

B252128/3.1.1/02
June 2026

Horsham District Council,
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Horsham,
West Sussex
RH12 2GB

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Dear Sir/Madam,

S73 for variation and removal of conditions on planning approval DC/24/0622 The Copse, Worthing Road, Horsham, West Sussex Erection of a 70-bed care home, access, landscaping and associated infrastructure, to change the approved drawings as described below

I am writing on behalf of Barchester Healthcare who have purchased this site and are developing out the approved care home to operate it. Following our review of the scheme and approved plans there are some internal changes necessary to make the care home buildable from an operation standpoint and for the required compliance with the building regulations, fire safety and the CQC standards.

There are also some requirements for the removal/variation of conditions in relation to demolition due to these works being undertaken under a prior approval notice and changes in the council's position on water neutrality.

We set out below the criteria for this S73 application and the changes necessary to the decision **DC/24/0622**.

Variation of condition 01 - Compliance with drawings

The key matters relate to:

Fire Strategy - The provision of fire escape staircases within the building to facilitate the progressive horizontal escape strategy necessary for a care home to comply with the building regulations and operate safely, the current approved plans do not provide this provision with their current location and number of stairs proposed, our revised plans provide a compliant PHE designed care home.

Operational Standards - In providing compliance with the fire strategy requirements as above we also had to make some internal changes/improvements to facilitate the operational care needs of the residents and operators so that the building is fit for purpose. The internal changes can be seen within the NMA comparison document accompanying this application but they do also include for the addition of some windows to the rear elevation to provide the necessary light into the dining and lounge rooms at first floor which previously only had a small recessed glazed door, which was insufficient and would have meant this being a dark space due to the deep plan.

There are no material changes to the overall building scale, mass or location upon the site or the access, landscaping and associated infrastructures.

N.B. We will be submitting building materials details under condition 10 for approval and detailed landscaping proposals under condition 14 for approval, in due course.

Accompanying this planning application is the following documentation:

Approved drawings under condition 1 to be changed for our proposed drawings:

Approved Drawing references	New Drawing References
Basement Plan FL24-2145-250 REV A	B252128 - Horsham - AL(1)100-P2 - Basement Floor G-A- Plan
Ground Floor Plan FL24-2145-255 REV A	B252128 - Horsham - AL(1)101-P2 - Ground Floor G-A- Plan
First Floor Plan FL24-2145-260 REV A	B252128 - Horsham - AL(1)102-P2 - First Floor G-A- Plan
Second Floor Plan FL24-2145-265 REV A	B252128 - Horsham - AL(1)103-P2 - Second Floor G-A- Plan
Roof Plan FL24-2145-270 REV A	B252128 - Horsham - AL(1)104-P2 - Roof Plan
Elevations 1 FL24-2145-275 REV A	B252128 - Horsham - AL(1)140-P2 - Proposed Elevations Sheet 1
Elevations 2 FL24-2145-276	B252128 - Horsham - AL(1)141-P2 - Proposed Elevations Sheet 2
Proposed Site FL24-2145-055 REV E	B252128 - Horsham - AL(9)901-P2 - Proposed Site Plan
Proposed site - Colour FL24-2145-056 Rev A	B252128 - Horsham - AL(9)902-P2 - Proposed Site Plan - Colour

Supporting Documents:

B252128 - Horsham – S73 Comparison Booklet.

Pre-Demolition Commencement Conditions requiring variation to compliance conditions due to approval under Prior notification for the demolition of derelict house known as The Copse reference DC/25/2002

C3 (**Variation to compliance**) Bat Licence - 2002-Supporting statement-11122025 approved under DC/25/2002

C4 (**Variation to compliance**) Tree protection Tree Protection - 2002-Latest plan-11122025 approved under DC/25/2002

C5 (**Variation to compliance**) Phase 2 - 2002-Supporting statement-11122025(1), Asbestos - 2002-Supporting statement-15122025 approved under DC/25/2002

C6 (**Variation to compliance**) CEMP - 2002-Supporting statement-17122025 approved under DC/25/2002

BNG (**Variation to pre-slab**) Due to demolition approval and demolition being undertake we would recommend this condition be varied to Pre-slab level development.

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Variation/ Removal of conditions in relation to water neutrality

C10 (Removal) with the water neutrality requirements withdrawn by Natural England on the 31st October 2025 the requirements for the water borehole are no longer required and the scheme will look to be in compliance with the Building Regulations Part G Optional Technical Standard (currently 110 l/p/d) as required by Policy 37 of the Horsham District Planning Framework and as set out in accompanying document 3017 - HCO-ZZ-XX-RP-ME-0003 - Water Management Statement.

C12 (Removal) with the water neutrality requirements withdrawn by Natural England on the 31st October 2025 the requirements for the private Water Supply Management Plan are no longer required and the scheme will look to be in compliance with the Building Regulations Part G Optional Technical Standard (currently 110 l/p/d) as required by Policy 37 of the Horsham District Planning Framework and as set out in accompanying document 3017 - HCO-ZZ-XX-RP-ME-0003 - Water Management Statement.

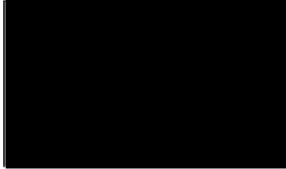
C19 (Removal) with the water neutrality requirements withdrawn by Natural England on the 31st October 2025 the requirements for water sampling verification are no longer required and the scheme will look to be in compliance with the Building Regulations Part G Optional Technical Standard (currently 110 l/p/d) as required by Policy 37 of the Horsham District Planning Framework and as set out in accompanying document 3017 - HCO-ZZ-XX-RP-ME-0003 - Water Management Statement.

C20 (Removal) with the water neutrality requirements withdrawn by Natural England on the 31st October 2025 the requirements for Private water supply assessment are no longer required and the scheme will look to be in compliance with the Building Regulations Part G Optional Technical Standard (currently 110 l/p/d) as required by Policy 37 of the Horsham District Planning Framework and as set out in accompanying document 3017 - HCO-ZZ-XX-RP-ME-0003 - Water Management Statement.

C31 (Variation) with the water neutrality requirements withdrawn by Natural England on the 31st October 2025 the requirements for water neutrality are no longer required and the scheme will look to be in compliance with the Building Regulations Part G Optional Technical Standard (currently 110 l/p/d) as required by Policy 37 of the Horsham District Planning Framework and as set out in accompanying document 3017 - HCO-ZZ-XX-RP-ME-0003 - Water Management Statement.

Should you have any queries in respect of this submission please do not hesitate to contact me.

Yours sincerely



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