Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
S106/26/0038
Old Clayton Boarding Kennels Storrington Road Washington Pulborough West Sussex RH20 4AG

DESCRIPTION:
Approval of the Bungalows Marketing Plan pursuant to Schedule 2 (Bungalows) of the Section 106 Agreement of planning permission DC/23/0701 (Marketing Plan for marketing arrangements for the bungalows).

DETAILED DESCRIPTION:
This application seeks to discharge part of the Section 106 Legal Agreement (SP/1310/35) pursuant to planning permission ref: DC/23/0701. This proposal specifically seeks to discharge Part 1 of Schedule 2 (Bungalows).

Part 1 Schedule 2 states: -

The Owner of the Bungalows covenants with the Council no later than 6 months prior to Practical Completion of the Bungalows to submit to the Council for approval the Bungalows Marketing Plan.

The submitted detail pursuant to this is a Bungalows Marketing Plan, Chantry Court, Old Clayton Kennels, Storrington Road, Washington, West Sussex.

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

PLANNING ASSESSMENT

Part 1 of Schedule 2 of the s106 agreement

"Bungalows Marketing Plan" is defined in the legal agreement as

a plan setting out the strategy for genuine and active marketing the bungalow first disposal, as follows:

(a) for 6 weeks be actively marketed exclusively for in accordance with the Bungalow Occupancy Criteria to an Occupant household in accordance with the Local Area Parishes Connection; and
(b) following the expiry of the initial 6-week marketing period reference under (a) above the Bungalows shall be marketed exclusively for Disposal in accordance with the Bungalow Occupancy Criteria to an Occupant household with a Local Areas Parishes Connection and/or with a Council's Administrative Area Connection, and
(c) following the expiry of the two consecutive 6 week marketing periods referenced under (a) and (b) above the Bungalows shall be marketed thereafter exclusively for Disposal in accordance with the Bungalow Occupancy Criteria and to an Occupant household with a Local Area Parishes Connection and /or with a Council's Administrative Area Connection and / or to an Occupant household without either a Local Parishes Connection or a Council's Administrative Area Connection.

The submitted Bungalow Marketing Plan details intent for active marketing in accordance with the Bungalow Occupancy Criteria as defined by the legal agreement, and in accordance with the cascade as defined in the legal agreement (exclusively 6-week periods for local area parishes connection and then Council's administrative area connection, and then without). The nature of the intended marketing is judged appropriate (sufficient to local audience). Officers note that the development appears on the Rightmove website referring to the necessary restrictions.

The terms /obligations of Parts 1-5 of Schedule 2 are therefore satisfied.

Summary

The above obligations have been undertaken and completed and therefore can be discharged pursuant to that has been applied for.

Recommendation: Application Permitted

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	BUNGALOWS MARKETING PLAN, Chantry Court, Old Clayton Kennels, Storrington Road, Washington, West Sussex		28-07-2026

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.

DELEGATED

Case Officer sign/initial Matthew Porter Date: 12-10-2026

Authorising Officer sign/initial Adrian Smith Date: 12/10/2026