Event Transport Management Plan (ETMP)

Bluecoat Sports Health and Fitness Club, Christ's Hospital

MARCH 2025

Reeves Transport Planning

PRODUCED for CHRISTS HOSPITAL SCHOOL

PRODUCED by REEVES TRANSPORT PLANNING LTD

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Version	Date	Author	Checked	Notes
V1	10.02.25	MJ	SGR	For internal discussion
V2	06.03.25	MJ	SGR	For submission
V3	18.03.25	SGR	SGR	Client requested amnedments
V4	08.04.25	SGR	SGR	Client requested amnedment

1. INTRODUCTION

1.1 Reeves Transport Planning is appointed to provide an Event Transport Management Plan (ETMP) for events staged at Christ's Hospital School that are supplementary to the day to day operations at the school. This ETMP is linked to the approved scheme to expand the facilities at Bluecoat Sports Health And Fitness Club, hereafter referred to as the Club, which is on the Christ's Hospital School campus. The expansion works were approved under planning reference DC/21/1524.

1.2 Condition 14, attached to the Decision Notice, which is attached at Appendix 1, states:

Prior to the first use of any of the facilities (excluding the new car park or overflow car park) hereby permitted, an Event Transport Management Plan shall have been submitted to and approved by the Local Planning Authority in writing. The Event Transport Management Plan shall set out details in relation to the management of 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), to include but not limited to: stewarding, directional signage, traffic management, overflow parking arrangements and management. All such events must be carried out in accordance with the approved management plan.

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).

1.3 The content of the ETMP has been discussed with representatives of West Sussex County Council, acting in their capacity as the Local Highway Authority (LHA). A summary of the discussion is attached at Appendix 2. The LHA confirmed that the ETMP should be based upon the content of the approved skeleton plan, reference previous events staged at the school, the likely frequency of events that would be extra to usual events at the school, an indication of routing, means of management (signage and marshalling) and finally an indication of vehicle parking provision.

1.4 This is a live document that will be subject to changes and improvements once events have been staged and any unforeseen issues can be addressed via amendments to the plan. It builds upon the information that was submitted as part of the above noted planning application, which included the skeleton plan for event day management.

2. ETMP SCOPE AND TRIGGER

2.1 This section of the ETMP will discuss the scope of the plan and the scale of events that will trigger its deployment.

2.2 The ETMP is designed to manage the demands of large events at Christ's Hospital School that fall outside the school's normal day-to-day activities. The table below sets out these events. These events are staged annually at the school and fall outside the remit of the ETMP. They will be managed via the normal procedures and processes that are established by the school.

Table 2.1: Christ's Hospital School Annual Extracurricular Activities 2024

Date	Event	Vehicle No.	Attendees	People / car
04 & 05 Jan	Year 7 & 9 Residential Assessments	300	450	1.5
31 Jan	UKMT Intermediate Maths Challenge	80	120	1.5
20 Feb	Horsham & District Primary Schools Cross Country	350	400	1.1
27 Feb	Cross Country: U13 Sussex Schools Championships	400	520	1.3
02 Mar	CH Open Morning for prospective families	250	650	2.6
18 May	Old Blues Day	250	500	2.0
25 May	Speech Day	400	850	2.1
22 June	Family Day	200	300	1.5
07 Sept	CH Open Morning	250	650	2.6
19 Oct	Yr 7&9 initial assessments	300	450	1.5
10 Dec	Penthorpe School Carol Service	350	400	1.1
12 Dec	CH Community Carol Service	250	350	1.4
			Average:	1.7
			85th percentile	2.3

Data supplied by Christ's Hospital

2.3 Events that fall outside of this list, or additional school related activities are not covered by this ETMP. This ETMP only encapsulates events that are associated with the Club with between 500 and 1000 people attending.

2.4 The scope of the ETMP is to manage the flow of patrons arriving and departing events, this will include the provision of information to patrons on routing to the event, marshalling requirements, near site signage and car park location/capacity/ management.

2.5 As part of the submission for planning application DC/21/1524 what would be defined as a large event, and therefore an event that would trigger the need for the ETMP, was discussed. This was based upon the estimate of the typical maximum daily vehicle movements associated with the Club and the maximum demand derived from the school.

2.6 This establishes a range where the number of patrons of an event would be between the maximum daily demand at both the Club and the school, which was between 500 and 1000 people. With 1000 being the maximum size of any given event that will be staged at the Club.

2.7 The primary function of the Club is to provide facilities for their paying members rather than stage large events. As such there is a limit of four to five of these events that the Club will stage in any given calendar year. When these events will be staged are a function of the organisers preferred dates. Any event would avoid conflicting with other local events such as the annual Barns Green Half Marathon.

3. ETMP CONTENT

3.1 This section of the ETMP will set out the details of the scope noted at paragraph 2.4. It will use the points noted as generic headings. Under which the principles of the ETMP will be explained.

Information On Routing To An Event

3.2 Event organisers will be provided with key information on routing to the location, parking arrangements and best arrival times and departure strategy, e.g. if roads are to be closed for the duration of an event. This information will be published on the event organiser's website and provided to patrons of the event.

3.3 The routing information will be designed to ensure that patrons journey to the site is, where possible via sustainable modes of transport. There are limited bus services in the area, but Christ's Hospital Train Station is 600 metres from the Club. This offers a realistic opportunity for patrons from London, Littlehampton, Bognor Regis and conurbations between to avoid using a private car. The Downs Link will also be promoted for patrons who are able to cycle to an event.

3.4 For patrons that choose to use a car the routing information will establish the best routes that would minimise the traffic impact on any one route. These route have been based on journey times from major centres of population in all directions. An indication of these routes is attached at Appendix 3.

Marshalling and Near Site Signage Requirements

3.5 Only West Sussex County Council (WSCC) approved contractors will be employed to install signage on the public highway. Approved contractors are required to hold Lantra traffic management or NRSWA accreditation, have appropriate levels of public liability insurance, have approved personal protective equipment, use a vehicle with the necessary livery and liaise with WSCC if a road space permit is required.

3.6 Signage will be provided at key locations on the approaches to the Club, the train station and The Downs Link.

3.7 The Marshall and signage locations are attached at Appendix 4.

Car Park Location/Capacity/ Management.

3.8 The Club has car parking capacity for up to 236 vehicles, plus overspill capacity with space for 36 vehicles. In addition to these spaces a field has been identified by the

School's Property Management Team that will accommodate at least 168 vehicles. There is capacity in the gated field to the east of the temporary parking area that can also be used, which can accommodate a minimum of 180 vehicles. This suggest a maximum provision of up to 616 spaces.

3.9 The extract from drawing 893_(08)_004_Rev_A20 showing the parking areas is attached at Appendix 5.

3.10 As agreed via the original planning process largescale events would typically attract groups of people, sharing a car with an average of 2.6 people per car. Therefore, an event with 1000 patrons could generate a parking demand of up to 384 vehicles. If the ratio of patrons per car matched the average of the events noted in table 2.1 the parking demand would equate to 594 vehicles, an 85th percentile demand would equate to 440 vehicles. This does not factor patrons who may use sustainable transport options. This would suggest that the combination of parking areas noted above would comfortably accommodate the parking demand for the largest events.

3.11 Marshalls on-site will be volunteers from the Club or provided by the event organiser. These will ensure that the car parking is managed appropriately on ingress. At egress vehicles will be filtered out of the parking area and staggered to minimise disruption on the local road network.

4. SUMMARY AND CONCLUSIONS

4.1 Reeves Transport Planning have been commissioned to provide an Event Transport Management Plan (ETMP) for events staged at Christ's Hospital School that are supplementary to the day-to-day operations at the school.

4.2 The ETMP is designed to minimise local disruption created by specific events. It was agreed that the trigger for the activation of the ETMP would be events likely to attract more than 500 people. A fixed maximum of 1000 people was also agreed at the planning stage.

4.3 The information discussed above represents the procedures that will be employed to ensure that events do not introduce hazards to users of the public highway.

4.4 This ETMP is a live document that will evolve as event organisers gain experience of staging events at this location. Any material changes to the operational details will first be discussed with key stakeholders, including the Local Highway and Planning Authorities, local Councillors and community groups.

4.5 If a material change is required to help maintain a safe environment and protect local traffic conditions these will be subject to a planning application to vary the documentation if deemed necessary.

APPENDIX 1.
DECISION NOTICE DC/21/1524

Horsham District Council

Mrs Charmain Hawkins
The Brighter Planning Consultancy Ltd
Lewis House
Great Chesterford Court
Great Chesterford
CB10 1PF
United Kingdom

Christs Hospital School The Avenue Christs Hospital Horsham
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.

Your application DC/21/1524 has now been determined and I enclose the decision notice. The decision notice contains important information. Please take a moment to read it as further action may be required.

Conditions
Before you start work, information must be submitted for any conditions that require discharge before development can begin. The decision notice will set out what information need to be sent.

Failure to discharge conditions before commencing development could result in the development being unlawful or enforcement action being taken. You can notify us of your intention to initiate development by completing a pre-commencement notification which will help us to monitor your development. There is no fee to use this service. To do this, or for further information about discharging planning conditions, visit us online at horsham.gov.uk/planning/discharging-a-planning-condition

Community Infrastructure Levy (CIL)
If this development is CIL liable, the requirements of CIL must be met before you start work. Failure to do so could result in additional financial penalties. For further information relating to CIL visit horsham.gov.uk/planning/planning-policy/community-infrastructure-levy/cil-charges-and-how-to-pay

If you have any questions about the decision notice, you can call us and speak to a member of the team on 01403 215187 between 9AM - 5PM, Monday to Friday.

If you are acting as the planning agent for this application, please ensure that the applicant is given a copy of the decision notice and this letter.

Yours Sincerely,
Development Management

Horsham District Council

Mrs Charmain Hawkins
The Brighter Planning Consultancy Ltd
Lewis House
Great Chesterford Court
Great Chesterford
CB10 1PF
United Kingdom

Application Number: DC/21/1524

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

On behalf of: Mr Francis Pulvermacher Christ's 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:

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.

Christs Hospital School The Avenue Christs Hospital Horsham

to be carried out in accordance with Application No. DC/21/1524 submitted to the Council on 30/06/2021 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 13/09/2021

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
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	Proposed 1:500	(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
Section plan	Proposed site	(08)020 REV A02	30.06.2021
Plans	Adventure trail details	08 005 REV 2	30.06.2021
Floor plan	Proposed first floor to sports centre	08 009 REV A06	30.06.2021
Design & Access Statement		21.06.24 REV A09	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
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

Elevation & Floor plan	Proposed Athletic Store and site location plan	(02) 022 REV 00	30.06.2021
Tree plan	Tree constraints	2 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
Tree plan	Tree Protection plan	REV 3.3	30.06.2021

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

2 **Regulatory (Time) Condition**: The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

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 a phasing plan for the implementation of the whole development site has been submitted to and approved by the Local Planning Authority in writing. The phasing plan shall identify the spatial sequencing of each element of the development hereby permitted. The development shall be carried out in accordance with the approved details.

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 **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 a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of the following relevant measures:

i. An introduction consisting of a description of the construction programme, definitions and abbreviations and project description and location;
ii. Details of how local residents and facility users will be advised of site management contact details and responsibilities;
iii. Detailed site logistics arrangements (shown marked on a site plan) including; location of site compounds, location for the loading and unloading of plant and materials, site offices (including height and scale), and storage of plant and materials;
iv. Details of topsoil stripping, storage and re-use on the site in accordance with recognised codes of best practice;
v. Details regarding parking for site operatives and visitors, deliveries, and storage;
vi. The method of access to and from the construction site;
vii. The arrangements for public consultation and liaison prior to and during the demolition and construction works (newsletters, fliers etc.);
viii. Details of any floodlighting used for the purpose of demolition and/or construction, including location, height, type and direction of light sources, hours of operation and intensity of illumination;
ix. Locations and details for the provision of wheel washing facilities and dust suppression facilities;
x. Confirmation that Construction activities should be limited to: 08:00 - 18:00 Mondays to Fridays, 08:00 - 13:00 Saturdays; and no working on Sundays, Bank or Public Holidays;

xi. Confirmation that materials will not be burned on site;
xii. Confirmation that a licensed waste removal contractor shall remove all clearance debris and construction waste from site.
xiii. Details of measures to avoid or reduce the impact of biodiversity and habitats during construction.

The construction shall thereafter be carried out in accordance with the details and measures approved in the CEMP.

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 **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], 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).

6 **Pre-Commencement Condition**: No development of the relevant external sports facilities (including the 3G pitch and athletics track) shall commence until details of the design and layout of that facility have been submitted to and approved in writing by the Local Planning Authority (in consultation with Sport England). 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 **Pre-Commencement Condition**: No development shall commence (other than works of demolition or ground clearance) until precise details of the existing and proposed finished floor levels and external ground levels of the development in relation to nearby datum points adjoining the application site have been submitted to and approved by the Local Planning Authority in writing. The development shall be completed in accordance with the approved details.

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 **Pre-Commencement Condition**: Prior to the commencement of the adventure trail area, full details and designs (including elevations, materials, finishes and underground fixings) of the proposed activity stations shall have been submitted to and approved by the Local Planning Authority in writing. The activity stations shall thereafter be constructed in accordance with the approved details.

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 **Pre-Commencement Condition**: Prior to the commencement of the athletics equipment store, the following details relating to the equipment store building shall have been submitted to and approved in writing by the Local Planning Authority. The relevant works must not be executed other than in complete accordance with these approved details, and maintained as such thereafter:

a) Samples or specifications of external materials and surface finishes (including specific details relating to the green roof);
b) Drawing to a scale not smaller the 1:5 fully describing the roof details including sections through the eaves and verges.

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 **Pre-Commencement (Land Works) Condition**: No development to place spoil from the development on the Eastern Fields shall commence until a detailed surface water drainage scheme including a Surface Water Drainage Statement, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme and Statement shall focus on the impact of the raising of the Eastern Fields with development spoil on surface water drainage within the field and on adjacent land including Two Mile Ash, including post-construction verification. The development shall subsequently be implemented in accordance with the approved details and thereafter retained as such.

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 **Pre-Occupation Condition**: Prior to the first use of any of the facilities (excluding the new car park or overflow car park) hereby permitted, an Event Transport Management Plan shall have been submitted to and approved by the Local Planning Authority in writing. The Event Transport Management Plan shall set out details in relation to the management of 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), to include but not limited to: stewarding, directional signage, traffic management, overflow parking arrangements and management. All such events must be carried out in accordance with the approved management plan.

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 **Pre-Occupation Condition**: Prior to the first use of any of the facilities hereby permitted hereby permitted, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

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

16 **Pre-Occupation Condition**: Prior to the first use of any of the facilities (including the new car park) hereby permitted, detailed design and layout of the new access onto Christ's Hospital Road shall have been submitted to and approved by the Local Planning Authority in writing. No facility shall be used until the approved access necessary to serve the site has been fully implemented. 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 **Pre-Occupation 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 **Pre-Occupation 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 **Pre-Occupation Condition**: Prior to the first use of any of the facilities hereby permitted, details (including location and specification) of secure and covered cycle parking facilities for staff and visitors to the development shall have been submitted to and approved in writing by the Local Planning Authority. No use hereby permitted shall commence until the approved cycle parking facilities associated with that use have been fully implemented and made available for use. 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 **Pre-Occupation Condition**: Prior to the first use of the sports centre extension and athletics track hereby permitted, details of the gabion wall infills shall have been submitted to and approved in writing by the Local Planning Authority. The gabion walls shall thereafter be constructed in accordance with the approved details.

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 **Pre-Occupation Condition**: Prior to the first use of the car park hereby permitted, details and colours of the block paving for the car park shall have been submitted to and approved in writing by the Local Planning Authority. The car park paving shall thereafter be constructed in accordance with the approved details.

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 **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).

23 **Pre-Occupation Condition**: Prior to the first use of any of the facilities hereby permitted, a written hard and soft landscape specification (National Building Specification compliant) shall have been submitted to and approved in writing by the Local Planning Authority. The written hard and soft landscape specification shall include details relating to tree pit and staking/underground guying details, ground preparation, cultivation and other operations associated with plant and grass establishment, and all hard surfacing and artefacts including: retaining walls, access gates seating, steps, lighting columns, bollards etc. The landscape areas and all new tree planting shall thereafter be implemented in accordance with the approved details. 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 **Pre-Occupation Condition**: Prior to the first use of any of the facilities hereby permitted, a Landscape Management and Maintenance Plan (including long term design objectives, management responsibilities, a description of landscape components, management prescriptions, maintenance schedules and accompanying plan delineating areas of responsibility) for all landscape areas (existing and proposed) shall have been submitted to and approved in writing by the Local Planning Authority. The landscape areas shall thereafter be managed and maintained in accordance with the approved details.

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 **Pre-Occupation Condition**: Prior to the first use of any of the facilities hereby permitted, a lighting design scheme for biodiversity shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. 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. 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 **Pre-Occupation Condition**: Prior to the first use of any of the facilities hereby permitted, a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and approved in writing by, the Local Planning Authority. The content of the LEMP shall include (but not be limited to) the following:

a) Description and evaluation of features to be managed.
b) Ecological trends and constraints on site that might influence management.
c) Aims and objectives of management.
d) Appropriate management options for achieving aims and objectives.
e) Prescriptions for management actions.
f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
g) Details of the body or organisation responsible for implementation of the plan.
h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented 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.

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 **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 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).

Note to Applicant

The applicants are requested to engage positively with WSCC Highways Authority and Horsham District Council if any specific highway safety issues are raised that are attributable to the approved development. It is acknowledged that the first point of call would be to consider the Traffic Management Agreement and how this can be used to address any issues.

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.

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.

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.

APPENDIX 2.

LOCAL HIGHWAY AUTHORITY

ETMP CONTENT DISCUSSIONS

From:
To:
Subject: RE: Christs Hospital School DC/21/1524
Date: 16 January 2025 14:31:03
Attachments: image001.jpg

Hello Steve, yes, I'm well. I hope you are good.

It's been a while since I've looked at this one. I've refreshed my memory and it seems the TA submitted refers to the potential for some larger events that will occur from time to time.

For the purposes of the condition, I'd suggest referring back and updating what is in the TA. It would perhaps be useful to also refer to previous events (it seems that the School already hosts some events so referring to the management of these might be sensible), as well as more obvious things like frequency of events, potential size (number of participants (accepting that this will only be an estimate), an indication of routing (choices are limited and those attending will inevitably make their own decision based on their origin), means of management (signage and/or marshals as appropriate), as well as parking (which I doubt will be a problem but would need to be considered alongside other demands that might be occurring at the same time).

I don't think any significant level of detailed information is needed, just that some consideration has been given to the management of the primary highway/transport impacts arising.

Happy to discuss further as needed.

Kind regards

Ian Gledhill

Ian Gledhill BSc MCIHT| Principal Planner – County Highways (Development Management) - Planning Services, West Sussex County Council | Location: Ground Floor Northleigh, County Hall, Chichester, PO19 1RH
Internal: | External:
E-mail:

From: Steve Reeves <>
Sent: Wednesday, January 15, 2025 3:41 PM
To: Ian Gledhill <>
Subject: Christs Hospital School DC/21/1524

****EXTERNAL****

Hello Ian.

I hope this email finds you well. Sorry for emailing you out of the blue.

We've been asked to help Chrit's Hospital discharge some planning conditions attached to the permission for the expansion of the Bluecoat Sports Centre. The Decision Notice is attached.

We are tasked with discharging condition 14 (Event Transport Management Plan) and 15 (Travel Plan). The TP is relatively straight forward and we did a draft that was attached to the Transport Statement. We are going to update that document for the condition. I need to seek your input for the content of the ETMP. Would we be able to have a discussion?

I've attached your comments and the Decision Notice for reference.

Kindest regards.

Steve Reeves BEng MBA MCIHT

Reeves Transport Planning
Phone:
Mobile:

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will accept no responsibility if you transfer money to a wrong account.
Our bank account details will NOT change during the course of a transaction.

APPENDIX 3.
MAJOR EVENT TRAFFIC ROUTING



Route via A24/A264 Junction (Attendees from/to west and north)



Route via A24/B2237 Junction (Attendees from/to east and south)

APPENDIX 4.
MARSHALL AND SIGNAGE LOCATIONS



Table A4: Steward and Signage Schedule

Position (Steward/Signage)	Ingress	Egress
Position 1 – A24 Southbound	Directional Event Sign	NA
Position 2 – A281/A264 Southbound	Directional Event Sign	NA
Position 3 – A264/Fulfords Hill	Directional Event Sign	NA
Position 4 – Fulfords Hill/Fulfords Road	Directional Event Sign	NA
Position 5 – Weston's Hill/Christ's Hospital Road	Directional Event Sign	NA
Position 6 – Site Access/ Christ's Hospital Road	Car Park Operations Liaison	Car Park Operations Liaison
Position 7 – Two Mile Ash Road & Weston's Hill	Directional Event Sign	Monitoring Traffic Flow
Position 8 –A24 Northbound	Directional Event Sign	NA
Position 9 – Worthing Road/Tower Hill	Directional Event Sign	Monitoring Junction
Position 10 – Two Mile Ash Road/Tower Hill	Directional Event Sign	Monitoring Traffic Flow
Position 11 – Crossing from Train Station	Pedestrian Flow Monitor	Pedestrian Flow Monitor
Position 12 – Downs Link/The Avenue	Directional Event Sign	NA

APPENDIX 5.
CAR PARKING AREAS


existing Infirmary Drive access to be closed off
existing footpath retained
NOTES
1. No dimensions are to be scaled from this drawing.
2. All dimensions are to be checked on site prior to construction
CHRIST'S HOSPITAL ROAD
Existing hedge retained
existing footpath retained
Existing hedge retained
Main access
Main event day car park field
New Road Link
Accesses to car parks
Capacity 168 to west and 180 to east
New gate
Adventure Trails
Route to the Club parking provision
Overflow Car Park - approx. 36 spaces