Horsham District Council

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| Our ref: | DISC/25/0051 |
| Your ref: | Storrington RH20 4AG - (7) Underground Services, (12) External Ground Levels, (14) Landscape Management Plan (27) Lighting Design |
| Email: | planning@horsham.gov.uk |
| Direct Line: | 01403 215187 |
| If Calling Please ask for: | Matthew Porter |
| Date: | 15th August 2025 |

Dear Sir/Madam,

**Town and Country Planning Act 1990 (as amended)**
**Town and Country Planning (Development Management Procedure England) Order 2015**

**Application for Approval of Details Reserved by Condition 7 (underground services excluding surface and foul water drainage), 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)**

**Old Clayton Boarding Kennels Storrington Road Washington West Sussex**

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

7. **Pre-Commencement Condition**: No development shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations, detailing compliance with the landscape scheme have been submitted to and approved by the Local Planning Authority in writing. The development shall thereafter be carried out in accordance with the approved details.

   Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of 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).

**Date of approval - 15th August 2025**

12. **Pre-Commencement Condition**: No development shall commence until precise details of the existing and proposed external ground levels and finished floor levels of the development adjacent datum points on land adjoining the application site including Milford Grange housing estate have been submitted to and approved by the Local Planning Authority in writing. The development shall be completed in accordance with the approved details, unless otherwise agreed to and approved in writing by the Local Planning Authority.

Reason: As this matter is fundamental to control the development in detail in the interests of amenity and visual impact and in accordance with Policy 33 of the Horsham District Planning Framework (2015) Policies 14 and 15 of Storrington and Sullington and Washington Neighbourhood Plan (2019).

**Date of approval - 15th August 2025**

14. **Pre-Commencement Condition**: No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a landscape management plan for a minimum of 5 years. This should include:
    a. Drawings showing:
        i. The extent of the LMP; i.e. only showing the areas to which the LMP applies, areas of private ownership should be excluded
    b. Written Specification detailing:
        i. All operation and procedures for soft landscape areas; inspection, watering, pruning, cutting, mowing, clearance and removal of arisings and litter, removal of temporary items (fencing, guards and stakes) and replacement of failed planting.
        ii. All operations and procedures for hard landscape areas; inspection, sweeping, clearing of accumulated vegetative material and litter, maintaining edges, and painted or finished surfaces.
        iii. Furniture (Bins, Benches and Signage)
        iv. All operations and procedures for surface water drainage system; inspection of linear drains and swales, removal of unwanted vegetative material and litter.
    c. Maintenance task table which explains the maintenance duties across the site in both chronological and systematic order.

    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).

**Date of approval - 15th August 2025**

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, lsolux 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).

**Date of approval - 15th August 2025**

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

| Plan Type | Description | Drawing Number | Received Date |
|---|---|---|---|
| Supporting Docs | 2166-LET-MEP 01-External Lighting Design Statement - Planning Submission by Harniss | | 31.07.2025 |
| Supporting Docs | DD393R01 rev D FINAL Landscape Management Plan by Deacon Design dated 30.07.25 Old Clayton Kennels, Storrington Road, Washington | | 31.07.2025 |
| Plans | ELECTRICAL SERVICES EXTERNAL ELECTRICAL LAYOUT | 2166-HCL-ZZ-XX-DR-E-6000 REV C01 | 08.05.2025 |
| Plans | ELECTRICAL SERVICES EV CHARGER LAYOUT | 2166-hcl-zz-xx-dr-SK-1000 REV P01 | 08.05.2025 |
| Plans | MEP SERVICES EXTERNAL SERVICES DISTRIBUTION LAYOUT | 2166-HCL-ZZ-XX-DR-M-6000 REV C01 | 08.05.2025 |
| Plans | Detailed Planting Plan Page 4 of 7 | DD393L09 REV B | 07.05.2025 |
| Plans | DETAILED PLANTING PLAN PAGE 5 OF 7 | DD393L10 REV B | 07.05.2025 |
| Plans | DETAILED PLANTING PLAN Page 3 of 7 | DD393L08 REV A | 07.05.2025 |
| Plans | DETAILED PLANTING PLAN Page 2 of 7 | DD393L07 REV A | 07.05.2025 |
| Plans | DETAILED PLANTING PLAN Page 7 of 7 | DD393L12 REV A | 07.05.2025 |
| Plans | DETAILED PLANTING PLAN Page 1 of 7 | DD393L06 REV A | 07.05.2025 |
| Plans | DETAILED PLANTING PLAN PAGE 6 OF 7 | DD393L11 REV B | 07.05.2025 |
| Plans | Utilities Co-Ordination Plan (Sheet 1 of 3) | 024.5063-0610 Rev P02 | 17.02.2025 |
| Plans | LEVELS LAYOUT SHEET 3 | 024.5063-0603 Rev C01 | 17.02.2025 |
| Plans | LEVELS LAYOUT SHEET 2 | 024.5063-0602 REV C01 | 17.02.2025 |
| Plans | LEVELS LAYOUT SHEET 1 | 024.5063-0601 REV C01 | 17.02.2025 |
| Plans | ELECTRIC CONSTRUCTION PLAN | MU4567-E001 REV 00 | 17.02.2025 |

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| Plans | Utilities Co-Ordination Plan (Sheet 3 of 3) | 024.5063.0612 Rev P02 | 17.02.2025 |
| Plans | Utilities Co-Ordination Plan (Sheet 2 of 3) | 024.5063-0611 Rev P02 | 17.02.2025 |

**Notes to Applicant:**

Approval of details pursuant to Condition 7 of DC/23/0701 does not purport to approve surface and foul water drainage Infrastructure, which is subject to separate discharge under application reference DISC/25/0076.

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully



Emma Parkes
Head of Development and Building Control