Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/26/0290
Old Clayton Boarding Kennels, Storrington Road, Washington, Pulborough, West Sussex, RH20 4AG

DESCRIPTION:
Application for Partial Approval of Details Reserved by Regulatory Condition 40 (Soil Verification) to approved application DC/23/0701 (Care Home portion of the development ONLY).

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).	Application Permitted on 16.10.2024

PLANNING ASSESSMENT
Planning Application DC/23/0701 was granted consent on 16 October 2024. This permission was for the following:

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).

Consent is sought to discharge the details reserved by condition 40.

Condition 40:

Regulatory Condition: *No soils shall be imported or re-used within the development site until the developer has submitted details of the chemical testing and assessment of the soils which demonstrates the suitability of the soils for the proposed use. The assessment shall be undertaken by a suitably qualified and competent person and full details shall be submitted to and approved in writing by the local planning authority. Prior to the first occupation (or use) of any part of the development hereby permitted, a written verification report shall be submitted which demonstrates only soils suitable for the proposed use have been placed. The verification report shall be submitted and approved, in writing, by the Local Planning Authority.*

Reason: To ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

To satisfy the requirements of Condition 40 the applicant has submitted a Topsoil Validation Report (Ground & Water, October 2026) containing details of the validation visits undertaken to sample topsoil across the site to assess its suitability for use in the soft landscaped areas of the proposed development. This report was reviewed by the Councils Environmental Health Officer who initially flagged that not all soft landscaping areas had been subject to the validation exercise. The applicant provided explanation that the care home and age restricted bungalows are now owned separately, thus validation only took place in relation to the care home. A revised report was submitted with a clearer

graphic which the Environmental Health Officer advised was satisfactory to enable discharge of Condition 40 for the care home side of the development only.

The requirements of the condition have been satisfied.

Recommendation: Application Permitted

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/26/0290
(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	Topsoil Validation Report	GWPR6344	23.10.2026

DELEGATED

Case Officer sign/initial Sophie Moore Date: 29/10/2026

Authorising Officer sign/initial Adrian Smith Date: 29/10/2026