Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1151
Christs Hospital School, The Avenue, Christs Hospital, West Sussex, RH13 0LJ

DESCRIPTION:
Variation of condition 1 of previously approved application DC/24/0063 (Variation of Condition 1 of previously approved application DC/21/1524 (Proposed two-storey extension to the existing sports centre to provide two new swimming pools, spa facilities, two class studios, a fitness suite and cafe. Construction of a six-lane, all-weather running track with eight-lane sprint track and ancillary athletic facilities and floodlighting. Construction of a 3G artificial grass pitch with floodlighting. Relocation of spoil on land to the east. Creation of an unlit outdoor adventure area with 15 stations east of the new track. Associated car parking for 272 cars, and a new permanent access to Christ Hospital Road, closure of the existing Infirmary Drive access with conversion of disused section of drive to a sprint track. Erection of associated equipment store, fencing and lighting) Relating to Water Neutrality and related Habitat Regulation Assessment).
Amendments to the approved athletic store.

RELEVANT PLANNING HISTORY:

DC/21/1524	Proposed two-storey extension to the existing sports centre to provide two new swimming pools, spa facilities, two class studios, a fitness suite and cafe. Construction of a six-lane, all-weather running track with eight-lane sprint track and ancillary athletic facilities and floodlighting. Construction of a 3G artificial grass pitch with floodlighting. Relocation of spoil on land to the east. Creation of an unlit outdoor adventure area with 15 stations east of the new track. Associated car parking for 272 cars, and a new permanent access to Christ Hospital Road, closure of the existing Infirmary Drive access with conversion of disused section of drive to a sprint track. Erection of associated equipment store, fencing and lighting.	Application Permitted on 13.09.2021
DC/24/0063	Variation of Condition 1 of previously approved application DC/21/1524 (Proposed two-storey extension to the existing sports centre to provide two new swimming pools, spa facilities, two class studios, a fitness suite and cafe. Construction of a six-lane, all-weather running track with eight-lane sprint track and ancillary athletic facilities and floodlighting. Construction of a 3G artificial grass pitch with floodlighting. Relocation of spoil on land to the east. Creation of an unlit outdoor adventure area with 15 stations east of the new track. Associated car parking for 272 cars, and a new permanent access to Christ Hospital Road, closure of the existing Infirmary Drive access with conversion of disused section of drive to a sprint track. Erection of associated equipment store, fencing and lighting) Relating to Water Neutrality and related Habitat Regulation Assessment.	Application Permitted on 08.05.2024

DESCRIPTION OF THE SITE
For a full description of the application site please refer to DC/21/1524.

DESCRIPTION OF THE APPLICATION
This application is seeking to vary condition 1 (Plans Condition) of DC/21/1524 relating to approved plans, under section 73 of the Town and Country Planning Act 1990.

The proposal seeks to amend the design of the approved Athletics Storage Building. Revised floor plans and elevations (08 22 Rev A06) have been provided. This outlines the below core changes.

- Reduction in roof massing, resulting in a reduced ridge height from approximately 4.7m to approximately 3.6m.
- Removal of the approved double doors on the front (north) elevation to be replaced with grey powder coated roller shutters.
- Removal of large doors on East and West end elevation to be replaced with a single access door on the North West elevation .
- Amended materials from 'Western Red Cedar Board and Batten Cladding' to 'Larch timber cladding'.
- Amended Roof materials from a single ply grey roof to 'Juniper Green' corrugated metal sheeting.

No other changes are proposed to any of the approved plans.

RELEVANT PLANNING POLICIES
National Planning Policy Framework

Horsham District Planning Framework (HDPF 2015)
Policy 1 - Strategic Policy: Sustainable Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 35 - Strategic Policy: Climate Change
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 43 - Community Facilities, Leisure and Recreation

Supplementary Planning Guidance:
Community Infrastructure Levy (CIL) Charging Schedule (2017)

RELEVANT NEIGHBOURHOOD PLAN

Southwater Parish Neighbourhood Plan 2017-2031
Policy SNP 1 Core Principles
Policy SNP 4 Keeping our Roads Moving
Policy SNP5 Local Green Spaces
Policy SNP 7 Formal / Informal Sports Areas
Policy SNP 13 Enhancing our Non motorised Transport Network
Policy SNP 15 Driving in the 21 Century
Policy SNP 16 Design
Policy SNP 17 Site levels
Policy SNP 18 A Treed Landscape

Policy SNP 19 Parish Heritage Assets

The Policies maps within the Neighbourhood Plan identify the area covered by the application as formal and informal sports areas and as being covered by the provisions of Policy SNP7.1

REPRESENTATIONS AND CONSULTATIONS RESPONSES
Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:
INTERNAL CONSULTATIONS
HDC Design & Conservation: No Comment received.

PUBLIC CONSULTATIONS
Representations:
No letters of representation have been received from the public.

Parish Comments:
Southwater Parish Council: No objection

Member Comments:
None received

HUMAN RIGHTS AND EQUALITY:
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 proposal seeks to amend the design, massing, and visual appearance of the approved Athletics Storage building. The building's siting and scale, as approved and shown within the approved Block Plan (Drawing No: (08)004 REV A26), would be broadly similar to that previously approved , and no other changes are proposed within the approved scheme. The core consideration in this instance is the proposal's design and impact on the setting of the listed building, and an assessment of the need for statutory Biodiversity Net Gain (BNG).

The structure has previously been accepted in principle and in the location proposed. Other material planning considerations, such as highway safety, ecology, flood risk, and surface water drainage, have previously been assessed within the original wider planning permission and are still valid and should be referred to.

The proposal's compliance with Habitat Regulations has been addressed and considered acceptable within the amended host permission DC/24/0063.

Design and Landscape Impact
As outlined within the proposal description, the application seeks to make changes to the design and massing of the approved athletics storage building. The proposal would reduce the building's ridge

height from approximately 4.7m to approximately 3.6m. This reduction in the building's massing is considered beneficial and would reduce the building's prominence in its setting.

The proposed change in materials, including the introduction of roller doors and amending the approved roof material to 'Juniper Green' sheeting, would result in a modest reduction in the quality of the building's overall design. However, when considered as a whole, the cumulation of these changes is not considered to negatively impact the quality of the approved scheme, and the design would remain consistent with the building's setting and function.

It is noted that the proposal falls within the setting of the Grade II listed Christs Hospital School. As outlined above, the proposed amendments are not considered to cumulatively result in a deterioration of the scheme. It is therefore considered that the proposed amendments would preserve the setting of these listed buildings.

Biodiversity Net Gain (BNG):
Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG (unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

In this instance, the application seek to vary a condition on an application which was made or granted before 12th February 2024 (in respect of major development), or before 2nd April 2024 (in respect of non-major development) under Regulation 3 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024. As such, a statutory 10% net gain in BNG is not required in this instance.

Conclusions:
In summary, the proposed variation of Condition 1 of application DC/24/0063 seeks to make changes to the approved Athletics Store. These changes are not considered to negatively impact the quality of the approved scheme and would conserve the setting of the listed building. There are no other material considerations in this instance.

The proposal is therefore recommended for approval.

Recommendation: Application Permitted

Conditions:

1 Plans list

2 **Regulatory (Time) Condition**: The development hereby permitted shall be begun before 13 September 2026.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 **Regulatory Condition**: The development hereby permitted shall be carried out and completed in accordance with the phasing plans drawing ref: (20) 002 REV A04 Phase 1 dated 14.06.2023, drawing ref: (20) 003 REV A04 Phase 2 dated 14.06.2023 and drawing ref: (20) 004 REV A03 Phase 3 dated 14.06.2023 as approved under permission ref: DISC/23/0142 dated 29.06.2023.

Reason: To enable the Local Planning Authority to control the development and to comply with Section 91 of the Town and Country Planning Act 1990.

4 **Regulatory Condition**: All construction shall be carried out in accordance with the details and measures within the Construction Environmental Management Plan as approved under permission ref: DISC/23/0043 dated 31.05.2024.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers, highway safety, and biodiversity during construction and in accordance with Policies 31, 33 and 40 of the Horsham District Planning Framework (2015).

5 **Regulatory Condition**: The development shall hereby permitted shall be carried out and completed in accordance with the Tree Constraints Plan with Tree Shadows D2487.Rev 3.3-A1-TCPWS REV 3.3 18.01.2023 and Tree Protection Plan D2487.Rev3.3-A1- TPP REV 3.3 18.01.2023 as approved under permission ref: DISC/23/0007 dated 21.04.2023.

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

6 **Regulatory Condition**: The development of the relevant external sports facilities (including the 3G pitch and athletics track) shall be carried out and completed in accordance with the Proposed Athletics Track - Spectator Seating and Retaining Wall Plan and Elevation Details A-(10)201 16.01.2023, Proposed Athletics Track GA Plan A-(10)200 16.01.2023, Proposed Athletics Track - Spectator Seating and Retaining Wall Elevations and Details A-(10)202 16.01.2023, Details plan Proposed Athletics Store - GA Plan Layout A-(10)500_Rev 16.01.2023 as approved under permission ref: DISC/23/0007 dated 21.04.2023. The new facilities shall not be constructed other than in accordance with the approved details.

Reason: To ensure the development is fit for purpose and sustainable and to accord with Policies 33 and 43 of the Horsham District Planning Framework (2015).

7 **Regulatory Condition**: The development shall be carried out and completed in accordance with Proposed Roof Plan A-(10)501_Rev 16.01.2023, Proposed Elevations A-(10)502_Rev 16.01.2023, Proposed Sections 1 and 2 A-(10)503_Rev 16.01.2023 and Proposed Spot Levels Plan PCD07(08)01 16.01.2023 as approved under permission ref: DISC/23/0007 dated 21.04.2023.

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).

8 **Pre-Commencement Condition**: No development of the sport centre extension shall commence (other than works of demolition or ground clearance) until a drainage strategy detailing the proposed means of foul water disposal has been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. 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).

9 **Regulatory Condition**: The activity stations within the adventure trail area hereby permitted shall be constructed in accordance with the details as approved under permission ref: DISC/23/0043 dated 31.05.2024.

Reason: To ensure a satisfactory development that is sympathetic to the rural landscape character of the surroundings, and in the interests of visual amenity and biodiversity in accordance with Policies 31 and 33 of the Horsham District Planning Framework (2015).

10 **Regulatory Condition**: The development hereby permitted shall be carried out and completed in accordance with Green Roof Wildflower Blanket Details 28.03.2023 and Wild Flower /

Biodiverse & General Maintenance Procedures 28.03.2023 as approved under permission ref: DISC/23/0007 dated 21.04.2023.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

11 **Regulatory Condition**: The works to place spoil from the development on the Eastern Fields shall be implemented at all times in full accordance with the detailed surface water drainage scheme including Surface Water Drainage Statement (including post-construction verification) as approved under permission ref: DISC/23/0269 dated 24.05.2024. The surface water drainage scheme shall be retained as such thereafter.

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).

12 **Pre-Commencement (Slab Level) Condition**: No development above ground floor slab level of the sports centre extension 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 building, have 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.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

13 **Pre-Occupation Condition**: Prior to the first use of the 3G pitch, athletics track or sports centre extension (whichever is earliest) a Community Use Agreement prepared in consultation with Sport England shall have been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to all sports facilities hereby approved, and shall include details of hours of use, access by non-school users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Policy 43 of the Horsham District Planning Framework (2015).

14 **Regulatory Condition**: All large, events (defined as events that are expected to attract between 500 and 1000 people) using the facilities on site (excluding the new car park and overflow car park) must be carried out in accordance with the Event Transport Management Plan (ETMP_SGR_TMA_261124-6_V4) as approved under permission DISC/25/0120 dated 16.06.2025.

Reason: To ensure adequate travel management and parking arrangements are in place for large events that would be facilitated by the improved sports facilities on the site, in accordance with Policy 40 of the Horsham District Planning Framework (2015).

15 **Regulatory Condition:** The development hereby permitted shall be operated at all times in strict accordance with the Travel Plan (Reeves Transport Planning: REV 4 dated 25.04.2025) as approved under permission ref: DISC/25/0094 dated 27.05.2025.

Reason: To encourage and promote sustainable transport and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

16 **Regulatory Condition**: No facility hereby permitted (including the new car park) shall be first used until the approved access onto Christ's Hospital Road necessary to serve the site has been fully implemented in accordance with the access design and layout details approved under permission ref: DISC/25/0094 dated 27.05.2025. The approved access shall thereafter be retained as such.

Reason: To ensure adequate access is available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

17 **Regulatory Condition**: Prior to the first use of any of the facilities hereby permitted, the existing gated access to Infirmary Drive (from Christ's Hospital Road) shall have been closed-off, and converted to highways verge. The closed-off access shall thereafter be retained as such.

Reason: In the interests of amenity and highway safety, and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

18 **Regulatory Condition**: Prior to the first use of any of the facilities hereby permitted, the parking, turning and access facilities necessary to serve the site shall be implemented in accordance with the approved details as shown on plan LK2 (08) 004 Rev A26) and shall be thereafter retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

19 **Regulatory Condition**: No use of any of the facilities hereby permitted shall commence until the cycle parking facilities associated with that use have been fully implemented and made available for use in accordance with the details approved under permission ref: DISC/24/0233 dated 01.11.2024. The provision for cycle parking shall thereafter be retained for use at all times.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

20 **Regulatory Condition**: The gabion walls shall be constructed in accordance with the details approved under permission ref: DISC/24/0192 dated 21.10.2024.

Reason: To ensure a satisfactory development that is sympathetic to the landscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

21 **Regulatory Condition**: The car park paving shall be constructed in accordance with the details approved under permission ref: DISC/24/0192 dated 21.10.2024.

Reason: To ensure a satisfactory development that is sympathetic to the landscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

22 **Regulatory Condition**: The wildflower seed to the Eastern Fields shall be applied in accordance with the details as approved under permission ref: DISC/24/0267 dated 17.12.2024 and/or permission ref: DISC/25/0204 dated 25.09.2025. Any area of seeding which, within a period of 5 years of application fails to germinate to maturity; shall be replaced in the next planting season with the seed type approved unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape character of the surroundings, and in the interests of visual amenity and biodiversity enhancement in accordance with Policies 25, 31 and 33 of the Horsham District Planning Framework (2015).

23 **Regulatory Condition**: The landscape areas and all new tree planting hereby permitted shall be implemented in accordance with the written hard and soft landscape specification as approved under permission ref: DISC/24/0192 dated 21.10.2024. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policies 25, 31 and 33 of the Horsham District Planning Framework (2015).

24 **Regulatory Condition**: The landscape areas hereby permitted shall be managed and maintained in accordance with the Landscape Management and Maintenance Plan under permission ref: DISC/24/0192 dated 21.10.2024.

Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policies 25, 31 and 33 of the Horsham District Planning Framework (2015).

25 **Regulatory Condition**: All external lighting shall be installed in accordance with the specifications and locations set out within the Bat Lighting Strategy (by RPS dated 19 December 2024) and maintained thereafter in accordance with the scheme. as approved under permission ref: DISC/25/0094 dated 27.05.2025. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015); and to allow the LPA to discharge its duties under the UK Habitats Regulations, the Wildlife & Countryside Act 1981.

26 **Regulatory Condition**: The development hereby permitted shall be implemented in full accordance with the Landscape and Ecological Management Plan (LEMP) as approved under permission ref: DISC/25/0204 dated 25.09.2025.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015); and to allow the LPA to discharge its duties under the UK Habitats Regulations, the Wildlife & Countryside Act 1981.

27 **Post-Occupation Condition**: Within 6 months of the first use of the 3G pitch or athletics track hereby permitted, a detailed lighting assessment (showing, in particular, the impact of the artificial lighting in the winter months when trees offer less screening) shall have been submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be in accordance with the Institute of Lighting Professional's Guidance notes for the reduction of obstructive light, and shall have been designed by a suitably qualified person. All recommended mitigation shall be carried out within 3 months of the date of approval of the lighting assessment, and the mitigation shall be retained as such thereafter.

Reason: To safeguard the amenities of the site and surrounds in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015).

28 **Regulatory Condition**: All ecological mitigation & enhancement measures and works shall be carried out in accordance with the details and recommendations contained in the Ecological Survey and Assessment (dated June 2021) and the Ecological Assessment Addendum Report prepared by Ecology Solutions (August 2021). This may include the appointment of an appropriately competent person (e.g. an ecological clerk of works (ECoW)) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015); and to allow the LPA to discharge its duties under the UK Habitats Regulations, the Wildlife & Countryside Act 1981.

29 **Regulatory Condition**: All works shall be executed in full accordance with the submitted Arboricultural Report (including Arboricultural Impact Assessment and Method Statement) reference D2487.REV3.3.TS.AIA.AMS, 08 May 2019].

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

30 **Regulatory Condition**: All perimeter fencing erected in association with the 3G pitch shall be fitted with rubber washer inserts as per the specification shown on the Noise Testing Data Sheet reference [D00024-30], unless an alternative specification is first agreed by the Local Planning Authority in writing. The fencing shall thereafter be implemented in accordance with the approved details, and be retained and maintained as such thereafter.

Reason: To ensure the protection of the amenities of nearby residents and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

31 **Regulatory Condition**: The external sports facilities (including pitches, athletics track and adventure trail) hereby approved shall not be used except between the hours of 08:00 hours to 21:00 hours Monday to Sunday.

Reason: To ensure the protection of the amenities of nearby residents and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

32 **Regulatory Condition**: The floodlights hereby permitted shall not be illuminated outside the hours of 16:00 and 21:00 hours Mondays to Saturdays and 16:00 and 18:30 hours Sundays, Public Holidays and Bank Holidays unless otherwise agreed in writing with the LPA.

Reason: To ensure the protection of the amenities of nearby residents and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

33 **Pre-Occupation Condition:** No externally located fixed or mobile loudspeakers shall be operated until a scheme of noise control has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be written by a suitably qualified person and shall include but not be limited to;

i. A plan of all locations at which fixed or mobile external loudspeakers are to be sited, including for large events;

ii. Details relating to the number of occasions in any 12 month period when fixed or mobile external loudspeakers are to be employed;

iii. Details of management responsibilities during use of the external loudspeakers;

iv. Details of proposed control measures, including monitoring, that will be implemented to ensure noise and disturbance to local residents is managed and minimised;

v. Details of a complaint recording and management plan.

The scheme shall not rely on BS4142 as the metric for compliance and must take due account of the bass frequency characteristics and the likely resulting noise levels within adjoining or close by residential properties. The approved scheme shall thereafter be maintained and adhered to for the duration of the use hereby permitted.

Reason: To ensure the protection of the amenities of nearby residents and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

34 **Regulatory Condition**: No amplified public announcement system shall be operated on land known as the 'Eastern Fields' (defined as land to the east of the New Link Road shown on proposed block plan reference [(08)003 A24]).

Reason: To ensure the protection of the amenities of nearby residents and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

35 **Regulatory Condition**: No amplified public announcement system shall be used anywhere on the site outside of 10:00 hours to 19:00 hours Monday to Sunday unless otherwise agreed in writing with the LPA.

Reason: To ensure the protection of the amenities of nearby residents and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

36 **Regulatory Condition**: If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy has been submitted to and approved by the local planning authority detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

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 (2015).

37 **Regulatory Condition**: No external lighting or floodlighting shall be installed other than that shown on the approved plans. All such lighting shall be maintained in accordance with the approved details.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

38 **Regulatory Condition**: No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays.

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

39 **Regulatory Condition**: There shall be no importation of soil or other fill materials onto the development site at any time for the purposes of carrying out the land raising and regrading works to the eastern fields set out in the approved plans and supporting documents.

Reason: in the interests of the safe operation of the public highway in the vicinity of the site and to safeguard the amenities of adjacent occupiers in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

40 **Pre-occupation condition**: Prior to the first use (other than by pupils of Christ's Hospital School) of the new external sports facilities (all-weather running track, 3G artificial grass pitch and trim-trail), or the sports centre extension, whichever is sooner, the new pool filtration system shall be installed to the existing swimming pool, in accordance with the approved Water Neutrality Statement 3490757 REV02 dated 19.12.2023 and the details as approved under permission ref: DISC/25/0142 dated 08.07.2025. The new pool filtration system shall be operated, retained and maintained thereafter.

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 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).

NOTE TO APPLICANT

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: DC/25/1151

(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	Heritage and Planning	NONE	10.07.2025
Elevation & Floor plan	Proposed athletics store	(08) 022 REV A06	10.07.2025
Supporting Docs	Event Transport Management Plan	ETMP_SGR_TMA _261124-6_V4	09.04.2025
Plans	6m Streetlighting Column		24.03.2025
Plans	5m Streetlighting Column		24.03.2025
Supporting Docs	LED Area Flood Lighting		24.03.2025
Supporting Docs	Lighting Mast		24.03.2025
Supporting Docs	Travel Plan	Travel Plan REV 4	27.04.2025
Supporting Docs	Bat Lighting Strategy	Bat Lighting Strategy	24.03.2025
Supporting Docs	Athletics Track Lighting		24.03.2025
Details plan	Detailed planting plan	RCo226-08 REV 2	18.08.2021
Details plan	Noise Testing Data Sheet	D00024-30	08.09.2021
Elevation & Floor plan	Proposed and existing contours site plan compared.	(04)204 REV A00	30.06.2021
Plans	Proposed and existing site sections compared	(04)205 REV A00	30.06.2021
Plans	Proposed Cut and Fill Plan	(04)206 REV A00	30.06.2021
Location plan	1:1250	08(001) A01	30.06.2021
Site plan	Existing 1:1250	08(002) A09	30.06.2021
Site plan	Existing 1:500	(08)002 REV 04	30.06.2021
Block plan	Proposed 1:1250	(08)003 REV A24	26.08.2021
Block plan		(08)004 REV A26	26.08.2021
Plans	Indicative Sport Fencing and Adventure trail equipment	(08)007 REV A02	30.06.2021
Section plan	Proposed AA BB CC	(08)011 REV A05	30.06.2021
Section plan	Proposed DD FF	(08)012 REV A04	30.06.2021
Elevation plan	Proposed Sheet 1	(08)018 REV A02	30.06.2021

Floor plan	Proposed first floor to sports centre	08 009 REV A06	30.06.2021
Section plan	Proposed site	(08)020 REV A02	30.06.2021
Plans	Adventure trail details	08 005 REV 2	30.06.2021
Supporting Docs	PerfectPlay Brochure	1801	30.06.2021
Supporting Docs	Placement of Spoil Material on Eastern Fields	12199 REV A	30.06.2021
Plans	Existing and Proposed Ground Profiles	12199- CVV-922	30.06.2021
Supporting Statement	Noise Statement	20210629	30.06.2021
Supporting Statement	Floodlighting Report	APP/Z3825/W/19/3242246 02 Final	30.06.2021
Supporting Docs	OptiVision lighting sheet	comf7297619 30.06.2021	30.06.2021
Supporting Statement	Arboricultural Report	D2487 REV 3.3	30.06.2021
Supporting Statement	Energy	J6437 REV 02	30.06.2021
Supporting Docs	Fencing Illustrations	NONE	30.06.2021
Supporting Docs	Lighting Mast	HL250D16/3/AL5760	30.06.2021
Supporting Docs	External Lighting	MLS229	30.06.2021
Supporting Docs	Bluecoats Sports Floodlighting Revision Summary Apr19	MLS229	30.06.2021
Supporting Docs	Lighting Summary	MLS229	30.06.2021
Floor plan	Proposed ground floor to sports centre	(08) 008 REV A07	30.06.2021
Floor plan	Proposed second floor to sports centre	(08) 10 REV A03	30.06.2021
Elevation & Floor plan	Proposed Athletic Store	(08) 021 REV 00	30.06.2021
Tree plan	Tree constraints	2 REV 3.3	30.06.2021
Tree plan	Tree Protection plan	REV 3.3	30.06.2021
Tree plan	Tree Constraints Plan	v 3.3	30.06.2021
Tree plan	Tree constraints with recommendations	REV 3.3	30.06.2021

Schedule of plans/documents **not approved**:

Plan Type	**Description**	**Drawing Number**	**Received Date**

DELEGATED

Case Officer sign/initial Jason Hawkes Date: 26/09/2025

Authorising Officer sign/initial Adrian Smith Date: 30/09/2025