Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0063
Christs Hospital School, The Avenue, Christs Hospital, West Sussex, RH13 0LJ

DESCRIPTION:
Variation of Condition 1 of previously approved application DC/21/1524 (Proposed two-storey extension to the existing sports centre to provide two new swimming pools, spa facilities, two class studios, a fitness suite and cafe. Construction of a six-lane, all-weather running track with eight-lane sprint track and ancillary athletic facilities and floodlighting. Construction of a 3G artificial grass pitch with floodlighting. Relocation of spoil on land to the east. Creation of an unlit outdoor adventure area with 15 stations east of the new track. Associated car parking for 272 cars, and a new permanent access to Christ Hospital Road, closure of the existing Infirmary Drive access with conversion of disused section of drive to a sprint track. Erection of associated equipment store, fencing and lighting) Relating to Water Neutrality and related Habitat Regulation Assessment.

RELEVANT PLANNING HISTORY:

DC/21/1524	Proposed two-storey extension to the existing sports centre to provide two new swimming pools, spa facilities, two class studios, a fitness suite and cafe. Construction of a six-lane, all-weather running track with eight-lane sprint track and ancillary athletic facilities and floodlighting. Construction of a 3G artificial grass pitch with floodlighting. Relocation of spoil on land to the east. Creation of an unlit outdoor adventure area with 15 stations east of the new track. Associated car parking for 272 cars, and a new permanent access to Christ Hospital Road, closure of the existing Infirmary Drive access with conversion of disused section of drive to a sprint track. Erection of associated equipment store, fencing and lighting.	Application Permitted on 13.09.2021
DC/22/1990	Non Material Amendment to previously approved application DC/21/1524 (Proposed two-storey extension to the existing sports centre to provide two new swimming pools, spa facilities, two class studios, a fitness suite and cafe. Construction of a six-lane, all-weather running track with eight-lane sprint track and ancillary athletic facilities and floodlighting. Construction of a 3G artificial grass pitch with floodlighting. Relocation of spoil on land to the east. Creation of an unlit outdoor adventure area with 15 stations east of the new track. Associated car parking for 272 cars, and a new permanent access to Christ Hospital Road, closure of the existing Infirmary Drive access with conversion of disused section of drive to a sprint track. Erection of associated equipment store, fencing and lighting) to allow for amendments to the proposed layout of the Adventure Trail.	Application Permitted on 25.01.2023
DISC/22/0308	Approval of details reserved by condition 3 to approved application DC/21/1524.	Application Permitted on 26.10.2022
DISC/23/0007	Approval of Details Reserved by Condition 5, 6, 7 and 10 to approve application DC/21/1524 (Phase 1 only).	Application Permitted on 21.04.2023

DISC/23/0142	Approval of details reserved by condition 3 to approved application DC/21/1524.	Application Permitted on 29.06.2023

SITE AND SURROUNDS

Christ's Hospital School is located approximately 3km to the south-west of Horsham, and approximately 1.5km to the south-west of the small settlement of Tower Hill. The settlement of Christ's Hospital largely comprises the school campus, and a small cluster of housing to the north and west (adjacent to the railway line). The specific application site is within the school campus, but is not within the BUAB. Access to Christ's Hospital from the east is gained from the B2237 (Worthing Road, Horsham) via Tower Hill / Christ's Hospital Road; from the south via the Bax Castle and Two Mile Ash Road; or from Itchingfield to the west via Christ's Hospital Road. Access can also be gained from Christ's Hospital train station which is located approximately 700m to the north-west of the school campus.

The application site is located on grounds to the north of the existing school campus and Bluecoats Sports Centre. The site largely consists of managed grassland (which is artificially flat as a result from the laying of spoil from previous development), with some of the land used for informally marked sports pitches (athletics, cricket and rounders) in the summer months. The application site contains a number of mature trees, particularly lining the Main Drive, and within the proposed location for the new athletics track. The 'Eastern Fields' are defined by open and gently undulating grassland, interspersed with occasional mature trees, and divided by The Avenue which is heavily tree lined. A small portion (approximately 0.2Hh) of Ancient Woodland is located within the Eastern Fields, directly to the south of Christ's Hospital Road. The northern boundary of the site is defined by Christ's Hospital Road, beyond which is woodland which largely restricts views and awareness of the A24 dual carriageway further to the north.

In addition to a number of residential houses and flats located on the school campus occupied by staff and students; there are several other residential properties in the vicinity of the application site. Approximately 100m to the north-west of the site is Bluecoat Ponds and Barnes Wallis Avenue which comprise of around 142 residential properties. Of these properties, numbers 41-52 Bluecoats Ponds are in closest proximity (approx. 40m) to the application site. Properties in King Edward Close are located further from the application site to the east, and several other properties on Two Mile Ash Road are located within sight of the Eastern Fields.

DETAILED DESCRIPTION

The parent permission ref: DC/21/1524 was granted consent prior to the receipt of Natural England's Position Statement and the subsequent requirement for all new development to demonstrate water neutrality. As a result, the approved development did not include any water reduction measures, or offsetting strategy.

Details pursuant to pre-commencement conditions 3 (Phasing Plan), 5 (phase 1 only) (Trees), 6 (phase 1 only) (Track and Pitch Details), 7 (phase 1 only) (Floor Levels), and 10 (phase 1 only) (Store Details) have been approved under DISC/23/0007 and DISC/23/0142.

Following these successful conditions discharge applications, the CG Fry v SoS and Somerset Council High Court decision made it clear that enabling permissions, including discharge of planning conditions, would need to demonstrate a nutrient / water neutral position (ruling issued 30th June 2023). As a result, applications to formally discharge the following pre-commencement conditions are currently on hold:

4 (Construction Environmental Management Plan)	DISC/23/0043
9 (Trail Details)	DISC/23/0043
11 (Drainage Statement)	DISC/23/0269

To enable the approved development to be implemented on site, address the requirements set by Natural England, and ensure the permitted development attains a water neutral position, the applicant has submitted this Section 73 application to vary condition 1 to include the submitted Water Neutrality

Statement (WNS), Shadow Habitats Regulation Assessment and Amplifying Water Neutrality Assessment Information

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (2023)

Horsham District Planning Framework (HDPF 2015)

Policy 1 - Strategic Policy: Sustainable Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
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 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 43 - Community Facilities, Leisure and Recreation

Supplementary Planning Guidance:
Community Infrastructure Levy (CIL) Charging Schedule (2017)

RELEVANT NEIGHBOURHOOD PLAN

Southwater Parish Neighbourhood Plan 2017-2031

Policy SNP 1 Core Principles
Policy SNP 4 Keeping our Roads Moving
Policy SNP5 Local Green Spaces
Policy SNP 7 Formal / Informal Sports Areas
Policy SNP 13 Enhancing our Non motorised Transport Network
Policy SNP 15 Driving in the 21 Century
Policy SNP 16 Design
Policy SNP 17 Site levels
Policy SNP 18 A Treed Landscape
Policy SNP 19 Parish Heritage Assets

Paragraph 33 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council is currently in the process of reviewing its development plan however at this stage the emerging policies carry only limited weight in decision making. As the HDPF is now over 5 years old, the most important policies for the determination of this application must be considered as to whether they are 'out of date' (NPPF paragraph 11d). This includes, for applications involving the provision of housing, whether the Council can demonstrate a five-year supply of deliverable housing sites (NPPF footnote 8).

The Council is currently unable to demonstrate a five-year supply of deliverable housing sites, with the supply currently calculated as being 2.9 years. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only limited weight in decision making.

All other policies within the HDPF as itemised above have been assessed against the NPPF and are considered to be consistent such that they continue to attract significant weight in decision making.

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
None.

OUTSIDE AGENCIES
Natural England: No objection.
Natural England concur with the conclusion of your authority's HRA appropriate assessment insofar that adverse effects on the integrity of the Arun Valley Designated sites can be ruled out, as such: Natural England have no objections subject to the: delivery, management and maintenance of measures identified in the water neutrality statement to achieve water neutrality.

Parish Comments:
Southwater Parish Council: No objection.

Representations:
None received.

Member Comments:
None received.

HUMAN RIGHTS
Article 8 (right to respect of a private and family life) and Article 1 of The First Protocol (protection of property) of the Human Rights Act 1998 are relevant to the application. Consideration of human rights is an integral part of the planning assessment set out below.
PLANNING ASSESSMENT
The applicant has submitted this Section 73 application to vary condition 1 of parent permission ref: DC/21/1524 to enable the approved development to be implemented on site, address the requirements set by Natural England, and ensure the permitted development attains a water neutral position. In support of this application, the applicant has submitted a Water Neutrality Statement (WNS), Shadow Habitats Regulation Assessment and Amplifying Water Neutrality Assessment Information
Section 73(2) of the Town and Country Planning Act 1990 (TCPA) states:
(2) On such an application the local planning authority shall consider only the question of the conditions subject to which planning permission should be granted, and—
(a) if they decide that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted, or that it should be granted unconditionally, they shall grant planning permission accordingly, and
(b) if they decide that planning permission should be granted subject to the same conditions as those subject to which the previous permission was granted, they shall refuse the application.

Natural England have reviewed the submitted information and raise no objections to the proposed onsite mitigation measures. Natural England are satisfied that adverse effects on the integrity of the Arun Valley Designated sites can be ruled out, provided the measures identified in the water neutrality statement to achieve water neutrality are delivered, managed, and maintained.

In view of the above, officers are satisfied that a water neutral position can be demonstrated, and therefore, the proposal would not result in an increased consumption of water resulting in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 186 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Accordingly, Officers consider that condition 1 can be varied to facilitate the previously permitted development to be undertaken in a water neutral position in accordance with the proposed onsite mitigation measures. All other conditions are retained or varied to accord with details previously submitted. Condition 40 has also been added to ensure water neutrality is delivered prior to the additional demand being generated.

Recommendation: Application Permitted

Conditions:

1. Plans List

2. **Regulatory (Time) Condition:** The development hereby permitted shall be begun before 13 September 2026.

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

3. **Regulatory Condition:** The development hereby permitted shall be carried out and completed in accordance with the phasing plans drawing ref: (20) 002 REV A04 Phase 1 dated 14.06.2023, drawing ref: (20) 003 REV A04 Phase 2 dated 14.06.2023 and drawing ref: (20) 004 REV A03 Phase 3 dated 14.06.2023 as approved under permission ref: DISC/23/0142 dated 29.06.2023.

   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. **Regulatory Condition**: The development shall hereby permitted shall be carried out and completed in accordance with the Tree Constraints Plan with Tree Shadows D2487.Rev 3.3-A1-TCPWS REV 3.3 18.01.2023 and Tree Protection Plan D2487.Rev3.3-A1- TPP REV 3.3 18.01.2023 as approved under permission ref: DISC/23/0007 dated 21.04.2023.

   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. **Regulatory Condition**: The development of the relevant external sports facilities (including the 3G pitch and athletics track) shall be carried out and completed in accordance with the Proposed Athletics Track - Speactator Seating and Retaining Wall Plan and Elevation Details A-(10)201 16.01.2023, Proposed Athletics Track GA Plan A-(10)200 16.01.2023, Proposed Athletics Track - Spectator Seting and Retaining Wall Elevations and Details A-(10)202 16.01.2023, Details plan Proposed Athletics Store - GA Plan Layout A-(10)500_Rev 16.01.2023 as approved under permission ref: DISC/23/0007 dated 21.04.2023. 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. **Regulatory Condition:** The development shall be carried out and completed in accordance with Proposed Roof Plan A-(10)501_Rev 16.01.2023, Proposed Elevations A-(10)502_Rev 16.01.2023, Proposed Sections 1 and 2 A-(10)503_Rev 16.01.2023 and Proposed Spot Levels Plan PCD07(08)01 16.01.2023 as approved under permission ref: DISC/23/0007 dated 21.04.2023.

   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. **Regulatory Condition:** The development hereby permitted shall be carried out and completed in accordance with Green Roof Wildflower Blanket Details 28.03.2023 and Wild Flower / Biodiverse & General Maintenance Procedures 28.03.2023 as approved under permission ref: DISC/23/0007 dated 21.04.2023.

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
    g) forward over a five-year period).
    h) Details of the body or organisation responsible for implementation of the plan.
    i) Ongoing monitoring and remedial measures.

    The LEMP shall also include details of the legal and funding mechanism(s) by which the longterm 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).

40. **Pre-occupation condition:** Prior to the first use (other than by pupils of Christ's Hospital School) of the new external sports facilities (all-weather running track, 3G artificial grass pitch and trim-trail), or the sports centre extension, whichever is sooner, the new pool filtration system shall be installed to the existing swimming pool, in accordance with the approved Water Neutrality Statement 3490757 REV02 dated 19.12.2023. The new pool filtration system shall be operated, retained and maintained thereafter.

    Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 186 of the National Planning Policy Framework (2023), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

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

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/24/0063
(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
DIS	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 A28	20.10.2022
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 Apr 19	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
Layout plan	Proposed adventure trail layout	(20) 008 A03	20.10.2022
Layout plan	Proposed Site Layout Phase 1	(20) 002 Rev A04	14.06.2023
Layout plan	Proposed Site Layout Phase 2	(20) 003 Rev A04	14.06.2023
Layout plan	Proposed Site Layout Phase 3	(20) 004 Rev A03	14.06.2023
Supporting Statement	Cover letter		20.10.2022
Details plan	Proposed Athletics Track – Spectator Seating and Retaining	A-(10)201	16.01.2023
Details plan	Wall Plan and Elevation Details		
Details plan	Proposed Athletics Track GA Plan	A-(101)200	16.01.2023
Details plan	Proposed Athletics Track – Spectator Seting and Retaining Wall Elevations and Details	A-(10)202	16.01.2023
Details plan	Proposed Athletics Store – GA Plan Layout	A-(10)500_Rev	16.01.2023
Roof plan	Proposed Roof plan	A-(10)501_Rev	16.01.2023
Elevation plan	Proposed Elevations	A-(10)502_Rev	16.01.2023
Section plan	Proposed Sections 1 and 2	A-(10)503_Rev	16.01.2023
Details plan	Proposed Spot Levels Plan	PCD07(08)01	16.01.2023
Supporting Docs	Green Rood Wildflower Blanket Details		28.03.2023
Supporting Docs	Wild Flower / Biodiverse & General Maintenance Procedures		28.03.2023
Tree plan	Tree Constraints Plan with Tree Shadows	D2487.Rev 3.3-A1-TCPWS REV 3.3	18.01.2023
Tree plan	Tree Protection Plan	D2487.Rev3.3-A1-TPP REV 3.3	18.01.2023
Supporting Docs	Water Neutrality Statement	3490757 REV02	19.12.2023
Supporting Docs	Addendum to Water Neutrality Statement		02.04.2024

DELEGATED

Case Officer sign/initial Stephanie Bryant Date: 07/05/2024

Authorising Officer sign/initial Adrian Smith Date: 08/05/2024