Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/26/0161
Old Clayton Boarding Kennels Storrington Road Washington West Sussex RH20 4AG

DESCRIPTION:
Application for Approval of Details Reserved by Conditions 4 (Construction Environmental Management Plan), 9 (foul water disposal), 10 (detailed surface water drainage), 11 (drainage components and construction method) and 12 (finished floor levels); to approved application DC/23/0701 (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)). All in relation to bungalows ONLY.

DETAILED DESCRIPTION:

Planning Application DC/23/0701 was permitted on 16.10.2024. This permitted demolition of existing kennels and cattery buildings/structures, and existing dwellings, and 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).

Approval is now sought for details pursuant to Conditions 4 (Construction Environmental Management Plan), 9 (foul water disposal), 10 (detailed surface water drainage), 11 (drainage components and construction method) and 12 (finished floor levels).

The details comprise what is submitted to the public register.

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
DISC/25/0051	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)	Permitted 15-08-2025
DISC/24/0282	Application for Approval of Details Reserved by Condition 4 (Construction and Environmental Management Plan) and 8 (Tree Protection Plan and related Arboricultural Method Statement) to approved application DC/23/0701 (Demolition of buildings/structures. Erection of 60-bed care home and 8 No. age restricted bungalows with associated access).	Permitted 23-01-2025

DISC/25/0076	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)	Permitted 05-12-2025
DC/26/1163	Non Material Amendment to previously approved application 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)) for a change in design of combined window/rooflight to lead clad bay window with chamfered reveal.	Permitted 18-08-2026

CONSULTATIONS/REPRESENTATIONS

Southern Water: Happy to discharge

West Sussex County Council Highways: in principle, satisfied

Local Lead Flood Authority: pleased information provided addresses our previous comments, and as such no objection

HDC Environmental health: THIRD response: reviewed Briarsgate Homes Construction Environmental Management Plan (CEMP), dated August 2026, and satisfied condition 4 be formally discharged**.**

HDC Landscape Architect: No Objection

HDC Tree Officer: No concerns

HDC Consultant Ecologist: Awaited

Representations: None received.

Other Considerations

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

The application seeks to discharge the details submitted pursuant to conditions sets out below.

Condition 4 (Construction Environmental Management Plan)

Pre-Commencement Condition: No development shall take place, including any works of demolition, until a Construction and Environmental Management Plan (CEMP) has been submitted to and

approved in writing by the Local Planning Authority. Thereafter the approved CEMP shall be implemented and adhered to throughout the entire construction period unless otherwise agreed to and approved in writing by the Local Planning Authority. The CEMP shall provide details as appropriate but not necessarily be restricted to the following matters:

- *An introduction consisting of construction environmental management plan, definitions and abbreviations and project description and location;*
- *A description of management responsibilities;*
- *A description of the construction programme which identifies activities likely to cause high levels of noise or dust, including vibration from any groundworks;*
- *Site working hours and a named person for residents to contact; the anticipated number, frequency and types of vehicles used during construction, method of access and routing of vehicles during construction;*
- *Detailed Site logistics arrangements;*
- *the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders, if required);*
- *A site compound plan and details regarding parking of vehicles by site operatives and visitors, deliveries and the loading and unloading of plant, materials and waste, and storage of plant and materials used in construction of the development;*
- *Details regarding dust and noise mitigation measures to be deployed including identification of sensitive receptors and ongoing monitoring;*
- *Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network; and*
- *Details of public engagement both prior to and during construction works and communication procedures with the local community regarding key construction issues - newsletters, fliers etc;*
- *Details of traffic construction routing to and from the site;*
- *the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders);*
- *details of public engagement both prior to and during construction work;*
- *The erection and maintenance of security hoarding*

The construction shall thereafter be carried out in accordance with the details and measures approved in the CEMP.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of existing neighbouring dwellings, wildlife and biodiversity, and highway safety during construction in accordance with Policies 24, 31, 33 and 40 of the Horsham District Planning Framework (2015) and Policy 15 of Storrington and Sullington and Washington Neighbourhood Plan, and to conserve Protected and Priority species and allow the LPA to discharge its duties under the UK Habitats Regulations 2017, and the Wildlife & Countryside Act 1981

The submitted CEMP is reflective and proportionate to the development scale of eight bungalows as opposed to the CEMP for the 60-bed care home as approved under DISC/24/0282.

The Local Highway Authority (WSCC) is satisfied with the highway measures and provisions within the CEMP that sufficiently address highway safety during construction. The Council's Environmental Health Officers are equally satisfied with the measures and provision to address potential impacts on amenity of existing neighbouring dwellings (including dust).

Although the Council's consultant ecologist has not made comment direct on the discharge details, comments were submitted to the CEMP submitted for the adjacent care home development on the same site, being satisfied with the measures and provision contained in that CEMP (Version 5 Jan 2025 approved under DISC/24/0282, for the potential impacts on wildlife and biodiversity to have been addressed. In the narrowed scope of this tailored CEMP to the bungalows, an identical biodiversity protection zone buffer to the site perimeter as under DISC/24/0282 is identified (9_25_24_sp_101 Construction Management Plan) and, notwithstanding the absence to explicit reference to the same habitat and species (such as bats and badgers) safeguarding measures, including to construction stage lighting, as detailed in the DISC/24/0282 CEMP, the applicant continues to be obliged to adhere

to those exact same measures as these were the same as set out in control docs approved at application stage under Regulatory Condition 38 of DC/23/0701 (TetraTech Ecological Appraisal Sept 2021 and Badger and Bat Report Nov 21).

Condition 9 (foul water disposal)

Pre-Commencement Condition: No development shall commence until a drainage strategy detailing the proposed means of foul water disposal to serve that phase has been submitted to and approved in writing by the Local Planning Authority. No drainage systems for the infiltration of foul water to the ground are permitted other than with the written consent of the Local Planning Authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015) and Policies 14 and 15 of Storrington and Sullington and Washington Neighbourhood Plan (2019).

Southern Water have raised no objection to the foul water disposal proposals.

Condition 10 (detailed surface water drainage)

Pre-Commencement Condition: Notwithstanding details previously submitted, no development shall commence until a detailed surface water drainage scheme including a Surface Water Drainage Statement, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall be fully coordinated with the landscape scheme and shall be designed so as to prevent the discharge of water onto the public highway. The surface water drainage scheme shall subsequently be implemented prior to first occupation in accordance with the approved details and thereafter retained as such.

Reason: As this matter is fundamental to prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance in accordance Policies 35 and 38 of the Horsham District Planning Framework (2015).

Following submission of requested groundwater monitoring and infiltration and supporting microdrainage calculations for the submitted design, the Local Lead Flood Authority is satisfied with the submitted surface water drainage network, to prevent the increased risk of flooding and other objectives set out in the condition reason.

Condition 11 (drainage components and construction method)

Pre-Commencement Condition: Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the local planning authority. This shall be informed by additional groundwater monitoring and infiltration testing. The scheme shall then be constructed as per the agreed drawings, method statement, Flood Risk Assessment & Drainage Strategy by Paul Basham Associates, 19th April 2023, rev 3 and FRA Addendum by Paul Basham Associates, 20th June 2024, rev 2, and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to ensure the flood risk is adequately addressed for each new dwelling and not increased to comply with NPPF and Policy 38 of the Horsham District Planning Framework (2015)

Following submission of requested groundwater monitoring and infiltration and supporting microdrainage calculations for the submitted design, the Local Lead Flood Authority is satisfied with the submitted surface water drainage network, to prevent the increased risk of flooding and other objectives set out in the condition reason

Condition 12 (finished floor levels)

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).

The bungalows are by their nature, low rise, with acceptable amenity and visual impact as a result on the wider landscape and upon neighbouring dwellings amenities; the submitted ground/ floor finished levels demonstrate this and submitted details are acceptable.

Conclusion

The submitted details regarding the above conditions are acceptable, pursuant to the condition reasons.

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/26/0161
(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 Docs	CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN STORRINGTON WASHINGTON RH20 4AG by BRIARSGATE HOMES	REV B August 2026	15/09/2026
Supporting Docs	GROUNDWATER CONDITIONS at The Old Clayton Kennels and Cattery, Storrington Road, Washington RH20 4AG		06/07/2026
Supporting Docs	DRAINAGE TECHNICAL REPORT	GWPR6344/GIR/February 2025	06/07/2026

Supporting Docs	Micro Drainage INFILTRATION AREA 1 Old Clayton Kennels Storrington Date April 2026 by Kazys Narbutas Consulting Limited		06/07/2026
Plans	TRIAL HOLE LOCATION PLAN	GWPR6344	06/07/2026
Plans	Engineering Details SURFACING AREAS AND FLOOD FLOW ROUTES	506-01 REV A	28/05/2026
Plans	Engineering Details SETTING OUT AND LEVELS	505-01 REV B	28/05/2026
Plans	Engineering Details KERBING	504-01 REV A	28/05/2026
Plans	Engineering Details LONGITUDINAL SECTIONS	503-01 REV A	28/05/2026
Plans	Engineering Details DRAINAGE LAYOUT	502-01 REV C	28/05/2026
Plans	Engineering Details STANDARD CONSTRUCTION DETAILS	501-02 REV A	28/05/2026
Plans	Engineering Details STANDARD CONSTRUCTION DETAILS	501-01 REV B	28/05/2026
Plans	Engineering Details DRAINED AREAS & SITE INVESTIGATION LOCATIONS	500-01 REV A	28/05/2026
Plans	CONSTRUCTION MANAGEMENT PLAN Date 29/04/2026	C9_25_24_SP_101	28/05/2026

DELEGATED

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

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