Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0134
Sussexdown , Washington Road, Storrington, West Sussex, RH20 4DA

DESCRIPTION:
Approval of details reserved by condition 7 to approved application DC/24/1985 (infiltration testing)

RELEVANT PLANNING HISTORY:

DC/24/1985	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).	Application Permitted on 08.04.2025

PLANNING ASSESSMENT
Planning Application DC/24/1985 was granted consent on 08/04/2025. This permission was for the following:
Variation of condition 1 of previously approved application reference DC/24/0543 (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).

Consent is sought to discharge the details reserved by condition 7.

Condition7:
Pre-Commencement Condition: No development except for the construction of the access serving the development, shall be carried out until the relevant revised / additional infiltration testing has been completed, in order to inform a detailed drainage strategy for the proposed means of foul and surface water disposal, which shall then be 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 details have been duly assessed by the WSCC Local Lead Flood Authority and queries raised in relation to the following points:
- In the calculations, out of date parameters are being used (Cv value 1 and FEH2022 needed)
- It is unclear how the staff parking in the north of the site is connected to the wider network.
- Storage features which are not designed to infiltrate (the attenuation tanks) should not have infiltration in the calculations.

Amended details have been submitted and accordingly reviewed by WSCC Local Lead Flood Authority, finding that the revised details are now acceptable.

The requirements of the condition have therefore now 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/25/0134
(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 Statement	S73 Drainage Condition Discharge Report For Sussexdowns	114522 P02	21.05.2025

DELEGATED

Case Officer sign/initial Nicola Pettifer Date: 19.06.2025

Authorising Officer sign/initial Adrian Smith Date: 19/06/2025