Mr Sam Whitehouse
Planning Department
Horsham District Council
Albery House
Springfield Road
Horsham
RH12 2GB

5th November 2026

Ref. SP26-1097

Dear Sam,

Town and Country Planning Act 1990 (As amended)
Former Fire Station, Hurst Road, Horsham, RH12 2DN
Planning Application Ref. DC/25/1266 – Discharge of Conditions No. 10, 11, 14, 19 & 23

On behalf of our client, City Construction Group ('the applicant'), Simply Planning Limited (*SPL*) are instructed to submit the enclosed application which seeks to discharge planning conditions No. 10 (Biodiversity Enhancement Strategy), 11 (Materials), 14 (Sustainable Drainage), 19 (Refuse Storage), 23 (Cycle Storage), pursuant Ref. DC/25/1266, dated 16th April 2026. The application granted planning permission for:

"Demolition of All Existing Buildings and the Erection of a Care Home (Class C2)."

The permission is subject to a total of 27 no. conditions. This application seeks to discharge conditions 10, 11, 14, 19 & 23 pursuant to this decision notice. The details of condition are outlined below, along with a summary of the evidence submitted to discharge each condition.

The requisite planning fee of £309 has been made through the Planning Portal upon submission.

Condition 10 (Biodiversity Enhancement Strategy)

Condition 10 of Decision Notice reference DC/25/1266 is worded as follows:

"10. Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist, shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following: a) Purpose and conservation objectives for the proposed enhancement measures; detailed designs or product descriptions to achieve stated objectives; b) c) d) e) locations of proposed enhancement measures by appropriate maps and plans (where relevant); persons responsible for implementing the enhancement measures; and details of initial aftercare and long-term maintenance (where relevant). The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter."

To satisfy the requirements of Condition No. 10 a Biodiversity Enhancement Strategy, prepared by Phlorum has been in support of the application.

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The document includes for provision bat boxes, bird boxes, bug hotels, bee bricks, log piles and wildlife holes as par to the proposed development. This strategy also includes a Biodiversity Enhancement Plan which identifies the proposed locations of the enhancement measures. We consider the detail submitted shows how the Biodiversity Enhancement Strategy would ensure enhancement of the site for priority and threatened species in accordance with Condition 10. Therefore, we consider this condition can be discharged accordingly.

Condition 11 (Materials)

Condition 11 of Decision Notice reference DC/25/1266 is worded as follows:

"No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved"

Submitted in support of this application is the following plan is a Material Schedule (rev D). This document, outlines the specified external building materials, finishes and colour to be used within the development. They are as follows:

- Facing Brickwork- Ibstock Mercia Antique,
- Cedral Boarding Timber Effect- Chalk White C07,
- Windows UPVC - Anthracite grey RAL 7016,
- Doors Aluminium - Anthracite grey RAL 7016,
- Roof Tiles Concrete Roof Tile Proprietary system interlocking – grey,
- Steel balconies - Anthracite grey RAL 7016,
- Rainwater Goods - RAL 7016 proprietary system, equal performance,
- Flat roof areas – proprietary felt roofing system – dark grey.

The materials listed would evidently be in keeping with the surrounding area and so this condition can be discharged accordingly.

Condition 14 (Sustainable Drainage Scheme)

Condition 14 of Decision Notice reference DC/25/1266 is worded as follows:

"The development hereby approved shall not be first brought into use until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority.

The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

I. A timetable for its implementation,

II. *Details of SuDS features and connecting drainage structures and maintenance requirement for each aspect*

III. *A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime."*

To satisfy the requirements of Condition No. 14 the Sustainable Drainage Statement and Maintenance Guide prepared by CTS Design has been submitted in support of the application. This document provides information on the details of the SUDS features and maintenance of the SUDS features upon completion of the development and so this condition can be discharged accordingly.

Condition 19 (Refuse Storage) & Condition 23 (Cycle Storage)

Condition 19 of Decision Notice reference DC/25/1266 is worded as follows:

"No part of the development hereby permitted shall be first brought into use until details for the provision for the storage of refuse and recycling facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided prior to occupation (or use) of the development hereby permitted and thereafter be retained for use at all times."

In addition, Condition 23 of Decision Notice reference DC/25/1266 is worded as follows:

"No part of the development hereby permitted shall be brought into first use until details of secure and covered cycle parking facilities for the employees of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority. No use hereby permitted shall commenced until the approved cycle parking have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times."

To satisfy the requirements of Condition No. 19 & 23 the following plans have been submitted as part of this application:

- Proposed Site Plan – Ref AP20027-DO1 Rev L
- Proposed Bin Store & Cycle Store – AP20027 – DO4

In relation to the refuse store, the plans show the location of the bin store within the overall site layout, including the plans for the front, side and rear elevations, detailing the external appearance and design of the bin store. As well as also the proposed materials and finishes. We consider the detail submitted shows how the refuse and recycling storage facilities are proposed to be arranged and can therefore be discharged accordingly.

In relation to the cycle store, the plan highlights the layout and capacity of the propose bike store to accommodate 6 bikes, as well as detailing of the shelter and cycle rack. We consider the detail submitted shows how the cycle storage facilities are proposed to be arranged and can therefore be discharged accordingly.

Conclusions

I trust that the enclosed information can be duly registered, and I look forward to formal discharge of the conditions in due course.

If you require any further information, please do not hesitate to contact me.

Yours sincerely



Alex Smith

Director

Enc.