Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0267
Christs Hospital School, The Avenue, Christs Hospital, West Sussex, RH13 0LJ

DESCRIPTION:
Application for Approval of Details Reserved by Condition 22 to approved application DC/24/0063.

RELEVANT PLANNING HISTORY:

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

PLANNING ASSESSMENT
Planning Application DC/24/0063 was granted consent on 08.05.2024. This permission was for the following:

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.

Consent is sought to discharge the details reserved by condition 22. Originally details reserved by condition 25 were also submitted with this application but this has since been withdrawn.

Condition 22
Pre-Occupation Condition: Prior to the completion of all works to re-profile the land at the Eastern Fields, details of the type of wildflower seed to be used across the site and the method by which the seed is sown, shall have been submitted to and approved in writing by the Local Planning Authority. The wildflower seed shall thereafter be applied in accordance with the approved details. 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).

To address the requirements of this condition, the applicant has submitted RCo226 226 CHS Rev 12 Planting Schedule with wildflower mix specification and drawing ref RCo226 101 Rev 03 Soft Landscape Layout. The Planting Schedule details the different species, including Latin names, size, quantum and planting area for the native and ornamental tree planting, understorey shrub planting, native mixed species hedgerow, perennial planting, ornamental grasses, and ecological and wildflower grassland mixes. The Soft Landscape Layout illustrates the locations for the proposed trees, shrub planting, hedgerow and woodland garden planting as well as details on excavated and relocated spoil, planting distances and soil details.

The Landscape Architect has reviewed the submitted information and are satisfied that condition 22 can be discharged. The Ecological Consultant has also reviewed this application and are satisfied that the submitted information includes the detail required by this condition. Officers concur with the Landscape Architect and Ecological Consultant and are also consider that the information submitted in relation to condition 22 is sufficient and therefore the condition should be discharged.

The requirements of the condition have been satisfied.

Recommendation: Application permitted

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: DISC/24/0267
(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	Covering Letter	NONE	25.10.2024
Supporting Docs	Planting Schedule with wildflower mix specification	RCo226 226 CHS Rev 12	25.10.2024
Plans	Soft Landscape Layout	RCo226 101 Rev 03	25.10.2024

DELEGATED

Case Officer sign/initial Stephanie Bryant Date: 13.12.2024

Authorising Officer sign/initial Adrian Smith Date: 17/12/2024