



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Old Clayton Boarding Kennels Storrington Road Washington Pulborough
DESCRIPTION:	Approval of details reserved by condition(s) 18, 19, 24 to approved application DC/23/0701.
REFERENCE:	DISC/26/0061
RECONSULT:	1 st set of comments in black 2 nd set of comments in blue
RECOMMENDATION:	More Information / Modification More Information / Modification

SUMMARY OF COMMENTS & RECOMMENDATION:

2nd set of comments

We are satisfied with the further information submitted to discharge Condition 19.

Planting plans have now been provided, with thanks, however further information and minor modification continues to be requested in order to recommend the discharge of Condition 18.

1st set of comments

No comments provided for Condition 24 as details are not pertinent to landscape.

More information/modification is requested in order to recommend the discharge of Conditions 18 and 19. Please see details below.

MAIN COMMENTS:

Condition 18

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.

1. A Landscape General Arrangement (GA) has been provided, with thanks. To address the requirements of the condition, planting plans, a specification and a plant schedule must also be provided.

- a. Planting plans and a plant schedule have been provided (within Page 3 of the Detailed Planting Plans), with thanks. While specification has not been provided, we note that this was detailed within the LMP required to address Condition 14, approved under DISC/25/0051.
 - b. Page 3 of the Detailed Planting Plans states that tree planting located above attenuation crates is to be in raised beds to provide additional soil depth, noting to refer to engineers' details and tree pit detail for depths. Please provide engineers' details and specific tree pit details, clarifying that no base is proposed to the beds.
 - c. General tree pit details have been provided under drawing DD393L11 Rev.F. We recommend that the drainage layer of geotextile membrane and clear washed stone is omitted as it is considered unnecessary and introduces avoidable synthetic materials into the planting environment.
2. Please note that we expect our previous combined comments under DISC/25/0051 and DISC/25/0076 to be addressed. They are repeated here for ease:
- 'Planting plans should be revised to reflect the aims set out within the previously approved Landscape & Visual Appraisal and the Landscape General Arrangement Plan by including heathland in order to reflect the wooded heathland character of the area, as well as including species for rain gardens and wetland planting...The Planting Strategy Plan is embedded within the LVA and details the enhanced native woodland buffer, wetland area and rain gardens'.*
- We note response dated 31 March 2026. If rain gardens are to be removed, we request that heathland and/or ornamental planting with native heathers is proposed as an alternative to address the Planting Strategy as set within the LVA.
3. We note that rain garden, seasonal wetland planting and wet heathland planting all feature under one hatch within the legend, however the hatch is not found within the GA plan. Please indicate proposed locations.
- Not yet addressed, however we are happy to concede that wetland planting is no longer achievable within the approved layout. Amendments to the Landscape General Arrangement are recommended for clarity. Closed.
4. Further, this hatch must be separated into separate planting types, as rain garden, wetland and heathland have different functions and maintenance measures.
- See above. Closed.

Condition 19

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).

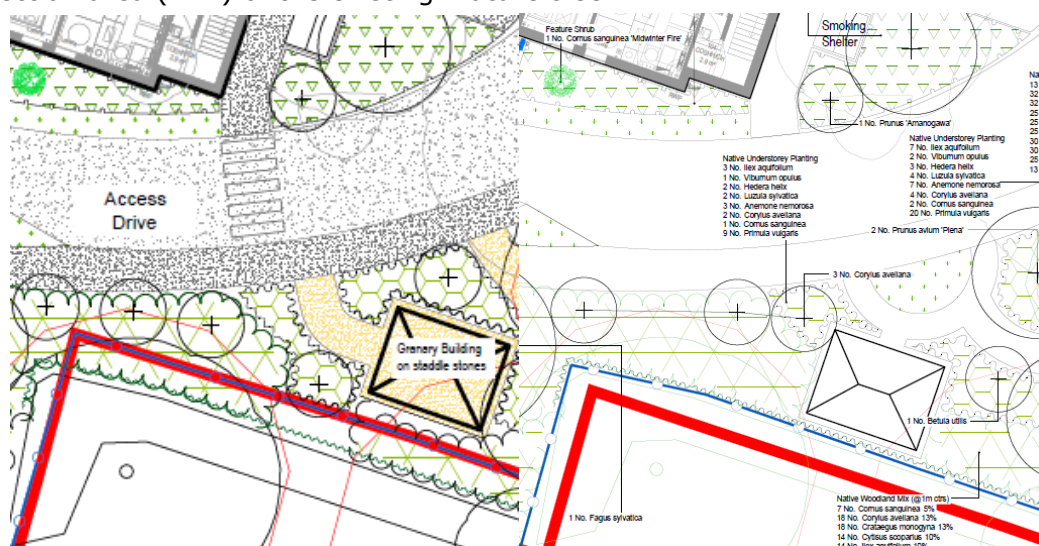
5. Levels were provided under DISC/25/0051, however these only relate to the road and do not detail earthworks/mounding in relation to existing landscape features. Please review and/or clarify.
- We note response dated 31 March 2026. While earthworks/mounding has not been addressed, road level changes are minor thus we are satisfied with the information. Closed.
6. Bark chip access does not appear within plan; please indicate location or remove from legend.
- We note response dated 31 March 2026 and are satisfied with intentions to address prior to discharge.
7. Specification is requested regarding the permeability of the block paving in order to correspond with approved details under DISC/25/0076.

We note response dated 31 March 2026. While colour and specification were not provided under DISC/25/0076, it is deemed minor on this occasion, thus closed.

8. The services layout was approved under DISC/25/0051 and thus is not required to be provided.

We note response dated 31 March 2026 and are satisfied with intentions to address prior to discharge.

9. We note that the location of the Granary Building [below, left] has been altered from approved layout under DC/23/0701 and DISC/25/0051 [below, right]. Please revert to the originally approved layout in order to prevent unnecessary encroachment of the root protection area (RPA) of the existing mature tree.



We note response dated 31 March 2026 and are satisfied with the justification of the new layout. Closed.

RECOMMENDED CONDITIONS: N/A

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	26/03/2026 15/04/2026
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	26/03/2026 16/04/2026