Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0068
Rookery Wood, The Coach House , Five Oaks Road, Slinfold, West Sussex, RH13 0RQ

DESCRIPTION:
Approval of details reserved by conditions 3 and 4 to approved application DC/24/1917.

RELEVANT PLANNING HISTORY:

DC/24/1917	Conversion of existing stable block to a pool house. Construction of an outdoor swimming pool.	Application Permitted on 17.02.2025

PLANNING ASSESSMENT
Planning Application DC/24/1917 was granted consent on 17.02.2025. This permission was for the following:

Conversion of existing stable block to a pool house. Construction of an outdoor swimming pool.

Consent is sought to discharge the details reserved by conditions 3 and 4:

Condition 3:
Pre-Commencement Condition*: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until an Arboricultural Method Statement detailing all trees/hedgerows on site and adjacent to the site to be retained during construction works, and measures to provide for their protection throughout all construction works, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter carried out at all times strictly in accordance with the agreed details. Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.*

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

An initial Arboricultural Survey was submitted on 27 February 2025 which included insufficient information regarding fencing around the Plant and Vehicle Exclusion Zone of the site, spreading of pool excavation arisings, as well as locations of storage compounds and welfare facilities.

A revised Arboricultural Survey has now been submitted and which provides updated tree protection measures to show demarcations for restricted site access, and excavation spreading will remain solely on within the existing fenced rear garden of the property. While parts of the garden remain within the 15-metre woodland boundary, considering that excavation spreading will be temporary during the phase of construction, and the land has already been of an intensive domestic use, this is considered acceptable. Further email correspondence on 22 April 2025 also confirms that there not be any storage compounds on site.

It is considered that the requirements of the condition have been satisfied and is recommended that condition 3 be discharged.

Condition 4:
***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 Resource Zone. The swimming pool shall thereafter be filled in accordance with the details stated in the submitted water neutrality statement, 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 192 and 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 water neutrality statement from planning consent DC/24/1917 have been resubmitted. In addition, a quote from Water Direct Limited for the filling of swimming pool have been submitted and received by the Department on 7 April 2025. Water Direct Limited is a water supply company based in Essex, outside of the Sussex North Water Resource Zone. It has subsequently been confirmed that these arrangements would be put in place for both the initial fill and any subsequent refilling. This would be sufficient to ensure water neutrality is achieved, with the submitted details therefore acceptable.

Recommendation: Application Permitted

Plans list for: DISC/25/0068
(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	Water Quote - Water Direct	NONE	07.04.2025
Plans	Arboricultural Survey	2408035-01 BB REVB	22.04.2025
Plans	Topographical Survey	2408035-01	27.02.2025
Supporting Statement	Water Neutrality Statement	NONE	27.02.2025
Supporting Docs	Email Correspondence (re: water filling)	NONE	29.05.2025

DELEGATED

Authorising Officer sign/initial Guy Everest Date: 29.05.2025