Horsham District Council

Mr P Turner
Colgate Farm
Blackhouse Road
Colgate
West Sussex
RH13 6HS

Our ref:	DISC/25/0088
Your ref:	Colgate Pool
Email:	planning@horsham.gov.uk
Direct Line:	01403 215429
If Calling Please ask for:	Bethan Tinning
Date:	12th 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 1, 2, 3 and 4 to approved application DC/23/0253.

Colgate Farm Blackhouse Road Colgate West Sussex

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

3. **Pre-Occupation Condition**: The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (prepared by Patrick Turner, received by the council on 13.03.2023). The outdoor swimming pool hereby permitted shall not be first used until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy has been implemented in full. The evidence shall include the specification of the rainwater harvesting system, fittings and appliances used, evidence of their installation, and swimming pool management plan, as specified in the applicant's Water Neutrality Statement (March 2023). The installed measures shall be retained 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 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 - 12th 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

Photos		1	18.03.2025
Photos		2	18.03.2025
Photos		3	18.03.2025
Photos		4	18.03.2025
Photos		5	18.03.2025
Photos		6	18.03.2025
Supporting Statement	Cover Letter	NONE	18.03.2025

Notes to Applicant:

Please note that conditions 1, 2 and 4 do not require discharging as these only require development to be in accordance with the approved details. The information submitted however, accords with the details as required by the conditions.

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