Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0230
Fir Trees, Westward Lane, West Chiltington, West Sussex, RH20 2PA

DESCRIPTION:
Application for Approval of Details Reserved by Condition 3 to approved application DC/24/1905

RELEVANT PLANNING HISTORY:

DC/24/1905	Relandscaping of rear garden to include but not limited to installation of swimming pool, shed and pump house, outdoor kitchen terrace and seating area and hottub together with associated hard and soft landscaping.	Application Permitted on 18.06.2025

PLANNING ASSESSMENT

Planning Application DC/24/1905 was granted consent on 18.06.2025. This permission was for the following:

Relandscaping of rear garden to include but not limited to installation of swimming pool, shed and pump house, outdoor kitchen terrace and seating area and hottub together with associated hard and soft landscaping.

Consent is sought to discharge the details reserved by condition 3.

Condition 3:

Pre-Commencement (Slab Level) Condition: *The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (Water Neutrality Statement by CGS Civils dated 25.03.2025). The swimming pool hereby permitted shall not be first used (through its filling with water) until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for the development has been implemented in full. The evidence shall include photographs of the measures installed and details of the 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 installed measures and swimming pool shall be retained and filled in accordance with these agreed details 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 193 and 194 of the National Planning Policy Framework (2023), and to allow 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 details submitted in the form of an Installed Fittings Survey, received on 25/07/2025, are consistent with the original design approach, and includes details of the installation of rainwater harvesting tanks and confirmation of the initial fill from a water tanker sourced from water outside of the water resource zone. The submitted information is considered acceptable and satisfies the requirements of Condition 3. 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/25/0230
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Installed Fittings Survey	C3480	25.07.2025
Supporting Statement	Covering letter	24/292	25.07.2025

DELEGATED

Case Officer sign/initial Marie Riggs Date: 10.09.2025

Authorising Officer sign/initial RHERMITAGE Date: 17.09.2025