Horsham District Council

Mrs Charmain Hawkins
Brighter Planning Ltd
Lewis House
Great Chesterford Court
Great Chesterford
CB10 1PF

Application Number: DC/25/1117

TOWN & COUNTRY PLANNING ACT, 1990 (as amended)
TOWN & COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Mr Francis Pulvermacher, Christ Hospital School

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the following development, that is to say:

Variation of conditions 10, 11 and 12 of previously approved application reference DC/23/0026 (Erection of 4no. Padel Courts including canopy over courts, enclosing fencing, and floodlighting) relating to the expiry date and hours of use for the floodlights and courts.

Christs Hospital School, The Avenue, Christs Hospital, West Sussex

to be carried out in accordance with Application No. DC/25/1117 submitted to the Council on 07/07/2025 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 29/09/2025

1 **Plans Condition**: The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location plan		(08) 001 REV A01	17.01.2023
Site plan	As existing	(08) 002 REV A00	06.01.2023
Site plan	As proposed	(08) 003 REV A02	24.04.2023
Site plan	As proposed	(08) 004 REV A02	24.04.2023
Site plan	Indicative Surface Water Drainage, as proposed	(08) 005 REV A00	06.01.2023
Elevation plan	As proposed	(08) 006 REV A00	06.01.2023

Section plan		(08) 007 REV A00	06.01.2023
Section plan		(08) 008 REV A00	06.01.2023
Floor plan		(08) 009 REV A00	06.01.2023
Tree plan		(08) 010 REV A00	06.01.2023
Details plan	Detailed Plant Schedule and Specification	RCO 226 REV 00	24.04.2023

Reason: For the avoidance of doubt and in the interest of proper planning.

2 **Time Condition**: The development hereby permitted shall be begun before 07.07.2026.

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

3 **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 Tree Protection Plan ref [D2487.REV3.3-A1.TPP (on the related DC/21/1524 application)], 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).

4 **Regulatory Condition**: The development shall be carried out in full accordance with the drainage strategy approved under application DISC/24/0055.

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).

5 **Pre-Commencement Condition**: No development shall commence until the car parking spaces to be removed have been re-provided in accordance with the plans as approved under DC/21/1524 and have been made available for use.

Reason: To ensure sufficient parking to serve the development and existing sports centre in accordance with Policy 41 of the Horsham District Planning Framework (2015).

6 **Regulatory Condition**: The floodlights hereby shall accord with the Floodlighting Environmental Impact Assessment (Max Fordham 16.12.2022) in regard to the lighting design scheme for biodiversity. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance

with the scheme in connection with the temporary duration of the Padel Courts. 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.

7 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

8 **Regulatory Condition**: All works shall be executed in full accordance with the Tree Removal Plan (08) 010 Rev A00 submitted 06/01/2023 unless any variation is approved in writing by the Local Planning Authority prior to commencement of development. In the event that the permission granted under DC/21/1594 is not implemented any trees removed as part of this permission shall be replaced in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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).

9 **Regulatory Condition**: All works shall be executed in full accordance with the detailed plant schedule and specification Rev 00 (dated 20.04.2023) unless any variation is approved in writing by the Local Planning Authority prior to commencement of development.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape 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).

10 **Regulatory Condition**: The temporary Padel Courts hereby permitted shall be permanently removed on or before the 30 June 2028.

Reason: The Local Planning Authority would not normally grant permission for such a development in this location for heritage reasons but under the circumstances prevailing it is considered reasonable to make an exception in this instance and to allow the development for a limited period.

11 **Regulatory Condition**: The floodlights hereby permitted shall not be illuminated outside the hours of:

- 06.30 to 08.30, and 16:00 to 21:00 hrs Mondays to Fridays;
- 07.00 to 08.30, and 16:00 to 21:00 hrs Saturdays; and
- 07.00 to 08.30, and 16:00 to 20:00 hrs Sundays.

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

12 **Regulatory Condition**: The Padel Courts hereby approved shall not be used except between the hours of

- 06.30 to 21:00 hrs Mondays to Fridays;
- 07:00 to 21:00 hrs Saturday; and
- 07:00 to 20:00 hrs Sundays.

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

13 **Regulatory Condition**: No fixed or mobile loudspeakers or PA systems shall be installed or operated at any time.

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

14 **Regulatory Condition**: All perimeter fencing erected in association with the Padel Courts shall be fitted with rubber washer inserts as per the specification shown on the Noise Testing Data Sheet reference [D00024-30 DC/21/1524] 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).

15 **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).

16 **Regulatory Condition**: All hard landscaping (including permeable court construction) shall be carried out as described within the Design and Access Statement submitted with the application.

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

Note to Applicant:
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.

ADDITIONAL INFORMATION

Planning Permission – Important Provisos
If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts of Regulations, or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note. Before you proceed with your proposal you should ensure that a Building Control application is not required, or has been submitted. The Building Control Department can be contacted on 01403 215151.

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail streetnaming@horsham.gov.uk or telephone 01403 215139.

It is the responsibility of the developer to provide bins for the development. If you are a developer and need to purchase bins, please email hop.oast.admin@horsham.gov.uk.

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

Compliance with the Approved Plans and Conditions
The development hereby approved must be implemented in accordance with the approved plans and any conditions set out in the Notice. Some of the conditions may specify that works are to be carried out, and/or details submitted and approved before all or part of the development is started. These will appear in the 'Pre-Commencement Conditions' section of the Notice.

If works on implementing this permission is started without these requirements being fully met, the development may be unauthorised and the permission invalidated, and could lead to enforcement proceedings or in some cases to prosecution.

Amendments
Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

Monitoring
Horsham District Council monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

Conditions Compliance
Requests for confirmation of compliance with conditions associated with that permission should be made in writing or by using the application form 'Approval of Details Reserved by Conditions'.

A request may be for confirmation that one or more conditions imposed on the same permission have been complied with. We aim to respond within 8 weeks of receipt of the request.

Right of Appeals
If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could

not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries.