Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0373
Derwent Lodge, West Street, Billingshurst, West Sussex, RH14 9LX

DESCRIPTION:

Erection of a first floor extension above the existing single storey wing, internal alterations, and the creation of a new link at both ground and first floors levels.

RELEVANT PLANNING HISTORY:

BL/3/98	Erection of a residential care home and day centre	Permitted on 19.03.1998
DC/15/1980	Demolition of existing derelict bungalow. First floor extension over existing ground floor and new 2 storey wing extension to existing care home, providing 21 new bedrooms, assisted bathrooms and communal spaces	Permitted 23.03.2026
DC/16/1946	New detached 2 storey nursing block to support existing care home providing new bedrooms, assisted bathrooms and communal spaces	Permitted 09.12.2016

SITE AND SURROUNDS and description of application

The site comprises of a care home and lies within the built-up area boundary of Billingshurst to the north of West Street and the south of Arun Road. There is an area of hardstanding for visitor and staff parking to both sides of the application site with provision for 22 care parking spaces to serve the site.

The application seeks permission for a first floor to provide additional resident accommodation above the western section of the building, and would incorporate some internal alterations to facilitate the development. A new linking structure would be created to link the existing buildings on site. The current care home provides care for 69 elderly and dementia care residents.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 4 - Strategic Policy: Settlement Expansion
Policy 7 - Strategic Policy: Economic Growth
Policy 9 - Employment Development
Policy 10 - Rural Economic Development
Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 18 - Retirement Housing and Specialist Care

Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 27 - Settlement Coalescence
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities

Billingshurst Neighbourhood Plan
Policy Bill 1- Billingshurst Built-Up Area Boundary
Policy Bill 2- Housing Design and Character
Policy Bill 3- Energy Efficiency and Design
Policy Bill 14- Residential Parking Provision

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

Southern water: General comment [Available in full via public access]

Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer.

Natural England: Comment

No objections subject to the: delivery, management and maintenance of measures identified in the water neutrality statement to achieve water neutrality.

WSCC Highways: No objection subject to conditions

The application site is located within Billinghurst. The site comprises two existing two-storey buildings known as 'Derwent Lodge' operational as a residential care home (Class C2) of 69 rooms. The development proposals are for a first-floor extension above the existing western wing to provide an additional 9 rooms, totalling to 78 rooms.

The vehicular and pedestrian entrance into the site is from West Street to the front of the buildings leading into the car parking area. The rear entrance accessed from Arun Road is used for delivery and servicing. The existing access arrangements will be retained. WSCC maps have been checked which confirm good visibility along both sides of West Street. An inspection of data supplied to WSCC by Sussex Police over a period of last five years reveals that there has not been any incident of personal injury near to the site access. This indicates the site access has been operating in a safe manner in its current form with no evidence to indicate of any concerns with the road design / geometry.

The site benefits from continuous footways and streetlighting conducive to walking, providing access to nearby retail, services, and amenities along High Street, within 500 metres distance. Bus stops are located within short walking distances and are served by bus nos. 64 and 100. Burgess Hill train station is the nearest station, located within 1 mile, providing wider area transport connectivity. The site is therefore in a sustainable location without the need for reliance on private car use.

The development has a total of 22 vehicle parking spaces. There are no additional parking spaces proposed as part of the development proposal. The site is in a sustainable location with good links to sustainable transport facilities which the proposed users could benefit from. The Highway Authority advise the provision of a safe and secure bike storage facility, located in a conveniently accessible location to encourage sustainable travel. Delivery and servicing will be carried out from the rear of the site, in line with the existing arrangements.

The development has not proposed any additional vehicle parking spaces to anticipate increase in vehicular traffic. The Highway Authority is convinced that the additional 9 rooms of the care home is not expected to cause capacity issues on the local highway network.

The Local Highway Authority (LHA) do not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network; therefore, is not contrary to the National Planning Policy Framework (NPPF), paragraphs 110 -113, as revised 20th July 2021. Therefore, there are no transport grounds to resist this proposal.

Parish Comments:

No objection but suggestion of inclusion of solar panels

Representations:

None received

Member Comments:

None received

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

Principle of Development:

Development under HDPF Policy 3 of the Horsham District Planning Framework (2015) should be of an appropriate scale and nature to maintain the characteristics and functions of the relevant settlement according to the hierarchy of Policy 3.

Policy 18 of the HDPF states that proposals for development which provide retirement housing and specialist care housing will be encouraged and supported where it is accessible by foot or public transport to local shops, services, community facilities and the wider public transport network. The Council will particularly encourage schemes that meet identified local needs for those on lower incomes and provide affordable accommodation for rent or shared ownership/equity.

Policy 42 of the HDPF outlines that development which helps to create socially inclusive and adaptable environment for a range of occupiers and users to meet their long term needs will be encouraged and supported, this includes those of an ageing population.

The Design and Access statement outlines that the new accommodation would facilitate care for elderly dementia care residents. The care home currently has provision for 69 residents and the resultant proposal would accommodate 78 residents which would result in an increase of 9 resident rooms.

The internal alterations, which alone would not require permission would be to accommodate some staff facilities and result in a new lounge. This is considered to facilitate the accommodation of the 9 additional rooms. It is considered that whilst the proposal would result in an increase in the number of residents in care, the communal space within the building is sufficient, comprising of approximately 408m2.

Billingshurst and the application site are considered well connected with pedestrian access and public transport options to nearby services. This development would help to meet the need for specialist accommodation within the district. It is also recognised that the development may have the potential for a contribution to the local economy by providing and retaining on-site employment opportunities.

As such, the principle of the proposed development is considered to accord with national and local planning policies relating to the development of sites within established BUAB and making efficient use of land.

Design and Appearance:

Policies 32 and 33 of the HDPF promote development that is of a high-quality design, which is sympathetic to the character and distinctiveness of the site and surroundings.

The first floor extension would be situated within the footprint of the single storey western section of the built form on site and would create a new link between buildings. Part of the site is already two storey and it would not be considered that the increase in built form would represent a form of development unacceptable in scale in this regard. The proposed materials would relate well to the existing appearance of the application site such that it would not appear unduly prominent from the streetscene and would not be considered to harm the character of the area in this regard.

There are no objections to the proposal in light of policies 32 and 33 of the HDPF.

Amenity Impacts:

Policy 33 states that development should consider the scale, massing and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties. Policy 33(2) of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

There are a number of new openings resulting from the proposal, where there would be an increase in built form at first floor level is to the west of the application site. The site is reasonably screened from the western neighbour given the site boundary treatment, with a sufficient distance maintained between the proposed extension and the adjacent properties. Whilst the proposed would overlook onto neighbouring amenity space, it is considered that there is sufficient distance and boundary screening so that the proposal would not result in an obtrusive outlook. It is noted that no neighbour objections have been received.

On the balance of these considerations, the proposal is not considered to result in significant adverse harm to justify a reason for refusal on amenity grounds.

Highways Impacts:

Policy 40 of the HDPF states that transport access and ease of movement is a key factor in the performance of the local economy. The need for sustainable transport and safe access is vital to improve development across the district.

Policy 41 of the HDPF stipulates that development must provide adequate parking and facilities to meet the needs of anticipated users, with consideration given to the needs of cycle parking, motorcycle parking and electric/low emission vehicles. Development which involves the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere or the need for development overrides the loss of parking and where necessary measures are in place to mitigate against the impact.

Highways have been consulted during the course of the application and have no objection to the proposal in terms of parking, access or highways safety subject to the inclusion of relevant suitably worded conditions.

There are no objections to the proposal in light of policies 40 and 41 of the HDPF.

Other Matters

The applicant has included a Drainage strategy as part of their submission, but it is noted that the application site does not sit within a Flood Zone 2 or 3 such that it is not considered that the application site would be at greater risk of flooding as a result of the proposed development. There are no objections in this regard.

There are some protected trees under TPOs within the site, being to the front of the care home to the south and some to the east, but these are not considered to be in such close proximity that they would form a consideration for this development. There are a number of TPOs to the west of the site within the neighbour's curtilage, but these are considered a sufficient distance from the proposed such that the proposal would not be within their root protection areas. There are no objections in this regard.

Water Neutrality:

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

A revised Water Neutrality statement has been submitted during the course of the application. The revised water neutrality statement outlines a baseline and proposed usage. Given that each room would have single occupancy for individuals in residential specialist care the part G calculator has been calculated on the basis of single person occupancy. Flow surveys within the site demonstrates an existing usage of 179 litres per day per person. This is considered a reliable existing baseline figure.

They outline that internal alterations would result in the loss of 10 rooms, with the extension and alterations resulting in a total of 19 built. This would result in a net increase of 9 rooms. The proposal seeks to utilise water efficient fixtures and fittings and flow restrictors to the proposed rooms, along with the retrofitting of the existing rooms and staff facilities. The proposed strategy would result in a total water consumption of 119.6 litres per person per day. The usage would go from 12406 litres per day to 9329 as a result of the proposed flow restrictors, so would use significantly less water as a result of the proposal. Additionally, the staff figures presented for the full time staff is equal to 42 staff existing but they have assumed a usage figure as existing of 90 litres per person per day when the actual figure is likely to be a lot lower than this. They propose 30 new members of staff using 90 litres per day

therefore to get 2700 litres per day but would still be less than the existing number of staff would use (377 litres). The proposal would be water neutral and would save water.

An Appropriate Assessment has been carried out and Natural England consulted. No objections have been raised to the strategy, and subject to the inclusion of the mitigation measures contained within the revised Water Neutrality Statement, the application would be water neutral.

Biodiversity Net Gain (BNG):

Biodiversity Net Gain (BNG) is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). This requires that development must achieve at least 10% BNG on all habitats within the development site.

The application was submitted prior to the 2nd April 2024 such that it is exempt from Biodiversity Net Gain requirements, having been submitted prior the time at which Biodiversity net gain was made mandatory for all sites.

Conclusions:

It is acknowledged that the proposal would result in specialist care facilities that would contribute to provision within the district in accordance with policies 3, 18 and 42 of the HDPF.

The proposal would be acceptable in terms of design, scale and would not harm the amenity of neighbouring properties, result in poor amenity for future occupiers and would represent a water neutral development. The proposal is recommended for approval subject to conditions on this basis.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

It is considered that this development constitutes CIL liable development.

Use Description	Proposed	Existing	Net Gain
District wide zone 1		**Total Gain**	**250.1sqm**
		Total Demolition	

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change.

Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

Recommendation: Application Permitted

Conditions:

2 **Standard Time Condition**: The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 **Pre-Occupation Condition**: No room hereby permitted shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats & Species).

4 **Regulatory Condition**: The materials and finishes of all new external walls, windows and roofs of the development hereby permitted shall match in type, colour and texture those of the existing building as specified within the Planning statement.

Reason: In the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT
The Applicant is advised that no storage of construction materials or contractor vehicle parking should take place within the root protection area of the protected tree on site, and this should be treated as a zone of prohibited access.

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: DC/24/0373
(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
Location plan	Site Location Plan	PL-001	07.03.2024
Site plan	Existing Site Plan	PL100 Rev P2	07.03.2024
Site plan	Proposed Site Plan	PL-101 Rev P2	07.03.2024
Floor plan	Existing Ground Floor Plan	PL-110 Rev P3	07.03.2024
Floor plan	Existing First Floor Plan	PL-111 Rev P3	07.03.2024
Roof plan	Existing Roof Plan	PL-112 Rev P3	07.03.2024
Elevation plan	Existing Elevations 1/2	PL-130 Rev P2	07.03.2024
Elevation plan	Existing Elevations 2/2	PL-131 Rev P2	07.03.2024
Floor plan	Proposed Ground Floor Plan	PL-210 Rev P4	09.08.2024

Floor plan	Proposed First Floor Plan	PL-211 Rev P4	09.08.2024
Roof plan	Proposed Roof Plan	PL-212 Rev P3	07.03.2024
Elevation plan	Proposed Elevations 1/2	PL-230 Rev P3	07.03.2024
Elevation plan	Proposed Elevations 2/2	PL-231 Rev P3	07.03.2024
Section plan	Existing and Proposed Section A-A	PL-240 Rev P3	07.03.2024
Supporting Statement	Water Neutrality Statement by RSPD	5867 Rev [D]	16.07.2024

DELEGATED

Case Officer sign/initial Hannah Darley Date: 08/08/2024

Authorising Officer sign/initial Tamara Dale Date: 13.08.2027