From: Samantha.Smith <Samantha.Smith@horsham.gov.uk>
Sent: 06 June 2025 17:36:39 UTC+01:00
To: "Halima.Chowdhury" <Halima.Chowdhury@horsham.gov.uk>
Subject: RE: 2119_4.01_250206 - Rapkyns Old Stables DC/25/0286

Dear Halima

Environmental Health have reviewed the Motion Technical Note 1: Water Neutrality Statement, dated 23.05.25, and we have the following comments to make.

1. In section 1.4 we note that the following is stated 'Under Private Water Regulations 2016 the site is classed as a regulation 10 supply, as the water supply is <10m3 per day to a single dwelling'. We have sought technical advice on this matter from the Drinking Water Inspectorate (DWI) who have informed us that the proposed use of the building as residential bedspaces for students with special educational needs who class as a Regulation 9 supply – water used as part of a public or commercial activity. The sampling of the water must therefore include Group A and B monitoring and this, including detail on the parameters, will need to be included in the water neutrality statement.
2. The rainwater harvesting management and maintenance plan should be a statement of positive intent/action, some of the commentary in the report does not however fully follow this requirement.
3. Given this is a relatively small scheme and taking into account the amount of water testing required, as detailed above, Environmental Health would question whether achieving water neutrality by way of a rainwater harvesting system is the most suitable scheme for this application.

With reference to the additional information provided in the fire risk assessment and two proposed floor plans. This matter should now be referred to West Sussex Fire and Rescue Service for consultation as the proposed use of the building fall under the Regulatory Reform (Fire Safety) Order 2005.

Kind regards

Samantha Smith

Area Environmental Health Officer (Housing)

Telephone: 01403 215103 | 07867 186182

Email: Samantha.Smith@horsham.gov.uk

Horsham District Council

Horsham District Council, Albery House, Springfield Road, Horsham, West Susse x RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Exec utive: Jane Eaton

From: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
Sent: 02 June 2025 17:01
To: Samantha.Smith <Samantha.Smith@horsham.gov.uk>
Subject: FW: 2119_4.01_250206 - Rapkyns Old Stables DC/25/0286
Importance: High

Dear Samatha,

Please see the agent's email below and the attached fire risk assessment documents.

Please kindly provide your department's comments.

Kind regards

Halima Chowdhury

Planning Officer

Telephone: 01403 215059

Email: Halima.Chowdhury@horsham.gov.uk

Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

From: Lucy Butler <lbutler@lytle-associates.com>
Sent: 02 June 2025 12:02
To: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
Cc: Sara Waterfield <swaterfield@lytle-associates.com>
Subject: 2119_4.01_250206 - Rapkyns Old Stables DC/25/0286

Dear Halima,

Further to the below, please find enclosed a completed fire risk assessment to accompany the application, to address the concerns raised.

I have also noted that the recently revised water neutrality statement has been uploaded to the planning website. Could we please confirm that the comments that accompanied the revised report were also passed on to the relevant consultees? The comments were as follows:

Within table 8.1 of the report, the consultant has amended the testing to be annual. They have also highlighted that the table states that filters should be cleaned or replaced quarterly.
With regards to the backup system using mains water, they have advised that this is in accordance with Local Authority requirements, which are to provide 35 days storage and then if there is an extended period of drought to have a mains water backup.

If there are any queries on the above, please feel free to get in touch.

Kind regards,

LUCY
BUTLER ARB
ARCHITECT

Lytle Associates
ARCHITECTS

THE FOUNTAIN HEAD QUARRY STREET
GUILDFORD SURREY GU1 3UY
01483 301661 LYTLE-ASSOCIATES.COM



From: Lucy Butler
Sent: 27 May 2025 09:24
To: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
Cc: Sara Waterfield <swaterfield@lytle-associates.com>
Subject: 2119_4.01_250527 - Rapkyns Old Stables DC/25/0286

Dear Halima,

Thank you for your reply and agreement to allow our client to provide additional information to address the concerns raised.

We can agree to the extension of time until 4th July 2025.

Kind regards,

LUCY
BUTLER ARB
ARCHITECT

LytleAssociates
ARCHITECTS

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01483 301661 LYTLE-ASSOCIATES.COM

RIBA Chartered Practice
CIAT GROUP MEMBERSHIP SCHEME MEMBER
Passivhaus Trust
The Green REGISTER





From: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
Sent: 23 May 2025 16:44
To: Lucy Butler <lbutler@lytle-associates.com>
Subject: FW: 2119_4.01_250523 - Rapkyns Old Stables DC/25/0286

Dear Lucy,

DC/25/0286,
Rapkyns Old Stable, Guildford Road, Broadbridge Heath,
Change of use, conversion and internal alterations of an existing residential dwelling to provide 5 residential bedspaces for students with special educational needs. Conversion, internal alterations and change of use of the existing annex and garages to provide an additional residential unit with 3 bedspaces.

Thank you for your emails below and the attached updated water neutrality statement. I duly note your comments in your previous email.

This application cannot be approved until the concerns raised by the Council's Environment Health have been addressed. The management team have agreed to allow additional information to be submitted, therefore please can I ask for your written agreement to extend the determination date until 04th July 2025.

I would be grateful for a response by 30th May 2025.

Kind regards

Halima Chowdhury

Planning Officer

Telephone: 01403 215059

Horsham District Council

Email: Halima.Chowdhury@horsham.gov.uk

Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

From: Lucy Butler <lbutler@lytle-associates.com>
Sent: 23 May 2025 16:15
To: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
Subject: 2119_4.01_250523 - Rapkyns Old Stables DC/25/0286

Dear Halima,

Further to the email below, please find attached an amended water neutrality statement which addresses the latest comments from Environmental Health. Within table 8.1 of the report, the consultant has amended the testing to be annual. They have also highlighted that the table states that filters should be cleaned or replaced quarterly.

With regards to the backup system using mains water, they have advised that this is in accordance with Local Authority requirements, which are to provide 35 days storage and then if there is an extended period of drought to have a mains water backup.

If there are any queries on the above, please feel free to get in touch.

Kind regards,

LUCY
BUTLER ARB
ARCHITECT

LytleAssociates
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GUILDFORD SURREY GU1 3UY

01483 301661 LYTLE-ASSOCIATES.COM





From: Lucy Butler
Sent: 23 May 2025 15:43
To: Halima.Chowdhury <halima.chowdhury@horsham.gov.uk>
Subject: 2119_4.01_250523 - Rapkyns Old Stables DC/25/0286

Dear Halima,

Thank you for your time on the phone earlier today.

As discussed, we would appreciate if you would consider agreement to an extension of time, to allow for the comments raised from environmental health to be addressed. We can submit the additional information within 7 working days (by 04/06/25) and would agree to an EOT to cover this and any time needed for consultation following.

As mentioned on the phone, the application is a resubmission of an earlier application, where we have taken onboard previous comments raised regarding water neutrality. Our client also submitted an application at Broadview (DC/25/0289) for the same change of use which has been recently approved. The same consultant prepared water neutrality statements for both sites and we were not required to submit a fire risk assessment. Our client is therefore confused as to the additional information requested on this proposal, as this was not required on previous applications or on the proposals at Broadview. As such we would be grateful for your understanding in allowing us time to fully address the points raised, so that we can satisfy any concerns raised.

If there are any queries on the above, please feel free to get in touch.

Kind regards,

LUCY
BUTLER ARB
ARCHITECT

LytleAssociates
ARCHITECTS

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