



Lucy Butler
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20 Quarry Street
Guildford
GU1 3UY

Our ref: DISC/26/0097
Your ref: 2119_Old Stables Condition 3
Email: planning@horsham.gov.uk
Direct Line: 01403 215059
If Calling Please ask for: Halima Chowdhury
Date: 15th May 2026

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 condition 3 to approved application DC/25/0286.

Rapkyns Old Stable Guildford Road Broadbridge Heath 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-Commencement Condition:** The development hereby approved shall not commence until the details have been submitted to and approved in writing by the Local Planning Authority demonstrating that a fire appliance can access the site, with a minimum width of 3.1m through any gateway or narrowing and 3.7m between road edges or curbs, including evidence the fire appliance can get to within 45m of all points within the property.

Reason: To accord with fire and safety regulations in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 15th May 2026

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
Plans	Proposed fire access	2119_051	20.03.2026
Plans	Proposed Fire Access Overall Plan	2119_050	20.03.2026
Plans	Proposed fire access	2119_052	20.03.2026
Plans	Supporting statement	NONE	20.03.2026

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

A handwritten signature in black ink, appearing to read 'Emma Parkes', with a stylized, cursive script.

Emma Parkes
Head of Development and Building Control