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 Conditions 16 (scheme for noise), 18 (soft landscaping), 19 (hard landscaping) and 20 (materials) to 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).
REFERENCE:	DISC/26/0312
RECOMMENDATION:	Condition 16: No comments Condition 18: No Objection / Advice Condition 19: More Information Condition 20: No Objection

SUMMARY OF COMMENTS & RECOMMENDATION:

No comments provided for Condition 16, as details are not pertinent to landscape.

More information is requested in order to recommend the discharge of Condition 19.

The information provided is satisfactory in order to discharge Conditions 18 and 20, however please refer to advice below.

MAIN COMMENTS:

Condition 18

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. The approved scheme of soft landscaping works shall be implemented not later than the first planting season following commencement of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority). Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation.

1. No concerns raised with planting plans or schedules.

2. As per comments made under DISC/25/0051, DISC/25/0076, DISC/26/0061, the following is advised and repeated for ease:
    a. We recommend that the drainage layer of geotextile membrane and clear washed stone in the tree pit details is omitted as it is considered unnecessary and introduces avoidable synthetic materials into the planting environment.
    b. Chemical fertilisers, pesticides and herbicides including glyphosate are not to be applied at any time due to impacts on existing and proposed landscape features, and the protection of their ecological features. As per the LMP approved under DISC/25/0051, use of herbicides should be removed from the Landscape Specification.

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

i. proposed finished levels and contours showing earthworks and mounding (where appropriate);

3. None provided, however this is not considered necessary on this occasion.

ii. surfacing materials;

4. No layout provided; please amend.
5. It is assumed that the proposed block paving is permeable; please confirm.

iii. means of enclosure;

6. None provided; please amend.

iv. car parking layouts;

7. No concerns.

v. other vehicle and pedestrian access and circulations areas;

8. No concerns.

vi. hard surfacing materials;

9. No concerns.

vii. minor artefacts and structures (for example refuse and / or other storage units, lighting and similar features) and

10. None provided; lighting information has been submitted and approved for the western parcel of the scheme but not for the eastern parcel. Given the abutting Dark Night Sky Zone and previous discussion regarding increasing levels of light pollution and the Light Spillage Assessment under DC/23/0701, a lighting layout plan and lighting specification is requested.

viii. 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).

11. Drainage approved under DISC/26/0161, however a layout of all services is required to be provided; please amend.

Condition 20

No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved buildings and samples for the care home building has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

12. No concerns on landscape grounds.

RECOMMENDED CONDITIONS:

N/A

NAME:	Elly Hazael Trainee Landscape Architect (Planning)

DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	15/10/2026
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	15/10/2026