Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0003
Roundstone Park, Worthing Road, Southwater, West Sussex, RH13 9JG

DESCRIPTION:
Approval of details reserved by conditions 11, 12, 13, 14, 15, 17 and 19 to approved application DC/22/0096.

RELEVANT PLANNING HISTORY:

DC/22/0096	Demolition of existing buildings and erection of 36 Retirement Living Apartments and 6 Retirement Cottages, including a Lodge Manager's office, communal facilities, a guest suite, parking and landscaping.	Application Permitted on 20.02.2024

PLANNING ASSESSMENT
Planning Application DC/22/0096 was granted consent on 20.02.2024. Consent is sought to discharge the details reserved by conditions 11, 12, 13, 14, 15, 17 & 19.

Condition 11:
Pre-Occupation Condition: The development hereby permitted shall not be occupied until a lighting design scheme for biodiversity has been submitted to and approved in writing by the local planning authority. The scheme shall 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, Isolux 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. 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: 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) and Policy 31 of the Horsham Development Framework.

To comply with the requirements of the condition, the applicant has submitted External Lighting & EV Charging Plan Drawing No. CRL:20083SW:704. This shows details off external lighting. The Council's consultant ecologist has reviewed the details and commented that they are acceptable. The requirements of the condition have been satisfied.

Condition 12:
Pre-Occupation Condition: The development hereby permitted shall not be occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority. Once provided the spaces shall thereafter be retained at all times for their designated purpose.

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

To comply with the requirements of the condition, the applicant has submitted details of the cycle storage for the retirement flats and cottages. WSCC Highways have commented that the details are acceptable. The requirements of the condition have been satisfied.

Condition 13:
Pre-Occupation Condition: The development hereby permitted shall not be occupied until provision for the storage of refuse/recycling bins has been made within the site in accordance with details to be submitted to and approved in writing by the local planning authority and retained as such thereafter.

Reason: To ensure the adequate provision of recycling facilities in accordance with policy 33 of the Horsham District Planning Framework (2015).

To comply with the requirements of the condition, the applicant has submitted details of refuse storage for the retirement flats and cottages. This includes an internal store on the corner of retirement flats and separate stores for the dwellings. The details are considered acceptable and the requirements of the condition have been satisfied.

Condition 14:
Pre-Occupation Condition: The development hereby permitted shall not be occupied until Electric Vehicle Charging spaces have been provided in accordance with plans and details of the types and locations has been submitted to and approved by the Local Planning Authority. The approved details shall be provided and retained at all times for their designated purpose.

Reason: To provide EV 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 in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

To comply with the requirements of the condition, the applicant has submitted External Lighting & EV Charging Plan Drawing No. CRL:20083SW:704. This shows the details and locations of EV charging points. The details are considered acceptable and the requirements of the condition have been satisfied.

Condition 15:
Pre-Occupation Condition: The development hereby permitted shall not be occupied until as a Travel Information Pack for all new occupants of the development has been submitted to and approved in writing by the Local Planning Authority.

Reason: To encourage and promote sustainable transport in accordance with Policy 40 of the Horsham District Planning Framework (2015).

To comply with the requirements of the condition, the applicant has submitted a Charman Lodge Amenities & Leisure Information Pack and a Charmans Lodge Development Information brochure. WSCC Highways have reviewed the details and commented that they are acceptable. The requirements of the condition have been satisfied.

Condition 17:
Pre-Occupation Condition: No part of the development hereby permitted shall be occupied 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).

To comply with the requirements of the condition, the applicant has submitted details of the broadband connection to the site in plan CRL:20083SW:701. The details indicate a minimum connection of 1000mbps. The details are considered acceptable and the requirements of the condition have been satisfied.

Condition 19:
Pre-Occupation Condition: No part of the development hereby permitted shall be occupied 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).

To comply with the requirements of the condition, the applicant has submitted a Fire Strategy drawing no.20079SW:601 Rev A. This shows two private fire hydrants and dry riser installed in the staircase of the apartment block. WSCC Fire Service have commented that the details are considered acceptable. The requirements of the condition have been satisfied.

Water Neutrality Note: No further Habitat Regulations Assessment (HRA) is required at conditions discharge stage if a scheme has already undertaken HRA for Water Neutrality prior to being granted. The permitted scheme (DC/22/0096) includes a water neutrality solution which was assessed and considered appropriate under the Habitat Regulations during the process of the application.

Recommendation: Application Permitted

NOTE TO APPLICANT

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: DISC/25/0003
(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
Plans	Refuse Store	CRL: 20083SW: 703	07.01.2025
Plans	External Lighting and EV Charging	CRL: 20083SW: 704	07.01.2025
Supporting Statement	Charmans Lodge Information Leaflet	NONE	07.01.2025
Plans	Fire Strategy	CRL: 20079SW: 601 REV A	07.01.2025
Plans	Proposed Broadband	CRL: 20083SW: 701	07.01.2025
Plans	Cycle Store	CRL: 20083SW: 702	07.01.2025
Plans	Cottages Refuse & Cycle Storage	CRL:20079SW:707	20.02.2025
Supporting Statement	Charmans Amenities & Leisure Information Pack	NONE	20.02.2025

DELEGATED

Case Officer sign/initial Jason Hawkes Date: 14.03.2025

Authorising Officer sign/initial Adrian Smith Date: 14/03/2025