



**Horsham
District
Council**

Mr Sam Sykes
ECE Planning Limited
64-68 Brighton Road
Worthing
BN11 2EN

Our ref: DISC/26/0153
Your ref: P2354 Greenway Academy -
DOC 3, 4, 5, 6
Email: planning@horsham.gov.uk
Direct Line: 01403 215206
If Calling Please ask for: Sam Whitehouse
Date: 29th July 2026

Dear Sir/Madam,

**Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England)
Order 2015**

**Application for Approval of Details Reserved by Conditions 3, 4, 5 and 6 to approved
application DC/22/1954.**

Greenway Academy, Greenway, Horsham, West Sussex

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

3. **Pre-Commencement Condition:** No development shall commence until a drainage strategy detailing the proposed means of foul and surface 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).

Date of approval - 29th July 2026

4. **Pre-Commencement Condition:** No development shall commence until full details of underground services, including locations, dimensions and depths of all existing and proposed service facilities (including the existing drainage pipe adjacent to the western site boundary along Merryfield Drive and any connections onto Greenway) and required ground excavations, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall show accordance with the landscaping proposals and Arboricultural Method Statement. The development shall thereafter be carried out in accordance with the approved details.

Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 29th July 2026

5. **Pre-Commencement Condition:** No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery, or materials onto the site, until the following preliminaries have been completed in the sequence set out below:

- All trees on the site shown for retention on approved drawing number [insert number], as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).
- Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.
- Areas so fenced off shall be treated as zones of prohibited access and shall not be used for the storage of materials, equipment, or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.

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).

Date of approval - 29th July 2026

6. **Pre-Commencement Condition:** No development shall commence until it has been demonstrated to the satisfaction of WSCC Fire and Rescue Service that a fire appliance can gain access to within 15% of the perimeter or within 45m of the footprint of the new building in accordance with approved document - B (AD-B) Volume 1 - 2019 edition B5: section 15. Access should also comply with the requirements of B8100 - Design for fire safety in schools, section 8.3. The development shall thereafter be carried out in accordance with the agreed details.

Reason: In accordance with fire and safety regulations in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 29th July 2026

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Plans	Swept Path Analysis of Fire Tender for Consented Layout 1/2	237.0005-0001 REV P01	15.05.2026
Plans	Swept Path Analysis of Fire Tender for Consented Layout 2/2	237.0005-0002 REV P01	15.05.2026
Plans	Drainage Strategy Layout 1/2	NONE	15.05.2026
Plans	Drainage Strategy Layout 2/2	NONE	15.05.2026

Plans	Drainage Strategy for Consented Scheme (Sheet 1 of 2)	5510 REV P02	17.07.2026
Plans	Drainage Strategy for Consented Scheme (Sheet 2 of 2)	5511 REV P02	17.07.2026
Plans	Incoming Services Layout	SRP1029-HAW-00-EX-D-Z-5408 REV P02	15.05.2026
Plans	Combined External Services Layout	SRP1029-HAW-00-EX-D-Z-5409 REV P03	15.05.2026
Plans	Tree Removal, Protection and Retention Plan	SRP1029-LLB-00-EX-D-O-2005 REV P04	14.07.2026
Supporting Docs	Discharge of Planning Condition No. 6 - Fire and Rescue	NONE	15.05.2026
Plans	Drainage Plan	SRP1029-SVS-XX-XX-D REV P02	15.05.2026

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully



Emma Parkes
Head of Development and Building Control