Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0051
Old Clayton Boarding Kennels Storrington Road Washington West Sussex RH20 4AG

DESCRIPTION:
Application for Approval of Details Reserved by Condition 7 (underground services excluding surface and foul water drainage), 12 (finished floor levels), 14 (landscape management plan) and 27 (biodiversity lighting design) to approved application DC/23/0701 (Demolition and erection of a 60-bed care home and 8No. age restricted bungalows with associated works)

DETAILED DESCRIPTION:

Planning Application DC/23/0701 was permitted on 16.10.2024. This permitted demolition of existing kennels and cattery buildings/structures, and existing dwellings, and erection of a 60-bed care home (Class C2) and 8No. age restricted bungalows (Class C3) with associated access, landscaping and other works (including relocation of existing staddle stone barn).

Approval is now sought for details pursuant to Condition 7 (underground services), 12 (finished floor levels), 14 (landscape management plan) and 27 (biodiversity lighting design). The details submitted comprise.

RELEVANT PLANNING HISTORY:

DC/23/0701	Demolition of existing kennels and cattery buildings/structures, and existing dwellings. Erection of a 60-bed care home (Class C2) and 8No. age restricted bungalows (Class C3) with associated access, landscaping and other works (including relocation of existing staddle stone barn).	Permitted 16.10.2024
DISC/25/0076	Approval of details reserved by conditions 9 (foul drainage), 10 (Surface water drainage), 11 (sustainable drainage components) and 22 (sustainable drainage management and maintenance) to approved application DC/23/0701 (Demolition and erection of a 60-bed care home and 8No. bungalows)	Pending Consideration

CONSULTATIONS/REPRESENTATIONS

HDC Ecologist: Recommend discharge

HDC Landscape Architect: Advice
Some outstanding concerns have been addressed, with thanks. Satisfied with information provided in order to discharge Conditions 7, 12 & 14.

HDC Tree Officer: No Objection

Representations: None received.

Other Considerations

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

The application seeks to discharge the details submitted pursuant to condition.

Condition 7 (underground services)

Pre-Commencement Condition: No development shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations, detailing compliance with the landscape scheme have been submitted to and approved by the Local Planning Authority in writing. The development shall thereafter be carried out in accordance with the approved details.

Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of 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).

The Council's Landscape Architect has reviewed and approved the submitted material at discharge and application stage (DC/23/0701), including External Electrical Layout 2166 HCL ZZ XX DR E 6000 – 08/05/2025; Light Spillage Assessment - 18/04/2023; Landscape & Visual Appraisal - April 2023; and Landscape General Arrangement Plan DD393 – 26/05/2023.

The external lighting details have been submitted to negotiation between the Council's Landscape Architect and the applicant. However, large discrepancy remains between current proposals and Figure 6 of the Light Spillage Assessment approved at application stage. Given the abutting Dark Night Sky Zone / International Dark Sky Reserve (IDSR), the current external lighting proposals are likely to give rise to increased levels of light pollution beyond what was previously presented at application stage. However, the applicant has justified the increased number of luminaires (response regarding lighting levels by Harniss dated 31 July) on safety grounds given the care home occupation. Therefore, whilst the latest submission details continue to conflict with previously approved plans, the Council's Landscape Architect and Planning Officer are satisfied with the justification.

In respect to all other underground services, where near utilities, the inclusion of tree root barriers as previously requested has now been provided to ensure successful delivery and establishment of landscaping.

Condition 12 (finished floor levels)

Pre-Commencement Condition: No development shall commence until precise details of the existing and proposed external ground levels and finished floor levels of the development adjacent datum points on land adjoining the application site including Milford Grange housing estate have been submitted to and approved by the Local Planning Authority in writing. The development shall be completed in accordance with the approved details, unless otherwise agreed to and approved in writing by the Local Planning Authority.

Reason: As this matter is fundamental to control the development in detail in the interests of amenity and visual impact and in accordance with Policy 33 of the Horsham District Planning Framework (2015) Policies 14 and 15 of Storrington and Sullington and Washington Neighbourhood Plan (2019).

The Council's Landscape Architect is satisfied after review of Levels Layout plans, including 024.5063-0601-3– 11/02/2025, with the information provided to discharge Condition 12. Unacceptable adverse amenity and visual impacts would be avoided.

Condition 14 (landscape management plan)

Pre-Commencement Condition: No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a landscape management plan for a minimum of 5 years. This should include: a. Drawings showing: i. The extent of the LMP; i.e. only showing the areas to which the LMP applies, areas of private ownership should be excluded b. Written Specification detailing: i. All operation and procedures for soft landscape areas; inspection, watering, pruning, cutting, mowing, clearance and removal of arisings and litter, removal of temporary items (fencing, guards and stakes) and replacement of failed planting. ii. All operations and procedures for hard landscape areas; inspection, sweeping, clearing of accumulated vegetative material and litter, maintaining edges, and painted or finished surfaces. iii. Furniture (Bins, Benches and Signage) iv. All operations and procedures for surface water drainage system; inspection of linear drains and swales, removal of unwanted vegetative material and litter. c. Maintenance task table which explains the maintenance duties across the site in both chronological and systematic order.

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)

The Council's Landscape Architect has reviewed the following: Landscape Management Plan DD393R01 – 09/04/2025 and SuDS Management and Maintenance Plan 024.0063/MMS/2 – 02/05/2025 10. Following negotiations, all the Council's Landscape Architect's comments relating to the precise details within the content of the latest Landscape Management Plan (DD393R01 rev D FINAL Landscape Management Plan by Deacon Design dated 30.07.25) have been addressed (with rain garden maintenance covered under Ornamental Planting).

Condition 27 (biodiversity lighting design)

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 2. Place Services is a traded service of Essex County Council 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)

The Council's Ecologist has reviewed the Electric Construction Plan (Connect It, February 2025), External Electrical Layout Ref 2166 HCL ZZ XX DR E 6000 C01 (Harniss, May 2025) which have been submitted in order to discharge Condition 27. The Ecologist notes their previous concerns dated 8th April 2025 have been addressed and are now satisfied that the submitted information includes the

detail required by this condition. The ecology and biodiversity of the area have been safeguarded and the Council's legislative duties discharged.

Conclusion

The submitted details regarding the above conditions are acceptable, pursuant to the condition reasons.

Water Neutrality Note: No further Habitat Regulations Assessment (HRA) is required at conditions discharge stage if a scheme has already undertaken HRA for Water Neutrality prior to being granted. The permitted scheme (DC/23/0701) was judged water neutral under the Habitat Regulations and the details pursuant will not require re-assessment of that outcome as there is no change in water usage previous assessed arising from the details pursuant.

Recommendation: Application Permitted

NOTES TO APPLICANT

Approval of details pursuant to Condition 7 of DC/23/0701 does not purport to approve surface and foul water drainage Infrastructure, which is subject to separate discharge under application reference DISC/25/0076.

POSITIVE AND PROACTIVE STATEMENT
Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DISC/25/0051
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	2166-LET-MEP 01-External Lighting Design Statement - Planning Submission by Harniss		31.07.2025
Supporting Docs	DD393R01 rev D FINAL Landscape Management Plan by Deacon Design dated 30.07.25 Old Clayton Kennels, Storrington Road, Washington		31.07.2025
Plans	ELECTRICAL SERVICES EXTERNAL ELECTRICAL LAYOUT	2166-HCL-ZZ-XX-DR-E-6000 REV C01	08.05.2025
Plans	ELECTRICAL SERVICES EV CHARGER LAYOUT	2166-hcl-zz-xx-dr-SK-1000 REV P01	08.05.2025
Plans	MEP SERVICES EXTERNAL SERVICES DISTRIBUTION LAYOUT	2166-HCL-ZZ-XX-DR-M-6000 REV C01	08.05.2025

Plans	Detailed Planting Plan Page 4 of 7	DD393L09 REV B	07.05.2025
Plans	DETAILED PLANTING PLAN PAGE 5 OF 7	DD393L10 REV B	07.05.2025
Plans	DETAILED PLANTING PLAN Page 3 of 7	DD393L08 REV A	07.05.2025
Plans	DETAILED PLANTING PLAN Page 2 of 7	DD393L07 REV A	07.05.2025
Plans	DETAILED PLANTING PLAN Page 7 of 7	DD393L12 REV A	07.05.2025
Plans	DETAILED PLANTING PLAN Page 1 of 7	DD393L06 REV A	07.05.2025
Plans	DETAILED PLANTING PLAN PAGE 6 OF 7	DD393L11 REV B	07.05.2025
Plans	Utilities Co-Ordination Plan (Sheet 1 of 3)	024.5063-0610 Rev P02	17.02.2025
Plans	LEVELS LAYOUT SHEET 3	024.5063-0603 Rev C01	17.02.2025
Plans	LEVELS LAYOUT SHEET 2	024.5063-0602 REV C01	17.02.2025
Plans	LEVELS LAYOUT SHEET 1	024.5063-0601 REV C01	17.02.2025
Plans	ELECTRIC CONSTRUCTION PLAN	MU4567-E001 REV 00	17.02.2025
Plans	Utilities Co-Ordination Plan (Sheet 3 of 3)	024.5063.0612 Rev P02	17.02.2025
Plans	Utilities Co-Ordination Plan (Sheet 2 of 3)	024.5063-0611 Rev P02	17.02.2025

DELEGATED

Case Officer sign/initial Matthew Porter Date: 14-08-2025

Authorising Officer sign/initial J Hawkes Date: 15.08.2025