



Horsham District Council  
(Planning),  
Parkside,  
Chart Way,  
Horsham,  
RH12 1RL

16 December 2025

Our Reference: 234706

Dear Sir/ Madam,

**Sussexdown, Washington Road, Storrington, RH20 4DA**

**Application to discharge conditions 11 and 12 of planning permission DC/24/1985**

On 8 April 2025, Horsham District Council granted planning permission for the following development:

*“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.) Variations to the internal layout of the Care Home, parking layout, locations of the refuse stores, elevational details, and omission of the solar panels from the Close Care building and site levels, with details provided in relation to the proposed external materials (Condition 9) and finished floor levels (Condition 10)”.*

Planning permission was granted pursuant to a series of planning conditions. On behalf of our client Care South, tor&co hereby apply to discharge conditions 11 and 12 of this consent. The wording of the condition is as follows:

Condition 11

*“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.”*

tor&co enclose the Biodiversity Enhancement Layout in accordance with condition 11. The layout provides the detailed ecological enhancement measures proposed following the recommendations set out in the Biodiversity Survey.

Condition 12

*“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*

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*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."*

tor&co enclose a number of drawings which together provide the full specifications for internal and external plant, flues, extraction and filtration equipment, including relevant elevational details for each building. A supporting schedule of all plant and associated noise data is also provided. The schedule at Annex 1 of this letter provides a summary of the plant drawing submitted.

We look forward to receiving acknowledgement of our submission in due course and trust that the application can proceed to validation and determination swiftly. In the meantime, please do not hesitate to contact me if you wish to discuss the application further.

Yours sincerely,

**Emily Comber MRTPI**  
**Senior Planner**

Cc

Will Cobley

tor&co

## Annex 1 – Drawing Schedule

| Drawing Name                                             | Drawing Number                  |
|----------------------------------------------------------|---------------------------------|
| <b>Block A</b>                                           |                                 |
| Elevations - Sheet 1                                     | 23068-2120-T-06                 |
| Elevations - Sheet 2                                     | 23068-2121-T-06                 |
| First Floor Containment Layout                           | P&J-SD-BA-24-11-L1-1ST-CON-04   |
| First Floor Small Power and Lighting Layout              | P&J-SD-BA-24-11-L1-1ST-SPLT-04  |
| Second Floor Containment Layout                          | P&J-SD-BA-24-11-L2-2ND-CON-04   |
| Second Floor Small Power and Lighting Layout             | P&J-SD-BA-24-11-25-2ND-SPLT-04  |
| Ground Floor Containment Layout                          | P&J-SD-BA-24-11-L-GF-CON-04     |
| Ground Floor Small Power and Lighting Layout             | P&J-SD-BA-24-11-LO-GF-SPLT-04   |
| Ventilation Services Ground Floor                        | 043RSDU30001 P01                |
| Ventilation Services First Floor                         | 043RSDU30011 P01                |
| Ventilation Services Second Floor                        | 043RSDU30021 P01                |
| <b>Block B</b>                                           |                                 |
| Elevations – Sheet 1                                     | 23068-2220-T-07                 |
| Elevations – Sheet 2                                     | 23068-2221-T-06                 |
| First Floor Containment Layout                           | P&J-SD-BB-24-11-L1-1ST-CON-04   |
| First Floor Small Power and Lighting Layout              | P&J-SD-BB-24-11-L1-1ST-SPLT-04  |
| Second Floor Containment Layout                          | P&J-SD-BB-24-11-L2-2ND-CON-04   |
| Second Floor Small Power and Lighting Layout             | P&J-SD-BB-24-11-L2-2ND-SPLT-04  |
| Ground Floor Containment Layout                          | P&J-SD-BB-24-11-L0-GF-CON-04    |
| Ground Floor Small Power and Lighting Layout             | P&J-SD-BB-24-11-L0-GF-SPLT-04   |
| Lower Ground Floor Containment layout                    | P&J-SD-BB-24-11-L-LGF-CON-04    |
| Lower Ground Floor Small Power and Lighting Layout       | P&J-SD-BB-24-11-L-1-LGF-SPLT-04 |
| Ventilation Services Basement                            | 043RSDU30000 P01                |
| Ventilation Services Ground Floor                        | 043RSDU30001 P01                |
| Ventilation Services First Floor                         | 043RSDU30011 P01                |
| Ventilation Services Second Floor                        | 043RSDU30021 P01                |
| <b>Care Home</b>                                         |                                 |
| Level 0 - GA Plans                                       | 23068-2000-C-02                 |
| Level 3 Roof Plan - GA Plans                             | 23068-2009-C-01                 |
| East Elevation                                           | 23068-2021-C-00                 |
| North & South Elevations                                 | 23068-2022-C-01                 |
| Kitchen Ventilation System                               | 23110-Rev A                     |
| Ground Floor All Layout                                  | P&J-SD-24-11-L0-GF-ALL-04       |
| Ground Floor Containment Layout                          | P&J-SD-24-11-L0-GF-CON-04       |
| Ground Floor Fire Access Alarm and Access Control Layout | P&J-SD-24-11-L0-GF-FA-04        |
| Ground Floor Lighting Layout                             | P&J-SD-24-11-L0-GF-LT-04        |

|                                                   |                                   |
|---------------------------------------------------|-----------------------------------|
| Ground Floor Small Power and Data Layout          | P&J-SD-24-11-L0-GF-SP+DATA-04     |
| First Floor All Layout                            | P&J-SD-24-11-L0-1ST-ALL-04        |
| First Floor Containment Layout                    | P&J-SD-24-11-L0-1ST-CON-04        |
| First Floor Fire Alarm and Access Control Layout  | P&J-SD-24-11-L0-1ST-FA-04         |
| First Floor Lighting Layout                       | P&J-SD-24-11-L0-1ST-LT-04         |
| First Floor Small Power and Data Layout           | P&J-SD-24-11-L0-1ST-SP+DATA-04    |
| First Floor Bathroom Ventilation Layout           | P&J-SD-24-11-L0-1ST-VENT-04       |
| Second Floor All Layout                           | P&J-SD-L2-2ND-24-11-25-ALL-04     |
| Second Floor Containment Layout                   | P&J-SD-L2-2ND-24-11-25-CON-04     |
| Second Floor Fire Alarm and Access Control Layout | P&J-SD-L2-2ND-24-11-25-FA-04      |
| Second Floor Lighting Layout                      | P&J-SD-L2-2ND-24-11-25-LT-04      |
| Second Floor Small Power and Data Layout          | P&J-SD-L2-2ND-24-11-25-SP+DATA-04 |
| Second Floor Bathroom Ventilation Layout          | P&J-SD-L2-2ND-24-11-25-VENT-04    |
| Roof Level Layout                                 | P&J-SD-24-11-L3-ROOF-VENT-04      |
| Drainage Layout Ground Floor                      | 043RSD R10 001 P03                |
| Drainage Layout First Floor                       | 043RSD R10 011 P03                |
| Drainage Layout Second Floor                      | 043RSD R10 021 P03                |
| Water Services Layout Ground Floor                | (043RSD S10 001 P03)              |
| Water Services Layout First Floor                 | 043RSD S10 011 P03                |
| Water Services Layout Second Floor                | 043RSD S10 021 P03                |
| Heating and Cooling Services Roof                 | 043RSD T20 0R1 P01                |
| Heating and Cooling Layout Ground Floor           | 043RSD T20 001 P04                |
| Heating and Cooling Layout First Floor            | 043RSD T20 011 P03                |
| Heating and Cooling Layout Second Floor           | 043RSD T20 021 P03                |
| Plant Room Layout Ground Floor                    | 043RSD T90 001 P01                |
| Ventilation Layout Ground Floor                   | 043RSD U30 001 P04                |
| Ventilation Layout First Floor                    | 043RSD U30 011 P03                |
| Ventilation Layout Second Floor                   | 043RSD U30 021 P03                |
| First Floor Underfloor Heating Layout             | P30406_1. REV A                   |
| Second Floor Underfloor Heating layout            | P30406_1. REV A                   |
| Ground Floor Underfloor Heating Layout            | P30406_G. REV A                   |