



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0237

Christs Hospital School, The Avenue, Christs Hospital, West Sussex, RH13 0LJ

DESCRIPTION:

Application for Approval of Details Reserved by Condition 33 (Noise Control Scheme) to approved application DC/24/0063 (Variation of Condition 1 of previously approved application DC/21/1524).

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
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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:

HDC Environmental Health:

PUBLIC CONSULTATIONS

Representations:

4 letters of Objection have been received from 4 addresses, objecting to the application on the following grounds:

- It is unacceptable to play music at a volume to be heard by neighbouring properties.
- It is unclear why music is necessary as part of a sporting event.
- On event days the traffic noise is also unacceptable. Speed limits should be reduced to 20mph on safety and noise grounds.
- The noise management plan is written from the point of view of the school running events, however the track is operated by Bluecoat Sports. It would be better if responsibility for events was given to Bluecoat Sports who have a manned telephone line for complaints.

- The events hours given in the noise management plan differ to those agreed with the Council in the Community Use Agreement.
- Have used sound limits formulated for outdoor music events when it should be lower limits to ensure neighbours are not subject to pop concert levels of noise.

Parish Comments:

Southwater Parish Council: None received.

Member Comments:

None received

PLANNING ASSESSMENT

Planning Application DC/24/0063 was granted consent on 08 May 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 café. Construction of a six-lane all-weather running track with eight-lane spring 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 existing Infirmary Drive access with conversion of disused section of drive to a spring track. Erection of associated equipment store, fencing and lighting) relating to water neutrality and related Habitats Regulation Assessment.

Consent is sought to discharge the details reserved by condition 33.

Condition 33:

Regulatory 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 loudspeakers are to be employed;*
- iii. Details of management responsibilities during use of the external loudspeakers;*
- iv. Details of proposed noise 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).*

To satisfy the requirements of this condition, the applicant submitted a Noise Management Plan (Revision B – 17/07/2026) outlining the procedures that Christ's Hospital School will adopt to minimise the disturbance to local residents from the use of an external mobile PA system at sporting events. The management plan appears to exclusively covers sporting events associated with the school and not those associated with the wider Bluecoats Sports Centre, who should continue to avoid the use of a PA system unless a revised management plan is submitted covering all events at the site.

The submitted Noise Management Plan was reviewed by the Council's Environmental Health Team, who advised that they were satisfied that the information provided was satisfactory to enable the discharge of Condition 33. However, during the same consultation period Officers received a number of representations and member comments objecting to the use of the PA system to play 'incidental music' during sporting events. Officers returned to the applicant requesting clarity around the inclusion of 'incidental music', resulting in an updated Noise Management Plan (Revision D – 08/09/2026) being submitted confirming that music would be played for 'no longer than 5 minutes between the commentary for sports activities'. These activities are stated to take place in no more than 12 events in any 12 month period with each event stated to not be expected to last more than 4 hours. The accompanying plan details a series of loudspeakers in a line facing southeast away from the nearest properties to the north.

The playing of music raised concerns with Officers as, due to there being no specific guidance on upper limits for sports event PA systems, the applicant has utilised the 'Noise Council Code of Practice on the Control of Noise from Concerts' to assess impacts upon noise sensitive receptors. Whilst this is agreed to be the most suitable guidance in the absence of anything specific and evidence has been provided demonstrating that the PA system will not exceed the relevant noise levels. There is a clear difference when it comes to disturbance between noise generated by intermittent sporting announcements and the playing of music throughout events, which would contain varying levels of bass and treble that would be audible in the surrounding area to some degree. This is a fact recognised in the original Committee Report for the application DC/21/1524 when considering the use of this guidance.

The Council's Environmental Health Team were reconsulted on this aspect and advised that, although the playing of music was unlikely to cause a statutory noise nuisance, the use of the PA system should be minimised to a level necessary for events in line with the guidance given in the Noise Policy Statement for England. Officers do not consider the playing of music to be a necessary part of running a school sporting event particularly in the context of the otherwise peaceful and tranquil nature of the area, which should be noted with reference to NPPF Policy P3(2)(d), nor would it secure improved sporting facilities beyond what has already been agreed. The applicant was given the opportunity to remove the references to the playing of music and submit an updated Noise Management Plan however they declined to do so. Therefore, the discharge of Condition 33 is recommended for refusal.

Recommendation: Application Refused

Reason(s) for Refusal:

1. The use of musical interludes inbetween sporting events is considered unnecessary for the intended use of the site and would result in harm to the peaceful and tranquil nature of the surrounding area, therefore the submitted Noise Management Plan (Rev D - 08/09/2026) does not comply with Policy 33 of the Horsham District Planning Framework (2015) or Policy P3 of the NPPF (2026) with regard to amenity.

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.

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

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

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Noise Management Plan Rev D	NONE	08.09.2026

DELEGATED

Case Officer sign/initial Sophie Moore Date: 11/09/2026

Authorising Officer sign/initial Adrian Smith Date: 11/09/2026