From: Lee.Money <Lee.Money@horsham.gov.uk>
Sent: 13 February 2025 08:57:41 UTC+00:00
To: "Halima.Chowdhury" <Halima.Chowdhury@horsham.gov.uk>
Subject: RE: Planning Application Consultation - DC/24/1896 Ashfolds Horsham Road Rusper EH response

Hi Halima

Ok thanks for clarifying this point.

If the application is approved I would recommend that the following conditions are attached:

Rainwater harvesting

1. Prior to commencement of development of each dwelling full details of the rainwater harvesting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include:

- Detail on the likely contaminants associated with the rainwater harvesting system,
- Detail on the type of treatment that will be installed on the supply with information clearly indicating that it is appropriate for the amount of water being used and the l likely contaminants.
- Details of all matters relevant to the risk assessment and proposed sampling and testing regime, undertaken in accordance with Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent), and taking into account the likely contaminants, as detailed above, along with detail on how any failure of any samples will be investigated and managed.
- Detail of the maintenance, servicing and cleaning of the tanks, water treatment equipment, pumps, all pipework etc for the lifetime of the development along with regularity of servicing/maintenance and clarification what steps will be taken in the event of equipment failure. This should include any re-activation of the system after it has been out of use due to lack of rainfall/use.
- Details, including a plan or schematic, showing the supply – including a site plan and/or schematic showing location of source, chambers, tanks, distribution network including valves, pipes, consumer premises and means to record the total water consumption of each unit
- Detail on the continuity of supply during dry periods extending beyond 35 days.
- Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, and maintenance

Construction hours

- All works of demolition, construction and ancillary activities, including deliveries and dispatch, shall be restricted to 08:00-18:00 hours on Monday to Friday, from 08:00 to 13:00 hours on Saturdays and at no time on Sundays or Bank Holidays.

Regards

Lee

Lee Money

Team Leader Pollution

Telephone: 01403 215410 | 07879 481032

Email: Lee.Money@horsham.gov.uk

From: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
Sent: 12 February 2025 17:12
To: Lee.Money <Lee.Money@horsham.gov.uk>
Subject: RE: Planning Application Consultation - DC/24/1896 Ashfolds Horsham Road Rusper

Hi Lee,

Whilst the room in question would meet the national minimum space standards for a single bed bedroom however, we have to take it at face value- as the plans states the room would be a study then we have to assume it would be used as a study. The management team note that similar thing happened with the Micklepage development in Nuthurst a few years back- it was refused on the basis that the studies would make it a 4-bed development, but the Inspector took it as read on the plans and it was allowed.

Given that it's a 0.59 difference between the occupancy rate, when recalculating its doesn't tip it over therefore either way it would be fine.

I hope the above information answers your question.

Kind regards

Halima Chowdhury

Planning Officer

Telephone: 01403 215059

Email: Halima.Chowdhury@horsham.gov.uk

Horsham District Council, Parkside, Chart Way, Horsham, West Sussex RH12 1RL
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

The Council will only accept service of documents by email if they are sent to legal@horsham.gov.uk. Any documents sent to individual email addresses will not in any circumstances be accepted.
Please contact us in advance if your email, including any attachments, is going to exceed 30MB.

From: Lee.Money <Lee.Money@horsham.gov.uk>
Sent: 12 February 2025 15:38
To: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
Subject: RE: Planning Application Consultation - DC/24/1896 Ashfolds Horsham Road Rusper

Hi Halima

Thanks. Can I ask then why we would not apply the higher occupation value to the WN calculation. Who could answer that question ? Someone in strategic planning?

Lee

Lee Money

Team Leader Pollution

Telephone: 01403 215410 | 07879 481032
Email: Lee.Money@horsham.gov.uk





From: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
Sent: 12 February 2025 11:44
To: Lee.Money <Lee.Money@horsham.gov.uk>
Subject: RE: RE Planning Application Consultation - DC/24/1896 Ashfolds Horsham Road Rusper

Hi Lee,

DC/24/1896,
Ashfolds, Horsham Road, Rusper,
Erection of extension and alterations to barn style garage to form 1 no new dwelling. Demolition of annexe and erection of 1 no detached dwelling.

In answer to your question below, unfortunately the use of the first floor home office on plot 2 cannot be conditioned therefore, the room can potentially be used as a bedroom.

I await to receive your department's final consultation comments in relation to the above proposal.

Kind regards

Halima Chowdhury

Planning Officer

Telephone: 01403 215059

Email: Halima.Chowdhury@horsham.gov.uk





The Council will only accept service of documents by email if they are sent to legal@horsham.gov.uk. Any documents sent to individual email addresses will not in any circumstances be accepted.
Please contact us in advance if your email, including any attachments, is going to exceed 30MB.

From: Lee.Money <Lee.Money@horsham.gov.uk>
Sent: 11 February 2025 16:39
To: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
Subject: RE Planning Application Consultation - DC/24/1896 Ashfolds Horsham Road Rusper

Hi Halima

Looking at the are neutrality report if assume that the these will be two bedroom dwellings with an average occupancy of 1.88.
However Plot 2 includes a first floor study large enough to be a third bedroom. if this is included in the calculations the occupancy rate would be 2.47 and the development would not be water neutral. Can the use of this room be conditioned it can be used as a bedroom?

Lee

Lee Money

Team Leader Pollution

Telephone: 01403 215410 | 07879 481032

Email: Lee.Money@horsham.gov.uk





From: Lee.Money
Sent: 31 January 2025 16:00
To: Lee.Money <Lee.Money@horsham.gov.uk>
Subject: FW: Planning Application Consultation - DC/24/1896 Ashfolds Horsham Road Rusper

Erection of extension and alterations to barn style garage to form 1 no new dwelling. Demolition of annexe and erection of 1 no detached dwelling.

Lee Money

Team Leader Pollution

Telephone: 01403 215410 | 07879 481032
Email: Lee.Money@horsham.gov.uk

From: Planning <planning@horsham.gov.uk>
Sent: Thursday, January 30, 2025 5:33 PM
To: eh.planningconsultation <eh.planningconsultation@horsham.gov.uk>; Gareth.Jones <Gareth.Jones@horsham.gov.uk>
Subject: Planning Application Consultation - DC/24/1896

Please see the attached consultation letter from Horsham District Council Re:DC/24/1896

Telephone:
Email: planning@horsham.gov.uk

Horsham District Council, Parkside, Chart Way, Horsham, West Sussex RH12 1RL
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton