Horsham District Council

# Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

**Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

## Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Rapkyns Old Stable

Address Line 1

Guildford Road

Address Line 2

Address Line 3

West Sussex

Town/city

Broadbridge Heath

Postcode

RH12 3PQ

### Description of site location must be completed if postcode is not known:

Easting (x)

513594

Northing (y)

131934

Description

## Applicant Details

### Name/Company

Title

First name

Surname

Sussex Educare Ltd

Company Name

Sussex Educare Ltd

### Address

Address line 1

Rapkyns Old Stable

Address line 2

Guildford Road

Address line 3

Town/City

Broadbridge Heath

County

West Sussex

Country

Postcode

RH12 3PQ

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

## Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

## Agent Details

### Name/Company

Title

First name

Lucy

Surname

Butler

Company Name

Lytle Associates Architects

### Address

Address line 1

20 Quarry Street

Address line 2

Address line 3

Town/City

Guildford

County

Country

United Kingdom

Postcode

GU1 3UY

## Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

## Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

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.

Reference number

DC/25/0286

Date of decision (date must be pre-application submission)

22/08/2025

**Please state the condition number(s) to which this application relates**

Condition number(s)

Condition 1: Approved documents - Request to vary condition
Condition 4 (Pre-commencement): Submission and approval of details relating to Water Neutrality - Request to remove condition

Has the development already started?

◯ Yes
⊘ No

## Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Condition 4: Details of a proposed scheme for Water Neutrality, or a certificate secured via the Sussex North Water Certification Scheme.

On 31 October 2025, Natural England issued a Withdrawal Statement confirming that its Water Neutrality Position Statement of September 2021 has been withdrawn. In line with Horsham District Council's position statement, no water neutrality statements are now required and no bespoke conditions are required to demonstrate water neutrality. The SNWCS is also no longer to be launched. We therefore request that condition 4 relating to water neutrality, is removed.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Condition 1 (approved documents): In association with the above, we would request that the water neutrality statement is removed as an approved planning document which the development must be built in accordance with.

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

◯ Yes
⊘ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

⊘ The agent
◯ The applicant
◯ Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

◯ Yes
⊘ No

## Ownership Certificates and Agricultural Land Declaration

### Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

◯ Yes
⊘ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

⊘ Yes
◯ No

### Certificate Of Ownership - Certificate B

**I certify/ The applicant certifies that:**

⊘ **I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or**
◯ **The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Owner/Agricultural Tenant

**Name of Owner/Agricultural Tenant:**
***** REDACTED ******

**House name:**
Rapkyns Old Stables

**Number:**

**Suffix:**

**Address line 1:**

**Address Line 2:**

**Town/City:**
Broadbridge Heath

**Postcode:**
RH12 3PQ

**Date notice served (DD/MM/YYYY):**
21/11/2025

**Person Family Name:**

Person Role

◯ The Applicant
⊘ The Agent

Title

First Name

Lucy

Surname

Butler

Declaration Date

21/11/2025

☑ Declaration made

## Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

- Wilkinson

Date

21/11/2025