Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/23/1980
Mowbray Development Site, Land North of Horsham West Sussex.

DESCRIPTION:
Application for approval of Reserved Matters pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for the Sports Pavilion.

RELEVANT PLANNING HISTORY:

DC/16/1677	Outline planning application with all matters reserved except access for a mixed use strategic development to include housing (up to 2,750 dwellings), business park (up to 46,450 m2), retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure	Application Permitted on 01.03.2018
DC/19/0984	Non material amendments to approved application DC/16/1677 (the North Horsham Development site) for amendments to the wording of conditions 5,7,8,9,11,12,13,14,16,17,18,19,22,28, 31 & 54 and the introduction of a new condition to enable the Principal Access Works to come forward	Application Permitted on 12.06.2019
DC/21/0181	Non Material Amendment to condition 2 of DC/16/1677 (Outline planning permission for Land North of Horsham strategic site) to amend all parameter plans.	Application Permitted 12.03.2021
DC/22/1026	Reserved Matters Application for the provision of a Sports Hub including access, a substation, landscaping, foot/cycle paths, car and cycle parking, and drainage including drainage basins, realignment of Chennells Brooks and a foul pump station, pursuant to Condition 5 of approved outline application DC/16/1677 (mixed use strategic development to include housing (up to 2,750 dwellings), business park (up to 46,450 m2), retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure)	Application Permitted 22.12.2022

SITE AND SURROUNDS
The application site relates to a field north of the A264 to the east of Rusper Road north. The field is adjacent to a stream to the west of the site. A brook also goes through the south east corner of the field. The proposed site is to the southern part of the field, adjacent to existing trees and hedgerow. Both of the streams run to a culvert to the southwest corners of the site which goes under the A264, which is called Chennells Brook. The majority of the site is within Flood Zones 2 & 3. A public right of way runs along the northern boundary of the field with ancient woodland located on the northern side of

the path. Fields lie to the immediate east and west of the site. Under DC/22/1026, permission was granted for the use of this site as a Sports Hub.

The site is part of the wider Land North of Horsham strategic site (now known as the Mowbray Development site). The strategic site is allocated within the Horsham District Local Plan for development under Policies SD1 – SD9. Under DC/16/1677, outline consent was granted in March 2018 for housing (up to 2,750 dwellings), a business park (up to 46,450sqm), retail, a community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure.

Under the outline permission, this site is within Phase 2 and is allocated as a Sport Hub for the Mowbray site. Reserved matters approval has been granted for the Sports Hub under DC/22/1026. The area to the east is allocated for use as Employment Land and the area to the west is allocated for use as a supermarket. Works have been completed on the new Bohunt school to the east side of Rusper Road North. Works are also well underway at Phase 1 of the site, with housing being built at RM Area 1.

DETAILED DESCRIPTION

This application seeks reserved matters for approval of the design, layout and landscaping for the sports pavilion located within the Sports Hub. The proposal is for the following:

- Provision of a single-storey Sports Pavilion of 500.3 sqm to meet the requirements of the S106 definition (page 89) and in line with the specifications at Appendix 8 of the S106 including:
  - Six team changing rooms (separate away and home team changing for each of the three sports pitches; each changing room 17.5 sq.m)
  - Four showers per changing room including an accessible shower with partition/ rail etc (24 in total)
  - Two toilets per changing room (one each for home and away; six in total)
  - Separate accessible shower room
  - Two officials changing rooms each with a shower (to accommodate male and female officials)
  - Separate male, female and accessible toilets for the social space
  - Social space (with a vaulted ceiling) including seating and a bar of 82.3 sq.m; bar storeroom
  - Kitchen of 13.5 sq.m; kitchen storeroom
  - First aid room (6.6 sq.m)
  - Office/ reception
  - Generous double height entrance lobby
  - Two externally accessible equipment stores
  - Cleaner's store
  - Rear 'arcade' providing direct access to the sports pitches from the changing rooms
  - Space for lockers
  - Plant room
  - Refuse store
- External seating area/ patio wrapping around the northeast corner of the Pavilion.
- Reconfiguration of the accessible parking bays approved through the Sports Hub reserved matters approval to provide an access path leading directly to the Sports pavilion entrance (number of parking spaces retained at five).
- Extension of footway approved through the Sports Hub reserved matters approval to connect to the Sports Pavilion hard landscaping/ entrance area.
- Relocation of tree approved through the Sports Hub RMA (three remaining to the south of the Pavilion).
- Eight Sheffield cycle stands to the west of the pavilion as per the Sports Hub RMA; a further eight to the south of Pavilion in proximity to the main entrance/ accessible parking bays – 16 Sheffield cycle stands in total.
- Rainwater harvesting (to flush WCs).
- As amended, the proposal also includes ball stop fencing along the northern boundary.

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 4 - Strategic Policy: Settlement Expansion
Policy SD1 - Strategic Policy: Land North of Horsham
Policy SD3 – Local Centre
Policy SD5 – Open Space, Sport and Recreation
Policy SD7 - Design
Policy 24 - Strategic Policy: Environmental Protection
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 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 – Sustainable Transport
Policy 41 – Parking
Policy 43 – Community Facilities, Leisure and Recreation

West Sussex Joint Minerals Local Plan (2018)
Policy M9 - Safeguarding Minerals

Neighbourhood Plan:
The Mowbray Development site covers the parishes of North Horsham and Rusper. North Horsham Parish has withdrawn its neighbourhood plan designation.

Rusper Parish Neighbourhood Plan has been through examination and has been approved through a referendum. The relevant policies are as follows:

- Policy RUS3: Design
- Policy RUS4: Local Heritage Assets
- Policy RUS5: Green Infrastructure and Biodiversity
- Policy RUS10: Dark Skies
- Policy RUS11: Promoting Sustainable Transport

Parish Design Statement:
None

Planning Advice Notes:
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:

HDC Arboricultural Officer: Holding objection. No arboricultural concerns regarding the new building. There is concern regarding the impact of the access road through a line of trees.

HDC Environmental Health: No objection subject to the following recommended conditions:

- Conditions in relation to the rain water harvesting.
- Condition in relation to a scheme for the control of noise of any plant.
- Condition in relation to a Light Impact Assessment.

- Condition in relation to provision of odour control.
- Condition in relation to commercial waste storage.
- Condition in relation to drainage.
- Restrictions of hours of use.
- Regard to British Standards for public address systems.
- Regard to mitigation of noise from the use of the car park.

HDC Landscape Officer: No objection.

HDC Parks & Countryside: Comment. Advice given on layout of the pavilion.

Sport England: No objection. As amended, the ball strike netting is acceptable. A condition is recommended for the netting to be in place prior to the use of the pavilion.

WSCC Fire & Rescue: Comment. Condition recommended for details of fire hydrant to be submitted and approved.

WSCC Highways: No objection.

WSCC Local Lead Flood Authority: Comment. Concern raised that the Drainage Strategy does not include enough evidence to demonstrate that the proposed development will be safe for its lifetime and not increase flood risk elsewhere.

Parish Comments:
Objection. Members do feel that this is an important facility, but they object until this can be reviewed once the objections raised by other bodies are resolved.

Representations:
None received

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

Principle of Development:
In March 2018, outline planning permission was granted for the development of the North of Horsham site for up to 2,750 dwellings and other uses (DC/16/1677). Reserved matters is sought under this proposal for the design, layout and landscaping for a new sports pavilion within the Sports Hub at Phase 2, approved in principle under DC/16/1677.

The key issues for consideration in the determination of this proposal are the compliance of the scheme with the approved parameter plans and Design and Landscape Strategy and Site Wide Cycle Strategy, the layout, scale and appearance of the proposed development, the impact on the amenities of nearby and future occupants, highways considerations, the landscaping proposed, drainage and

whether the development can be delivered without harming the interests of nature conservation and ecology.

Compliance with approved parameter plans and legal agreement:
Condition 5 of DC/16/1677 states that details relating to the layout, scale, appearance, means of access (save for the accesses approved pursuant to Condition 1) and landscaping associated therewith (hereafter called the Reserved Matters) for each area of the site as shown on the Reserved Matters Area Plan, approved pursuant to condition 7, of this permission shall be submitted to and approved by the Local Planning Authority before development of that Reserved Matters Area is commenced.

In accordance with Condition 2 of the extant outline planning consent, the proposals for reserved matters must be broadly in accordance with the approved parameter plans approved as part of the outline consent.

The land within which this proposal is located is identified as the Sports Hub on the Land Use and Green Infrastructure Parameter Plans. This proposal for the sports pavilion accords with those plans. No densities or building heights are shown for this area within the Density and Building Heights Parameter Plans. The Movement and Access Parameter Plan shows indicative access to the Sports Hub rather than the Sports Pavilion. Pedestrian and cycle access to the Sports Hub was approved through the Sports Hub reserved matters approval from Phase 1 in the southwest corner and along Bush Lane/ public right of way in the northwest corner. Pedestrian, cycle and vehicle access will be from the east. These were considered under the Sports Hub approval (DC/22/1026) to be in broad accordance with the Parameter Plan and remain so for the Sports Pavilion.

The proposal also accords with the requirements of the S106 legal agreement attached to DC/16/1677. Schedule 4 refers to the sports pavilion centre and sets out that the pavilion would be delivered prior to the occupation of the 1,500th Housing Unit (see Schedule 4, Part 2, paragraph 1.8). The pavilion is required by the S106 to be a minimum 500 sqm GIA and provide toilets, changing rooms (including changing rooms for officials), showers, equipment storage, kitchen and social space. This submission includes these elements.

The S106 requires the submission of a Sports Hub Specification prior to occupation of 649th unit. The S106 also requires the submission of a Certificate of Practical Completion and for the pavilion to managed and maintained in accordance with the approved Sports Hub Management Plan, the approved Sports Hub Car Parking Strategy and the approved Sports Pavilion Specification.

In terms of the management of the pavilion, who will managing the pavilion has not yet been established. The legal agreement does include the pavilion within the 'Residential Managed Land' in the Estate Management Areas Plan. The agreement includes obligations requiring details to be submitted to the HDC regarding the management of this area.

Design and Appearance:
Policy SD7 of the HDPF states that the North Horsham development site will be high quality and will respond to and complement the unique character, qualities and local distinctiveness of Horsham and the surrounding areas. Policy SD1 also states that the development shall be locally distinctive through its architecture, urban and landscape design, where residents can become involved in their community and share the benefits of a high quality life. Policy SD6 states that the North Horsham development site shall respond to and complement the positive landscape characteristics and biodiversity qualities of the site.

This application seeks Reserved Matters approval for the Sports Pavilion building along with associated landscaping and parking within the Sports Hub. The submitted Design and Access Statement states that the Sports Pavilion will form the heart of the Sports Hub at the centre of the approved football pitches, cricket oval, skate park and MUGAs (all approved under DC/22/1026). The statement goes on to state that the pavilion has been designed to Sport England's Pavilion Design Guidance Note with a GIA of 500sqm. The pavilion includes an outside seating area to the north east and east side of the building.

The building has been designed to appear as a contemporary barn. The Design and Access Statement states that '*the building is set beneath a single span, pitched roof which is punctuated on the south, public facing facade by the double height main entrance cut-out. To the north, facing the pitches, it is punctuated by two cutouts which identify the main changing room arcade entrances and also provide views out from the changing corridors. The palette of materials has been kept deliberately small. Where the building 'core' is carved out each side of the social space, rusticated brickwork defines these areas. To the east and west facades, hit and miss corbelled brickwork embellishes the strong gable forms, the eastern gable further strengthened by the metal clad extrusion which covers the external social space and reaches out to the landscaped space beyond.'* Overall, the design and layout of the pavilion is considered appropriate and the pavilion building is considered an acceptable design and would form an appropriate centre piece for the Sports Hub.

As originally submitted, Sport England objected to the proposal on the grounds that strike ball netting was required. This was due to the proximity of the pavilion (with an outdoor terrace) to the cricket pitch. The applicant responded to this objection with the submission of amended plans indicating netting along the northern elevation of the pavilion. With this amendment, Sport England have withdrawn their objection subject to a condition requiring the netting to be in place prior to the pavilion being first brought into use.

The Council's Parks and Countryside Team commented on the application (see below in italics). The applicant responded to the comments as follows. The responses are considered appropriate.

- *It is important to support the provision of sports facilities for girls. To take one example, girls' football has increased substantially over the last few years and there is often a requirement for toilet facilities. Ensure the layout of the pavilion allows for safeguarding girls using the toilet and changing facilities on the pitch side. It may not be acceptable to allow girls into a shared use corridor, so the layout may need to be adjusted*.
  Response: The changing rooms have been designed to provide three separate changing areas each with dedicated toilet and shower facilities. The intention is that these are managed based on female / male participation and separated accordingly. Additional dedicated male and female toilet facilities are provided between the main entrance and social space.
- *Latest guidance suggests that showers should be separate and not communal.*
  Response: The design has been based on the latest Sport England guidance on designing clubhouses which provides for communal showers.
- *Consider a hatch, pitch side for serving food and drink, which is usually in demand at sports matches. This will provide the opportunity for the operator to make some money to contribute to the running of the pavilion.*
  Response: There is not a location pitch side to provide this without moving the equipment store which is best placed on the pitch side of the building. There are large entrance doors towards the grass pitches to encourage patrons to use the social space/ servery for refreshments during matches.
- *The bin store of a long way from the kitchen. Consider moving it closer.*
  Response: The aim has been to provide active frontages to as much of the social space as possible. The bin is located in an easily accessible location on the front of the building and adjacent to a main access path for ease of collection.
- *Provide CCTV on all sides of the building and monitoring of the car park. This will help to deter anti-social behaviour under the canopies and enable the access to the car park to be monitored if needed, as direct access from the A264 could lead to anti-social use at night.*
  Response: This will be determined by the end user who will seek appropriate approvals as necessary.
- *Remove the green areas from the front of the building, because they will prove difficult to maintain.*
  Response: These assist in greening the frontage of the Pavilion, creating a landscaped approach from the front and along the main foot/ cycle way of the access road. They have been designed to be a sufficient width to maintain.

The proposal includes limited landscaping around the pavilion along with a revised car park layout directly to the south of the pavilion. The main landscaping and car park for the Sports Hub were approved under DC/22/1026. The HDC Landscape Officer has commented that the proposal is

acceptable subject to further details submitted in relation to cycle racks, the bin store and soft landscape proposals.

In terms of arboricultural impacts, the Council's Arboriculturist has commented that there are concerns regarding the removal of trees for the access. It should be noted that the removal of these trees to allow the access to the Sports Hub was approved under DC/22/1026 and is not a consideration under this proposal.

Having regard to the above, the scheme is considered appropriate in terms of its design and in accordance with policy SD7 of the HDPF (2015).

Amenity Impacts:
Policy 33 of the HDPF states that development should ensure it is designed to avoid unacceptable harm to the amenity of occupiers / users of nearby property and land, for example through overlooking and noise, whilst having regard to the sensitivities of the surrounding development.

The Council's Environmental Health team have put forward a number of recommended conditions regarding the use of the pavilion. However, these are generally considered unnecessary. The Sports Pavilion would be set a suitable distance away from the nearest residential property within Phase 2 and is also separated from existing properties to the south, across the A264. The nearest residential properties to the Sports Hub, within Phase 2, would be to the north east and north west of the Sports Hub site, separated by existing Ancient Woodland and the existing bridleway.

The nearest properties which could be affected by this proposal would be future housing approved to the north of the Sports Hub within Phase 1, south of the new school. Given that these could potentially be affected by late night uses of the Sports pavilion, a condition is recommended that the Sports Pavilion is only open between 06.00 – midnight daily. This would stop functions, such as wedding receptions, from resulting in an unacceptable noise impact.

As required under the outline consent, the construction of this section will need to be in accordance with an agreed Construction Environmental Management Plan, to minimise the impact of construction works on adjacent properties.

Highways and Rights of Way Impacts:
Policy SD9 and 40 of the HDPF state that development will be supported if it is appropriate and in scale to the existing transport infrastructure, including public transport; is integrated with the wider network of routes, including public rights of way and cycle paths, and includes opportunities for sustainable transport.

In terms of highways and transport impact (including parking), the impact of the Sports Hub was addressed under DC/22/1026. This proposal includes the reconfiguration of the accessible parking bays approved through the Sports Hub reserved matters approval to provide an access path leading directly to the Sports pavilion entrance (number of parking spaces retained at five). The scheme also includes eight Sheffield cycle stands to the west of the pavilion as per the Sports Hub reserved matters approval and a further eight to the south of Pavilion in proximity to the main entrance/ accessible parking bays – 16 Sheffield cycle stands in total.

WSCC Highways have commented that that the proposal would not give rise to any unacceptable safety or other such impacts that may be considered severe. As such, they have no highway objections. Overall, the proposal is considered appropriate in relation to highways and is in accordance with the above policies.

Water Neutrality:
The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

To address water neutrality, a Technical Note on Water Use has been submitted with the application. The note states that it takes previous water usage on the site, as captured through water bills, and translates this in to 'credits' that proposed uses can utilise without resulting in increased water usage and thus remaining 'water neutral' in the context of Natural England's Position Statement.

The approach is the same as taken with the Community Centre (DC/22/2355) and change of use of the Moated House to provide a site office (DC/22/2051). The main difference with this proposal being that L&G has acquired a complex of commercial buildings to the west of Old Holbrook (identified on the outline planning permission Land Use Parameter Plan as 'Existing Commercial' and referred to in the Water Use Technical Note as 'Gue Industrial Units') that are now vacant and whose historic water usage is now included in that available for future uses.

The Water Use Technical Note confirms that historic water usage on the wider OPP site from the Moathouse Farm and Shop (7.21 m3/day) and Gue Industrial Units (3.98 m3/day) amounts to 11.19 m3/day. Discounting the credits used by the Moated House change of use (0.50 m3/day) and Community Building (1.30 m3/day), there remains 9.39 m3/day for future development.

The Water Use Technical Note calculates daily water use from the Sports Pavilion based on the number of showers and wash basins at 70% and 75% usage respectively by players and officials, drinking water for players, staff of the bar/ kitchen and use of the social space by players and supporters. This is based on the British Water publication Flows and Loads which provides typical loadings from users of defined types of buildings. The total daily estimate for the Sports Pavilion is 2.24 m3/day.

Flushing of toilets is excluded from the calculations as these are to be flushed with water harvested from rainwater. The capacity of the rainwater tank has been calculated based on an average of 196 flushes per day (utilising the above approach to calculating daily usage) and taking account of a 35-day drought period. This equates to a capacity for 247 flushes per day.

The Report concludes that the daily estimate of 2.24 m3/day is well within the remaining water credits from existing uses on the site, leaving 7.15 m3/day available for other uses/ developments that may come forward, and ensuring that the development does not exceed previous water usage and thus remains water neutral.

As such, the granting of this permission would not materially alter the quantum of development, nor result in any additional use or cause strain on local water resources over and above the existing arrangement. For this reason, the Local Planning Authority considers the proposal water neutral, and as such does not consider that the proposal would adversely affect the integrity of the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The Council as Competent Authority under its duties imposed by the Habitat Regulations has therefore 'screened out' this application for water neutrality purposes. The grant of permission would not therefore run contrary to policy 31 of the HDPF, NPPF paragraph 180 or the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

For the rainwater harvesting, the Council's Environmental Health Team originally commented that further details were required regarding the quality of the water. With the benefit of additional information, the EH officer has no objections to the proposal subject to conditions.

Other Matters:

Ecology & Heritage Impacts:

There are no designated heritage assets within the red line of this reserved matters application. There are no ecology impacts directly associated with this proposal. The ecology impacts of the Sports Hub were addressed under DC/22/1026.

Minerals:
Under the West Sussex Joint Minerals Local Plan (2018), the safeguarding of minerals is a material consideration in development. The North of Horsham Development site includes deposits of brick clay and building stone. Under the WSCC guidance, there is no requirement to consult WSCC on reserved matters application unless minerals related issues have been raised at outline stage. No minerals related issues were identified under the outline permission for this site (DC/16/1677).

Air Quality:
The size and scope of the proposals remain as permitted through the outline application for the wider site. The impacts of construction were considered for dust and air quality effects and, in accordance with the original assessment, this will be controlled with a Construction Environmental Management Plan; as specified in the conditions. In addition, highways impacts are proposed to be managed through the accompanying Transport Statement and Travel Plan. It is therefore considered there are no significant changes in relation to air quality.

Environmental Impact Assessment:
The original outline application included an Environmental Statement which covered the whole of North of Horsham strategic site in compliance with the EIA Regulations. A further EIA is not required for this reserved matters application which is within the parameters of the approved EIA.

Drainage & Flood Risk:
In relation to drainage and flood risk, WSCC Lead Flood Authority have commented that further details are required for this proposal. It should be noted that a Site Wide Water Drainage Strategy was approved under DISC/19/0214. The submission states that the aim of the Site-Wide Surface Water Drainage Strategy is to manage surface water arising from the developed area in a sustainable manner to attenuate the surface water flows arising to below the level prior to the development taking place thus reducing flood risk on the site and elsewhere, taking account of climate change. To achieve this aim, the applicant has stated that the Strategy outlines how Sustainable Drainage Systems will be used to minimise changes in the volume and rate of surface water run-off from the development (section 3.2). Based on topography and on the masterplan available, the Site has been split for the purposes of the Strategy into catchments.

The Sports Hub falls within Catchment 5. Compliance with the Site-Wide Drainage Strategy was assessed and approved through the Sports Hub reserved matters application with the detailed surface water and foul drainage details provided in the accompanying Drainage Strategy (dated August 2022) submitted pursuant to outline planning permission Conditions 54 and 55. The Sports Pavilion will connect to the drainage as approved through the Sports Hub approval with no alteration to the approved details. As such, the drainage and flooding requirements for the pavilion have been covered by the outline planning permission requirements and the Sports Hub approval.

Climate Change:
An Energy Statement has been submitted with the application. The statement outlines the following measures:

- Passive and active design measures
- Enhanced building fabric in line with 2021 Building Regulations Part L V2 (designed to achieve EPC A)
- High efficiency light-emitting diode (LED) lighting with passive infrared (PIR) automatic and daylight controls
- Balanced mechanical ventilation with heat recovery (MVHR)
- Wastewater heat recovery systems (WWHRS) connected to all showers
- High efficiency gas-fired space heating and domestic hot water system
- Roof-mounted photovoltaic (PV) solar array

Subject to the implementation of these measures (either within the design of the site or secured by condition); the application will suitably reduce the impact of the development on climate change in accordance with current local and national policy.

Lighting:
The proposed lighting for the Sports Hub was considered under reserved matters approval DC/22/1026. The current proposal for the pavilion indicates that the building will incorporate High efficiency light-emitting diode (LED) lighting with passive infrared automatic and daylight controls. This is considered appropriate.

Conclusion:
The principle of developing the site has been established following the grant of outline planning permission (as amended): DC/16/1677. The current proposal is for the approval of the reserved matters and is in substantial conformity with the parameter plans approved at the outline stage.

It is considered that the current proposal results in an acceptable layout of the development and an acceptable scale and appearance for the scheme, subject to conditions for further details. The proposal also ensures that the scheme would not result in adverse highway safety impacts and incorporates acceptable landscaping. The outline permission also includes conditions which ensure that this development would be appropriate, including conditions for contamination and ecology impacts. Additionally, the proposal would not significantly affect the amenity of any adjacent properties.

In conclusion, it is therefore considered that the scheme will deliver a high quality development in accordance with the outline planning approval.

Recommendation: Application Permitted

Conditions:

1. **Plans List**.

2. **Pre-Occupation Condition**: The Sports Pavilion hereby approved shall not be occupied until evidence has been submitted to and approved in writing by the Local Planning Authority that harvested water has been sampled by a competent person and complies with the appropriate BS standards.

   Reason: To ensure that the harvested water is suitable for use in the Sports Pavilion toilets in accordance with Policy 31 and 37 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

3. **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:

   - Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
   - Details of all hard surfacing materials and finishes
   - Details of the Sheffield Stands

   The approved landscaping, stands and hard surfacing shall be fully implemented in accordance with the approved details. The approved landscaping shall be implemented 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).

4. **Regulatory Condition:** The proposed ball stop fencing, shown on drawing P105B, shall be installed in accordance with the approved details prior to the first occupation of the Sports Pavilion and thereafter retained as such. The ball stop netting shown on drawing P105B shall be installed prior to the first use of the cricket pitch each year and retained until cricket use ceases for that year.

   Reason**:** To ensure appropriate ball stop netting and fencing is in place to protect the users of the pavilion in accordance with Policy 33 of the Horsham District Planning Framework (2015).

5. **Regulatory Condition**: The rainwater harvesting system hereby approved shall be installed, maintained and managed in accordance with the Glanville Technical Note – Sports Pavilion – Rainwater Harvesting Tank dated 11.03.24 submitted in support of the application. The system shall be implemented in full prior to first occupation of the Sports Pavilion and shall be retained and maintained at all times thereafter. No alterations or revisions to the approved management plan shall be implemented without the written approval of the Local Planning Authority.

   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 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

6. **Regulatory Condition**: No part of the development hereby permitted shall be occupied until a fire hydrant to BS 750 standards or stored water supply (in accordance with the West Sussex Fire and Rescue Guidance Notes) has been installed, connected to a water supply with appropriate pressure and volume for firefighting, and made ready for use in consultation with the WSCC Fire and Rescue Service. The hydrant or stored water supply shall thereafter be retained as such.

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

7. **Regulatory Condition**: No works for the implementation of the development hereby approved shall take place outside of 07:00 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).

8. **Regulatory Condition**: The Sports Pavilion hereby approved shall not be open to the public except between the hours of 06.00 and midnight.

   Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).

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/23/1980
(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
Details plan	Proposed Plans & Elevations	P103B	14.03.2024
Details plan	Sections	P104B	14.03.2024
Details plan	Ball Stop Net System and Fencing	P105B	14.03.2024
Details plan	Underground Rainsave Tank	DJB24811_003B	21.12.2023
Details plan	SPEL Rainsave Silt / Debris Chamber Rev A		21.12.2023
Details plan	SPEL Tankstor		21.12.2023
Supporting Statement	Rainwater Harvesting Tank Technical Note		14.03.2024
Supporting Statement	Ball Strike Assessment		14.03.2024
Location plan		S101	
Supporting Statement	BRUKL Output Document	none	30.10.2023
Supporting Statement	Energy Performance Certificate	none	30.10.2023
Supporting Statement	20231024 Building Performance Specification and SBEM Summary Report_ Mowbray Sports Pavilion V1RevB.xlsx	none	30.10.2023
Supporting Statement	Energy Statement	none	30.10.2023
Supporting Statement	Technical Note: Water Use Requirements - New Sports Centre and Water Offsetting against Credits	none	30.10.2023

DELEGATED

Case Officer sign/initial Jason Hawkes Date: 25.04.2024

Authorising Officer sign/initial Adrian Smith Date: 25/04/2024