Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0093
Roundstone Park, Worthing Road, Southwater, West Sussex,

DESCRIPTION:
Approval of details reserved by condition 18 to approved application DC/22/0096.

RELEVANT PLANNING HISTORY:

| | | |
|---|---|---|
| DC/22/0096 | Demolition of existing buildings and erection of 36 Retirement Living Apartments and 6 Retirement Cottages, including a Lodge Manager's office, communal facilities, a guest suite, parking and landscaping. | Application Permitted on 20.02.2024 |

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

**Environmental Health:** No objection
[summary]
*We are happy with the proposed mitigation.*

PLANNING ASSESSMENT

Planning Application DC/22/0096 was granted consent on 20.02.2024. This permission was for the following:

**Demolition of existing buildings and erection of 36 Retirement Living Apartments and 6 Retirement Cottages, including a Lodge Manager's office, communal facilities, a guest suite, parking and landscaping.**

Consent is sought to discharge the details reserved by condition 18.

**Condition 18**:

***Pre-Occupation Condition****: No part of the development hereby permitted shall be occupied until a scheme of air quality mitigation has been submitted to and been approved in writing by the Local Planning Authority. The details shall have regard to the Council's latest Air Quality & Emissions Reduction Guidance document. The approved scheme shall be installed prior to first occupation of the development and shall thereafter remain as such.*

*Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).*

The submitted Air Quality Assessment & Mitigation Statement gives the damage cost value of the proposal to be £3,153. The applicant has proposed the installation of two E-bike charging stands with an estimated cost of £3,460. This exceeds the required cost and the installation of the E-bike stands has been considered suitable by HDC's Air Quality Officer.

The requirements of the condition have been satisfied.

**Recommendation: Application Permitted**

NOTE TO APPLICANT

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/25/0093**
(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 | Horsham Roundstone Park Air Quality Assessment | | 18.06.2025 |

Schedule of plans/documents **not approved**:

| Plan Type | Description | Drawing Number | Received Date |
|---|---|---|---|

**DELEGATED**

Case Officer sign/initial Alice Johnson Date: 24/06/2025

Authorising Officer sign/initial Adrian Smith Date: 24/06/2025