



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0098

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

DESCRIPTION:

Approval of details reserved by condition 21 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 16.10.2024. 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 condition 21.

Condition 21:

Pre-commencement (slab level) Condition}: No development above ground floor slab level shall commence until full details of the water efficiency measures and rainwater/greywater harvesting system required by the approved Water Neutrality Statement April 2023 and August 2022 Revision H by Highwood and Water Usage Survey Report by Hopkins Report No: 10686/WUS/001 Date of Issue 16 Nov 2022 have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

DC/23/0701 was approved subject to the Water Neutrality Statement April 2023 and August 2022 Revision H by Highwood and Water Usage Survey Report by Hopkins Report No: 10686/WUS/001 Date of Issue 16 Nov 2022. This condition requires the development to be carried out in accordance with water efficiency measures set out in these documents. The 2023 submitted document supersedes some of the contents of the 2022 document, and confirms that the only mitigation actually required is at the Red Oaks site in Henfield- rather than on the application site itself.

This discharge application includes a document entitled 'Water Neutrality Validation Statement'. This includes details of the efficiency measures originally proposed within the April 2023 document and those that have been carried out. These are both achieved through the replacement of 13 shower heads to

reduce the flow rate to less than 8.3 lpm. The document shows that the water saving has been achieved and compliance with this condition has been achieved.

The requirements of the condition have been satisfied.

Recommendation: Application Permitted

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/26/0098

(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
Supporting Statement	Validation statement	NONE	23.03.2026
Supporting Statement	Covering letter	NONE	23.03.2026

DELEGATED

Case Officer sign/initial Kate Turner Date: 07.07.2026

Authorising Officer sign/initial Adrian Smith Date: 09/07/2026