From: Toby Deacon <toby.deacon@lewisplanning.co.uk>
Sent: 14 August 2025 13:43:46 UTC+01:00
To: "Halima.Chowdhury" <Halima.Chowdhury@horsham.gov.uk>
Cc: "Luke Carter" <luke.carter@lewisplanning.co.uk>
Subject: RE: DC/25/0964, Henfield Sports Centre, Northcroft, Henfield,
Attachments: IMG_2532.jpg, IMG_2531.jpg, C3799 Letter.pdf

Hi Halima,

I attach images of the toilets as requested – these show the flow restrictors in place and The Twyford CX9540XX 4-litre cistern installed.

Please find **already approved** maintenance and management details of the existing RWH tank installed at the site in the below table.

Rainwater Harvesting	Henfield Leisure Centre	Inspection of the tank for debris and sediment build-up, inlets/outlets/withdrawal devices, overflow areas, pumps and filters	Annually (and following poor performance)
		Cleaning of the tank, inlets, outlets, gutters, withdrawal devices and roof drain filters of silts and other debris	
		Cleaning and/or replacement of any filters	3 monthly (or as required)
		Repair of overflow erosion damage or damage to the tank	As required
		Pump repairs	

Further details are below:

The rainwater harvesting tank is already installed on-site and is a fully operational feature of the property. The current proposal involves connecting to this existing infrastructure to service non-potable water use at the dog washing station.

The system collects rainwater from the roof surfaces, where typical contaminants are limited to atmospheric particulates, organic debris such as leaves and bird droppings, and minor sediment from the roof tiles. The existing setup includes gutter mesh guards to prevent large debris from entering the system, as well as a first flush diverter which ensures that the initial runoff, containing most surface contaminants, is diverted away from the storage tank.

In terms of treatment, the system is designed with a series of pre-filtration measures. These include leaf guards at gutter level, a first flush diverter at the downpipe, and a fine mesh sediment filter prior to water entering the tank. An additional in-line filter is installed at the pump intake to protect the pump and ensure that only filtered water is supplied to the internal system. As the harvested water will only be used for non-potable purposes, no further disinfection, such as UV treatment, is required.

Regarding water quality management, formal microbiological testing is not a regulatory requirement given the intended non-potable use. However, as good practice, quarterly visual inspections will be carried out to monitor water clarity and system condition. Should greywater be introduced internally at a later date, annual testing for total coliforms and E.coli will be considered. All filters, including those protecting the pump, will be checked and cleaned as agreed in the table above to maintain efficiency and water quality.

The ongoing maintenance of the system has been planned for the lifetime of the development. The storage tank will be inspected every six months to assess for sediment build-up or any structural issues, with a full internal clean scheduled every two to three years, or earlier if required. Leaf guards, first flush diverters, and sediment filters will be cleaned quarterly as part of routine maintenance. The pump and associated controls will be serviced annually in

accordance with the manufacturer's recommendations. All pipework will be colour-coded and labelled to distinguish harvested rainwater from mains water systems and inspected annually to ensure continued safe operation.

All system components, including tanks, filters, pumps, and pipework, will be maintained as per manufacturer guidance and as agreed in the table above to ensure efficient and safe operation for the life of the development.

Part G calculations have been provided in the attached letter from CGS Civils.

I hope that this is enough detail to ensure that the additional 48 litres a day which is the expected total use of the machine is well and truly covered by the existing RWH set up.

Kind regards,

Tobias Deacon BSc
Assistant Planner

LEWIS & CO PLANNING

2 Port Hall Road, Brighton, BN1 5PD
T: 01273 413700
M: 07955 203330

From: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
Sent: 09 July 2025 13:28
To: Toby Deacon <toby.deacon@lewisplanning.co.uk>
Subject: RE: DC/25/0964, Henfield Sports Centre, Northcroft, Henfield,

Dear Toby,

DC/25/0964,
Henfield Sports Centre, Northcroft, Henfield,
Installation of DIY Dog washing facility and construction of associated protective structure.

Thank you for your email below.

I am willing to accept the requested information after the 14th July 2025.

With regards to the photos of the toilets, these are required to verify the details of the existing water usage for the toilet facilities.

I hope the above information answers your question.

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

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From: Toby Deacon <toby.deacon@lewisplanning.co.uk>
Sent: 09 July 2025 07:57
To: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
Subject: RE: DC/25/0964, Henfield Sports Centre, Northcroft, Henfield,

Hi Halima,

We will endeavour to get this additional information across to you as soon as possible. Please note it may not be possible to meet the target of the 14th.

Please can I also ask why pictures of the toilets are necessary in this instance?

Kind regards,

Tobias Deacon BSc
Assistant Planner

LEWIS & CO PLANNING

2 Port Hall Road, Brighton, BN1 5PD
T: 01273 413700
M: 07955 203330

From: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
Sent: 07 July 2025 18:01
To: Toby Deacon <toby.deacon@lewisplanning.co.uk>
Subject: FW: DC/25/0964, Henfield Sports Centre, Northcroft, Henfield,

Dear Toby,

DC/25/0964,

Henfield Sports Centre, Northcroft, Henfield,
Installation of DIY Dog washing facility and construction of associated protective structure.

Thank you for your email with the updated plans and water neutrality statement attached.

With regards to the water neutrality statement, following details are required in relation to rainwater harvesting system:

- Part G rainwater harvesting calculation.
- Details of the existing rainwater harvesting water usage for the nearby toilet facilities, including photographs of the toilet facilities.
- Rainwater harvesting details on (but not limited to) the likely contaminants, type of treatment that are installed, the sampling and testing regime, detail on the maintenance, servicing and cleaning of the tanks, water treatment equipment, pumps, all pipework etc for the lifetime of the development, and measures to ensure continuity of supply.

I would be grateful if the updated water neutrality statement could be provided by 14th July 2025.

Kind regards

Halima Chowdhury

Planning Officer

Telephone: 01403 215059

Email: Halima.Chowdhury@horsham.gov.uk



Horsham District Council

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

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From: Toby Deacon <toby.deacon@lewisplanning.co.uk>
Sent: 07 July 2025 13:04
To: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
Cc: Luke Carter <luke.carter@lewisplanning.co.uk>
Subject: RE: DC/25/0964, Henfield Sports Centre, Northcroft, Henfield,

Hi Halima,

Thanks for getting in touch so soon after validation.

I have updated the water neutrality statement accordingly, this is attached.

I have also updated the text on the plans, these are attached also.

In terms of the need for site photos, would it not be best for you to visit the site to assess the building and surrounding area in person? I'd be happy to meet you on site to discuss the proposal at the same time if you feel that would be useful.

Kind regards,

Tobias Deacon BSc
Assistant Planner

LEWIS & CO PLANNING

2 Port Hall Road, Brighton, BN1 5PD
T: 01273 413700
M: 07955 203330

From: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
Sent: 04 July 2025 18:20
To: Toby Deacon <toby.deacon@lewisplanning.co.uk>
Subject: DC/25/0964, Henfield Sports Centre, Northcroft, Henfield,

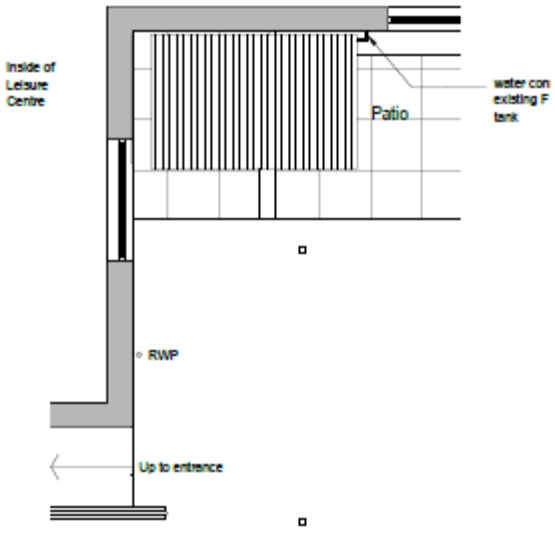
Dear Mr Toby Deacon

DC/25/0964,
Henfield Sports Centre, Northcroft, Henfield,
Installation of DIY Dog washing facility and construction of associated protective structure.

I refer to the above planning application, I am writing to inform you that I am the case officer dealing with this case file.

Having reviewed the content of this case file, unfortunately, we cannot accept the submitted water neutrality statement as it does not cover all the points set out in the Council's guidance notes. Please kindly re-draft the water neutrality statement to ensure the subject matters set out in the Council guidance are addressed within the statement. The Council's guidance notes, which includes a template to follow, can be found by viewing the following link: https://www.horsham.gov.uk/planning/water-neutrality-in-horsham-district/water-neutrality-and-planning-applications

Also, please kindly update the proposed floor plan to include the full text relating to the water usage.



Proposed Partial Front of Leisure Centre Plan 1:50

Additionally, please kindly provide timed and dated site photos showing the front, sides and rear of the property. Please ensure the photos show the full property from the ground up to the ridge of the roof of the property.

Please kindly provide the requested information by 11th July 2025. I really appreciate your kind co-operation.

Kind regards

Halima Chowdhury

Planning Officer

Telephone: 01403 215059

Email: Halima.Chowdhury@horsham.gov.uk

Horsham District Council

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