Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0307
Old Clayton Boarding Kennels Storrington Road Washington West Sussex RH20 4AG

DESCRIPTION:
Approval of Details Reserved by Condition 3 (Construction Environmental Management Plan (CEMP: Biodiversity) and Condition 20 (schedule of materials and finishes) for the 60 bed care home ONLY to approved application DC/23/0701 (Demolition of existing kennels and cattery buildings/structures, and existing dwellings. Erection of 60-bed care home and 8No. age restricted bungalows with associated access works)

DETAILED DESCRIPTION:

Planning Application DC/23/0701 was permitted on 16.10.2024. This permitted demolition of existing kennels and cattery buildings/structures, and existing dwellings, and erection of a 60-bed care home (Class C2) and 8No. age restricted bungalows (Class C3) with associated access, landscaping and other works (including relocation of existing staddle stone barn).

Approval is now sought for details pursuant to conditions 3 (Construction Environmental Management Plan (CEMP: Biodiversity) and 20 (schedule of materials and finishes) for 60 bed care home ONLY. The details submitted comprise an external materials schedule and Construction Environmental Management Plan (CEMP): Biodiversity by Ecosupport Ltd Date of Issue: Updated 29th November 2024.

RELEVANT PLANNING HISTORY:

DC/23/0701	Demolition of existing kennels and cattery buildings/structures, and existing dwellings. Erection of a 60-bed care home (Class C2) and 8No. age restricted bungalows (Class C3) with associated access, landscaping and other works (including relocation of existing staddle stone barn).	Permitted 16.10.2024
DISC/24/0282	Application for Approval of Details Reserved by Condition 4 (Construction and Environmental Management Plan) and 8 (Tree Protection Plan and related Arboricultural Method Statement) to approved application DC/23/0701 (Demolition of buildings/structures. Erection of 60-bed care home and 8 No. age restricted bungalows with associated access).	Pending Consideration

REPRESENTATIONS

Consultant Ecologist: *Discharge*
Satisfied submitted information includes detail required by this condition.

HDC Tree Officer: *No Arboricultural Concerns*

HDC Conservation: *Happy about the materials for the new buildings.*

HDC Landscapes: *The landscape comments received don't read to me the concern is that great. I agree the darker tones will be appropriate here and combined with the proposed landscape mitigation measures secured, likely to result in a less prominent development than the adjacent one.*

Representations: None received.

Other Considerations

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

The application seeks to discharge the details submitted pursuant to condition 3 and condition 20 in relation to the 60 bed care home only.

Condition 3

Pre-commencement Condition: *Prior to commencement of development a Construction Environmental Management Plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following. a) Risk assessment of potentially damaging construction activities. b) Identification of "biodiversity protection zones". c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements). d) The location and timing of sensitive works to avoid harm to biodiversity features. e) The times during construction when specialist ecologists need to be present on site to oversee works. f) Responsible persons and lines of communication. g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person. h) Use of protective fences, exclusion barriers and warning signs. The approved CEMP(s) shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.*

Reason: To conserve Protected and Priority species and allow the LPA to discharge its duties under the UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 33 of the Horsham District Planning Framework and Policies 14 and 15 of Storrington and Sullington and Washington Neighbourhood Plan (2019).

The submitted Construction Environmental Management Plan: Biodiversity is authored by a qualified ecologist consultancy. It provides for measures in accordance with good practice to conserve Protected and Priority species and identified ecological interests on the site, to the satisfaction of the Council's own consultant ecologist. The CEMP: Biodiversity report addresses points a) – h) inclusive as required by condition 3.

Condition 20

Pre-Commencement (Slab Level) Condition : *No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved buildings and samples for the care home building has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.*

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve buildings of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policy 14 of Storrington and Sullington and Washington Neighbourhood Plan (2019).

The submitted Material Schedule in relation to the 60 bed care home accords with the quality of design standard as presented in the submission package (including the Design and Access Statement) at application stage, which was judged acceptable in the Committee in their resolution to approve the proposal, and therefore the proposed schedule would give rise to the same impacts (on the setting of heritage assets, including the Listed Building, and qualities of the Protected Landscape of the South Downs National Park, including landscape character), as assessed to be acceptable by the Committee.

In the committee report, reference is made to a recommendation at the application stage by the Council's consultant Landscape Architect that an Environmental Colour Assessment be applied to ensure appropriate tones and colours are used, and that this can be secured by condition. In the details pursuant to discharge of the materials, the applicant has not undertaken such an Assessment. However, the Colour Assessment was a recommendation which can assist in negotiating more appropriate materials, particularly if what is proposed is unsuitable. In this case, planning officers are satisfied. In addition, the Council's own Landscape Architect does not read the consultant's landscape comments at applicant stage as a concern, in her qualified opinion, this extra layer of due diligence is not necessary. The Council's Landscape Architect agrees the proposed darker tones will be appropriate here and combined with the proposed landscape mitigation measures secured, would result in a less prominent development than the adjacent Milford Grange development.

Conclusion

The submitted details regarding condition 3 and condition 20 (in relation to the 60 bed care home only) are therefore acceptable, pursuant to the condition reasons. An informative will be attached to advise the applicant that details pursuant to condition 20 relate only to the 60 bed care home.

Water Neutrality Note: No further Habitat Regulations Assessment (HRA) is required at conditions discharge stage if a scheme has already undertaken HRA for Water Neutrality prior to being granted. The permitted scheme (DC/23/0701) was judged water neutral under the Habitat Regulations and the details pursuant will not require re-assessment of that outcome as there is no change in water usage previous assessed arising from the details pursuant.

Recommendation: Application Permitted

NOTES TO APPLICANT

This approval of details pursuant to Condition 20 (external materials and finishes) relates to the 60-bed care home building ONLY. The applicant has confirmed details pursuant to the 8 no. bungalows will be submitted at a future date.

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/24/0307
(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	CARE HOME EXTERNAL MATERIAL SCHEDULE REV O DEC 2024 by Highwood		10.12.2024
Supporting Docs	Construction Environmental Management Plan (CEMP): BIODIVERSITY by EcoSupport Ltd Date of Issue: Updated 29th November 2024		10.12.2024

DELEGATED

Case Officer sign/initial Matthew Porter Date: 22-01-2025

Authorising Officer sign/initial J Hawkes Date: 28.01.2025