Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0157
Sussexdown, Washington Road, Storrington, West Sussex, RH20 4DA

DESCRIPTION:
Application for Approval of Details Reserved by Condition 3, 4, 7, 8 and 9 to approved application DC/22/2372 (as amended under DC/24/0543).

RELEVANT PLANNING HISTORY:

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/24/0543	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.	Application Permitted on 08.07.2024

PLANNING ASSESSMENT
Planning Application DC/22/2372 was granted consent on 28/07/2023. This permission was for the following:
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.

Consent is sought to discharge the details reserved by conditions 3, 4, 7, 8 and 9.

Condition 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).

The requirements of the condition have been satisfied, with the revised phasing plan reflecting the proposal of the s73 variation permitted under DC/24/0543.

Condition 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).

Officers including the Council's Environmental Health team have reviewed the submitted details and are satisfied with the proposals. The requirements of the condition have been satisfied.

Condition 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).

The Local Lead Flood Authority have received the submitted details and have raised some concerns with the data and calculations being provided. Following amendments and revisions to the drainage details, the LLFA have now confirmed that the details are satisfactory and have addressed the comments raised.

The requirements of the condition have therefore now been satisfied.

Condition 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).

Officers have reviewed the submitted details and the revised plan [114522-CAL-XX-XX-DR-D-0100 rev P3], finding that the underground services layout now clears landscape features that form part of the proposed site landscaping. The requirements of the condition have been satisfied.

Condition 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).

The requirements of the condition have been satisfied.

Recommendation: Application Permitted

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/24/0157
(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
Supporting Docs	Demolition and Construction Environmental Management Plan	P_J-001 V1	19.06.2024
Plans	Site Plan Construction Phasing Strategy	PC-01 A	06.09.2024
Plans	Foul and Surface Water, Drainage Layout, Sheet 1 of 2	DR-D-0100 P3	23.09.2024
Plans	Foul and Surface Water, Drainage Layout, Sheet 2 of 2	DR-D-0101 P3	23.09.2024
Plans	Surface Water, Overland Flow Paths	DR-D-0110 P1	23.09.2024
Supporting Docs	Sussexdown Surface Water Model Rev P3	P3	23.09.2024

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date

DELEGATED

Case Officer sign/initial Nicola Pettifer Date: 05/11/2024

Authorising Officer sign/initial Adrian Smith Date: 05/11/2024