



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0293

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

DESCRIPTION:

Application for Approval of Details Reserved by Condition 41 (Piling) 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, landscape and other works (including relocation of existing staddle stone barn).

Consent is sought to discharge the details reserved by condition 41.

Condition 41:

Regulation Condition: *Piling and using penetrative methods shall not be carried out other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.*

Reason: *To ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework.*

The above condition was requested by the Environment Agency within their response to the original application (DC/23/0701) as piling / penetrative methods can result in risks to potable supplies through pollution affects and changes to the groundwater environment. No information has been provided by the applicant to enable the discharge of Condition 41, as the condition is being discharged retrospectively with piling already having taken place on site during construction works. The Environment Agency was contacted to explore whether any information could be provided retrospectively however they considered there to be little benefit in requesting a piling assessment at this time. In their formal response they advised that they were not in a position to formally support the piling works that have been carried out but they had **no objection to the discharge of the condition.**

The requirements of the condition are therefore considered to 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.

DELEGATED

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

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