Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/26/0263
Former Fire Station, Hurst Road, Horsham, West Sussex,

DESCRIPTION:
Approval of details reserved by conditions 4 and 8 to approved application DC/25/1266

RELEVANT PLANNING HISTORY:

DC/25/1266	Demolition of All Existing Buildings and the Erection of a Care Home (Class C2)	Application Permitted on 16.04.2026

PLANNING ASSESSMENT
Planning Application DC/25/1266 was granted consent on 16 April 2026. This permission was for the following:

Demolition of all existing buildings and the erection of a care home (Class C2).

Consent is sought to discharge the details reserved by conditions 4 and 8.

Condition 4:

Pre-Commencement Condition: *Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted to and agreed in writing by the Local Planning Authority, based on the principles established in the Proposed Surface Water Drainage Strategy (NJP Engineers Ref: RN/11090 Version 1.2 December 2025) and drawing 11090-500P Rev C. The scheme shall be constructed in accordance with the approved details and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority.*

Reason: To ensure that the development achieves a high standard of sustainability and to comply with the NPPF and Local Planning Policy 38.

To satisfy the requirements of Condition 4, the applicant has submitted the following documents:

- Construction Stage Surface Water Management Plan: CS260706-RP01
- Drainage Calculations: CS260706-102
- Drainage Simulation Results
- External Levels Plan: CS260706-101
- Drainage Layout Plan: CS260706-102
- External Works Plan: CS260706-103
- Drainage Areas Plan: CS260706-104
- Exceedance Flood Routing Plan: CS260706-105
- Rain Garden SuDS Feature Plan: CS260706-106
- Attenuation Tank and Flow Control Chamber Plan: CS260706-107

These documents were reviewed by the Lead Local Flood Authority who, after some minor revisions and clarifications, advised they were satisfied with the information provided. The information was also reviewed by the Council's Landscape Architect who raised concerns around the compatibility of the proposed shrub planting and attenuation tank. Following confirmation from the LLFA that the planting would not raise concern and the submission of a 'Attenuation Tank Section' plan (ref. CS260706-901), the Council's Landscape Architect was able to confirm that they had no objection to the discharge of the condition.

The requirements of Condition 4 have therefore been satisfied.

Condition 8:

Pre-Commencement Condition: *Prior to commencement of development (other than demolition), details of the external design of the 'Sprinkler tank room' ancillary building and Air source heat pump enclosure, as shown on site plan drawing number: AP20027- D01 Rev J (date 04.10.24) shall be submitted and agreed in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.*

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

To satisfy the requirements of Condition 8, the applicant has submitted a Proposed Site Plan (ref. AP20027-D01 Rev K) demonstrating the location of the sprinkler tank room and air source heat pump enclosure, and a Sprinkler Tank Store Plan (ref. AP24027-D01 K) showing its physical design. The tank room and enclosure are to be located to the rear of the building adjacent to the parking area and are therefore not visible to the majority. The tank room will have a brick finish to match the care home building while the enclosure will be built from open boarding timber fence. This results in a fairly nondescript building which is in keeping with both its location and use. To the inhabitants of the care home, the appearance of the building will be softened with landscape planting (hydrangea and native shrubs) agreed as part of the original application (Hard and Soft Landscape Plan: Pr-1047.HSLP.001 REV G). It should be noted that the Council's Landscape Architect had the opportunity to comment on the details submitted for this condition but chose not to.

Officers consider the design of the sprinkler tank room and air source heat pump enclosure to be satisfactory and the requirement of the condition to 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.

Plans list for: DISC/26/0263
(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	Drainage Calculations	CS260706-102	11.09.2026
Site plan	Proposed	AP20027-D01 K	12.08.2026
Plans	Sprinkler Tank Store	AP24027- L2 A	12.08.2026
Plans	External Levels	CS260706-101	12.08.2026
Plans	Drainage Layout	CS260706-102	12.08.2026
Plans	External Works	CS260706-103	12.08.2026
Plans	Drainage Areas Plan	CS260706-104	12.08.2026
Plans	Exceedance Flood Routing Plan	CS260706-105	12.08.2026
Plans	Rain Garden Suds Feature	CS260706-106	12.08.2026
Plans	Attenuation Tank and Flow Control Chamber	CS260706-107	12.08.2026
Supporting Statement	Drainage Simulation Results	NONE	12.08.2026
Supporting Statement	Construction Stage Surface Water Management Plan	CS260706-RP01	12.08.2026
Plans	Attenuation Tank Section	CS260706-901	13.10.2026

DELEGATED

Case Officer sign/initial Sophie Moore Date: 26/10/2026

Authorising Officer sign/initial Adrian Smith Date: 26/10/2026