW - Nat Eng Water Neutrality ENVH - Public Health And Licensing (Env. Health) NEWT - District Newt Licensing PARISH - Parish Council Consultation ENGNA - Natural England NEWT - District Newt Licensing
Responses or standing advice to upload	Yes
Upload the consultation responses and standing advice	Consultation Responses.pdf (/document/e1763910-ecd0-452f-9975-a888fdfe01d4)
Representations from other parties	Yes

Upload representations from other parties	Rep Letters.pdf (/document/9deec143-e048-4db0-a538-4a257a7f553f)

Planning officer's report and supporting documents

Upload planning officer's report	Committee Report.docx (/document/ea29cb18-6c52-4290-8892-85be696481cf)
Do you have any relevant policies from your statutory development plan?	Yes
Policies from statutory development plan	HDPF Cover.pdf (/document/7942c677-0148-4307-994c-c900ff006b7c) HDPF 1,2,3,4,7,9,10,24,25,26,28,30,31,32,33,35,40,41.pdf (/document/63c9656b-7485-402e-b732-fd1fb6df3dc9)
Emerging plans	Yes
Upload emerging plan and supporting information	Horsham District Local Plan 2023 -2040 DRAFT Regulation 19 Dec 2023.pdf (/document/9d7d2d1c-be28-490f-902f-c1546d31b838) Other relevant plans.docx (/document/0002dc81-fb20-439b-a53a-cdf8da0df490)
Do you have any other relevant policies?	Yes
Upload any other relevant policies	SouthwaterPDS_April11.pdf (/document/b16958d7-0a3b-4ee6-bc1d-1f4cdc0fccca) Horsham District Local Plan Regulation 19.pdf (/document/2714666c-8f9e-45c0-9453-25313ce7e33b) Biodiversity-and-Green-Infrastructure-Planning-Advice-Note.pdf (/document/5085ba55-61b9-4e35-8e4f-86b1cba210f4) Shaping-Development-in-Horsham-District-Planning-Advice-Note.pdf (/document/89c371eb-66ec-4c40-87ff-a94f87474a82) Southwater Neighbourhood Plan (Referendum Version).pdf (/document/8321d307-6c57-4432-bae2-bbb51326f990) WSCC parking guidance- NEW Sept 2020.pdf (/document/7c3af3f3-e403-4029-a601-c9e089f5ca56)
Supplementary planning documents	No
Community infrastructure levy	Yes
Upload your community infrastructure levy	Horsham-CIL-Charging-Schedule_April-2017.pdf (/document/237787f1-3f59-42ef-a670-6c22f5dc1f5e)

Community infrastructure levy formally adopted	Yes
Date community infrastructure levy adopted	1 October 2017

Site access

Access for inspection	Yes The applicant site is a residential premises.
Will the inspector need to enter a neighbour's land or property?	Yes Yes, due to the neighbour objection raised.
Neighbour	Westlands,, Two Mile Ash, Horsham, West Sussex, RH13 0LA
Potential safety risks	No

Appeal process

Procedure type	Written representations
Appeals near the site	No
Extra conditions	Yes Conditions: 1 Approved Plans list 2 Standard Time Condition: The development hereby permitted shall begin before the expiration of three years from the date of this permission. Reason: To comply with Section 91 of the Town and Country Planning Act 1990. 3 Pre-Commencement Condition: No development shall commence until full details of all hardstanding works have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include the construction method of the hardstanding to ensure the impact of the root protection areas is to acceptable British Standards. The proposed hardstanding shall be carried out in accordance with the approved details and thereafter maintained as such. Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the

Horsham District Planning Framework (2015).

4 Pre-Commencement Condition: Prior to the commencement of any development, a Biodiversity Enhancement Layout for biodiversity enhancements listed in the Preliminary Ecological Appraisal and Preliminary Roost Assessment (Arbtech Consulting Ltd., November 2024) shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Layout shall include the following:

a) detailed designs or product descriptions for biodiversity enhancements; and
b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the Local Planning Authority to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended) and Policy 31 of the Horsham District Planning Framework (2015).

5 Pre-Occupation Condition: No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

6 Regulatory Condition: All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal and Preliminary Roost Assessment (Arbtech Consulting Ltd., November 2024), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the non-licensed Precautionary Method Statement for Hazel Dormouse and the Precautionary Method Statement for reptiles and mobile protected species in the Preliminary Ecological Appraisal and Preliminary Roost Assessment (Arbtech Consulting Ltd., November 2024). This avoids

impacts on European Protected Species and protected species.

This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended) and Policy 31 of the Horsham District Planning Framework (2015).

7 Regulatory Condition: The site (land edged in red) shall not be open to commercial swimming lessons except between the hours of 09:00am to 13:30pm of the same day, Mondays, Tuesdays, Thursdays, and Fridays.

Reason: A more intensive use of the site would be likely to adversely affect the residential amenities of the surrounding neighbouring occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

8 Regulatory Condition: The development hereby permitted shall be carried in strict accordance with Noise Management Plan dated April 2025, and the measures shall be retained as such thereafter.

Reason: A more intensive use of the site would be likely to adversely affect the residential amenities of the surrounding neighbouring occupiers and to safeguard the amenities of neighbouring properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).

9 Regulatory Condition: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any order amending or revoking and re-enacting the same, the swimming pool building shall not be extended or the external appearance altered in any way unless planning permission has been granted by the Local Planning Authority. No additional externally located plant or equipment shall be installed or operated on the building without the prior written approval of the Local Planning Authority.

Reason: To safeguard the amenities of the neighbouring properties and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

10 Regulatory Condition: No additional external mechanical plant is to be installed at the premises without the express written permission of the Local Planning Authority.

Reason: In the interests of visual and residential amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Note to Applicant - Biodiversity Net Gain Condition
Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:
(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission is Horsham District Council.

This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link: https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan Submit a biodiversity gain plan - GOV.UK (www.gov.uk)

Statutory exemptions and transitional arrangements
There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at https://www.gov.uk/guidance/biodiversity-net-gain"}}
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	Irreplaceable habitat If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.