Horsham District Council

Mr Steve Mudie
Highwood Construction Ltd
The Hay Barn
Upper Ashfield Farm
Hoe Lane
Romsey
Hampshire
SO52 9BH
United Kingdom

Our ref:	DISC/24/0307
Your ref:	Storrington RH20 4AG - (3) CEMP:Biodiversity & (20) Schedule of Materials
Email:	planning@horsham.gov.uk
Direct Line:	01403 215187
If Calling Please ask for:	Matthew Porter
Date:	28th January 2025

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England) Order 2015

Approval of Details Reserved by Conditions 3 (Construction Environmental Management Plan (CEMP: Biodiversity) and 20 (schedule of materials and finishes) for 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)

Old Clayton Boarding Kennels Storrington Road Washington West Sussex

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

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).

Date of approval - 28th January 2025

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).

Date of approval - 28th January 2025

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

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

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.

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully



Emma Parkes
Head of Development and Building Control