



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0186

Beedinglee, Brighton Road, Lower Beeding, West Sussex, RH13 6NQ

DESCRIPTION:

Variation of condition 2 of previously approved application DC/17/1320 (Variation of Condition of previously permitted Application Reference Number DC/15/1057 (Permission to hire out a private swimming pool at residential premises to a swimming school for children aged 1 to 5 years)) to allow Sunday opening between 08:00 and 16:00.

RELEVANT PLANNING HISTORY:

DC/15/1057	Use of private swimming pool for private hire and removal of condition 3 of planning permission LB/5/90	Allowed on Appeal 18.04.2016
DC/16/1133	Variation of Condition 2 to previously approved application DC/15/1057 relating to extending opening hours	Application Refused on 30.11.2016
DC/17/1320	Variation of Condition of previously permitted Application Reference Number: DC/15/1057 (Permission to hire out a private swimming pool at residential premises to a swimming school for children aged 1 to 5 years). Proposed increase of opening hours to allow for use between 9am-7pm Monday to Friday and 8am-7pm on Saturdays.	Application Permitted on 07.08.2017

DESCRIPTION OF THE SITE

The application site relates to Beedinglee, a substantial detached dwelling dating from circa 1905, set within extensive grounds in a rural location outside any de-fined built-up area boundary. The property includes - a large residential dwelling, an attached stable/garage/outbuilding with hay store, an indoor swimming pool facility located between the dwelling and out-building and a U-shaped courtyard arrangement formed by these structures.

The site is accessed via a long private driveway from the A281 (Brighton Road). Surrounding land uses include - residential properties (including Beedinglee Cottage and Glebe Lodge), The Old School building to the north and recreational uses to the east including a tennis club, village hall and playing field. The site is relatively isolated, with neighbouring dwellings located at a considerable distance (in excess of approximately 130m), and benefits from extensive landscaping and screening.

DESCRIPTION OF THE APPLICATION

The application seeks planning permission under Section 73 of the Town and Country Planning Act 1990 to vary Condition 2 (hours of operation) attached to planning permission DC/17/1320.

The existing permission allows the use of a private swimming pool at Beedinglee, Brighton Road, Lower Beeding, for commercial swimming lessons between:

- 09:00–19:00 Monday to Friday
- 08:00–19:00 on Saturdays
- No use on Sundays or Bank/Public Holidays

This application proposes to amend the condition to allow additional use on Sundays between 08:00 and 16:00, whilst retaining all other restrictions. The extended opening hours would not entail any further alterations.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities
Policy 43 - Community Facilities, Leisure and Recreation

Lower Beeding Neighbourhood Plan

Horsham District Local Plan (2023-40) (Regulation 19)

Policy 1: Sustainable Development
Policy 9: Water Neutrality
Policy 19: Development Quality
Policy 20: Development Principles
Policy 24: Sustainable Transport
Policy 25: Parking
Policy 27: Inclusive Communities, Health and Wellbeing
Policy 28: Community Facilities, Leisure and Recreation

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

HDC Environmental Health: No Objection - This department have not received any complaints regarding noise or anti-social behaviour due to activities at the swimming pool. Therefore, this department have no adverse comments to make regarding this application

WSCC Highways: No Objection - The existing hours of operation are duly noted. The variation of condition 2 could give rise to the site generating a small increase in traffic. However, the number of movements would not be anticipated to be particularly significant and would not be expected to exacerbate any existing issues, nor warrant an objection on the basis of safety or capacity. Whilst the Planning Authority will no doubt wish to consider matters of amenity for local residents, no highway objection would be raised.

Representations:

7 letters for Support have been received from 6 addresses, supporting the application on the following grounds:

- All representations received are in support of the proposal to allow Sunday opening
- Strong local demand for weekend swimming lessons, with limited availability elsewhere
- Weekends are often the only practical time for families to access extracurricular activities
- Closure or restrictions at other local pools have increased pressure on availability
- Proposal would provide valuable flexibility for families with young children
- Swim school is highly regarded for quality of teaching and safe, supportive environment

- Facility described as well-run, professional, and beneficial for children's development
- Location considered ideal, with safe access, adequate parking, and pleasant surroundings
- Neighbouring residents report no issues with traffic, parking, or noise
- No adverse impact on residential amenity identified
- Proposal viewed as a positive addition that would benefit the wider community

Parish Comments:

None received

Member Comments:

None received

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

Principle Development

The use of the swimming pool for commercial swimming lessons is already established and benefits from planning permission ref: DC/15/1057 (as varied by DC/17/1320). The current application does not seek to introduce a new use but rather to extend the operational hours to include Sundays. The proposal would provide additional flexibility for swimming lessons, particularly at weekends when demand is understood to be high. In principle, the extended opening hours would gain some support from Policy 43 of the HDPF and is considered acceptable, subject to detailed considerations regarding impacts.

Residential Amenity

Policy 33 of the HDPF requires development to avoid unacceptable harm to the amenities of neighbouring occupiers.

The key consideration is whether additional Sunday use would result in unacceptable noise or disturbance to nearby residential properties. The site is well separated from neighbouring dwellings (over 130m), and the swimming pool is located indoors, limiting noise breakout. The use operates on a pre-booked basis with small class sizes. Environmental Health has raised no objection, noting no history of complaints relating to the existing use. Given the above, it is considered that the proposed Sunday hours (08:00–16:00) would not give rise to material harm to neighbouring amenity and would comply with Policy 33 of the HDPF.

Highways Impacts:

Policies 40 and 41 of the HDPF require development to provide safe and suitable access for all users, ensure that development does not have an unacceptable impact on the highway network, and demonstrate adequate parking provision.

While the proposal would introduce additional vehicle movements on Sundays this would not be considered significant, and it is noted that the potential impacts arising from this increase would be mitigated by: -

- The use is controlled and appointment-based.
- Typically low traffic generation (approximately one vehicle every few minutes at peak times).
- Adequate on-site parking is available (up to 12 vehicles).
- No reliance on on-street parking.

The Local Highway Authority has raised no concerns, advising that any increase in traffic would not be significant or harmful to highway safety or capacity. There are considered to be no reasons to take a different view, and accordingly, the proposal complies with Policies 40 and 41 of the HDPF.

Water Neutrality:

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

Impact on Character and Appearance

Policy 33 of the HDPF requires development to be of an appropriate scale, form, and design that respects the character of its surroundings and avoids harm to visual amenity.

The proposal involves no external alterations to the building or site. The swimming pool is an indoor facility contained within the existing built form. Given the established use and absence of physical changes, it is considered that the proposal would not result in any adverse impact on the character or

appearance of the dwelling, its setting, or the wider countryside. This is consistent with previous decisions and appeal findings on the site, which concluded that extended hours would not harm visual amenity.

Conclusions:

The proposal is considered to accord with relevant local and national planning policies and is therefore recommended for approval.

Recommendation: Application Permitted

Conditions:

- 2 **Regulatory Condition:** The use of the swimming pool for commercial purposes to provide swimming lessons shall take place only during the school term and the first week of the school summer holiday as published by West Sussex County Council, or in the event that it no longer publishes term dates, then the term dates as operated by the nearest publicly funded primary school. The use shall operate only between 09:00 and 19:00 hours on Mondays to Fridays, between 08:00 and 19:00 hours on Saturdays, between 08:00 and 16:00 hours on Sundays, and not at any time on Bank or Public Holidays.

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

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: DC/26/0186

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents approved:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Covering letter	NONE	02.02.2026

DELEGATED

Case Officer sign/initial Shazia Penne Date: 30.03.2026

Authorising Officer sign/initial Guy Everest Date: 30.03.2026