



**DELEGATED APPLICATIONS - ASSESSMENT SHEET**

**APPLICATION NO./ADDRESS:**

DISC/25/0391

Kingsmead Nursing Home , Crawley Road, Horsham, West Sussex, RH12 4RX

**DESCRIPTION:**

Approval of details reserved by condition 11 (landscape) to approved application DC/25/1170.

**RELEVANT PLANNING HISTORY:**

|              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                           |           |    |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|-----------|----|
| DC/24/1010   | Demolition of the existing buildings and erection of an 80-bedroom specialist dementia care home (Use Class C2) together with a retained access from Crawley Road and associated car and cycle parking and landscaping                                                                                                                                                                                                                                                                                                                                                             | Application<br>08.04.2025 | Permitted | on |
| DISC/25/0276 | Approval of details reserved by condition 11 (hard and soft landscaping) to approved application DC/24/1010 (Demolition of the existing buildings and erection of an 80-bedroom specialist dementia care home (Use Class C2) together with a retained access from Crawley Road and associated car and cycle parking and landscaping).                                                                                                                                                                                                                                              | Application<br>03.12.2025 | Permitted | on |
| DC/25/1170   | Variation of condition 1 of previously approved application reference DC/24/1010 (Demolition of the existing buildings and erection of an 80-bedroom specialist dementia care home (Use Class C2) together with a retained access from Crawley Road and associated car and cycle parking and landscaping) for minor changes to the approved care home design by means of varying the drawings. The proposed changes comprise revisions to the internal configuration of the proposed care home (and associated elevational changes) to meet operational and staffing requirements. | Application<br>03.10.2025 | Permitted | on |

**PLANNING ASSESSMENT**

Planning Application DC/25/1170 was granted consent on 03/10/2025. This permission was for the following:

**Variation of condition 1 of previously approved application reference DC/24/1010 (Demolition of the existing buildings and erection of an 80-bedroom specialist dementia care home (Use Class C2) together with a retained access from Crawley Road and associated car and cycle parking and landscaping) for minor changes to the approved care home design by means of varying the drawings. The proposed changes comprise revisions to the internal configuration of the proposed care home (and associated elevational changes) to meet operational and staffing requirements.**

Consent is sought to discharge the details reserved by condition 11.

**Condition 11:**

*Pre-Occupation / Use Condition: Notwithstanding the details shown on drawing 12586-FPCR-XX-XX-DR-L-0001 Rev P03 -General Arrangement Plan, the development hereby approved shall not be occupied until full details of all hard and soft landscaping works,*

including boundary treatments, have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained, showing accordance with the approved Arboricultural Impact Assessment/Method Statement / Tree Protection Plan, PJC/6593/24-01, by PJC Consultants Ltd, dated 18.06.2024
- Details of all proposed trees and planting, including schedules specifying species, planting size, girth and canopy spread, densities, plant numbers and tree pit details
- Details of all hard surfacing materials and finishes, as well as fixed features such as benches, shelters, pergola structures and raised planters, sheds and greenhouses, and retaining walls
- Details of all boundary treatments - specifying the siting, design, height and materials of the screen walls/fences to be constructed or erected and/or the species, spacing and height of hedging to be retained and / or planted together with a programme of implementation
- Consideration of the suggestions made by the Council's Landscape Consultant (dated 26/07/24)

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Officers note that this application has been made against the s73 application DC/25/1170 and note that landscape details have previously been discharged in relation to the original consent under DC/24/1010 (by way of DISC/25/0276, dated 3rd Dec 2025). The details are the same and therefore remain acceptable and in accordance with the Council's Landscape Architect's comments.

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.

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#### **Plans list for: DISC/25/0391**

(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     | Landscape masterplan | 5782.01 REV C  | 13.11.2025    |
| Plans     | Hardworks plan       | 5782.02 REV C  | 13.11.2025    |

