



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/25/0402

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

DESCRIPTION:

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

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 08/04/2025. This permission was for the following:

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).

Consent is sought to discharge the details reserved by conditions 11 and 12.

Condition 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).

The Council's Ecologist has reviewed the submitted details and is satisfied that the details are in line with the Biodiversity Survey (LC Ecological Services, June 2022) submitted under the original planning

application, and that the enhancements should follow the guidelines within that report regarding product specification and installation.

The requirements of the condition have been satisfied.

Condition 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).

The Council's Environmental Health team have reviewed the submitted information and requested additional details on acoustic screening.

Following receipt and assessment of these details, the requirements of the condition have 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/25/0402

(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	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	PJ-SD-BA-24-11-	17.12.2025

	Layout	L1-1ST-SPLT-04	
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 and Lighting Layout	PJ-SD-BB-24-11-L2-2ND-SPLT-04	17.12.2025
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

DELEGATED

Case Officer sign/initial Nicola Pettifer

Date: 26.02.2026

Authorising Officer sign/initial J Hawkes

Date: 27.02.2026