



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0655

Collyers School, 82 Hurst Road, Horsham, West Sussex, RH12 2EJ

DESCRIPTION:

Installation of temporary single storey office building and a single storey double classroom building.

RELEVANT PLANNING HISTORY:

DC/25/0748	Installation of one temporary office building and addition of first floor over the existing two temporary double classrooms (retrospective).	Application Permitted on 18.09.2025
DC/21/1467	Improvements to existing hard and soft landscaping, perimeter security fencing and gates along Richmond Road and Hurst Road frontages, including removal of 1no. vehicular entrance and replacement with widened pedestrian and cycle access.	Application Permitted on 10.12.2021
DC/21/2790	External alterations to elevations of existing Science block at ground floor level, incorporating replacement windows and doors with full height units, addition of new step and blocking up of door.	Application Permitted on 11.03.2022
DISC/22/0228	Approval of details reserved by conditions 3, 4, 6, 7, 8 and 9 to approved application DC/19/0687.	Application Permitted on 20.01.2023
DISC/22/0105	Approval of details reserved by condition 5 to approved application DC/19/0687.	Application Permitted on 23.11.2022
DC/23/2136	Erection of a freestanding canopy.	Application Permitted on 22.03.2024
DC/24/0664	Installation of one temporary office building and two temporary double classrooms.	Application Permitted on 09.09.2024
DC/25/0686	Variation of condition 2 of previously approved application reference DC/24/0664 (Installation of one temporary office building and two temporary double classrooms) to change the existing condition that limits the period of time for which the buildings can retain on site.	Application Permitted on 18.09.2025
DC/25/1683	Removal of condition 3 of previously approved application reference DC/25/0686 (Variation of condition 2 of previously approved application reference DC/24/0664 to change the existing condition that limits the period of time for which the buildings can retain on site) Relating to Water Neutrality.	Application Permitted on 09.01.2026
DISC/25/0337	Approval of Details Reserved by Conditions 3 (lighting or externally located plants), 4 (full details of the water efficiency measures), 5 (northwest facing first floor windows obscured glazed) and 6 (implementation of water neutrality strategy) to approved application DC/25/0748 (Installation of one temporary office building and addition of first floor	Split Decision on 22.12.2025

DC/26/0009	over the existing two temporary double classrooms (retrospective)). Erection of freestanding (removable) canopy.	Application Permitted on 11.03.2026
DC/26/0091	Removal of Conditions 4 and 6 of approved application DC/25/0748 (Installation of one temporary office building and addition of first floor over the existing two temporary double classrooms (retrospective) Relating to water neutrality.	Application Permitted on 31.03.2026

DESCRIPTION OF THE SITE

The application site is located to the north of Hurst Road, within the designated built-up area boundary of Horsham. The site comprises a Grade II Listed Building used as an educational facility. The site is surrounded by residential properties to the north, south, and west, with playing fields associated with the College located to the east.

DESCRIPTION OF THE APPLICATION

The application seeks full planning permission for the installation of one single storey double classroom building and a single storey office building for a temporary period of 156 weeks (effectively 3 years to the end of the summer term 2029).

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 4 - Strategic Policy: Settlement Expansion
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities
Policy 43 - Community Facilities, Leisure and Recreation

Horsham District Local Plan (2023-40) (Regulation 19):

Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 3: Settlement Expansion
Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 9: Water Neutrality
Strategic Policy 10: Flooding

Strategic Policy 11: Environmental Protection
Strategic Policy 12: Air Quality
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Strategic Policy 27: Inclusive Communities, Health and Wellbeing
Policy 28: Community Facilities, Leisure and Recreation

Supplementary Planning Guidance:

Planning Obligations and Affordable Housing SPD (2017)
Community Infrastructure Levy (CIL) Charging Schedule (2017)

Horsham Town Design Statement

Planning Advice Notes:

Facilitating Appropriate Development
Biodiversity and Green Infrastructure

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:

INTERNAL CONSULTATIONS

HDC Arboricultural officer: Comment

Following the provision of a Tree Protection Plan the officer has provided further comments. The comments confirm their concern shave been addressed and a regulatory condition has been recommended.

HDC Conservation: Comment

The receipt of additional information provides confirmation that there are feasible plans to remove the portacabins in 2028/29. In terms of heritage conservation, it would be suggested that on balance the proposal although not in keeping with the historic estate has been established as a necessary short-term solution. The buildings have no architectural merit and their retention would not be supported beyond the agreed date.

HDC Drainage Engineer: Objection

No information, beyond the application form, has been provided.

The Horsham Strategic Flood Risk Assessment 2024 identified neighbouring land (to the west) as an area previously affected by flooding. The proposed development will increase the area of non-permeable surfacing which may exacerbate surface water flood risk both on and off site if overland flows are not managed appropriately. The applicant must show how overland flows will be managed, demonstrating a suitable surface water drainage strategy, using SuDS as they have stated in the application form for this application.

Until the information requested in the Main Comments below is provided, HDC Drainage Object to the proposals. HDC Drainage require More Information to determine that the site drainage meets the requirements of the NPPF and PPG, National standards for sustainable drainage systems (June 2025), and the Horsham District Planning Framework (2015) – Policy 35 and Policy 38.

HDC Environmental Health: Comment

No concerns are raised as to the AC Units as proposals match that discharged under the previous discharge. No concerns are raised over the emergency lighting.

HDC Ecology (BNG): No Objection

2nd of July 2026- No Objection

A draft HMMP has been submitted, which is positive. Note that as the HMMP must be in accordance with the Biodiversity Gain Plan which is only finalised at pre-commencement condition stage, the recommended pre-commencement HMMP condition and submission of a final HMMP to discharge, will still be required.

9th of June 2026- No Objection- subject to no objection from Arboricultural Officer

The metric calculation tool submitted currently demonstrates that the development will have a +13.29% net gain (+0.02 units) in area habitats. In accordance with HDCs significant on-site criteria, this proposal is not considered significant on-site BNG and therefore a legal agreement to secure the enhancements is not required. A HMMP condition has been suggested.

Given the proximity of the temporary buildings to the retained tree line comprising large trees, it is advised to seek comment from the HDC Arboricultural Officer on the retention of these trees in their current condition. Any loss or deterioration of these trees is not considered acceptable, but if the Case Officer deems the need of the development overrides this issue and the buildings cannot be relocated, any such loss or deterioration will need to be considered within the BNG assessment and therefore I request to be reconsulted.

The location of the proposed planting of 2x trees is considered too close to the significant mature trees. These should be moved outside of the RPA, and ideally outside of the canopy reach to ensure successful establishment.

OUTSIDE AGENCIES**Sport England: No Objection**

15th of July 2026

Following the provision of a BNG Plan Sports England do not support the location of the proposed tree planting.

3rd of June 2026

The proposal does not accord with Sport England's policy or with the NPPF. However, having considered the nature of the playing field and the location of the building set back against the existing temporary structure, it is not considered that the development would reduce the sporting capability of the site.

The temporary buildings do not appear to impact on the use of the rugby pitches, but Sport England would like to ensure that the walkway as shown in the local plans do not impact on the existing rugby pitch. Consideration should be given to minor movement of the pitch temporarily to ensure it is compliant with World Rugby Law 1. There should be no impact or prejudice of use of the Rugby pitches during development.

Ecology Consultant: No Objection

No objection subject to recommended conditions.

WSSC Highways: Comment

2nd of July 2026- More information required

West Sussex County Council, in its capacity as Local Highway Authority (LHA), have been re-consulted on proposals for temporary office building and double classroom building. In comments dated 3 June 2026 the LHA requested further information on cycle parking, pedestrian infrastructure improvements/RTPI, trip generation and Travel Plan updates.

It does not appear that additional information on these matters has been received although a Construction Phase Plan has been submitted. This includes a site layout showing areas for contractor parking. Construction access would be via Hurst Road main entrance (contractors) and Hurst Road exit point for haulier and crane. The plan refers to traffic management plan and storage of materials on site. A final Construction Management Plan (CMP) would require site set up plan showing area for material storage, loading/unloading area and demonstration of HGV/ delivery vehicle turning, in addition to the information already provided. This would be secured by condition.

2nd of June 2026- Comment

For the LHA to fully assess the proposals some further information is required, namely:

- Details on existing cycle parking, justification for cycle parking numbers or if additional can be provided.
- Explore improvements to nearby pedestrian infrastructure and RTPI at bus stops
- Some form of trip generation assessment
- Updates to Travel Plan.

PUBLIC CONSULTATIONS:

Representations:

1 letter of Objection was received from 1 address, objecting to the application on the following grounds:

- The situation with regards to the use of prefabricated buildings on site cannot be allowed to prevail for much longer.
- A firm timeline for a permanent resolution should be established and a strict time limit applied to the application.

No letters of Support were received.

Parish Comments:

Horsham Town Council: Support

Horsham Town Council Planning Committee supports the application but wishes to echo the District Council officer's concerns regarding the cumulative impact of additional temporary structures on the site. The Committee considers it important that a clear and achievable timeline is provided to demonstrate the temporary nature of the buildings and how permanent provision will be delivered.

Member Comments:

None received

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the

Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

The main considerations material to this application relate to:

- The principle of development.
- Impact on a Grade II Listed Building.
- Impact on neighbouring amenity.

Principle of Development:

The applicant is seeking permission for the installation of two temporary buildings on the Collyers site to meet the demand of 130 additional students from September 2026, 50 of which cannot be accommodated within the existing buildings on site. These buildings are part of a timeline to phase students into new buildings over the summer of 2028 and across the 2028/29 academic year, which includes the re-opening of two classrooms following RAAC remediation work. It is proposed that the temporary buildings would be vacated at the end of July 2029.

Paragraph 100 of the NPPF requires that decision makers give 'great weight' to the need to 'create, expand or alter early years, schools and post-16 facilities through the preparation of plans and decisions on applications'.

Policy 42 of the Horsham District Planning Framework (HDPF, 2015) states that measures that help create a socially inclusive and adaptable environment to meet the long-term needs of occupiers/users will be encouraged and supported, particularly the co-ordination of services to fulfil the needs of young people (criterion 4). It is considered that the proposal would meet this policy requirement by facilitating a greater proportion of 16-19 year olds attending further education within the Horsham area, who may have previously had to travel out of District to access this.

It is however noted that the proposal would result in the temporary loss of part of the existing playing fields at the site, thus contradicting Policy 43 of the HDPF which states that the loss of community facilities, leisure and recreation sites will be resisted. Sport England have been consulted on the application and confirmed that they do not wish to object to the proposal given its temporary nature, although they have raised concerns that the proposed path would impact the rugby pitch. Officers have considered these concerns and do not feel that further information is required, given that the new pathway is proposed to the north of the proposed building and would therefore not be near the pitches.

Overall, it is considered that the proposed development would support the continued needs of the educational facility by providing much needed classroom and office space for the increase in pupil numbers, while works to create permanent additional space are ongoing. As the loss of the playing field would be both minimal and temporary in nature, it is considered acceptable in the context of the identified need for space and therefore a principle of development has been established.

Design and Appearance:

Policies 25, 32, and 33 of the HDPF (2015) promote development that protects, conserves and enhances the existing landscape character of an area from inappropriate development and ensures that proposals take account of landscape characteristics to provide an attractive, functional and accessible environment. Policy 32 specifies that buildings should contribute to a sense of place, and should be of a scale, massing, and appearance that is of a high standard or design and layout which relates sympathetically to the landscape and built surroundings. In addition, Policies HB3 and HB4 of the Horsham Blueprint Business Plan are also relevant to this site.

The proposed temporary buildings (modular portacabins) will be located to the rear of the main Collyers campus alongside a series of existing two storey temporary buildings of a similar style. The proposed buildings will be smaller in scale owing to their single storey and a condition will be applied to secure

matching materials/colours to the existing temporary buildings. It is recognised that the buildings are of limited visual quality and appearance however they are of a temporary nature and located away from the public realm. It is therefore considered that the proposed buildings would not result in a degree of harm that would warrant a reason for a refusal. The development is therefore considered to accord with the above policies with regard to design and appearance.

Heritage Impacts:

Policy 34 of the HDPF (2015) recognises heritage assets as an irreplaceable resource that must be protected through positive management of development with potential to affect such assets. Applications for development should use appropriate siting, scale, form and design to remain consistent with the special character of heritage assets and retain/improve their setting. The proposed buildings are located in close proximity to the Grade II listed Collyers Sixth Form building, the Horsham (Richmond Road) Conservation Area and a number of locally listed buildings.

The Council's Conservation Officer was consulted on the proposal and, although acknowledged the need for the buildings, suggested that a clear and achievable timeframe be produced to ensure that the structures would indeed be temporary. The applicant has since confirmed that they will be submitting a planning application for 13 classrooms with works to be completed in September 2028 as well as reopening 2 classrooms following RAAC remediation works. This provided Conservation Officers with the required certainty though it is noted that in their view the buildings are not in keeping with the historic estate and retention would not be supported past 31st July 2029.

Trees:

Policy 33 of the HDPF (2015) seeks the retention of existing importance landscape and natural features, including trees and hedgerows, while the NPPF recognises the important contribution trees make to the character and quality of urban environments. While there are no trees within the development site boundary however there is a mature line of trees to the northwest including 6 pine trees subject to a Tree Preservation Order (TPO/0937).

The Council's Arboricultural Officer has commented on the application advising it is unlikely that Root Protection Areas (RPA) of the trees within this tree line will be affected however it would be beneficial for a Tree Protection Plan to be provided. This has now been provided and a regulatory condition has been secured ensuring compliance with the approved Tree Protection Plan, in line with the Arboricultural Officers recommendation.

Amenity Impacts:

Policy 32 of the HDPF requires development to provide an attractive, functional, accessible, safe, and adaptable environment that contributes to a sense of place while Policy 33 ensures that development is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land. The proposed office building would be set away from neighbouring boundaries and screened by the existing education buildings to the north, while the temporary classroom would be located some 40m from the nearest dwelling and largely screened from view by boundary vegetation and fencing. Given the above as well as the existing use of the site for educational purposes it is not expected that the siting of the temporary buildings will result in an unacceptable impact on neighbouring amenity.

It is noted that the submitted plans show air condition units proposed within the classroom building (FUA100 under ceiling Fancoil unit and RZA100 condensing unit) and office building (FTXM20 internal and RXM20 external) which align with those approved under DISC/25/0337. The plans detail that the units extract on the rear/east elevation away from the nearest dwellings, with the building acting as an acoustic barrier. The Council's Environmental Health team have not raised concerns over the proposal of the units for this application. In addition, the Council's Environmental Health team have not raised concerns over the provision of emergency lighting.

Highways Impacts:

Policy 40 of the HDPF requires development to provide safe and suitable access for all vehicles, pedestrians, cyclists, equestrians, public transport and for the delivery of goods while Policy 41 requires adequate parking to be provided within developments to meet the needs of anticipated users. The applicant has stated in the submitted Design & Access Statement that the installation of the temporary buildings would not affect the current car parking arrangements nor the existing vehicular/pedestrian access to the site.

Despite this, the Local Highways Authority has requested additional information to allow the proposal to be fully assessed including cycle parking details, potential for improvements to nearby pedestrian infrastructure and RTPI at bus stops, a trip generation assessment and updates to the existing Travel Plan to reflect increase student numbers. Given the temporary nature and scale of the development as well as the minimal increase in student numbers, it is not considered necessary to request a new Travel Plan, however a condition is applied requiring that the development is carried out in accordance with the existing Travel Plan for the wider school site, which is to be updated as necessary to refer to the increased pupil numbers.

A Construction Management Plan has been submitted alongside the application detailing a three week construction period with the temporary buildings to be craned onto the site. The Highways Officer has confirmed the Plan includes a site layout showing parking, and entrance and exit point and refers to a traffic management plan and storage of materials. The Officer requests a finalised plan showing the material storage area loading/unloading and area and demonstration of HGV and delivery vehicle information is required.

The Construction Management Plan refers to the site storage stating *'deliveries will, where possible, be on a just in time basis to avoid inconvenience to Operatives, Contractors, Subcontractors and to avoid excessive storage of materials on site. Materials and equipment will be stored safely and tidily to prevent disruption and keep a safe site.'*

Given the temporary nature of the buildings, their limited size, the short construction duration, and the presence of existing temporary buildings that have been erected in the location as proposed under this application it is not considered necessary or proportionate to require further details of the construction management plan.

Ecology:

Policies 25 and 31 of the HDPF (2015) seek to protect the natural environment and landscape character of the District and state that protected habitats and species will be protected against inappropriate development, while opportunities to enhance green infrastructure and biodiversity will be encouraged.

The Council's Ecological Consultant provided a response on the application confirming that there are no ecological objections and has requested a Biodiversity Enhancement Strategy and Wildlife Sensitive Lighting Scheme be secured by condition. Officer's do not consider that given the existing lighting on the buildings, the low level of development and temporary nature of the proposal are to such a level that these conditions would be proportionate. The proposal would provide a 10% net increase in BNG thereby providing proportionate enhancements for a longer duration than the buildings will exist.

Water Neutrality:

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst

these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

Drainage and Flood Risk:

It is noted the Drainage Officer has raised concerns about drainage at the site. Given the site's existing infrastructure, the temporary nature of the proposal and the modest addition of ground level hard surfacing and the existing classrooms, it is not considered necessary for further drainage information to be submitted in order for the development to be acceptable.

Other Matters:

Climate Change:

Policies 35, 36 and 37 require that development mitigates to the impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water consumption, improving biodiversity and promoting sustainable transport modes. These policies reflect the requirements of Chapter 14 of the NPPF that local plans and decisions seek to reduce the impact of development on climate change.

It is considered that the proposal would result in no further impact to climate resilience on the site.

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG) (unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

The applicant has submitted a Biodiversity Metric which demonstrates that a 13.29% gain is achievable by way of on-site biodiversity gains (planting of individual trees). The applicant has submitted a Post Development Plan (ref. 02.BNGPD) showing the trees planted to the rear of the temporary office building, on the sports pitch. The Council's Ecologist (BNG) has confirmed that there is no objection to these plans, subject to the same being said by the Council's Arboricultural Officer. Comments from Arboriculture advise that there is unlikely to be detriment to the mature tree line, which Officers have taken to be a no objection response.

However, Sports England has objected to the BNG plans due to the trees not being located in a supportable location for sports pitches and it is therefore the recommendation of Officers that an alternative location is found (taking account of previous comments made by both the Council's Ecologist and Arboricultural Officer). While no updated location plan for the trees has been provided, it has been sufficiently demonstrated that BNG is achievable on site and could ultimately be secured via the purchasing of units. A revised location for the trees should be submitted with the Biodiversity Gain Plan/HMMP.

A condition securing both a Biodiversity Gain Plan and Habitat Management and Monitoring Plan (HMMP) has been applied. In this specific circumstance given the college's need to erect the classrooms before the start of the school year, and the temporary nature of the classrooms, a timed HMMP condition has been attached. The condition requires the HMMP information to be submitted one month after the development has commenced. The Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool, and must demonstrate how the habitats will be managed and maintained for 30 years, starting from the date the development is completed.

Conclusions:

Paragraph 100 of the NPPF requires that great weight is given to the need to create, expand or alter early years, schools and post-16 facilities through decisions on applications. It is considered that the proposed development would support the needs of the college temporarily while planning and building works take place for more permanent facilities as well as remedial RAAC works. Officers are aware of the plans progressing and are suitably assured that the applicant is committed to providing a long-term solution. Given its temporary nature and its location amongst existing modular buildings, the proposed development is not considered to result in harm to the special character and setting of the Listed Building and wider townscape and would not result in unacceptable harm to the amenity of nearby occupiers. The development is therefore considered acceptable, in accordance with all relevant local and national policies.

Recommendation: Application Permitted

Conditions:

- 1 Plans
- 2 **Regulatory (Time) Condition:** The temporary classrooms and office accommodation hereby permitted shall be removed and the use hereby permitted shall be discontinued on or before 07/08/2029 and the land shall be restored to its former condition and its use as playing field reinstated on or before 01.10.2029.

Reason: The proposed development is not considered satisfactory as a permanent measure in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 3 **Pre-Commencement Condition (timed):** Within one month of the date of commencement of development, an updated Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the Biodiversity Gain Plan shall be submitted to the Local Planning Authority and include:
 - (a) a revised location for the tree planting away from the adjacent sports pitch;

- (b) a non-technical summary;
- (b) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the Biodiversity Gain Plan, together with a timetable for its provision;
- (c) the management measures to maintain habitat in accordance with the Biodiversity Gain Plan from the completion of development; and
- (d) management responsibilities of the people or organisation(s) delivering the HMMP has been submitted to, and approved in writing by, the Local Planning Authority.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP. Any proposed or retained planting, which within a period of 5 years after installation, 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 the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Policy 31 of the Horsham District Planning Framework (2015).

- 4 **Regulatory Condition:** The existing Travel Plan for the school shall be updated to reflect the development hereby permitted and the details and requirements of the Travel Plan shall be implemented for the development prior on first use of the temporary buildings hereby permitted.

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

- 5 **Regulatory Condition:** The materials and finishes of all new external walls, windows and roofs of the office hereby permitted shall match in type, colour and texture those of the existing temporary office buildings.

The materials and finishes of all new external walls, windows and roofs of the classroom hereby permitted shall match in type, colour and texture those of the existing temporary classroom buildings.

Reason: In the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 6 **Regulatory Condition:** The development shall be undertaken in strict accordance with the approved Tree Protection Plan [02.TPP 01KT, received 23/06/2026]. The approved tree protection measures shall be installed before any development commences and shall remain in place for the duration of the construction period.

Reason: To protect retained trees during construction in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

- 7 **Regulatory Condition:** All construction activities shall be carried out in accordance with the details and measures set out in the Construction Management Plan [received 23rd of June 2026].

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

Biodiversity Net Gain Condition

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission is Horsham District Council.

This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link:

[Submit a biodiversity gain plan - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/biodiversity-net-gain).

Statutory exemptions and transitional arrangements

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at

<https://www.gov.uk/guidance/biodiversity-net-gain>.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

NOTE TO APPLICANT

The Applicant is advised that the Travel Plan for the site needs to be updated to reflect the increase in student numbers.

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: DC/26/0655

(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
Location plan		02.KT	26.05.2026
Elevation & Floor plan		03KT A	26.05.2026
Elevation & Floor plan		04KT A	26.05.2026
Floor plan		OPP1382429 A	26.05.2026
Plans	Emergency Lighting Plan	PK-CoRC01-EML01 B	26.05.2026
Site plan	Tree Protection Plan	02.TPP 01KT	23.06.2026
Supporting Docs	Construction Management Plan		23.06.2026

DELEGATED

Case Officer sign/initial Alice Johnson Date: 06/08/2026

Authorising Officer sign/initial Adrian Smith Date: 07.08.2026