



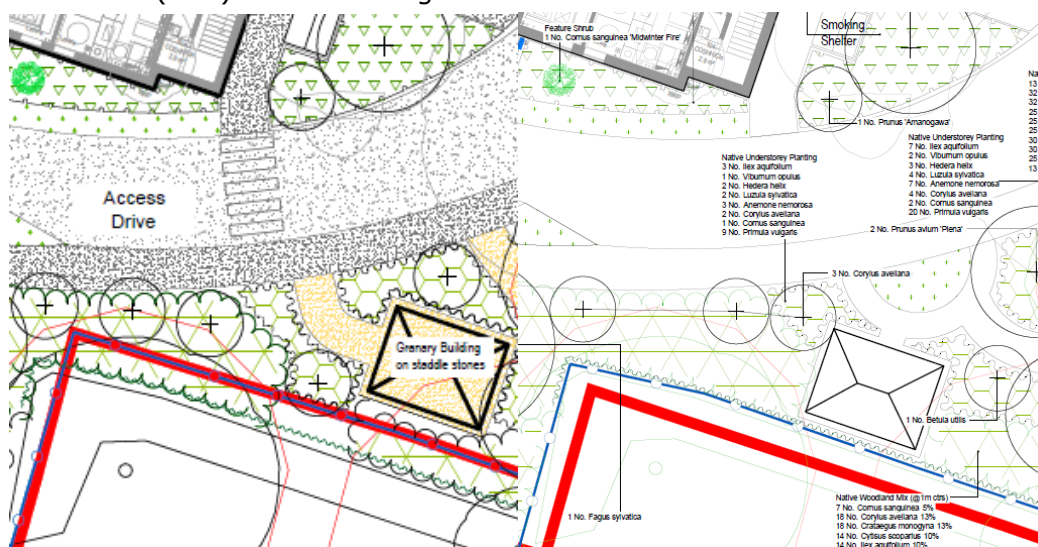
HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Old Clayton Boarding Kennels Storrington Road Washington Pulborough
DESCRIPTION:	Approval of details reserved by condition(s) 18, 19, 24 to approved application DC/23/0701.
REFERENCE:	DISC/26/0061
RECOMMENDATION:	More Information / Modification
SUMMARY OF COMMENTS & RECOMMENDATION: No comments provided for Condition 24 as details are not pertinent to landscape. More information/modification is requested in order to recommend the discharge of Conditions 18 and 19. Please see details below.	
MAIN COMMENTS: <u>Condition 18</u> <i>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.</i> 1. A Landscape General Arrangement (GA) has been provided, with thanks. To address the requirements of the condition, planting plans, a specification and a plant schedule must also be provided. 2. Please note that we expect our previous combined comments under DISC/25/0051 and DISC/25/0076 to be addressed. They are repeated here for ease: <i>'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...The Planting Strategy Plan is embedded within the LVA and details the enhanced native woodland buffer, wetland area and rain gardens'.</i> 3. We note that rain garden, seasonal wetland planting and wet heathland planting all feature under one hatch within the legend, however the hatch is not found within the GA plan. Please indicate proposed locations. 4. Further, this hatch must be separated into separate planting types, as rain garden, wetland and heathland have different functions and maintenance measures.	

Condition 19

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).

5. Levels were provided under DISC/25/0051, however these only relate to the road and do not detail earthworks/mounding in relation to existing landscape features. Please review and/or clarify.
6. Bark chip access does not appear within plan; please indicate location or remove from legend.
7. Specification is requested regarding the permeability of the block paving in order to correspond with approved details under DISC/25/0076.
8. The services layout was approved under DISC/25/0051 and thus is not required to be provided.
9. We note that the location of the Granary Building [below, left] has been altered from approved layout under DC/23/0701 and DISC/25/0051 [below, right]. Please revert to the originally approved layout in order to prevent unnecessary encroachment of the root protection area (RPA) of the existing mature tree.



RECOMMENDED CONDITIONS: N/A

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	26/03/2026
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	26/03/2026