

SENT BY EMAIL

Our Ref 18230

20 May 2025

Dear Sir/Madam,

Horncastle Care Centre, Plawhatch Lane Sharpthorne, East Grinstead, RH19 4JH

Application for Planning Permission

Planning Portal Reference PP-13953354

I am writing on behalf of SHC Clemsfold Group Limited (the applicant) in support of a detailed planning application for the redevelopment of land at the Horncastle Care Centre comprising:

"Demolition of the remaining parts of the redundant buildings in the western and southern part of the site; the development of a new specialist dementia care home (Use Class C2); the retention of an existing acquired brain injury (ABI) unit in the northern part of the site (Use Class C2), a retained access from Plawhatch Lane and associated car and cycle parking and landscaping."

Accompanying this planning application is the following documentation:

Site Location Plan

Drawing A-1034 04A – Site Location Plan

Existing Building Drawings

Drawing A-1034 E05A – Existing Block Plan
Drawing A-1034 E09A – Existing Basement Plan
Drawing A-1034 E10.1A – Existing Ground Floor Plan 1 of 3
Drawing A-1034 E10.2A – Existing Ground Floor Plan 2 of 3
Drawing A-1034 E10.3A – Existing Ground Floor Plan 3 of 3
Drawing A-1034 E11.1A – Existing First Floor Plan 1 of 3
Drawing A-1034 E11.2A – Existing First Floor Plan 2 of 3
Drawing A-1034 E11.3A – Existing First Floor Plan 3 of 3
Drawing A-1034 E12A – Existing Second Floor Plan
Drawing A-1034 E13.1A – Existing Roof Plan 1 of 2
Drawing A-1034 E13.2A – Existing Roof Plan 2 of 2
Drawing A-1034 E20A – Existing Sections Plan 1 of 2
Drawing A-1034 E21A – Existing Sections Plan 2 of 2
Drawing A-1034 E30A – Existing Elevations Plan 1 of 4

Drawing A-1034 E31A – Existing Elevations Plan 2 of 4
Drawing A-1034 E32A – Existing Elevations Plan 3 of 4
Drawing A-1034 E33A – Existing Elevations Plan 4 of 4

Proposed Scheme Drawings

Drawing A-1034 01A – Proposed Site Layout Plan
Drawing A-1034 02A – Layout Comparison Plan
Drawing A-1034 09A – Proposed Ground Floor Plan (in context)
Drawing A-1034 10A – Proposed Ground Floor Plan
Drawing A-1034 11A – Proposed First Floor Plan
Drawing A-1034 12A – Proposed Second Floor Plan
Drawing A-1034 13A – Proposed Roof Plan
Drawing A-1034 20A – Proposed Site Sections
Drawing A-1034 30A – Proposed Elevations Sheet 1
Drawing A-1034 31A – Proposed Elevations Sheet 2
Drawing A-1034 32A – Proposed Elevations Sheet 3

Other Supporting Information

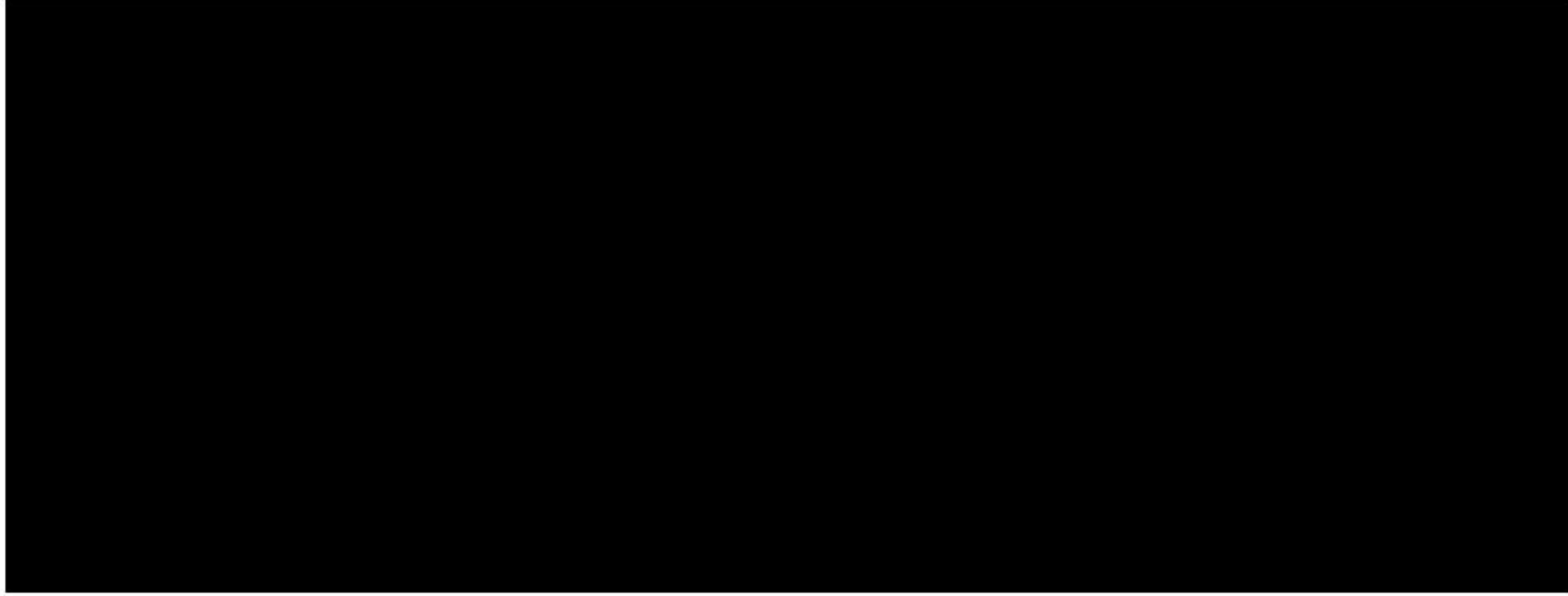
Planning Application Form and Site Notices
Covering Letter
Community Infrastructure Levy Liability Forms
Planning Policy Statement
Planning Obligations Instruction Form
Statement of Community Involvement
Design and Access Statement
Care Needs Assessment
Operator Statement: Strategy for Transforming Care
Tree Survey Schedule
Tree Constraints Plan
Arboricultural Impact Assessment
Landscape General Arrangement Plan
Landscape Visual Appraisal
Preliminary Ecological Appraisal
Bat Survey
Reptile Survey
Biodiversity Net Gain Assessment and Metric
Biodiversity Net Gain Checklist
Biodiversity Validation Form
Historic Environment Desk Based Assessment
Lighting Assessment
Drainage Strategy Plan
Drainage Technical Note
Drainage Attenuation Calculations
Transport Statement
Travel Plan
Sustainability and Energy Statement
Site Investigation Report
Water Neutrality Statement
Air Quality Assessment

Ventilation/Extraction Statement

The submission has been made online via the Planning Portal together with the requisite planning application fee of £34,494 (£34,4098 plus £85 admin fee). This is based on a gross external floorspace of 4,940 sqm of new built form.

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

Yours sincerely,



Adrian Kearley
Director