



Mr Sam Whitehouse
Planning Department
Horsham District Council
Albery House
Springfield Road
Horsham
RH12 2GB

11th August 2026

Ref. SP26-1097

Dear Sam

Town and Country Planning Act 1990 (As amended)
Former Fire Station, Hurst Road, Horsham, RH12 2DN
Planning Application Ref. DC/25/1266 – Discharge of Conditions No. 4 & 8.

On behalf of our client, City Construction Group (*'the applicant'*), Simply Planning Limited (SPL) are instructed to submit the enclosed application which seeks to discharge planning conditions No. 4 (Surface Water Drainage) and No. 8 (Sprinkler Tank and ASHP enclosure) pursuant to approval Ref. DC/25/1266, dated 16th April 2026. The application granted planning permission for:

"Demolition of All Existing Buildings and the Erection of a Care Home (Class C2)."

The permission is subject to a total of 27 no. conditions. This application seeks to discharge conditions 4 & 8 pursuant to this decision notice. The details of condition are outlined below, along with a summary of the evidence submitted to discharge each condition.

The requisite planning fee of £309 has been made through the Planning Portal upon submission.

Condition 4 (Surface Water Drainage)

Condition 4 of Decision Notice reference DC/25/1266 is worded as follows:

"4. 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 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."

To satisfy the requirements of Condition No. 4 the following plans and technical documents have been submitted as part of this application:

- CS260706-101 – External Levels
- CS260706-102 – Drainage Layout

- CS260706-103 – External Works
- CS260706-104 – Drainage Areas
- CS260706-105 – Exceedance Flood Routing
- CS260706-106 – Rain Garden SuDS
- CS260706-107 – Attenuation Tank & Flow Control Chamber
- CS260706-SWS – Drainage Calculations
- CS260706-RP01 – Construction Stage Surface Water Management Plan

The above documents provide technical construction drawings for the proposed surface water drainage system, including the sustainable urban drainage systems, flow control mechanisms and construction stage management plans.

Therefore, we consider the detail submitted shows how the surface water drainage design for the development would be in keeping with the principles of plan reference 11090-500P Rev C, ensuring the condition can be discharged accordingly.

Condition 8 (Sprinkler Tank and ASHP enclosure)

Condition 8 of Decision Notice reference DC/25/1266 is worded as follows:

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.

Submitted in support of this application are the following plans:

- AP20027-D01 Rev K – Proposed Site Plan
- AP24027-L20 Rev A – Sprinkler Tank Store

The above plans show that the sprinkler tank store would be erected from facing brickwork to match the care home with an internal floor to ceiling height of 2.825m, which is required due to the minimum technical specification height of 2.8m to store the sprinkler tank. An entrance doorway would be created in the elevation facing towards the secure garden area.

The proposed ASHP units would be enclosed by a close board timber fence measuring 2m in height and with an entrance gate facing towards the secure garden area.

Therefore, it is considered that these plans show the external design of the sprinkler tank room ancillary building and ASHP enclosure. The design of both would be in keeping with the surrounding area and so both conditions can be discharged accordingly.



Conclusions

I trust that the enclosed information can be duly registered, and I look forward to formal discharge of the conditions in due course.

If you require any further information, please do not hesitate to contact me.

Yours faithfully,



Alex Smith

Director

Enc.