



Miss Emily Comber
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23 Heddon Street
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Our ref: DISC/25/0402
Your ref: Sussexdown House DISC
Email: planning@horsham.gov.uk
Direct Line: 01403 215238
If Calling Please ask for: Nicola Pettifer
Date: 27th February 2026

Dear Sir/Madam,

**Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England)
Order 2015**

Approval of details reserved by condition(s) 11, 12 to approved application DC/24/1985.

Sussexdown Washington Road Storrington West Sussex

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

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).

Date of approval - 27th February 2026

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).

Date of approval - 27th February 2026

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Covering letter	NONE	17.12.2025
Supporting Docs	Plant schedule	NONE	08.01.2026
Plans	Biodiversity enhancement layout	23068-6003 REV T-01	17.12.2025
Plans	Block A Elevations - Sheet 1	23068-2120-T-06	17.12.2025
Plans	Block A Elevations - Sheet 2	23068-2121-T-06	17.12.2025
Plans	Block A First Floor Containment Layout	PJ-SD-BA-24-11-L1-1ST-CON-04	17.12.2025
Plans	Block A First Floor Small Power and Lighting Layout	PJ-SD-BA-24-11-L1-1ST-SPLT-04	17.12.2025
Plans	Block A Second Floor Containment Layout	PJ-SD-BA-24-11-L2-2ND-CON-04	17.12.2025
Plans	Block A Second Floor Small Power and Lighting Layout	PJ-SD-BA-24-11-25-2ND-SPLT-04	17.12.2025
Plans	Block A Ground Floor Containment Layout	PJ-SD-BA-24-11-L-GF-CON-04	17.12.2025
Plans	Block A Ground Floor Small Power and Lighting Layout	PJ-SD-BA-24-11-LO-GF-SPLT-04	17.12.2025
Plans	Block A Ventilation Services Ground Floor	043RSDU30001 REV P01	17.12.2025
Plans	Block A Ventilation Services First Floor	043RSDU30011 REV P01	17.12.2025
Plans	Block A Ventilation Services Second Floor	043RSDU30021 REV P01	12.01.2026
Plans	Block B Elevations - Sheet 1	23068-2220-T-07	17.12.2025
Plans	Block B Elevations - Sheet 2	23068-2221-T-06	17.12.2025
Plans	Block B First Floor Containment Layout	PJ-SD-BB-24-11-L1-1ST-CON-04	17.12.2025
Plans	Block B First Floor Small Power and Lighting Layout	PJ-SD-BB-24-11-L1-1ST-SPLT-04	17.12.2025
Plans	Block B Second Floor Containment Layout	PJ-SD-BB-24-11-L2-2ND-CON-04	17.12.2025
Plans	Block B Second Floor Small Power	PJ-SD-BB-24-11-	17.12.2025

	and Lighting Layout	L2-2ND-SPLT-04	
Plans	Block B Ground Floor Containment Layout	PJ-SD-BB-24-11-L0-GF-CON-04	17.12.2025
Plans	Block B Ground Floor Small Power and Lighting Layout	PJ-SD-BB-24-11-L0-GF-SPLT-04	17.12.2025
Plans	Block B Lower Ground Floor Containment layout	PJ-SD-BB-24-11-L-LGF-CON-04	17.12.2025
Plans	Block B Lower Ground Floor Small Power and Lighting Layout	PJ-SD-BB-24-11-L-1-LGF-SPLT-04	17.12.2025
Plans	Block B Ventilation Services Basement	043RSDU30000 REV P01	17.12.2025
Plans	Block B Ventilation Services Ground Floor	043RSDU30001 REV P01	17.12.2025
Plans	Block B Ventilation Services First Floor	043RSDU30011 REV P01	17.12.2025
Plans	Block B Ventilation Services Second Floor	043RSDU30021 REV P01	12.01.2026

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully



Emma Parkes
Head of Development and Building Control