



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0061

Old Clayton Boarding Kennels, Storrington Road, Washington, Pulborough, West Sussex, RH20 4AG

DESCRIPTION:

Approval of details reserved by condition(s) 18, 19 and 27 to approved application DC/23/0701.

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
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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 conditions 18, 19 and 27.

Condition 18:

Pre-Commencement (Slab Level) Condition: 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. The approved scheme of soft landscaping works shall be implemented not later than the first planting season following commencement of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority). Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation.

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).

To satisfy the requirements of Condition 18, the applicant has submitted the following documents:

- Landscape General Arrangement Plan (DD393L01, REV M)
- Detailed Planting Plans 1-5

In addition, a response to HDC Landscape's initial comments was provided via an email dated 31st March 2026. While the Council's Landscape Officer considers the information provided sufficient to enable discharge of Condition 18, they have offered some advice and recommendations in relation to the proposed landscaping which have been added as an informative to the decision.

Condition 19:

Pre-Commencement (Slab Level) Condition: 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). The scheme shall be implemented prior to the occupation of any part of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority).

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).

To satisfy the requirements of Condition 19, the applicant has submitted a Landscape General Arrangement Plan (DD393L01, REV M) which has been reviewed by the Council's Landscape Officer. While some concerns were raised initially, the applicant responded to comments received in an email dated 31st March 2026 which the Council's Landscape Officer deems sufficient to allow discharge of the condition.

The requirements of Condition 19 have therefore been satisfied.

Condition 27:

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 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).

To satisfy the requirements of Condition 27 the applicant has submitted the following documents:

- 2166-HCL-ZZ-XX-DR-E-6000_External Electrical Layout_C01
- External Lighting Design Statement

This information has been reviewed by the Council's Ecological Consultant who has advised that it contains the detail required by Condition 27.

The requirements of Condition 27 have therefore been satisfied.

Recommendation: Application Permitted

NOTE TO APPLICANT

If rain gardens and wetland planting is to be removed, heathland and/or ornamental planting with native heathers should be implemented as an alternative.

Proposed tree planting must not constrict the long-term growth and health of trees.

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/26/0061

(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 N	29.05.2026
Plans	Detained Planting Plan	DD393L12 REV C	29.05.2026
Plans	Detailed Planting Plan 1 of 5	DD393L06 REV D	29.05.2026
Plans	Detailed Planting Plan 2 of 5	DD393L07 REV D	29.05.2026
Plans	Detailed Planting Plan 3 of 5	DD393L09 REV G	29.05.2026
Plans	Detailed Planting Plan 4 of 5	DD393L10 REV G	29.05.2026
Plans	Electrical layout 1 of 2	2166-HCL-ZZ-XX-DR-E-6000 REV C02	19.02.2026
Plans	Electrical layout 2 of 2	2166-HCL-ZZ-XX-DR-E-6001 REV C01	19.02.2026

DELEGATED

Case Officer sign/initial Sophie Moore Date: 31/07/2026

Authorising Officer sign/initial Adrian Smith Date: 31/07/2026