Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0543
Sussexdown, Washington Road, Storrington

DESCRIPTION:
Variation of condition 1 of previously approved application reference DC/22/2372 (Full planning application for the conversion and redevelopment of existing buildings to create a 42-bedroom care home, 14 assisted care units, 23 close care apartments, ancillary accommodation (all within Use Class C2) with associated external works and landscape including new car parking.) Variation sought to demolish and rebuild Sussexdown House.

RELEVANT PLANNING HISTORY:

The site has a long and detailed planning history throughout the 1960's, 70's and 80's. The most recent in relation to the nursing home are the following cases:

DC/22/2372	Full planning application for the conversion and redevelopment of existing buildings to create a 42-bedroom care home, 14 assisted care units, 23 close care apartments, ancillary accommodation (all within Use Class C2) with associated external works and landscape including new car parking.	Application Permitted on 28.07.2023
DC/11/2622	Retrospective permission for the reinstatement and extension to laundry in main building	Application Permitted on 25.01.2012
SG/9/00	Demolition of storage and workshop building erection of an elderly mentally infirm unit and single-storey extension to kitchen	Application Permitted on 20.04.2000

SITE AND SURROUNDS
The application site comprises the nursing home called Sussexdown, which is set on the southern side of the Washington Road as it exits the eastern settlement edge of Storrington. The site lies in its entirety within the BUAB of Storrington and abuts a former sand quarry along its southern and eastern sides where the ground levels drop away within the quarry site. The boundary with the South Downs National Park lies some 170m to the west and some 93m off the south-western corner of the site.

Vehicular access to the site comes off the A283 / Washington Road and past a number of RAFA (Royal Air Forces Association) properties and the Air Cadets meeting hall. The sinuous roadway leads up a rise and into the application site, right alongside the first building within the application site, Princess Alexandra House with its circular turreted 'sun-room'. A large central area provides parking and turning space, with various interconnected buildings ranged around the east (Douglas Bader Building), south (Princess Alice Wing and Sussexdown House) and west sides (Andrew's Building). A further car park is set adjacent to Andrew's Building, tiered into the rising ground levels, where vehicular access leads through to Strome Park, a development offering 11 close-care apartments for independent living. The ground levels across this site are such that the single-storey Princess Alexandra House is level with the first-floor of Douglas Bader Building, with the ground level here running into the first-floor of Princess Alice Wing.

The site offers a range of care levels, from the close-care apartments offered at the adjacent site, Strome Park, with care rooms and a dining room in the Douglas Bader Building, additional care rooms and service rooms in the Princess Alice Wing, care rooms, communal spaces and admin offices in the original Sussexdown House, through to the purpose-designed 20-bed dementia care unit in the Princess Alexandra House. There are supporting offices, flexible rooms currently used for training purposes and a dining room in the Andrew's Building. The landscaped grounds and gardens extend up to the residential boundaries along the western and north-western sides, and to the southern corner where the site adjoins the sand quarry.

The site falls outside of the South Downs National Park (SDNP) boundary but within its setting and Dark Night Sky Zone. The SDNP boundary extends to within 84m SW of the site, whilst to the SE it is slightly more distant at 170m, with the intervening land comprising a Minerals extraction site (Chantry Lane Sandpit), which is also a designated SSSI (Chantry Mill).

Storrington Village to the west is a designated Air Quality Management Area.

Planning Permission was granted in July 2023 under DC/22/2372 for the comprehensive redevelopment of the existing care home site to form modernised care facilities including a new assisted care apartment wing. The original Sussexdown part of the site was to be partially demolished, re-modelled and extended, whilst the Princess Alexandra House dementia care wing would remain unaffected by the works aside from the demolition of the projecting rotunda on the south-western corner.

The consented scheme demonstrated Water Neutrality by way of a reduced and more efficient water use across the redevelopment, when evidenced against the existing site's use and the current inefficient fittings.

DETAILED DESCRIPTION

A S73 application has been submitted to vary the details of the approved care home redevelopment under condition 1 of the approved consent DC/22/2372, to enable the original 'Sussexdown' part of the scheme to be re-built to the same footprint as per the approved details, rather than being subject to the approved internal conversion and extension works. Overall, the proposed variations would continue to reflect the original 1930's Neo-Georgian style, replicating the sweeping hipped roofs, double-height bays of the original building, following the Neo-Georgian style and creating symmetry and balance to the overall building.

The submitted justification reveals that the works would enable the currently required mobility space standards to be accommodated within the development, as well as optimising the layout. The overall quantum would remain unchanged, and no increase in massing is proposed within the Sussexdown part of the scheme.

At lower ground floor, the orangery to the re-built 'Sussexdown' would be removed as a result of the proposed changes and replaced with a covered veranda, and the external patio area re-shaped accordingly, with the ramped garden access moved to align with a revised garden path layout through the rear grounds. The re-built 'Sussexdown' building would include a buggy / mobility scooter store to the western side, along with a small externally accessibly plant room. At first-floor, the overall width of the building would therefore reduce from the previously permitted scheme under DC/22/2372, by around 3m. In all other aspects, the overall character and external materials, along with window, door and bay proportions, would be replicated as per the approved scheme.

Internally, the quantum of development within the 'Sussexdown' wing still provides for 14 x Assisted care units, but omits the manager's flat and RAFA bar.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development

Policy 2 - Strategic Policy: Strategic Development

Policy 3 - Strategic Policy: Development Hierarchy
Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 18 - Retirement Housing and Specialist Care
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 30 - Protected Landscapes
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities
Policy 43 - Community Facilities, Leisure and Recreation

Paragraph 33 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council is currently in the process of reviewing its development plan however at this stage the emerging policies carry only limited weight in decision making. As the HDPF is now over 5 years old, the most important policies for the determination of this application must be considered as to whether they are 'out of date' (NPPF paragraph 11d). This includes, for applications involving the provision of housing, whether the Council can demonstrate a five year supply of deliverable housing sites (NPPF footnote 8).

The Council is currently unable to demonstrate a five year supply of deliverable housing sites, with the supply currently calculated as being 4.3 years. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

All other policies within the HDPF as itemised above have been assessed against the NPPF and are considered to be consistent such that they continue to attract significant weight in decision making.

The Storrington, Sullington & Washington Neighbourhood Plan (2019)
Policy 1 – A Spatial Plan for the Parishes
Policy14 – Design
Policy 15 – Green Infrastructure & Biodiversity
Policy 17 – Traffic & Transport

West Sussex Joint Minerals Local Plan (2018)
Policy M9 - Safeguarding Minerals

Supplementary Planning Guidance:
Planning Obligations and Affordable Housing SPD (2017)
Community Infrastructure Levy (CIL) Charging Schedule (2017)

Parish Design Statement:
Storrington & Sullington Parish Design Statement (2010)

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

INTERNAL CONSULTATIONS

HDC Landscape Architect: No Objection

Further information must be secured via condition, as requested in our response under DC/22/2372:

- Landscape Maintenance and Management Plan (LMMP)
- Tree pit details including root barriers if required
- Coordination of landscape proposals with underground utility services and position of root barriers if required 4. Existing and proposed levels including external areas
- Location and details of any retaining walls if/where present

HDC Environmental Health: No Comments received

HDC Housing: No Objection

- The applicant has submitted a planning application proposing a development of 42-bedroom care home, 14 assisted care units, 23 close care apartments., ancillary accommodation (all within Use Class C2). C2 accommodation is not required to provide affordable housing therefore Housing Officers have no comment on this.

HDC Refuse and Recycling Team: Comment

- Query raised in relation to the location of the bin store for the 14 x apartments (requiring 3 x 1100litre recycle bins and 2 x 1100litre refused bins plus 1 x 240litre refuse bin)

OUTSIDE AGENCIES

Ecology: No Objections

- Cover Letter (Tor & Co., March 2024) has been reviewed and the amended proposal to demolish the whole building rather than partially demolish and convert the building is not considered to have any further impacts on ecology.

Police: No further concerns

- Please refer to comments previously offered under DC/23/2372 –

WSCC Highways: Advice

- From the LHA's perspective the changes proposed following the variation of Condition 1 would not be anticipated to be particularly significant and would not be expected to exacerbate any existing issues, nor warrant an objection on the basis of safety or capacity. Whilst the Planning Authority will no doubt wish to consider matters of amenity and design, no highway objection would be raised.

Archaeology Consultant: No Objection

- In response to the original application no archaeological response was advised due to the extent of previous disturbance to the site and so we have no objections to the variation of condition 1

WSCC Fire & Rescue: No Comments received

WSCC Minerals and Waste: No Comments

- Given the minor nature of the changes proposed and the outcome of the previously approved application

South Downs National Park Authority: No comments to make

Natural England (Water neutrality): No Objection subject to mitigation being secured

Parish Comments: The Parish Council responded to advise No Comments

Representations:
To date, 1 letter of representation has been received, raising the following objections:

- The amendment to completely demolish the property will result in a far greater number of lorry movements entering and leaving the site. This will create even more noise for local residents. The Washington Road at this location has fast moving traffic, despite speed limit, passing and slow moving lorries pulling out onto the main road will create dangerous situations.

HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS AND EQUALITY

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

It is not considered that the development would be likely to have any significant impact on crime and disorder.

PLANNING ASSESSMENT
As set out above, consent is sought under Section 73 of the Town and Country Planning Act to amend the plans approved under planning permission DC/22/2372 and secured by Condition 1, to enable the 'Sussexdown' section of the building to be completely demolished and re-built, rather than partially demolished and extended, thus enabling mobility standards to be incorporated into the layout from the start rather than retrofitting within an existing interwar building.

Section 73(2) of the Town and Country Planning Act 1990 (TCPA) states:

> *(2) On such an application the local planning authority shall consider only the question of the conditions subject to which planning permission should be granted, and—*
>
> *(a) if they decide that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted, or that it should be granted unconditionally, they shall grant planning permission accordingly, and*
>
> *(b) if they decide that planning permission should be granted subject to the same conditions as those subject to which the previous permission was granted, they shall refuse the application.*

Whilst a consent under S73 creates a new planning permission for the site, government guidance set out in the PPG is clear that only the matters being amended are to be considered. It is not the purpose or function of a s73 consent to revisit the principle of development on the site. Accordingly, the principle of development on this site remains settled and acceptable, along with all other matters not subject to these proposed amendments.

Amendments to condition 1 (demolition and re-build of Sussexdown)
The approved development under DC/22/2372 facilitated the provision of updated and increased retirement housing and specialist care housing on the site, resulting in an uplift of some 22 units across the site, yielding a mix of some 79 assisted care bedsits, close-care apartments, nursing care rooms and the dementia care unit. The approved development would occupy broadly the same footprint as

the current buildings, utilising the existing vehicular access off Washington Road, and not encroaching into the gardens which are to be retained to the south of the main Sussexdown House.

The proposal sought by way of the s73 would involve the demolition and re-building of the building that was previously due to be partially demolished and extended. Externally the resulting development would retain the approved appearance.

As such, the principle of the proposed development is considered to accord to national and local planning policies relating to the development of sites within established BUAB, and making efficient use of land.

Habitat Sites – Water Neutrality

The application site falls within the Sussex North Water Supply Zone where mains water is supplied by way of groundwater abstraction within the Arun Valley. The Local Planning Authority received a 'Position Statement' from Natural England in September 2021, advising that the effects of existing groundwater abstraction cannot be objectively demonstrated to be compatible with the conservation objectives of a number of habitat sites. The habitat sites named within the Natural England position statement include the Arun Valley SAC, SPA and Ramsar sites.

Within its Position Statement of September 2021, Natural England advise that decisions on planning applications should await the development of a water-neutrality strategy on a strategic basis. In the current absence of a strategic solution to achieving water-neutrality, Natural England advise that individual plans and projects, where it is critical that these proceed, must demonstrate net-neutrality in respect of the use of mains-water such as to avoid contribution to the known adverse effect upon the integrity of Arun Valley habitat sites by reason of water-use.

In support of the proposed development the applicant has provided a Water Neutrality Statement (Savills, Feb 2023), which takes account of the current water use of the care home complex, referencing water bills at the site since Dec 2019. Data has been extrapolated from the Statement to arrive at an existing daily baseline water use for the existing site (which includes Strome Park and Princess Alexandra House). As part of the proposed redevelopment of the site, except for Strome Park and Princess Alexandra House, new water efficient fixtures and fittings throughout the development site are to be incorporated. The calculations therefore establish that the proposed development would achieve a water neutral position, with a small amount of headroom.

The Authority has conducted an appropriate assessment in respect of the proposed development, and concurs with the figures and calculations set out in the submitted WNS. Natural England have raised no objection to the mitigation provided the mitigation is suitably secured; conditions are attached to this effect.

It is considered, therefore, that the proposed mitigations provide the required certainty to the Authority to demonstrate that the proposal would avoid adverse effects upon the integrity of the Arun Valley SPA, SAC and Ramsar sites, either by way of direct impact upon sites associated with an independent abstraction source and/or by reason of the efficacy of proposed mitigations in eliminating increased demand for the use of mains-water. The consultation response of the nature conservation body concurs with the conclusions of the Authority's appropriate assessment in these regards.

It is therefore concluded that the evidence supports that the proposed development would continue to achieve a water neutral development, and therefore accords with Regulation 63 of the Conservation of Habitats and Species Regulations 2017. Subject to conditions to secure the measures set out within the WNS there is no clear or compelling evidence to suggest that the proposal would result in an adverse impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 186, or the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Conclusions:

The proposed amendment to Condition 1 of the consented development would result in a form and scale of development that remains broadly as per that already considered and permitted under DC/22/2372, and does not affect of change the operational part of the development.

Planning legislation enables the Local Planning Authority to grant a permission with new or amended conditions, which has the effect of creating a new and independent permission to carry out the same development as previously permitted. The developer can then opt which consent to implement.

Officers therefore consider that the conditions stated above can be varied, and added, thus exercising the right to apply conditions of differing wording on the permission for the proposed amendments to DC/22/2372 under Section 73(2)(a) of the TCPA.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

It is considered that this development constitutes CIL liable development.

Use Description	Proposed	Existing	Net Gain
All Other Development	5962	4097	1865
		Total Gain	1865
		Total Demolition	**2875**

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change.

Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

Recommendation: Application Permitted

Conditions:

1. Approved Plans List

2 Regulatory (Time) Condition: The development hereby permitted shall be begun before the 28.07.2026.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 Pre-Commencement Condition: Prior to commencement of any development at the site a phasing plan shall be submitted and agreed with the local planning authority, to include for a phased car and cycle parking plan. The development shall be constructed in accordance with the agreed phasing plan unless otherwise agreed in writing with the local planning authority.

Reason: To ensure the development is constructed in an appropriate manner in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 Pre-Commencement Condition: No development shall commence within any phase, until a Construction Environmental Management Plan (CEMP) for that phase has been submitted to and

approved in writing by the Local Planning Authority. The CEMP shall include details of the following relevant measures:

i. An introduction consisting of a demolition and construction phase environmental management plan, definitions and abbreviations and project description and location;
ii. A description of management responsibilities including complaint recording and management;
iii. A description of the demolition and construction programme which identifies activities likely to cause high levels of noise or dust;
iv. Site working hours and a named person for residents to contact;
v. Detailed Site logistics arrangements including provision of a suitable booking system for HGV deliveries;
vi. Details regarding parking, deliveries, and storage;
vii. A scheme of dust and noise mitigation measures to be deployed including identification of sensitive receptors, The scheme shall be developed by suitably qualified persons and shall include suitable targets and management actions in accordance with BS5228 Code of Practice for Noise and Vibration control and the IAQM "Guidance on the assessment of dust from demolition and construction" and provision of monitoring results to the Local Planning Authority;
viii. Details of hours of work, site delivery hours and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network; and
ix. Communication procedures with the local planning authority and local community regarding key construction issues – newsletters, fliers etc.

The construction of each phase shall thereafter be carried out in accordance with the details and measures approved in the CEMP.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

5 **Pre-Commencement Condition:** No relevant development which will impact bat roosts, shall in in any circumstances commence unless the local planning authority has been provided with either:

a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or

b) a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To conserve Protected and Priority species and allow the LPA to discharge its duties under the UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 33 of the Horsham District Planning Framework and Policies 14 and 15 of Storrington and Sullington and Washington Neighbourhood Plan (2019).

6 **Pre-Commencement Condition:** No development shall commence within any phase, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below:

- All trees on the site shown for retention on approved drawing numbers [Arboricultural Assessment and Method Statement ref: 21124-AA4-CA, by Barrell Tree Consultancy, and Tree Protection Plan ref : 21124-5], as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).
- Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.

- Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.

Any trees or hedges on the site within a specific phase which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

7 **Pre-Commencement Condition:** No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

8 **Pre-Commencement Condition:** No development shall commence within a phase until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations for that phase, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall show accordance with the landscaping proposals and Arboricultural Method Statement, complete with root barriers if needed. The development shall thereafter be carried out in accordance with the approved details.

Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

9 **Pre-Commencement Condition:** No development within a phase shall commence until precise details (to include details shown on a plan) of the existing and proposed finished floor levels and external ground levels of the development in relation to nearby datum points adjoining the application site have been submitted to and approved by the Local Planning Authority in writing. The development shall be completed in accordance with the approved details.

Reason: As this matter is fundamental to control the development in detail in the interests of amenity and visual impact and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

10 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any phase of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building within that phase has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

11 **Pre-Commencement (Slab Level) Condition:** No development above ground level shall commence until a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Biodiversity Survey (LC Ecological Services, June 2022) has been submitted to and approved in writing by the local planning

authority. The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) and Policies 14 and 15 of Storrington and Sullington and Washington Neighbourhood Plan (2019).

12 **Pre-Commencement (Slab Level) Condition:** No development above ground level of any phase of the development shall commence until a scheme providing full specifications of internal and external plant, flues, extraction and filtration equipment (including elevational drawings), with ongoing maintenance plan (where relevant to that phase) has been submitted to and approved by the Local Planning Authority. The scheme shall also include a tabulated schedule of all plant, and the associated noise data. All flues, ducting and other equipment shall be installed in accordance with the approved details prior to the use commencing on site and shall thereafter be maintained in accordance with the approved details and the manufacturer's recommendations.

Reason: As this matter is fundamental in the interests of residential amenities by ensuring an acceptable noise level for the occupants of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

13 **Pre-Occupation Condition:** No phase of the development hereby permitted shall be first occupied, or the operation of any building services plant within that phase, until an assessment of the cumulative acoustic impact arising from the operation of all internally and externally located plant has been submitted to and approved in writing by the local planning authority. The assessment of the acoustic impact shall be undertaken in accordance with BS 4142: 2014 (or subsequent superseding equivalent) and other relevant measures and shall include a scheme of attenuation measures to ensure the cumulative rating level of noise emitted from the proposed building services plant is 10 dBA less than background.

Reason: As this matter is fundamental in the interests of residential amenities by ensuring an acceptable noise level for the occupants of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

14 **Pre-Occupation Condition:** No phase of the development hereby permitted shall be first occupied, or the operation of any building services plant within that phase, until a post-installation noise assessment has been carried out, including suitable measurements to confirm compliance with the approved noise criteria, and submitted to and approved undertake by the planning authority. The scheme shall be implemented in accordance with the approved details and attenuation measures, and they shall be permanently retained and maintained in working order for the duration of the use and their operation.

Reason: As this matter is fundamental in the interests of residential amenities by ensuring an acceptable noise level for the occupants of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

15 **Pre-Occupation Condition:** No phase of the development hereby permitted shall be first occupied until full details of all soft landscaping works for that phase have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained
- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
- Tree Pit details including root barriers

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the

development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

16 **Pre-Occupation Condition:** No phase of the development hereby permitted shall be first occupied until full details of a hard landscaping scheme for that phase have been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels and contours showing earthworks and mounding (where appropriate); retaining walls (where present); surfacing materials; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulations areas; hard surfacing materials; minor artefacts and structures (for example refuse and / or other storage units, lighting and similar features) and proposed and existing functional services above and below ground (for example drainage, power, communications cables and pipelines, indicating lines, manholes, supports and other technical features).

The scheme shall be implemented prior to the occupation of any part of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority).

Reason: To ensure a satisfactory development that is sympathetic to the landscape character of the countryside and built form of the surroundings within the setting of the South Downs National Park, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policies 14 and 15 of Storrington and Sullington and Washington Neighbourhood Plan (2019).

17 **Pre-Occupation Condition:** No part of the development hereby permitted shall be first occupied until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The content of the LEMP shall include the following:

a) Description and evaluation of features to be managed.
b) Ecological trends and constraints on site that might influence management.
c) Aims and objectives of management.
d) Appropriate management options for achieving aims and objectives.
e) Prescriptions for management actions.
f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
g) Details of the body or organisation responsible for implementation of the plan.
h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species).

18 **Pre-Occupation Condition:** No phase of the development hereby permitted shall be first occupied until a lighting design scheme for that phase has been submitted to and approved in writing by the local planning authority. The following three elements shall clearly be set out within the lighting scheme:

1) Biodiversity / ecology principles: identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, lsolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

2) Reduction of obtrusive light: Details shall accord with the Institute of Lighting Professional's Guidance notes. The scheme must be designed by a suitably qualified person in accordance with the recommendations for environmental zone E2 in the ILP document "Guidance Notes for the Reduction of Obtrusive Light GN01-21.

3) International Dark Sky Reserve: Details shall accord with the SDNPs Dark Skies Technical Advice Note (TAN) 2021 and demonstrate that a sensitive lighting scheme would not lead to new and harmful light pollution on the intrinsically dark landscape setting.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area, to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species), to safeguard the character and visual amenities of the locality, and to ensure the qualities and setting of a designated landscape are protected, in accordance with Policies 25, 30, 31 and 33 of the Horsham District Planning Framework (2015), Policies 14 and 15 of Storrington and Sullington and Washington Neighbourhood Plan (2019), and provisions of paras 176 and 185 of the NPPF (2021).

19 **Pre-Occupation Condition**: Prior to the first occupation (or use) of the development hereby permitted, a rapid charge EV point shall be provided within the visitor parking bays at the site. The rapid charge EV point shall thereafter remain as such.

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

20 **Pre-Occupation Condition**: Prior to the first occupation (or use) of the development hereby permitted, a verification report demonstrating that the SuDS drainage system for that phase has been constructed in accordance with the approved design drawings shall be submitted to and approved by the Local Planning Authority. The development shall be maintained in accordance with the approved report.

Reason: To ensure a SuDS drainage system has been provided to an acceptable standard to the reduce risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance in accordance Policies 35 and 38 of the Horsham District Planning Framework (2015) and Policies 14 and 15 of Storrington and Sullington and Washington Neighbourhood Plan (2019).

21 **Pre-Occupation Condition:** The buildings hereby approved shall not be occupied until the vehicle parking spaces and turning and access facilities have been provided in accordance with the plans hereby approved (Site Plan: Fire Services Plan, ref: 307A) and any subsequently approved phasing plan. The vehicle parking spaces, turning and access facilities shall thereafter be retained solely for that purpose and solely in connection with the development.

Reason: To ensure adequate car parking, turning and access facilities are available to serve the development in accordance with Policies 40 and 41 of the Horsham District Planning Framework and Policies 14 and 17 of Storrington and Sullington and Washington Neighbourhood Plan (2019).

22 **Pre-Occupation Condition:** The buildings hereby approved shall not be occupied (or brought into first use) until the cycle / mobility scooter parking facilities have been provided in accordance with the plans hereby approved (Site Plan: Fire Services Plan, ref: 307A, and Site Sections – Sheet 4, ref: 326E) and any subsequently approved phasing plan. Once provided the spaces shall thereafter be retained at all times for their designated purpose. At a minimum, 10no. cycle parking spaces shall be provided for the care home and each bungalow with its own cycle storage.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies in accordance with Policies 40 and 41 of the Horsham District Planning Framework and Policies 14 and 17 of Storrington and Sullington and Washington Neighbourhood Plan (2019).

23 **Pre-Occupation Condition:** The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (Water Neutrality Statement Rev 3 received 16.02.2023). No part of the development hereby approved shall be occupied (or brought into first use) until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

24 **Pre-Occupation Condition:** No part of the development shall be first occupied (or brought into first use) until Electric Vehicle Charging spaces have been provided in with the plans hereby approved (Site Plan: Fire Services Plan, ref: 307A). The provision of EV chargers for the care home site shall be provided and retained at all times for their designated purpose.

Reason: To provide EVC charging points to support the use of electric vehicles in accordance with national sustainable transport policies and to mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015) and Policies 14 and 17 of Storrington and Sullington and Washington Neighbourhood Plan (2019).

25 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied (or brought into first use) until the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of a minimum 30 megabits per second through full fibre broadband connection has been provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

26 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied (or brought into first use) until 1 no. fire hydrant to BS750 standards or stored water supply (in accordance with the West Sussex Fire and Rescue Guidance Notes) has been installed, connected to a water supply with appropriate pressure and volume for firefighting, and made

ready for use in consultation with the WSCC Fire and Rescue Service. The hydrant or stored water supply shall thereafter be retained as such.

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

27 **Regulatory Condition:** All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Biodiversity Survey (LC Ecological Services, June 2022) and the Biodiversity Net Gain Report (LC Ecological Services, November 2022) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham Development Framework.

28 **Regulatory Condition:** No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

29 **Regulatory Condition:** If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

30 **Regulatory Condition:** No soils shall be imported or re-used within the development site until the developer has submitted details of the chemical testing and assessment of the soils which demonstrates the suitability of the soils for the proposed use. The assessment shall be undertaken by a suitably qualified and competent person and full details shall be submitted to and approved in writing by the local planning authority. Prior to the first occupation (or use) of any part of the development hereby permitted, a written verification report shall be submitted which demonstrates only soils suitable for the proposed use have been placed. The verification report shall be submitted and approved, in writing, by the Local Planning Authority.

Reason: To ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT
Please be advised that there are conditions on this notice that will require the submission of details to be submitted for approval to the Local Planning Authority. To approve these details, you will need to submit an "Application for approval of details reserved by condition" with an application form and pay

the appropriate fee. Guidance and the forms can be found at planningportal.co.uk/planning/planning-applications

NOTE TO APPLICANT
The applicant is advised that under Part 1 of the Wildlife and Countryside Act 1981 disturbance to nesting birds, their nests and eggs is a criminal offence. The nesting season is normally taken as being from 1st March - 30th September. The developer should take appropriate steps to ensure nesting birds, their nests and eggs are not disturbed and are protected until such time as they have left the nest.

NOTE TO APPLICANT
The applicant is advised that full details of the hard and soft landscape works include the provision of, but shall not be necessarily limited to:

- Planting and seeding plans and schedules specifying species, planting size, densities and plant numbers
- Tree pit and staking/underground guying details
- A written hard and soft landscape specification (National Building Specification compliant), including ground preparation, cultivation and other operations associated with plant and grass establishment
- Hard surfacing materials - layout, colour, size, texture, coursing, levels
- Walls, steps, fencing, gates, railings or other supporting structures - location, type, heights and materials
- Minor artefacts and structures - location and type of street furniture, play equipment, refuse and other storage units, lighting columns and lanterns

NOTE TO APPLICANT
A Surface Water Drainage Statement is a site-specific drainage strategy that demonstrates that the drainage scheme proposed is in compliance with the National Planning Policy Framework and the Non-Statutory Technical Standards for Sustainable Drainage Systems. An Advice Note and a proforma for the statement can be found using the following link https://www.horsham.gov.uk/planning/development-management.

NOTE TO APPLICANT
The applicant is advised that it is an offence both to intentionally or recklessly destroy a bat roost, regardless of whether the bat is in the roost at the time of inspection. All trees should therefore be thoroughly checked for the existence of bat roosts prior to any works taking place. If in doubt, the applicant is advised to contact the Bat Conservation Trust at Quadrant House, 250 Kennington Lane, London, SE11 5RD, Tel: 0345 1300 228, email: equiries@bats.org.uk, http://www.bats.org.uk/.

POSITIVE AND PROACTIVE STATEMENT
Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/24/0543
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		000 REV A	08.04.2024

Site plan	Existing	103 REV D	08.04.2024
Site plan	Proposed	104	08.04.2024
Site plan	Site Plan - Proposed sub Ground Floor	301 REV F	08.04.2024
Site plan	Site Plan - Proposed Lower Ground Floor	302 REV F	08.04.2024
Site plan	Site Plan - Proposed Ground Floor	303 REV G	08.04.2024
Site plan	Site Plan - Proposed First Floor	304 REV F	08.04.2024
Site plan	Site Plan - Proposed roof plan	305 REV F	08.04.2024
Details plan	Fire Services Plan	307 REV A	08.04.2024
Floor plan	Care Home - Proposed Lower Ground Floor Plan	310 REV B	08.04.2024
Floor plan	Care Home - Proposed Ground Floor Plan	311 REV B	08.04.2024
Floor plan	Care Home - Proposed First Floor Plan	312 REV B	08.04.2024
Roof plan	Care Home - Proposed Roof Plan	313 REV B	08.04.2024
Floor plan	Close Care - Proposed Sub Ground Floor Plan	314 REV D	08.04.2024
Floor plan	Close Care - Proposed Lower Ground Floor Plan	315 REV D	08.04.2024
Floor plan	Close Care - Proposed Ground Floor Plan	316 REV D	08.04.2024
Floor plan	Close Care - Proposed First Floor Plan	317 REV D	08.04.2024
Floor plan	Close Care - Proposed Roof Plan	318 REV D	08.04.2024
Floor plan	Assisted Care - Proposed Lower Ground Floor Plan (Ground Floor SDH)	319 REV F	08.04.2024
Floor plan	Assisted Care - Proposed Ground Floor Plan (First Floor SDH)	320 REV F	08.04.2024
Floor plan	Assisted Care - Proposed First Floor Plan (Second Floor SDH)	321 REV F	08.04.2024
Roof plan	Assisted Care – Proposed Roof Plan	322 REV F	08.04.2024
Elevation plan	Proposed Site Sections – Sheet 1	323 REV F	08.04.2024
Elevation plan	Proposed Site Sections – Sheet 2	324 REV E	08.04.2024
Elevation plan	Proposed Site Sections – Sheet 3	325 REV C	08.04.2024
Elevation plan	Proposed Site Sections – Sheet 4	326 REV E	08.04.2024
Details plan	Fire Services Plan	328 REV A	08.04.2024
Details plan	Landscape	LANDP001 008	08.04.2024
Details plan	Planting Plan	PP001 007	08.04.2024
Details plan	Planting Plan	PP002 007	08.04.2024
Supporting Docs	Cover Letter	234706	08.04.2024
Supporting Statement	WATER NEUTRALITY	03	16.02.2023

	STATEMENT		
Supporting Statement	AIR QUALITY ASSESSMENT APPENDIX A: KEY POLLUTANTS APPENDIX B: MITIGATION MEASURES FOR CONSTRUCTION IMPACTS	02	31.05.2023
Details plan	Tree protection plan	21124-5	23.12.2022
Supporting Statement	Arboricultural Assessment and Method Statement	21124-AA4-CA	23.12.2022
Supporting Statement	FLOOD RISK AND DRAINAGE STATEMENT		23.12.2022
Supporting Statement	Biodiversity Report		23.12.2022
Supporting Statement	Biodiversity Net Gain Report		23.12.2022
Supporting Statement	Energy Statement		23.12.2022
Supporting Statement	I-TRANSPORT TECHNICAL NOTE		23.12.2022
Supporting Statement	GEOTECHNICAL AND ENVIRONMENTAL ASSESSMENT: PHASE 1 DESK STUDY PHASE 2 SITE INVESTIGATION REPORT APPENDICES		23.12.2022

DELEGATED

Case Officer sign/initial Nicola Pettifer Date: 08/07/2024

Authorising Officer sign/initial Adrian Smith Date: 08/07/2024