



**Horsham
District
Council**

Mr Tom Dixon
Highwood Group
The Hay Barn
Upper Ashfield Farm
Romsey
Hampshire
SO51 9NJ

Our ref: DISC/26/0061
Storrington Discharge of
Conditions [18, 19, 27 and 24]
Your ref: Hard, Soft Landscaping,
External Lighting [additional
fittings] and including Soil
Verification
Email: planning@horsham.gov.uk
Direct Line: 01403 215245
If Calling Please ask for: Sophie Moore
Date: 31st July 2026

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 condition(s) 18 (soft landscaping), 19 (hard landscaping) and 27 (lighting scheme) to approved application DC/23/0701.

Old Clayton Boarding Kennels, Storrington Road, Washington, Pulborough

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

18. **Pre-Commencement (Slab Level) Condition:** No development above ground level shall take place until a scheme of soft landscaping for the site has been submitted to and approved in writing by the Local Planning Authority. The soft landscaping details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/ densities. The approved scheme of soft landscaping works shall be implemented not later than the first planting season following commencement of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority). Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape character of the countryside and built form of the surroundings within the setting of the South Downs National Park, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policies 14 and 15 of Storrington and Sullington and Washington Neighbourhood Plan (2019).

Date of approval - 31st July 2026

19. **Pre-Commencement (Slab Level) Condition** : No development above ground level shall take place until details of a hard landscaping scheme for the site have been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels and contours showing earthworks and mounding (where appropriate); surfacing materials; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulations areas; hard surfacing materials; minor artefacts and structures (for example refuse and / or other storage units, lighting and similar features) and proposed and existing functional services above and below ground (for example drainage, power, communications cables and pipelines, indicating lines, manholes, supports and other technical features). The scheme shall be implemented prior to the occupation of any part of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority).

Reason: To ensure a satisfactory development that is sympathetic to the landscape character of the countryside and built form of the surroundings within the setting of the South Downs National Park, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policies 14 and 15 of Storrington and Sullington and Washington Neighbourhood Plan (2019).

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27. **Pre-Occupation Condition** : No development shall commence until a lighting design scheme for biodiversity has been submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) and Policies 14 and 15 of Storrington and Sullington and Washington Neighbourhood Plan (2019).

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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
Plans	Landscape General Arrangement Plan	DD393L01 REV N	29.05.2026
Plans	Detained Planting Plan	DD393L12 REV C	29.05.2026
Plans	Detailed Planting Plan 1 of 5	DD393L06 REV D	29.05.2026
Plans	Detailed Planting Plan 2 of 5	DD393L07 REV D	29.05.2026

Plans	Detailed Planting Plan 3 of 5	DD393L09 REV G	29.05.2026
Plans	Detailed Planting Plan 4 of 5	DD393L10 REV G	29.05.2026
Plans	Electrical layout 1 of 2	2166-HCL-ZZ-XX-DR-E-6000 REV C02	19.02.2026
Plans	Electrical layout 2 of 2	2166-HCL-ZZ-XX-DR-E-6001 REV C01	19.02.2026

Note to Applicant:

If rain gardens and wetland planting is to be removed, heathland and/or ornamental planting with native heathers should be implemented as an alternative. Proposed tree planting must not constrict the long-term growth and health of trees.

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