



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0153

Greenway Academy, Greenway, Horsham, West Sussex, RH12 2JS

DESCRIPTION:

Application for Approval of Details Reserved by Conditions 3, 4, 5 and 6 to approved application DC/22/1954.

RELEVANT PLANNING HISTORY:

DC/22/1954	Demolition of existing school buildings and the construction of a new part two storey, part single storey teaching block with external play areas, canopy, photovoltaic panels and landscaping.	Application Permitted on 12.10.2023
DISC/23/0241	Approval of details reserved by condition 3 and 4 to approved application DC/22/1954	Application Refused on 11.06.2024
DISC/24/0174	Application for Approval of Details Reserved by Condition 5 and 6 to approved application DC/22/1954	Split Decision on 31.07.2024
DISC/24/0197	Application for Approval of Details Reserved by Conditions 3,4 and 6 to approved application DC/22/1954.	Application Refused on 14.10.2024

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

HDC Landscape: No Objection

The Officer has provided 3 comments during the course of the application. The latest comment confirms no objection is now raised to the discharging of conditions 3, 4 and 5. No comment is provided in regard to condition 6.

HDC Arboricultural Officer: No Objection

Further to the Landscape Architect's comments dated 19 June 2026 regarding Condition 5, I can advise that the newly submitted Tree Protection Plan Drw No. SRP1029-LLB-00-EX-D-O-2005 Rev P04, and additional supporting information appear to have addressed the concerns previously raised. The Officer also notes that no excavation or removal of the gas service within RPA of tree T1 is proposed, T9 is proposed to be retained and the drainage runs adjacent to G16 and G17 would remain in situ. The Officer has therefore raised no objection, subject to the implementation of the tree protection measures and working methods detailed

WSCC Fire & Rescue Service: No Objection

PartB have submitted details for fire appliance access to the new build school on behalf of Morgan Sindall Ltd. From the details provided I am satisfied suitable access and turning facility has been provided for a fire appliance attendance and condition 6 can be discharged. Our original consultation saved to your planning portal clearly states BB100 Design for fire safety in schools, section 8.3, not B8100 as identified by PartB.

WSSC Lead Local Flood Authority: No Objection

Following a review of the application, we have no objection. We have noticed that the basin does not appear to be on the drawing, but it is understood that this may be covered by future NMA.

WSSC are responsible for maintenance of the pipe in the north east corner of the school field (which continues under 90 Merryfield Drive), which is unaffected by the proposals in this planning application. We have no understanding or records of any surface water pipes on the west hand side of the school field, therefore are unable to make any comments in relation to this.

Southern Water: No Objection

Following a review of the documents submitted Southern Water has no objections to the discharge of Condition 3 (Foul & Surface Water Drainage Strategy). We do not have any comments on Conditions 4, 5 & 6 as these do not relate to the drainage.

Parish Comments:

Horsham Town Parish: No objection.

Horsham Town Council Planning Committee resolved no objection, subject to the following conditions which it is hoped the HDC officer will ensure are addressed:

We expect HDC to request the developers to :

1. Submit accurate drainage plans that show the pipe along the western boundary and advise how this will be maintained going forward (particularly as it is planned to plant trees over it);
2. Submit revised plans and documentation to show what mitigating action will be taken to ensure that gardens along the western boundary are not flooded;
3. Factor in additional drainage solutions to drain the school playing field so that the flooding currently suffered by the gardens in Merryfield drive ceases.

Representations:

Officer have received 2 letters from 2 addresses raising the following matters:

1 comment has been received stating that the legal responsibility for a drainage pipe in the north west of the site falls to the school. It is requested this is established prior to a decision being issued.

1 comment has been received in support of the application, siting improvements to the school facilities and the change in design.

PLANNING ASSESSMENT

Planning Application DC/22/1954 was granted consent on the 12th October 2023. This permission was for the following:

“Demolition of existing school buildings and the construction of a new part two storey, part single storey teaching block with external play areas, canopy, photovoltaic panels and landscaping.”

Consent is sought to discharge the details reserved by Conditions 3, 4, 5 and 6 of DC/22/1954 only.

Condition 3 states:

Pre-Commencement Condition: No development shall commence until a drainage strategy detailing the proposed means of foul and surface 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).

Officers note that a previous application to discharge condition 3 was refused under application number DISC/23/0241. This previous application included an alternative drainage strategy which did not sufficiently evidence that the scheme would ‘*be safe for its lifetime and not increase flood risk elsewhere*’. This resulted in an objection from the LLFA and the scheme ultimately being refused.

The applicant has now submitted a revised Drainage Strategy and a Drainage Layout which have been reviewed by WSCC Lead Local Flood Authority and Southern Water. The Officers have raised no objection, however, the LLFA have noted that the basin was not shown on the drawings. An updated plan has therefore been provided to clearly annotate / shade the siting of this basin.

Officers note that, as existing, a short section of 6-inch drainage pipe runs from the north-west corner of the site, beneath 90 Merryfield Drive, and connects to a surface water sewer. This pipe was introduced in approximately 1970 to assist in draining the school field. In establishing the location of this drain Officers have had regard to the submitted external services layout provided by the applicant and a deed of grant which was made at the time of the pipe's introduction. This includes a plan of the pipe's location. Officers have additionally sought the advice of WSCC who have verified the pipe's location within their own records. Officers additionally note the presence of a manhole cover to the north west of the site which corresponds to this siting.

The submitted drainage scheme includes:

- A basin and surface water attention tank to the south east of the field
- A swale along the eastern boundary
- A subterranean surface water tank to the south western boundary
- Permeable paving across the scheme

The proposal does not seek any drainage works or planting within the north west of the site in proximity to the existing drain and WSCC have noted that they are satisfied that the existing drain would be unaffected by the proposal. In regard to the ongoing maintenance of the existing pipe, the WSCC LLFA Officer has detailed in their comment that WSCC are responsible for maintenance of the pipe under 90 Merryfield Drive.

The requirements of condition 3 have therefore been satisfied and condition 3 can be discharged in full.

Condition 4 states:

Pre-Commencement Condition: *No development shall commence until full details of underground services, including locations, dimensions and depths of all existing and proposed service facilities (including the existing drainage pipe adjacent to the western site boundary along Merryfield Drive and any connections onto Greenway) and required ground excavations, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall show accordance with the landscaping proposals and Arboricultural Method Statement. The development shall thereafter be carried out in accordance with the approved details.*

Reason: *As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).*

Officers note that a previous application to discharge condition 4 was refused under application number DISC/23/0241. This was due to conflict with underground services and existing trees / root protection areas. The current application includes a Tree Removal, Protection & Retention Plan, External Services Layout and Drainage Plan / Layout. These have been reviewed by the Council's Landscape Officer who has raised no objection.

Condition 4 additionally requires consideration of the existing drain between Greenway and Merryfield Drive. As set out above, this drain runs between the north-west corner of the site, beneath 90 Merryfield Drive, and into a surface water sewer. This is a specific requirement of the condition following concerns from residents on Merryfield Drive of poor site drainage and localised flooding within gardens.

As noted under Condition 3, the revised drainage strategy is considered acceptable by WSCC and would not impact the existing drain under 90 Merryfield Drive. It is also note that no drainage, underground services, or planting are proposed in the north west of the site adjacent to this drain.

The requirements of condition 4 have therefore been satisfied and condition 3 can be discharged in full.

Condition 5 states:

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 drawing number [insert number], 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).

Following the submission of an updated Tree Removal, Protection & Retention Plan the Council's Landscape and Arboricultural Officers have advised the requirements of condition 5 have been met and raised no objection. It is noted that the tree protection measures and working methods detailed should be implemented in full.

The requirements of condition 5 have therefore been satisfied and condition 5 can be discharged in full.

Condition 6 states:

Pre-Commencement Condition: No development shall commence until it has been demonstrated to the satisfaction of WSCC Fire and Rescue Service that a fire appliance can gain access to within 15% of the perimeter or within 45m of the footprint of the new building in accordance with approved document - B (AD-B) Volume 1 - 2019 edition B5: section 15. Access should also comply with the requirements of B8100 - Design for fire safety in schools, section 8.3. The development shall thereafter be carried out in accordance with the agreed details.

Reason: In accordance with fire and safety regulations in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Swept Path Analysis for Fire Tenders within the site to demonstrate access and turning. The applicant has additionally provided a written statement detailing full compliance with Condition 6. These have been reviewed by WSCC Fire & Rescue who have raised no objection and have outlined Condition 6 can be discharged.

The requirements of condition 6 have therefore been satisfied and condition 6 can be discharged in full.

Summary

The requirements of the conditions 3, 4, 5 and 6 have each been satisfied. It is therefore recommended that conditions 3, 4, 5 and 6 can be fully discharged.

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DISC/26/0153

(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
Plans	Swept Path Analysis of Fire Tender for Consented Layout 1/2	237.0005-0001 REV P01	15.05.2026
Plans	Swept Path Analysis of Fire Tender for Consented Layout 2/2	237.0005-0002 REV P01	15.05.2026
Plans	Drainage Strategy Layout 1/2	NONE	15.05.2026
Plans	Drainage Strategy Layout 2/2	NONE	15.05.2026
Plans	Drainage Strategy for Consented Scheme (Sheet 1 of 2)	5510 REV P02	17.07.2026
Plans	Drainage Strategy for Consented Scheme (Sheet 2 of 2)	5511 REV P02	17.07.2026
Plans	Incoming Services Layout	SRP1029-HAW-00-EX-D-Z-5408 REV P02	15.05.2026
Plans	Combined External Services Layout	SRP1029-HAW-00-EX-D-Z-5409 REV P03	15.05.2026
Plans	Tree Removal, Protection and Retention Plan	SRP1029-LLB-00-EX-D-O-2005 REV P04	14.07.2026
Supporting Docs	Discharge of Planning Condition No. 6 - Fire and Rescue	NONE	15.05.2026
Plans	Drainage Plan	SRP1029-SVS-XX-XX-D REV P02	15.05.2026

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

Plan Type	Description	Drawing Number	Received Date

DELEGATED

Case Officer sign/initial

Sam Whitehouse

Date: 29/07/2026

Authorising Officer sign/initial Adrian Smith

Date: 29/07/2026