



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0219

Sussexdown, Washington Road, Storrington, West Sussex, RH20 4DA

DESCRIPTION:

Application for Approval of Details Reserved by Condition 13 (acoustic impact assessment) and 18 (lighting scheme) to approved application DC/24/1985 (Variation of Condition 1 of previously approved application reference DC/22/2372).

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
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PLANNING ASSESSMENT

Planning Application DC/24/1985 was granted consent on 08 April 2025. This permission was for the following:

Variation of condition 1 of previously approved application reference DC/22/2372. 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 conditions 13 and 18.

Condition 13:

Pre-Occupation Condition: No phase of the development hereby permitted shall be first occupied, or the operation of any building services plant within that phase, until an assessment of the cumulative acoustic impact arising from the operation of all internally and externally located plant has been submitted to and approved in writing by the local planning authority. The assessment of the acoustic impact shall be undertaken in accordance with BS 4142: 2014 (or subsequent superseding equivalent) and other relevant measures and shall include a scheme of attenuation measures to ensure the cumulative rating level of noise emitted from the proposed building services plant is 10 dBA less than background.

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).

To satisfy the requirements of Condition 13 the applicant has submitted an Assessment of Plant Noise Report (ref. M5734 v3) which contains the results of an environmental noise level survey undertaken at the location of sensitive receptors nearby. The results of this survey show that the predicted noise levels will not exceed the limit required by Condition 13 (10dB below background sound levels). This report has been reviewed by the Council's Environmental Health Team who have advised that the submitted report is satisfactory and Condition 13 can be discharged.

Condition 18:

Pre-Occupation Condition: No phase of the development hereby permitted shall be first occupied until a lighting design scheme for that phase has been submitted to and approved in writing by the local planning authority. The following three elements shall clearly be set out within the lighting scheme:

- 1. Biodiversity / ecology principles: identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.*
- 2. Reduction of obtrusive light: Details shall accord with the Institute of Lighting Professional's Guidance notes. The scheme must be designed by a suitably qualified person in accordance with the recommendations for environmental zone E2 in the ILP document "Guidance Notes for the Reduction of Obtrusive Light GN01-21.*
- 3. International Dark Sky Reserve: Details shall accord with the SDNPs Dark Skies Technical Advice Note (TAN) 2021 and demonstrate that a sensitive lighting scheme would not lead to new and harmful light pollution on the intrinsically dark landscape setting.*

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area, 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), to safeguard the character and visual amenities of the locality, and to ensure the qualities and setting of a designated landscape are protected, in accordance with Policies 25, 30, 31 and 33 of the Horsham District Planning Framework (2015), Policies 14 and 15 of Storrington and Sullington and Washington Neighbourhood Plan (2019), and provisions of paras 176 and 185 of the NPPF (2021).

To satisfy the requirements of Condition 18 the applicant has submitted an External Lighting Compliance Report (June 2026) which covers aspects such as luminaire specification, RELUX external lighting review and compliance with ecological requirements. This report has been reviewed by both the Council's Environmental Health Officer and Ecological Consultant. Though a copy of the RELUX External Lighting Review was initially requested by Environmental Health, this was provided by the applicant and the officer confirmed verbally that the documents submitted were satisfactory. The Council's Ecological Consultant advised in their letter dated 18 August 2026 that the information provided was sufficient to discharge Condition 18.

It should be noted that South Downs National Park Authority were consulted due to the sites position near to South Downs National Park and advised they had no comments to make.

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/26/0219

(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	External Lighting Compliance Report		14.07.2026
Supporting Docs	Assessment of Plant Noise	M5734 v.3	14.07.2026
Supporting Statement	External Lighting Review		14.08.2026

DELEGATED

Case Officer sign/initial Sophie Moore Date: 27/08/2026

Authorising Officer sign/initial Adrian Smith Date: 27/08/2026