

Non Material Amendment

Application No: DM/25/2246	Date Received: 05.09.2025
Portal No: PP-14307169	Validation Officer: Christine Pound

Site Address: Downlands Park Care Home, Bolnore Farm Lane, Haywards Heath, West Sussex, RH16 4BQ

Description: Non Material Amendment to application DM/20/4159 - Amend description of development to read: Erection of part two, part three and part four storey building of apartments with community hub together with 15 cottages, to provide extra care facilities, following the demolition of existing care home.

Charge categories:

Fee required: £298	Date paid in full: 05/09/2025
Description suitable and fees correct	Initial: ...CP.... Date: ...08/09/2025....

Special Constraints			
Major Housing (10+ dwellings)	Yes/No	Major (1000sq m+ floorspace)	Yes/No
Major (1ha Site Area)	Yes/No	Environmental Statement (30 day consultation)	Yes/No
Setting of Conservation Area	Yes/No	Setting of Listed Building	Yes/No
Special due to CA, LB or Major	Yes/No	Special due to Departure/Other *Complete after allocation to PO	Yes/No

A diagram showing a horizontal line labeled "Other Constraints" and a diagonal line intersecting it. The horizontal line is positioned at the top of the diagram, and the diagonal line slopes upwards from left to right, intersecting the horizontal line.

Cross Boundary	Yes/No	Minerals and Waste	Yes/No
MSDC Land Ownership	Yes/No	Other	Yes/No
Relevant Planning History	Yes/No	Ref: Officer:	
MyMaps and Planning History checked		Signed: Date:	

	Date	Signed		Date	Signed
Registered	08/09	CP	Acknowledged	08/09	CP
Invalid sent	-----	-----	Weekly List Sheet	-----	-----
Invalid chase sent	-----	-----	Consultations	-----	-----
Marked Valid in Uniform	08/09	CP	Neighbours	-----	-----
Indexed/scanned	08/09	CP	Site Notice	-----	-----
Sent for Allocation	08/09	CP	EIA Checklist	-----	-----
Valid Date	05/09	CP	File Completed	08/09	CP

Validation

National Requirements

- ☐ Application form
 - ☐ Ownership/agricultural cert. signed
 - ☐ Fully completed
- ☐ Location Plan
 - ☐ To suitable scale
 - ☐ Red line around boundary
 - ☐ Not copyright protected
 - ☐ Nearby roads/features shown
- ☐ Fire Statement
 - ☐ multi-occupied residential buildings of 18m or more in height, or 7 or more storeys
- ☐ Block plan
 - ☐ To suitable scale
 - ☐ Red line around property boundary
 - ☐ Neighbouring properties shown
 - ☐ Proposal clearly indicated
- ☐ Design and access statement
 - ☐ 1 or more dwelling in Conservation Area
 - ☐ Building with 100m²+ floorspace in Conservation Area
 - ☐ Listed Building Consent

Drawings

- ☐ Existing elevations
 - ☐ To scale
 - ☐ All sides of building where changes will be made and/or;
 - ☐ For all buildings to be demolished
 - ☐ Tally with existing floorplans
- ☐ Existing floorplans
 - ☐ To scale
 - ☐ All floors where changes will be made and/or
 - ☐ For all buildings to be demolished
- ☐ Proposed elevations
 - ☐ To scale
 - ☐ All sides of building where changes will be made and/or;
 - ☐ Tally with proposed floorplans
 - ☐ All changes shown included within description
- ☐ Proposed floorplans
 - ☐ To scale
 - ☐ All sides of building where changes will be made and/or;
 - ☐ Tally with proposed elevations
 - ☐ All changes shown included in description.
- ☐ Existing and proposed sections
 - ☐ To scale
 - ☐ All areas where significant changes in site levels are proposed e.g bunds, pools, landscaping works etc.
 - ☐ Shows reasonable section of site (i.e. showing all major areas of change and/or area of most significant change)

Local Requirements

- ☐ Affordable Housing Statement
- ☐ Air Quality Assessment
- ☐ Biodiversity Survey/Report
- ☐ Flood Risk Assessment
- ☐ Foul Sewage and Surface Water Assessment
- ☐ Heritage Statement
- ☐ Land Contamination Assessment
- ☐ Lighting Assessment
- ☐ Noise Impact Assessment
- ☐ Open Space Assessment
- ☐ Planning Obligation Instruction Form
 - ☐ Net increase of 5+ units or where affordable housing is required
 - ☐ 1+ dwellings within 7km Ashdown Forest Buffer Zone
- ☐ Planning Statement
- ☐ Stage 1 Safety Audit
- ☐ Statement of Community Involvement
- ☐ Structural Survey
- ☐ Sustainability Statement
- ☐ Telecommunication Supplementary Info.
- ☐ Town Centre Impact Assessment
- ☐ Transport Assessment
- ☐ Travel Plan
- ☐ Tree Survey
- ☐ Ventilation and Extraction Statement

Allocation

Application Number:	DM/25/2246	Departure:	Yes/No
Case Officer:		Special?	Yes/No
		EIA Checklist required:	Yes/No

Notes for Service Support	Notes for Planning Officer		
Consultees: Mid Sussex ☐ Architectural Advisor (Emily) (MP18) ☐ Better Mid Sussex Planning Leader (MP10) ☐ Contaminated Land Officer (MP11) ☐ Flood Risk and Drainage Team (MP09) ☐ Environmental Protection (MP08) ☐ Housing Enabling Team (MP07) ☐ Housing Standards – Cassy Foster (MP23) ☐ Leisure (MP05) ☐ Parks and Landscape Team (MP20) ☐ Planning Policy (MP04) ☐ Trees and Landscape Officer (MP02) ☐ Urban Designer (MP03) ☐ Corporate Estates (MP16) ☐ Sustainability Officer (MP22) ☐ Leisure – Play Areas (MP24) ☐ Waste Management Team (MP17) West Sussex ☐ County Planning Officer (CP01) ☐ County Rights of Way Officer (CP11) ☐ Drainage Strategy Team (CP14) ☐ Gypsy and Caravan Liaison Officer (CP17) ☐ Highways (CP05) ☐ Social Services (CP13) ☐ Minerals and Waste (CP16) ☐ West Sussex Fire & Rescue Service (DP89) ☐ WSCC Fire Brigade – Battery Energy Storage Sites (DP115) Environmental ☐ Ecology – Essex County Council (DP114) ☐ Heritage Environment – Essex CC (DP113) ☐ Landscape – Essex County Council (DP112) ☐ High Weald Forum (DP44) ☐ Natural England (DP25) ☐ NatureSpace Partnership – Newts (DP121) ☐ Ramblers Association (DP61) ☐ Sussex Badger Society (DP62) ☐ Sussex Bat Group (DP63) ☐ Sussex Wildlife Trust (DP58) ☐ The Open Spaces Society (DP66) ☐ The Woodland Trust (DP65) ☐ The Gardens Trust (DP103) ☐ SoS (Reg 19 EIA Regs 2017) (DP108)	Historic Buildings ☐ English Heritage (DP16) ☐ National Amenity Societies (DP100) ☐ Royal Commission on Historic Monuments (DP21) Other ☐ Active Travel England (DP120) ☐ Aerodrome Safeguarding Shoreham (DP50) ☐ Brighton & Hove CC (DP30) ☐ Crawley BC (DP31) ☐ EDF Energy (DP40) ☐ Environment Agency (DP10) ☐ Gatwick Airport Safeguarding (DP28) ☐ Gypsy and Traveller Forum (DP101) ☐ National Highways (DP06) ☐ Health and Safety Executive (DP106) ☐ Horsham DC (DP32) ☐ HSE – Hazardous Substances (DP24) ☐ HSE – NSIP & DNS Apps (DP106) ☐ Judy Pointing – Community Dev. Manager (DP102) ☐ Lewes DC (DP33) ☐ ADAS Planning – Agricultural Consultant (DP116) ☐ Ministry of Defence (DP90) ☐ National Air Traffic Services (DP49) ☐ Network Rail & Tunnel Locations (DP27) ☐ Planning Gateway One – 7 storeys+ (DP122) ☐ South East Water (DP64) ☐ Southern Gas Networks (DP41) ☐ Southern Water Services (DP07) ☐ Sport England (DP60) ☐ Sports Council (DP42) ☐ Sussex Police – Designing Out Crime (DP38) ☐ Sussex Police – Joint Commercial Planning Manager (DP123) ☐ Tandridge DC (DP34) ☐ Thames Water Utilities Ltd (DP09) ☐ South Downs National Park (DP37) ☐ NHS Sussex - Simon Clavell-Bate (DP53) ☐ Wealden DC (DP35) Additional <table><tr><td></td><td></td></tr></table>		

Constraints:

Planning Agreement / Planning Obligation /
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Planning History:

Application No	Proposal	Status	Decision Date	Officer
HH/014/85	CHANGE OF USE FROM SCHOOL TO NURSING HOME FOR THE ELDERLY.	PER	28.06.1985	
HH/125/86	CONVERSION OF GARAGE BLOCK INTO ONE RESIDENTIAL NURSING HOME SISTERS BUNGALOW.	PER	25.07.1986	
HH/115/87	OUTLINE APPLICATION - RESIDENTIAL DEVELOPMENT CONSISTING OF 13 X 4/5 BEDROOMED HOUSES AND 19 RETIREMENT UNITS WITH MEDICAL CENTRE.	REF	19.06.1987	
HH/231/88	ERECTION OF SINGLE-STOREY EXTENSION TO FORM NEW CORRIDOR, AT NURSING HOME.	PER	04.08.1988	
HH/285/88	ERECTION OF EXTENSIONS TO NURSING HOME TO FORM REHABILITATION CENTRE.	PER	28.04.1989	
HH/085/90	DEMOLITION OF STORAGE BUILDINGS AND EXTENSION TO EXISTING NURSING HOME TO PROVIDE 11 'ASSISTED LIVING' AND 7 'SHELTERED' SUITES PLUS DINING AND LOUNGE ACCOMMODATION.	WDN	24.07.1990	
HH/294/90	TWO STOREY EXTENSION TO PROVIDE 4 ADDITIONAL BEDROOMS, EN SUITE TOILETS AND ANCILLARY BATHROOM ETC.	PER	01.02.1991	
HH/118/91	DEMOLITION OF TWO BEDROOMS, WORKSHOPS, FORMER CLASSROOMS AND CHAPEL AND CONSTRUCTION OF EXTENSION TO PROVIDE ACTIVITY THERAPY AND MEDICAL FACILITIES, AND 12 ACCOMMODATION SUITES.	PER	23.08.1991	
HH/075/93	ALTERATIONS TO FORMER CHAPEL AND CLASSROOM BUILDINGS.	PER	17.06.1993	
13/02453/CND	Variation of Condition 2 of Planning permission 13/01088/REM to read' prior to commencement of development of the retirement apartments, section drawings of the oriel windows on the retirement apartments (at scale of 1:20) shall be submitted to and approved by the Local Planning Authority.	PER	25.09.2013	
DM/20/4159	Erection of part two, part three and part four storey building comprising 70 extra care apartments with community hub, guest suite and staff facilities together with 15 extra care cottages (85 in total), pavilion,	PER	05.05.2022	

parking and access to form a Continuing Care Retirement Community following demolition of existing care home. Additional highways information received 28th January 2021 (Amended plans received 9th March showing a revised design and a reduction in the number of proposed units to 81)

DM/23/3195	Variation of condition no 24 relating to planning application DM/20/4159 - to substitute amended plans for those approved under DM/20/4159.	PER	06.08.2025
DM/23/3196	Discharge of conditions 3,4,5,6,7 and 11 and 13 part discharge of condition 5 in relation to DM/20/4159	PDE	
DM/24/2951	Discharge of condition number 2 relating to planning application DM/20/4159	PCO	
DM/25/0077	Non Material Amendment to application DM/20/4159 - to amend the description to read - Erection of part two, part three and part four storey building comprising 66 extra care apartments with community hub, guest suite and staff facilities together with 15 extra care cottages (81 in total), pavilion, parking and access to form a Continuing Care Retirement Community following demolition of existing care home.	PER	17.01.2025
DM/25/0112	Discharge of planning conditions No's 8 and 12 relating to planning application DM/20/4159	PDE	
DM/25/2246	Non Material Amendment to application DM/20/4159 - Amend description of development to read: Erection of part two, part three and part four storey building of apartments with community hub together with 15 cottages, to provide extra care facilities, following the demolition of existing care home.	REC	
CU/013/81	Seven single storey 3 bedroom residential patio houses with attached garages. New access to highway and closure of 2 no. existing hazardous access roads.	REF	25.02.1981

Pre-app: Application No	Proposal	Status	Closed Date	Officer
DM/18/3042	Meeting - Alterations and additions to existing Care Home to form 20 Later Living Apartments (Class C2) and erection of 30 Later Living cottages within the grounds.	CLO	04.11.2019	
DM/19/4664	Demolition of the existing buildings and the erection of flats on the site for extra care housing.	CLO	15.01.2020	
DM/23/2473	ERECTION OF PART TWO, PART THREE AND PART FOUR STOREY BUILDING COMPRISING 62 EXTRA CARE	CLO	20.10.2023	

APARTMENTS WITH COMMUNITY HUB,
GUEST SUITE AND STAFF FACILITIES
TOGETHER WITH 19 EXTRA CARE
COTTAGES (81 IN TOTAL), PAVILION,
PARKING AND ACCESS TO FORM A
CONTINUING CARE RETIREMENT
COMMUNITY (AMENDED PLAN IN PART
DM20/4149 REFERS)

Appeals:				
Application No	Proposal	Status	Decision Date	Officer
AP/87/0156	OUTLINE APPLICATION - RESIDENTIAL DEVELOPMENT CONSISTING OF 13 X 4/5 BEDROOMED HOUSES AND 19 RETIREMENT UNITS WITH MEDICAL CENTRE.	WITHDR	17.03.1988	
AP/81/0039	Seven single storey 3 bedroom residential patio houses with garages. New access to highway and closure of 2 no existing hazardous access roads.	DISMIS	10.09.1981	

MID SUSSEX DISTRICT COUNCIL

Planning Services Division

New application file - scanning check list

This sheet to be inserted into wallet with new application documents prior to dispatch to Terraquest. Please ensure sheet appears on top.

DM/25/2246

Plans submitted with application

Plan Type	Plan Ref.	Version	Drawing Date
Location Plan	293-ACG-XX- ZZ-DR-A-1000	P1	05.09.2025