Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0245
Rapkyns Care Village New Barn School Guildford Road Broadbridge Heath West Sussex RH12 3PQ

DESCRIPTION:
Approval of details reserved by conditions 9 (hard and soft landscaping) and 12 (Travel Plan) to approved application DC/21/2350 (Construction of new primary and secondary school buildings, landscaping, creation of new playing fields and additional car parking. School expansion from 60 to 120 pupils).

DETAILED DESCRIPTION:

Planning Permission DC/21/2350 was permitted on 20th October 2022. This permission was for the following: Construction of new primary and secondary school buildings, landscaping, creation of new playing fields and additional car parking. School expansion from 60 to 120 pupils.

This application seeks details of conditions 9 (hard and soft landscaping) and 12 (Travel Plan) of that permission. The work on site for implementation of the permission has commenced.

The submitted details comprise a Travel Plan (REV 1 Sept 2024 by AECOM Limited) and a suite of technical drawings and supporting reports relating to trees and landscaping, including tree survey and protection plans; Arboricultural impact assessment and method statement; detailed landscaping plans; and landscaping management and maintenance plan by ACD Environmental (Ref: PRI23235 man Date: 22/08/2024).

RELEVANT PLANNING HISTORY:

DC/21/2350	Construction of new primary and secondary school buildings, landscaping, creation of new playing fields and additional car parking. School expansion from 60 to 120 pupils.	Permitted 20 Oct 2022
DISC/21/0303	Approval of details reserved by conditions 4 (Biodiversity Enhancement Layout) and 5 (lighting design scheme) to approved application DC/21/0686 (4 temporary buildings for 3 years, parking area, new play area and landscaping).	Permitted 17-03-2022
DISC/23/0055	Approval of details reserved by condition 5 (Landscape and Ecological Management Plan) to approve application DC/21/2350 (New primary and secondary school buildings, landscaping, creation of new playing fields and additional car parking).	Permitted 08-06-2023
DISC/23/0146	Approval of details reserved by conditions 3 (foul water disposal),4 (surface water drainage) and 7 (materials and finishes) to planning permission DC/21/2350 (primary and secondary school buildings, new playing fields, car parking).	Permitted 04-12-2023
DISC/24/0147	Application for Approval of Details pursuant to Conditions 13 (Biodiversity Enhancement Strategy) and 15 (lighting scheme) to approved application	Permitted 06-08-2024

DC/21/2350 Construction of new primary and secondary school buildings, landscaping, creation of new playing fields and additional car parking. School expansion from 60 to 120 pupils.

CONSULTATIONS:

HDC Landscapes: *Satisfied with information provided to discharge condition 9. Advise for proposed trees, a 120mm collar should be left free of mulch to prevent trunk from rotting, however this information is not required to be submitted.*

WSCC Highways: *No Objection. Travel Plan submitted detailing measures to minimise impact of travel on environment, maximise sustainable travel, monitoring, remedial actions etc. Satisfied with information submitted.*

Other Considerations

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.

ASSESSMENT:

Condition 9 (Hard and soft Landscaping):

Pre-Occupation Condition: *No part of the development hereby permitted shall be first occupied until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:*

- *A Landscape Management Plan for a minimum of 5 years. This should be accompanied by a maintenance work schedule*
- *Detailed landscape plan; this should include soft (plant species, density/spacing, location and sizes, tree pit details) and hard (material, finish and colour) landscaping, play equipment/features and boundary treatment*
- *Arboricultural Method Statement (dependent on AIA findings) The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development.*

Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained 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 that is sympathetic to the landscape and townscape 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) and Policies 3 and 4 of the Slinfold Neighbourhood Plan (2018)

The Council's Landscapes team has assessed the submitted details pursuant to condition 9 (including the suite of planting plans and associated tree assessments and control documents on an appropriate management and maintenance of regime of landscaping (including sports turf, amenity grassland,

wildflower meadow) and is satisfied the submitted details would ensure a development sympathetic to landscape character and visual amenity. The submitted revised details are therefore acceptable pursuant to the condition.

Condition 12 (Travel Plan):

Pre-Occupation Condition: *No part of the development hereby permitted shall be occupied until a Travel Plan has been 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).

The Local Highway Authority (West Sussex County Council) has assessed the submitted Travel Plan and is satisfied its content encourages and promote sustainable transport proportionate to the nature of the type of development approved. The submitted revised details are therefore acceptable pursuant to the condition.

Recommendation: Application Permitted

Water Neutrality Note: No further Habitat Regulations Assessment (HRA) is required at conditions discharge stage if a scheme has already undertaken HRA for Water Neutrality prior to being granted. The permitted scheme (DC/21/2350) is already Water Neutral being subject of a favourable HRA AA in 25-07-2022.

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/24/0245
(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
Supporting Docs	Travel Plan REV 1 (Sept 2024) by AECOM Limited New Barn School, Treehouse Educare Project number: 60535693		24.09.2024
Supporting Docs	Tree Survey REF: PRI23235ts Date: 02/03/2022 by ACD Environmental		24.09.2024
Supporting Docs	ARBORICULTURAL IMPACT ASSESSMENT & METHOD STATEMENT Ref: PRI23235aia_amsA Revision: A:23/06/22 by ACD Environmental		24.09.2024

Supporting Docs	PRI23235-03 REV A Tree Protection Plan		24.09.2024
Supporting Docs	SOFT LANDSCAPE MANAGEMENT AND MAINTENANCE PLAN Ref: PRI23235 man Date: 22/08/2024 by ACD Environmental		24.09.2024
Plans	TREE SURVEY Plan	PR123235-01	24.09.2024
Plans	Sheet 1 Landscape Proposals	PR123235 11 REV B	24.09.2024
Plans	Sheet 2 Landscape Proposals	PR123235 11 REV B	24.09.2024
Plans	Sheet 1 Landscape Site Plan	PR123235 20 REV C	24.09.2024
Plans	Sheet 2 Landscape Site Plan	PR123235 20 REV C	24.09.2024
Plans	SHEET 2 LANDSCAPE SITE PLAN	PR123235 20 REV C	24.09.2024

DELEGATED

Case Officer sign/initial Matthew Porter Date: 04-11-2024

Authorising Officer sign/initial J Hawkes Date: 05.11.2024