Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0076
Old Clayton Boarding Kennels, Storrington Road, Washington, West Sussex, RH20 4AG

DESCRIPTION:
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).

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 sought for details pursuant to conditions 9 (foul drainage), 10 (Surface water drainage), 11 (sustainable drainage components) and 22 (sustainable drainage management and maintenance). The details submitted comprise a series of technical drawings covering planting plans and drainage infrastructure, and drainage technical note and SuDs Management and Maintenance Plan.

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/25/0051	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)	Permitted 15-08-2025

REPRESENTATIONS

HDC Landscapes: SIXTH and final comments: Reviewed additional information and satisfied conditions can be discharged.
Please note however that these updated detailed planting plans (page 5 of 7 and page 6 of 7) submitted also need to be updated under DISC/25/0051 and associated planting schedule indicated within detailed planting plan (page 4 of 7) reviewed and updated to reflect the changes within the planting plans

Local Lead Flood Authority: SECOND and final comments: Issues raised previously adequately addressed. Recommend condition 22 is discharged.

Southern Water: Happy to discharge

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 conditions 9 (foul drainage), 10 (Surface water drainage), 11 (sustainable drainage components) and 22 (sustainable drainage management and maintenance) only.

Condition 9 (foul drainage)

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).

Condition 10 (Surface water drainage)

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).

Condition 11 (sustainable drainage components)

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)

Condition 22 (sustainable drainage management and maintenance)

Pre-Occupation Condition*: The development hereby approved shall not be first occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:*
I. a timetable for its implementation,
II. details of SuDS features and connecting drainage structures and maintenance requirement for each aspect
III. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

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)

Conclusion

The drainage solution has been subject of prolonged negotiations since April 2025 and as consequence, has been subject of six rounds of consultation with the Council's Landscape team. The negotiations centred on the feasibility to successful proposed planting atop underground surface water tanking, located to the south of a care home building – particular the choice of trees such as Oaks.

Several iterations of the tanking and planting have been worked up and submitted for consideration, with rain gardens initially proposed then removed, and now reinstated at the request of the flood authority. From the perspective of drainage infrastructure and adequate treatment of surface and foul water, the submitted details have the acceptance of the local lead flood authority and Southern Water (the foul water undertaker), and the drainage management and maintenance set out is satisfactory to the flood authority.

The matter of the planting atop the tanking has been addressed less successfully and is ultimately a compromised resolution; it remains that there would be tanking with planting atop. Some of this planting would still be trees such as Oak, but this is understood to be practical to implement. Also, in the latest drawings the elongated extent of land take of the tanking has been condensed, allowing a greater area of unconstrained planting. Overall, the Council's qualified landscape architect has now conceded to the arrangement allowing for an enhanced native woodland buffer, proposed and approved as part of the landscape mitigation under planning permission DC/23/0701.

The submitted details now submitted regarding drainage and consequential planting are therefore acceptable, pursuant to the reasons for the condition.

Given the extent of amendments to both drainage and planting regimes, there is now some cross-referencing inconsistencies between, the legacy drawings on the supporting drainage documents and the standalone plan drawings submitted for approval under this application; and the underground services and landscape management control documents previously approved under separate discharge of condition (DISC/25/0051). The applicant is aware and will be reminded by way of

informative that where conflict is identified, the most recent details (the standalone plan drawings listed on this decision notice) prevail.

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

NOTE TO APPLICANT

Notwithstanding the details approved under planning reference DISC/25/005 and in 1024.5063/DTN/3 REV 3 Date 02/05/2025 Drainage Technical Note by Paul Basham Associates, where there is conflict, the details as approved in the standalone plans listed on this decision notice shall prevail.

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/25/0076
(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
Plans	Landscape General Arrangement Plan	DD393L01 REV K	03.11.2025
Plans	Detailed Planting Plan Page 5 of 7	DD393L10 REV D	03.11.2025
Plans	Detailed Planting Plan Page 6 of 7	DD393L11 REV D	03.11.2025
Plans	Construction Details Sheet 3	024.5063-0528 REV C05	03.11.2025
Plans	Drainage Layout Sheet 2	024.5063-0502 REV C03	07.05.2025
Plans	Drainage Layout Sheet 1	024.5063-0501 REV C03	07.05.2025
Plans	Drainage Layout Sheet 3	024.5063-0503 REV C03	07.05.2025
Plans	DRAINAGE CATCHMENT PLAN	024.5063-0575 REV C02	04.03.2025
Plans	CONSTRUCTION DETAILS SHEET 1	024.5063-0526 REV C02	04.03.2025
Plans	CONSTRUCTION DETAILS SHEET 2	024.5063-0527 REV C02	04.03.2025
Plans	DRAINAGE SCHEDULE SHEET 1	024.5063-0551 REV C02	04.03.2025
Supporting Docs	024.0063/MMS/2 REV 2 SuDS Management and Maintenance		31.07.2025

	Plan by Paul Basham Associates dated 02/05/2025		
Supporting Docs	024.5063/DTN/3 REV 3 Date 02/05/2025 Drainage Technical Note by Paul Basham Associates		07.05.2025

DELEGATED

Case Officer sign/initial Matthew Porter Date: 04-12-2025

Authorising Officer sign/initial Adrian Smith Date: 05/12/2025