



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0286

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

DESCRIPTION:

Application for Approval of Details Reserved by Condition 23 (WN Measures Verification) and 24 (Remediation Verification) 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 October 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 conditions 23 and 24.

Condition 23:

Pre-Occupation Condition: The development hereby permitted shall be undertaken in full accordance with 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. No dwelling/care home room hereby permitted shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for that dwelling/care home room has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, evidence they meet the required water consumption flow rates and evidence of the installation and connection of the rainwater harvesting system and appropriate storage tanks to provide a minimum 35 days storage capacity. The installed measures shall be retained as such thereafter.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SAC, SPA and Ramsar site in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 186 of the National Planning Policy Framework (2023), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

To satisfy the requirements of Condition 23, the applicant has submitted a Water Neutrality Validation Statement which sets out how water consumption has been reduced in the Red Oaks Care Home to

provide water offsets. The statement advises that low flow shower heads have now been fitted to 12 showers within Red Oaks Care Home, resulting in a 2,842.80L total offset per day. Testing of flow rates was undertaken which found that some were less than expected (2L/min rather than 5.54L/min), therefore it is sufficiently certain that the required offset has been achieved. Photographic evidence has been submitted of the testing taking place in Appendix D of the document.

The Council's Environmental Health team were consulted on the discharge of this condition but had no comment to make as the mitigation strategy did not involve the installation of rainwater harvesting.

The requirements of the condition have therefore been satisfied.

Condition 24:

Pre-Occupation Condition: *Prior to any part of the permitted development being occupied, a verification report demonstrating the completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the Local Planning Authority. The report shall include the results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.*

Reason: *To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 174 of the NPPF and in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).*

To satisfy the requirements of Condition 24, the applicant has submitted a Remediation Validation Report (ref. GWPR6344) which sets out the remediation works and site visits undertaken as well as a series of evidence of the works taking place. This document has been reviewed by both the Council's Environmental Health Officer and a colleague at the Environment Agency (EA) and, although minor points have been raised, both have recommended the discharge of Condition 24.

The requirements of the condition have therefore 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/26/0286

(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	Water Neutrality Validation Statement	NONE	24.08.2026
Supporting Docs	Remediation Validation Report	GWPR6344	24.08.2026

DELEGATED

Case Officer sign/initial Sophie Moore Date: 09/10/2026

Authorising Officer sign/initial Adrian Smith Date: 09/10/2026