HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Old Clayton Boarding Kennels Storrington Road Washington West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Condition 7 (underground services), 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). 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).
REFERENCE:	DISC/25/0051 DISC/25/0076
RECOMMENDATION:	Modification / More information Advice No Objection

SUMMARY OF COMMENTS & RECOMMENDATION:

3rd set of comments

We have reviewed the additional information and are now satisfied that conditions 9, 10 and 11 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.

2nd set of comments

Some outstanding concerns have been addressed, with thanks. We are satisfied with the information provided in order to discharge Conditions 7, 12 & 14.

However, we continue to request modification to the drainage strategy (Conditions 9, 10 & 11) in order to adhere to the landscape mitigation approved under DC/23/0701 and to be fully coordinated with the landscape scheme, as per the wording of Condition 10.

The landscape mitigation recommendations within the LVA are repeated here for clarity: *'Afford generous spaces for tree planting to mature into substantial specimens that will contribute screening benefit for the proposals and the adjoining Milford Grange development'* and *'The surface drainage strategy is coordinated with the landscape proposals to incorporate sustainable drainage features. Rain gardens are points of focus within outside space for therapeutic benefit. Seasonal wetlands for SuDS benefit will provide complementary habitat by inclusion of wet heathland species for best accord with the local landscape context'*. The Planting Strategy Plan is embedded within the LVA and details the enhanced native woodland buffer, wetland area and rain gardens.

We continue to advise that the attenuation storage is located below hard surfacing, however if sound rationale can be provided otherwise, then we would prefer the original layout submitted under 024.5063-0501 C02.

1st set of comments

For ease, please see our combined comments below. The most up to date plans we have received are highlighted under the relevant conditions. If there are plans that supersede those referenced, please submit them at the earliest convenience.

Please note that while planting plans have been submitted, they have only been reviewed in conjunction with the current conditions being discharged. We will be happy to review them in full when the Application for Approval of Details Reserved by Condition 18 is submitted. However, we advise in advance that the planting plans should be revised to reflect the aims set out within the previously approved Landscape & Visual Appraisal and the Landscape General Arrangement Plan by including heathland in order to reflect the wooded heathland character of the area, as well as including species for rain gardens and wetland planting.

MAIN COMMENTS:

<u>Condition 12 (finished floor levels)</u>

1. Documents reviewed:
    a. Levels Layout 024.5063-0601-3– 11/02/2025
2. We are satisfied with the information provided in order to discharge Condition 12. Closed.

<u>Conditions 7 (underground services) & 27 (biodiversity lighting design)</u>

1. Documents reviewed:
    a. External Electrical Layout 2166 HCL ZZ XX DR E 6000 – 08/05/2025
    b. Light Spillage Assessment - 18/04/2023 [approved]
    c. Landscape & Visual Appraisal - April 2023 [approved]
    d. Landscape General Arrangement Plan DD393 – 26/05/2023 [approved]
2. Large discrepancy remains between current proposals [below, right] and Figure 6 of the Light Spillage Assessment under approved DC/23/0701 [below, left].



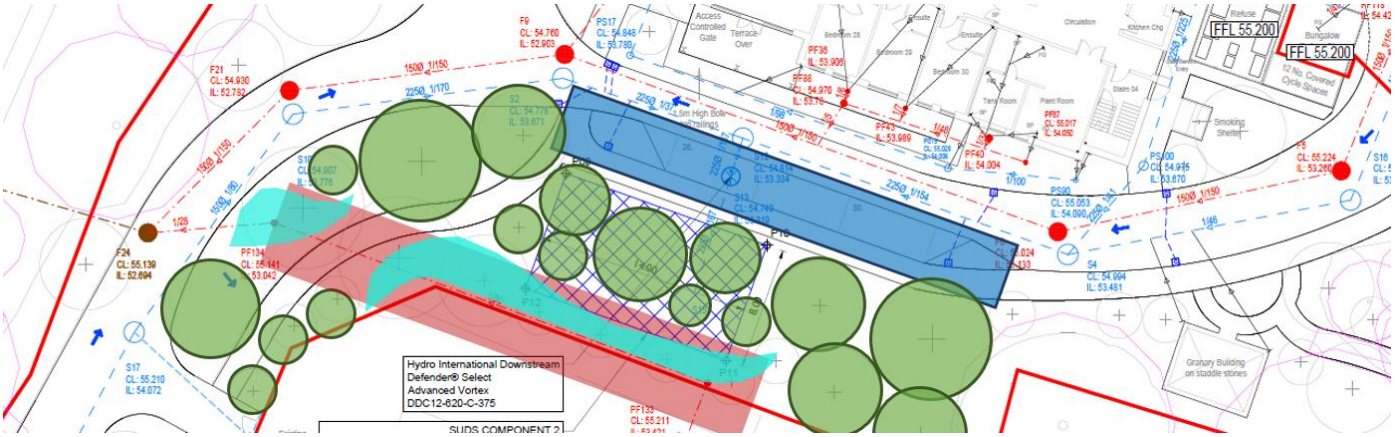
Given the abutting Dark Night Sky Zone / International Dark Sky Reserve (IDSR), the current external lighting proposals are likely to give rise to adverse landscape and visual effects as a result of increasing levels of light pollution. While we are cognisant that an increased number of luminaires may be required than previously approved, there is no justification for the number currently proposed, therefore we are still unable to recommend the discharge of Conditions 7 & 27 on landscape grounds.

We note response dated 31 July in regard to lighting levels. While this continues to conflict with previously approved plans, we are satisfied with the justification. Closed.

Conditions 9 (foul drainage), 10 (surface water drainage) & 11 (sustainable drainage components)

3. Documents reviewed:
    a. Detailed Planting Plan DD393L06-A – 21/03/2025
    b. Utilities Coordination Plan 024.5063-0611 – 21/01/2025
    c. Construction Details 024.5063-0528 – 26/02/2025
    d. Drainage Catchment Plan 024.5063-0575 – 26/02/2025
    e. Drainage Layout 024.5063-0501-3 – 02/05/2025
    f. Landscape & Visual Appraisal - April 2023 [approved]
    g. Landscape General Arrangement Plan DD393 – 26/05/2023 [approved]
4. We note from the Detailed Planting Plan that root barriers are to be installed alongside service runs and tree pits within 3m of services and kerbs. While locations would be preferred, this information is sufficient on this occasion. Closed.
5. While there is no direct conflict with the attenuation crate and proposed trees within the current drainage layout, it does not allow for the enhanced native woodland buffer, proposed and approved as part of the landscape mitigation under DC/23/0701. The alternative attenuation layout suggested on 01/07/2025 aimed to address this issue and provide a more robust landscape buffer, aligning with the principles considered in support of the outline scheme. However, it remains unclear why this layout cannot be implemented, as no explanation appears to have been provided. For reference, the layout is resubmitted below:

Blue indicates the storage crate, red indicates the 3m foul easement, green indicates trees and turquoise indicates wetland and/or rain garden planting. See summary.



6. If there is a sound rationale for diluting the landscape mitigation strategy, we consider the original drainage layout in this area to be preferable. The longer continuous strip of woodland planting provides more effective visual screening when appreciated from the South Downs, compared to the current proposal. The square configuration of the storage crate creates a void within the buffer zone, thereby reducing the effectiveness of the mitigation strategy. See summary.
7. We note from the email dated 18/07/2025 that only 3no. trees can be provided in the below location as opposed to the 4no. previously approved. Closed.



8. On closer inspection, we note that rain gardens have been removed from the drainage layout. Given that they were approved under DC/23/0701 and still remain in the Construction Details, Drainage Catchment Plan and Utilities Coordination Plan, we request that they are re-instated. See summary.

<u>Condition 14 (landscape management plan) & Condition 22 (sustainable drainage management and maintenance)</u>

9. Documents reviewed:
    a. Landscape Management Plan DD393R01 – 09/04/2025
    b. SuDS Management and Maintenance Plan 024.0063/MMS/2 – 02/05/2025
10. All previous comments relating to Condition 14 have been addressed, with thanks, however we note an outstanding reference to weedkiller under section 7.4, which is recommended to be removed. Closed, with thanks.
11. As per our last response, please amend section 4.8 of the SMMP to remove mention of glyphosate. Closed, with thanks.

12. We note that there is no mention of rain gardens within either management documents, please amend and add specific maintenance accordingly. Not yet addressed, however we are satisfied that the rain garden maintenance can be covered under Ornamental Planting. Closed.	
RECOMMENDED CONDITIONS: N/A	
NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	22/07/2025 13/08/2025
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	22/07/2025 13/08/2025 26/11/2025