Horsham District Council

Mr Ian Sellar
Cloud 9 Architecture
Cell Block Studios
HM Naval Base
College Road
PORTSMOUTH
Hampshire
PO1 3LJ

Our ref:	DISC/26/0161
Your ref:	Storrington - Pre-comm
Email:	planning@horsham.gov.uk
Direct Line:	01403 215187
If Calling Please ask for:	Matthew Porter
Date:	12th October 2026

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England) Order 2015

Application for Approval of Details Reserved by Conditions 4 (Construction Environmental Management Plan), 9 (foul water disposal), 10 (detailed surface water drainage), 11 (drainage components and construction method) and 12 (finished floor levels); to approved application DC/23/0701 (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)).
All in relation to the bungalows ONLY.

Old Clayton Boarding Kennels, Storrington Road, Washington, West Sussex

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

4. **Pre-Commencement Condition**: No development shall take place, including any works of demolition, until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved CEMP shall be implemented and adhered to throughout the entire construction period unless otherwise agreed to and approved in writing by the Local Planning Authority. The CEMP shall provide details as appropriate but not necessarily be restricted to the following matters:
   - An introduction consisting of construction environmental management plan, definitions and abbreviations and project description and location;
   - A description of management responsibilities;
   - A description of the construction programme which identifies activities likely to cause high levels of noise or dust, including vibration from any groundworks;
   - Site working hours and a named person for residents to contact; the anticipated number, frequency and types of vehicles used during construction, method of access and routing of vehicles during construction;
   - Detailed Site logistics arrangements;
   - The provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders, if required);

- A site compound plan and details regarding parking of vehicles by site operatives and visitors, deliveries and the loading and unloading of plant, materials and waste, and storage of plant and materials used in construction of the development;
- Details regarding dust and noise mitigation measures to be deployed including identification of sensitive receptors and ongoing monitoring;
- Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network; and
- Details of public engagement both prior to and during construction works and communication procedures with the local community regarding key construction issues - newsletters, fliers etc;
- Details of traffic construction routing to and from the site;
- The provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders);
- Details of public engagement both prior to and during construction work;
- The erection and maintenance of security hoarding

The construction shall thereafter be carried out in accordance with the details and measures approved in the CEMP.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of existing neighbouring dwellings, wildlife and biodiversity, and highway safety during construction in accordance with Policies 24, 31, 33 and 40 of the Horsham District Planning Framework (2015) and Policy 15 of Storrington and Sullington and Washington Neighbourhood Plan, and to conserve Protected and Priority species and allow the LPA to discharge its duties under the UK Habitats Regulations 2017, and the Wildlife & Countryside Act 1981

Date of approval - 12th October 2026

9. **Pre-Commencement Condition**: No development shall commence until a drainage strategy detailing the proposed means of foul water disposal to serve that phase has been submitted to and approved in writing by the Local Planning Authority. No drainage systems for the infiltration of foul water to the ground are permitted other than with the written consent of the Local Planning Authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015) and Policies 14 and 15 of Storrington and Sullington and Washington Neighbourhood Plan (2019).

Date of approval - 12th October 2026

10. **Pre-Commencement Condition**: Notwithstanding details previously submitted, no development shall commence until a detailed surface water drainage scheme including a Surface Water Drainage Statement, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall be fully coordinated with the landscape scheme and shall be designed so as to prevent the discharge of water onto the public highway. The surface water drainage scheme shall subsequently be implemented prior to first occupation in accordance with the approved details and thereafter retained as such.

Reason: As this matter is fundamental to prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance in accordance Policies 35 and 38 of the Horsham District Planning Framework (2015).

Date of approval - 12th October 2026

11. **Pre-Commencement Condition**: Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the local planning authority. This shall be informed by additional groundwater monitoring and infiltration testing. The scheme shall then be constructed as per the agreed drawings, method statement, Flood Risk Assessment & Drainage Strategy by Paul Basham Associates, 19th April 2023, rev 3 and FRA Addendum by Paul Basham Associates, 20th June 2024, rev 2, and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Authority.

    Reason: To ensure that the development achieves a high standard of sustainability and to ensure the flood risk is adequately addressed for each new dwelling and not increased to comply with NPPF and Policy 38 of the Horsham District Planning Framework (2015)

Date of approval - 12th October 2026

12. **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).

Date of approval - 12th October 2026

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
Supporting Docs	CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN STORRINGTON WASHINGTON RH20 4AG by BRIARSGATE HOMES	REV B August 2026	15/09/2026
Supporting Docs	GROUNDWATER CONDITIONS at The Old Clayton Kennels and		06/07/2026

	Cattery, Storrington Road, Washington RH20 4AG		
Supporting Docs	DRAINAGE TECHNICAL REPORT	GWPR6344/GIR/February 2025	06/07/2026
Supporting Docs	Micro Drainage INFILTRATION AREA 1 Old Clayton Kennels Storrington Date April 2026 by Kazys Narbutas Consulting Limited		06/07/2026
Plans	TRIAL HOLE LOCATION PLAN	GWPR6344	06/07/2026
Plans	Engineering Details SURFACING AREAS AND FLOOD FLOW ROUTES	506-01 REV A	28/05/2026
Plans	Engineering Details SETTING OUT AND LEVELS	505-01 REV B	28/05/2026
Plans	Engineering Details KERBING	504-01 REV A	28/05/2026
Plans	Engineering Details LONGITUDINAL SECTIONS	503-01 REV A	28/05/2026
Plans	Engineering Details DRAINAGE LAYOUT	502-01 REV C	28/05/2026
Plans	Engineering Details STANDARD CONSTRUCTION DETAILS	501-02 REV A	28/05/2026
Plans	Engineering Details STANDARD CONSTRUCTION DETAILS	501-01 REV B	28/05/2026
Plans	Engineering Details DRAINED AREAS & SITE INVESTIGATION LOCATIONS	500-01 REV A	28/05/2026
Plans	CONSTRUCTION MANAGEMENT PLAN Date 29/04/2026	C9_25_24_SP_101	28/05/2026

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