Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0350

DESCRIPTION:
Continued use of previously approved 5 no. temporary pre-fabricated buildings for a further temporary period of 3 years (planning approvals DC/21/0686 and DC/22/1200 refer), and relocation of 1 of the temporary buildings to better facilitate the construction of the permanent buildings.

RELEVANT PLANNING HISTORY:

DC/13/1886	Demolition of existing equestrian buildings. Change of use of land to provide a school (Class C2 - residential education and training centre) for children with special educational needs. Erection of school building, formation of car parking area, new access and landscaping.	Permitted 02.05.2014
S106/17/0010	Amendment to planning obligation under S106 agreement (DC/13/1886) to allow 18 nonresidential day places for new school.	Permitted 03.10.17
DC/18/1449	Conversion of Rapkyns Cottage to KS2 primary unit with associated internal alterations, landscaping and additional parking. Total number of pupils to increase from 34 to 60.	Permitted 11.02.19
DC/20/2416	Construction of new primary and secondary school buildings, landscaping, creation of new playing fields and additional car parking.	Withdrawn 04-03-2021
S106/21/0006	Modification to S106 agreed under application DC/13/1886 (as amended under application DC/18/1449) to increase the maximum permitted pupil number from 60 to 80 pupils	Permitted 25-08-2021
DC/21/0686	Construction of 4No. temporary buildings (three classroom blocks with two classrooms in each and one staff room block) for a temporary period of 3 years. Creation of an enlarged parking area, new play area and associated landscaping.	Permitted 14-06-2021
DISC/21/0184	Approval of details reserved by condition 3 (Biodiversity Method Statement for Newts) to approved application DC/21/0686 (Construction of 4 temporary buildings)	Permitted 17-09-2021
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 20-10-2022

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
DC/22/1200	Relocation of one temporary building (classroom block, agreed under planning permission DC/21/0686) and construction of 1No. additional temporary building (a 1:1 teaching block) for a temporary period of 3 years, associated landscaping and hardstanding.	Permitted 17-08-2022
S106/22/0014	Modification to S106 legal agreement agreed under DC/13/1886 (as amended under application DC/21/2350) to increase the maximum permitted pupil number from 80 to 120 pupils and to secure Travel Plan monitoring fee.	Permitted 02-03-2023
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

Under a section 106 agreement linked to the DC/13/1886 permission, the school was limited to no more than 8 non-residential day places, with the remaining spaces for residential pupils who would live in houses next to the school during term time, within the overall Rapkyns site.

In October 2017 a modification to the S106 agreement was allowed, to increase the limit on day pupils to 18 places.

In February 2019, permission was granted for the school to increase from 34 to 60 pupils, with the addition of a KS2 primary unit in the former Rapkyns Cottage (DC/18/1449). At the same time the S106 agreement was amended to allow up to 60 pupils and to remove any restriction on the number of residential places, replacing it with an undertaking for priority for pupil entry to be given to pupils resident within West Sussex.

In 2023 further modification to the S106 agreement was permitted which increased the maximum permitted pupil number from 80 to 10 pupils, to align with the permitted school expansion comprising a new primary and secondary school buildings (DC/21/2350 refers).

SITE AND SURROUNDS

New Barn School at Rapkyns Care Village in a rural location accessed off Guildford Road, approximately 1 mile to the west of Broadbridge Heath. New Barn School is part of Treehouse Educare group, which consists of the school and two residential care homes on the site, collectively known as Rapkyns Care Village.

New Barn School is the first building encountered when access the site. It is a modern timer clad purpose built two-storey structure. The school is a purpose-built modern facility. The main building, which extends across two floors, incorporates six classrooms as well as teaching rooms (science, food technology, and ICT suite), art and drama studios, intervention and 1:1 rooms, kitchen and communal dining room, first-aid and offices. There is also a separate sports hall and a separate building for vocational skills (including a music room). Together these three buildings are arranged around an existing external play area.

The school is surrounded by open fields to the east and north. Much of the rest of the site is taken up by Rapkyns Care Home which is adjacent to New Barn School to the west. The care home includes a number of modern two-storey buildings. The site also includes Rapkyns Nursing Home located to the western edge of the site.

The site is outside of the defined Built up Area Boundary so is countryside in terms of local plan policy. It is not allocated for development within the Horsham District Planning Framework (HDPF) or the made Slinfold Neighbourhood Plan. The site lies at least 0.6 miles from the adjacent settlement boundary edge (Built up Area Boundary) of Broadbridge Heath and further still from Slinfold.

The Mens Special Area of Conservation (SAC) is located 11km south west of the site and lists Barbastelle bats as a qualifying feature. The site falls within Bat Sustenance Zone (HDPF Policy 31) and the London Road 3k aerodrome buffer. The underlying site geology is Weald brick clay and Horsham building stone. Running through the north of the site is a high pressure gas pipeline. PRoWs encircle the west and south site perimeters, including Footpaths 1448 and 2874 and bridleway 1440 to the south and west, which connect to the PRoW network serving the wider countryside.

The nearest Listed Building is Rapkyns Byre, Grade II Listed, and located some 158 metres southeast of the site. The nearest Conservation Area is Slinfold Conservation Area, some 0.9 miles west of the site. WSCC Historic Environment Records identify the wider site as regenerated woodland from past industrial extraction pits.

DETAILED DESCRIPTION

New Barn School is an independent special school for girls and boys aged between 7 and 19 years of age. All pupils have an education, health and care plan related to autistic spectrum disorders and associated difficulties.

Resident pupils could potentially come from anywhere in the country, however it is the policy of Treehouse Educare that priority for school places should be given to local children, and fill places locally before offering them more widely.

The school applied in 2018 to allow them to prioritise pupils from West Sussex, and to increase to a capacity of 60 places to meet demand. In 2021 an application was submitted and approved to modify the s106 to allow an increase to 80 pupils, again due to increased demand (S106/21/0006). The school is currently at capacity and there are 80 pupils on role between 7 and 18 years of age and 53 full time equivalent staff.

To address this, alongside planning permission DC/21/2350 for construction of new primary and school buildings, new playing fields and car parking, an application was submitted for the construction of 4 no. temporary buildings (three classroom blocks with two classrooms in each and one staff room block) for a temporary period of 3 years. This also included creation of an enlarged parking area, new play area and associated landscaping (DC/21/0686 refers). The application was approved. The temporary buildings proposed in the application were to allow the school to meet increasing demand, while the permanent facilities are developed.

While the school awaited the permanent facilities, there was increased demand for space to accommodate valuable 1:1 sessions, required by staff with pupils. In order to address this, 1 no. additional temporary building and relocation of 1 no. temporary building approved under DC/21/0686, principally, to allow space for the additional unit, was permitted (DC/22/1200 refers).

Both planning applications DC/21/0686 and DC/22/1200 were granted only temporary permission (DC/21/0686 up to 14th June 2024 and DC/22/1200 up to 15th August 2025). Due to the need to demonstrate water neutrality and consequential delays in planning approval being granted for the new permanent school buildings, implementation of the permanent buildings was delayed and the school is now seeking to extend the temporary permissions by continuing use of the 5 no. temporary pre-fabricated buildings for a further temporary period of 3 years, and the relocation of 1 of the temporary buildings to better facilitate the construction of the permanent buildings. The construction of the permanent buildings under DC/21/2350 commenced in winter 2023 and are expected to complete by September 2026.

Like before, the temporary buildings are to be solid steel framed with a composite steel PU aluminium panel system. The panels will be light grey in colour. As before, both blocks would be located between the existing junior school and the existing car park, with hard standing between.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 4 - Strategic Policy: Settlement Expansion
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
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 42 - Strategic Policy: Inclusive Communities
Policy 43 - Community Facilities, Leisure and Recreation

Slinfold Neighbourhood Plan (June 2018)
Policy 3: Green Infrastructure
Policy 4: Conserve and Enhance Biodiversity
Policy 13: Community Facilities

West Sussex Joint Minerals Local Plan (July 2018)

Supplementary Planning Guidance: None

Parish Design Statement: Slinfold Parish Design Statement July 2006

REPRESENTATIONS AND CONSULTATIONS RESPONSES
Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:
INTERNAL CONSULTATIONS

HDC Landscape: No Objection

HDC Consultant Ecologist: No Objection

OUTSIDE AGENCIES

WSCC Highways: No Objection

Southern Water: Comment
Where a SuDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should: - Specify the responsibilities of each party for the implementation of the SuDS scheme. - Specify a timetable for implementation. - Provide a management and maintenance plan for the lifetime of the development. This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Natural England: Awaited

Parish Comments:

Slinfold Parish Council: No Objection

Representations:
None received

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

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

The main considerations material to this application relate to the principle of development given the location of the development, and its effect on the character and appearance of the surrounding area.

Principle:

The application site lies in the countryside outside of the identified built-up area of any settlement and not allocated for development within the HDPF or a 'Made' Neighbourhood Development Plan (in this case, the Slinfold Neighbourhood Plan).

The Council's Horsham District Planning Framework (HDPF Nov 2015) addresses the provision of community schooling requirements of the local population, including those with special needs.

HDPF Policies 42 and 43 relate specifically to the need for the provision of new or improved community facilities which help create a socially inclusive and adoptable environment to meet the long term needs of people with additional needs, including those with learning disabilities. HDPF Policy 43 goes on to set out that on sites located outside built up areas, supporting facilities or services will be supported where this is the only practicable option and where well-related to an existing suitable site.

Slinfold Neighbourhood Plan Policy 13 supports development proposals for the alteration of community facilities where such facilities are provided to serve local needs and are easily accessible for the benefit of the community, and there is no adverse impact on local amenity and heritage assets and their

setting are protected (the amenity and heritage requirements of this policy are addressed in the later parts of this report to follow).

In the grant of the two temporary permissions DC/21/0686 and DC/22/1200, the applicant provided justification that the proposed development is to provide essential temporary teaching space to ensure the current and immediate future needs of the school can be met and local pupils do not need to be turned away. The temporary, prefabricated nature of the proposals also allows the school to quickly, cheaply and efficiently meet short term demand to allow the school to meet ongoing teaching space demand from local children, whilst the provision of additional permanent teaching space under DC/21/2350 is completed (its implementation delayed due to the required demonstration of water neutrality). The construction of these permanent buildings under DC/21/2350 commenced in winter 2023 and are expected to complete by September 2026.

Whilst it is not usual to extend temporary permissions, in this case the Council considers there to be sufficient justification due to exceptional circumstances (the unforeseen requirement to demonstrate water neutrality and consequential delay to implementation), to accept further extension of the temporary permissions to meet the immediate teaching space demand for additional pupils, whilst the school delivers planned permanent new school buildings.

Landscape Character and Visual Amenity:

Policies 25 and 26 of the HDPF seek to protect the natural environment and landscape character of the District, including the landform, development pattern, together with protected landscapes and habitats. Development will be required to protect, conserve and enhance landscape and townscape character, taking account of areas or features identified as being of landscape importance, individual settlement characteristics and settlement separation.

HDPF Policies 32 and 33 stipulate that new development should be of a high standard of design and layout, with regard to natural and built surroundings, in terms of its scale, density, massing, siting, orientation, views, character, materials and space between buildings.

There are a large number of existing and well-established trees which line the entrance road into the New Barn School site. These will offer good levels of natural screening to the site from Guildford Road and the wider PRoW, reducing wider visual impact and landscaper character harm.

A key concept has been to avoid development east of the existing line of development, and the temporary building locations applied for now continue to follow existing patterns of development on the site. As applied for now, the previously approved temporary block is to be re-located only marginally north of its permitted position with the additional temporary block sited alongside and hard standing between. Both blocks would be located between the existing junior school and the existing car park. This will help minimise any visual impact on the open part of the site to the east. All five block are of standardised building units, modest in height (one storey) and of a minimum size required to meet the school's immediate needs. As temporary buildings, any impact on the character of the site is reversible and would not have a long-term impact on the openness or appearance of the site.

There will be a diminishment of rural character by further built form that PRoW users routed through the wider site will be aware of, albeit even of a temporary nature, but this harm would be limited to only part of the immediate confines of the school site itself, to which there is already a sense of built form environment. In this regard, there will be compliance with Slinfold Neighbourhood Plan Policy 3.

Ecology

Water Neutrality

The 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.

Based on the threat from water demand identified by Natural England's Position Statement, the development proposals need assessment effect on the integrity of the Arun Valley Special Area Conservation (SAC); Arun Valley Special Protection Area (SPA); and Arun Valley Ramsar Site. As competent Authority, the Council has undertaken a Habitats Regulations Assessment (HRA) Screening and concluded it is not necessary to progress to Appropriate Assessment (AA).

The site's existing water demand from approved staff and pupil numbers includes the 5 no. temporary buildings previously permitted for up to 3 years and now sought to extend up until September 2026. Both were submitted as interim measures whilst permanent school expansion is completed on site (DC/21/2350 refers) but will not be completed (expected September 2026) before the current temporary permissions expire (DC/21/0686 and DC/22/1200 refer). DC/21/0686 was permitted in June 2021 prior to the Position Statement being issued, and DC/22/1200 involves a portacabin not connected to the mains with no sanitary fittings installed.

All relevant pre-commencement planning conditions on the temporary permissions have been discharged (DISC/21/030 and DISC/21/0184 refers) and both permissions implemented, so the water consumption arising from these now forms the existing baseline consumption rate.

The water demand (taking account of approved expansion of school facilities and pupil and staff numbers) arising from all three implemented permissions therefore either forms the baseline existing water consumption (DC/21/0686 and DC/22/1200) or is the subject of favourable Appropriate Assessment that the development has demonstrated water neutrality (permanent school expansion DC/21/2350).

Conclusion on Water Neutrality

Having considered the proposal, Horsham District Council concludes that, the project will not have a Likely Significant Effect on the designated features of the Arun Valley SAC/ SPA /Ramsar site, either alone or in combination with other plan and projects.

Having prepared an HRA screening of the implications of the project for the Arun Valley SAC/ SPA /Ramsar site in view of those sites' conservation objectives, the authority can agree to the project under regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

Protected and Priority Habitats and Species

The Council's consultant ecologist has reviewed the documents supplied by the applicant, including the Application Form (March 2024) and the Existing Location Plan Drawing Number 1960_002 Rev A (Lytle Associates, January 2024). As no trees or hedges will be impacted by the development (Application Form (March 2024), it is not considered that this application will have any additional impacts on ecology, other than those identified for the previous consented applications DC/21/0686 and DC/22/1200.

This includes on the qualifying features of the wider conservation area for The Mens Special Area of Conservation (SAC) (barbastelle bats were recorded on site, either roosting or foraging/commuting). The boundary vegetation is to be retained and there is no suitable foraging and commuting habitat within the area proposed for the temporary classrooms, and a sensitive lighting scheme has been agreed, with all lighting angled down and away from adjacent woodland, hedge and treelines. Lighting will be timed to ensure periods of complete darkness, ensuring the continued ecological functionality of the boundary vegetation.

Accordingly, having prepared an HRA screening of the implications of the project for The Mens SAC site in view of those sites' conservation objectives, the authority can agree to the project under regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

In this regard, there is compliance development plan policies, including Policy 4 of the Slinfold Neighbourhood Plan (2018).

Mitigation and Enhancement

The Council's Ecologist was satisfied with compensation and mitigation measures previously identified in previous permissions DC/21/0686 and DC/22/1200.

Conditions

Ecology conditions (Implementation in Accordance; Biodiversity Method Statement for Newts; Biodiversity Enhancement Layout Lighting design scheme) were attached to permissions for DC/21/0686 and DC/22/1200 and these have already been discharged. In re-imposing these conditions on the scheme currently applied for, the wording of the conditions will reflect this.

Minerals:

The development proposal is temporary and reversible, so is not considered harmful to mineral safeguarding over the permission period of three years.

Environmental Protection and Amenity:

The closest residential receptors are the purpose-built Rapkins Care Centre lodges west of the school and the grouping of dwellings to the south of the site, clustered around Rapkyns Byre Listed Building.

Comments from the Council's Environmental Health officer on the previous permission DC/21/0686 is noted. The proposed development would generate some additional noise and disturbance given its nature and the car park extension, and the limited mechanical plant noise generated by portakabins, but even accounting for additional noise sources, the severity of noise generated is considered within tolerance of residential receptors to avoid unacceptable harm. This proposal does not explicitly propose any new lighting, but there is a condition to address external lighting over the temporary lifetime of the development. The distance is also sufficient to avoid adverse impact upon living conditions in terms of light, outlook, and privacy.

Heritage:

Policy 34 of the HDPF seeks to ensure that developments affecting heritage assets make reference to the significance of the asset as well as preserving and ensuring legibility of locally distinctive vernacular building forms and settings, features, fabric and materials. In addition, the setting of heritage assets, including views, should be preserved and retained.

Rapkyns Byre is the closest designated heritage asset to the site. The setting significance of this asset is devised principally from its barn association with Rapkyns Farm. The new development is situated to the north of the access road, beyond the cluster of dwellings around Rapkyns Byre. The position and arrangement of the proposed development will respect the field pattern north of the access road, with the open field character to the east retained. Trees and vegetation will reduce inter-visibility between the heritage asset and the proposed development. The harm that would result from the proposal would be reversible given the temporary nature of the proposal.

Highways:

HDPF Policies 40 and 41 state transport access and ease of movement is a key factor in the performance of the local economy, and that development must provide adequate parking and facilities to meet the needs of anticipated users.

Like previously for the temporary buildings permitted under DC/21/0686 and DC/22/1200, the proposals will result in increase in traffic. However, in its formal consultation to the previous proposals for temporary buildings and expanded car park permitted under DC/21/0686 and DC/22/1200, and to increase the pupil numbers from 60 to 80 under S106/21/0006, the Local Highway Authority raised no highway objection.

As the temporary accommodation would not be associated with additional staff or pupils beyond what that already deemed acceptable in permission of DC/21/0686, DC/22/1200 and S106/21/0006, it is not envisaged that there would be significant highways or traffic impacts arising from what is now applied for.

In raising no objection, the Local Highway Authority is satisfied with the swept path analysis of the proposed scheme and emergency vehicle access, including fire trucks. The relocation and additional temporary accommodation applied for now would not impinge upon this.

Drainage:

Like previously for the temporary buildings permitted under DC/21/0686 and DC/22/1200, the scale of this current proposal applied for now is not considered sufficient to warrant an insistence upon use of SuDs as a means of surface water drainage. Foul sewerage will be via existing main sewer, and additional surface water will be treated by existing soakaways. These measures are sufficient for the temporary nature of the proposed development and not considered to exacerbate flood risk.

Climate change:

The proposed temporary buildings are simple, rectangular spaces and modest in size. As such, it is envisaged they will have only small energy demands in the form of heating and lighting. The temporary buildings will feature several windows along the elevations to provide good levels of natural daylight into the space. Windows are double glazed to ensure good energy efficiency. The buildings can be re-used after their temporary use. As such the proposal is considered to comply with HDPF relevant policies related to climate change.

Conclusion:

This established school site recently expanded pupil capacity, with temporary accommodation (DC/21/0686 and DC/22/1200 refers) pending the completion of permanent buildings approved under separate planning permission DC/21/2350, which commenced in winter 2023 and is expected to complete by September 2026.

The temporary development applied for now will allow the school to meet expected short term 1:1 teaching demand for existing and staff. Without these temporary buildings, New Barn School will not be able to meet demand for places and local children may be forced to travel outside the county to attend an alternative special school.

Given its temporary nature, harmful impacts upon landscape character and heritage are reversible. No harmful impact has been identified in regard to highway and amenity matters. Ecology interests are safeguarded with previously agreed mitigation and compensation measures.

It is therefore recommended temporary permission is granted for up to three years to April 2027, as applied for, to cover the forecast completion of the permanent buildings and an additional proportionate length of time to cover further potential project programme slippage, subject to the conditions set out below.

<u>COMMUNITY INFRASTRUCTURE LEVY (CIL)</u>

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

It is considered that this development constitutes CIL liable development. At the time of drafting this report the proposal involves the following:

Use Description	Proposed	Existing	Net Gain
All Other Development	279.3	0	279.3
		Total Gain	
		Total Demolition	

Please note that exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

Recommendation: Application Permitted

Conditions:

1. Approved Plans

2. Regulatory (Temporary Time) Condition: The development hereby permitted shall be removed and the land shall be restored on or before the 11 April 2027 to a condition which has been previously agreed in writing by the Local Planning Authority in accordance with a scheme of work submitted to an approved by the Local Planning Authority.

Reason: The proposed development is not considered satisfactory as a permanent measure in accordance with Policies 25 and 33 of the Horsham District Planning Framework (2015).

3. Pre-occupation Condition: The temporary classrooms shall not be first occupied until the car parking has been constructed in accordance with the approved plans 1960_080 - 082 inclusive approved under planning permissions DC/21/0686 and DC/22/1200. These car parking spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use in the interests of highway safety in accordance with policies 40 and 41 of Horsham District Planning Framework.

4. Regulatory Condition: No development hereby approved shall take place (including any demolition, ground works, site clearance) unless carried out strictly in accordance with the approved Biodiversity Method Statement under condition discharge application DISC/21/0184 and all features as approved shall be retained in that manner thereafter.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended), s40 of the NERC Act 2006 (Priority habitats & species) and s17 Crime & Disorder Act 1998 and Policy 31 of the Horsham District Planning Framework and Policy 4 of the Slinfold Neighbourhood Plan (2018).

5. Regulatory Condition: No occupation of the buildings hereby approved shall take place until implementation of the approved the Biodiversity Enhancement Layout under condition discharge application DISC/21/0303 and all features as approved shall be retained in that manner thereafter.

Reason: To conserve and enhance Priority species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham District Planning Framework and Policy 4 of the Slinfold Neighbourhood Plan (2018).

6. Regulatory Condition: No external lighting or floodlighting shall be installed other than in strict accordance with the approved lighting design scheme under condition discharge application DISC/21/0303 unless installed prior to the occupation of the buildings hereby approved in accordance

with an alternative lighting design scheme submitted to and approved in writing by the local planning authority. Any alternative lighting design 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 in accordance with the recommendations. The scheme shall include identification of 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 (through the provision of appropriate plans and technical specifications) 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. All such lighting shall be maintained in accordance with the approved details.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species) and in the interests of safeguarding the amenities of the site and surrounds in accordance with policies 31, 32 and 33 of the Horsham District Planning Framework and Policy 4 of the Slinfold Neighbourhood Plan (2018).

7. Regulatory Condition: All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecology Appraisal (the Ecology Coop, October 2020), the Ecology Letter (The Ecology Coop, February 2021) and emails submitted to the LPA by The Ecology Co-op, dated 28th May 2021 and 4th June 2021) as approved under planning permissions DC/21/0686 and DC/22/1200.

Reason: To conserve and enhance Protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham District Planning Framework and Policy 4 of the Slinfold Neighbourhood Plan (2018).

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/24/0350

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan	Existing Location Plan	1960_002 REV A	01.03.2024
Elevation & Floor plan	Existing and Proposed Plan and Elevations Staff Room Block	1960_082 REV B	01.03.2024
Site plan	Existing and Proposed Floor Plan	1960_096 REV C	01.03.2024
Elevation & Floor plan	Existing and Proposed Plan and Elevations Temporary Classroom Block	1960_097 REV A	01.03.2024
Elevation & Floor plan	Existing and Proposed Plan and Elevations Temporary Classroom Block	1960_098 REV A	01.03.2024

DELEGATED

Case Officer sign/initial Matthew Porter Date: 10-04-2024

Authorising Officer sign/initial Adrian Smith Date: 11/04/2024