Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0194
Christs Hospital School , The Avenue, Christs Hospital, West Sussex, RH13 0LJ

DESCRIPTION:
Demolition of an existing two storey welfare block and construction of a new two storey welfare block on the same building footprint.

RELEVANT PLANNING HISTORY:

DC/23/0026	Erection of 4no. Padel Courts including canopy over courts, enclosing fencing, and floodlighting.	Application 07.07.2023	Permitted	on
DISC/23/0007	Approval of Details Reserved by Condition 5, 6, 7 and 10 to approved application DC/21/1524 (Phase 1 only)	Application 21.04.2023	Permitted	on
DISC/23/0043	Approval of details reserved by condition 4 and 9 to approve application DC/21/1524	Application 31.05.2024	Permitted	on
DISC/23/0142	Approval of details reserved by condition 3 to approved application DC/21/1524	Application 29.06.2023	Permitted	on
DC/23/1721	Continued use of temporary contractors parking area (as permitted under application DC/21/0014) for a further year	Application 10.11.2023	Permitted	on
DISC/23/0269	Application for Approval of Details Reserved by Condition 11 - Phase 1 to approved application DC/21/1524	Application 24.05.2024	Permitted	on
DISC/24/0267	Application for Approval of Details Reserved by Condition 22 to approved application DC/24/0063	Application 17.12.2024	Permitted	on
DISC/23/0275	Application for Approval of Details Reserved by Condition 4 on approved application DC/23/0026	Application 12.03.2024	Refused	on
DC/24/0063	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.	Application 08.05.2024	Permitted	on

DESCRIPTION OF THE SITE

Christs Hospital is a private co-educational secondary school situated to the southwest of Horsham, outside of the Built-Up-Area boundary. The school predominantly offers boarding accommodation which

is principally provided in the form of 8 boarding houses, and separate upper sixth accommodation within Grecians East and West.

The school moved to its current site from London in 1902 and was designed by the architect Sir Aston Webb. The buildings are laid out with the original core features of the site which includes the boarding houses, Dining Hall, water tower, Chapel and Big School listed as grade 2* in 1959. A theatre was added to the music school in the mid 1970's and this was also listed grade 2* in December 2000.

The school has evolved overtime with several additions including the application building which was approved as a temporary building and this is clear in its design and current condition. The building sits within the curtilage of the listed buildings on the site.

DESCRIPTION OF THE APPLICATION

This application seeks planning permission for the demolition of the existing temporary building and the construction of a new two storey 'welfare block' in the same location, to provide improved staff welfare facilities.

The temporary existing building was constructed around year 2000, following a full planning application for a temporary classroom accommodation & shower block. Application was approved on October 7th 1999 (ref. SQ/85/99)

The proposed building sits approximately on the same sized footprint as the existing, in a rectangle shape. The proposed height is around 0.2m higher than the existing extension. All proposed windows are of a similar scale and proportion as the existing building, with windows to the west and east elevations only.

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 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 42 - Strategic Policy: Inclusive Communities

Southwater Neighbourhood Plan (2019-2031):
SNP16: Design
SNP19: 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 moderate 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.

Supplementary Planning Guidance:
Planning Obligations and Affordable Housing SPD (2017)
Community Infrastructure Levy (CIL) Charging Schedule (2017)

Planning Advice Notes:
Facilitating Appropriate Development
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 Conservation: No Objection
Conditions recommended

Historic England: No Comment

Natural England: No Objection
Subject to appropriate mitigation being secured

PUBLIC CONSULTATIONS:
Representations:
None Received

Parish Comments:
Southwater Parish Council: No Objection

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:

This application seeks planning permission to replace the substandard temporary building that serves as staff welfare facilities, with a permanent two storey extension.

Policy 26 of the HDPF relates to Countryside Protection and states that development outside of built-up area boundaries must be essential to its countryside location and in addition must either; support the needs of agriculture or forestry, enable the extraction of minerals or disposal of waste, provide for quiet informal recreational use or enable the sustainable development of rural areas. Given the size of the proposed building, and its nature as a replacement building, and the fact that it would be positioned within the established boundaries of the school and given it would serve the needs of the existing established school, it is considered that the development in this countryside location is justified and the proposal would not be expected to result in a significant increase in activity in this location.

Heritage, Design and Appearance:

Policy 32 of the HDPF requires new development to 'complement locally distinctive characters and heritage of the district', 'contribute a sense of place both in the buildings and spaces themselves and in the way they integrate with their surroundings'. Policy 33 requires developments to relate sympathetically with the built surroundings.

Christs Hospital is a private co-educational secondary school situated to the southwest of Horsham. The school predominantly offers boarding accommodation which is principally provided in the form of 8 boarding houses, and separate upper sixth accommodation within Grecians East and West.

The school moved to its current site from London in 1902 and was designed by the architect Sir Aston Webb. The buildings are laid out with care with the original core features of the site which includes the boarding houses, Dining Hall, water tower, Chapel and Big School listed as grade 2* in 1959. A theatre was added to the music school in the mid 1970's and this was also listed grade 2* in December 2000.

The main building to which the replacement welfare block attaches, originally served as an Art Block. In 1985 permission was granted for the conversion of the main building to provide boarding accommodation and a Matron's office. Since this time the use of the building has changed to accommodate supporting professional services for the management of the school.

The school has evolved overtime with several additions including the application building which was approved as a temporary building and this is clear in its design and current condition. The building sits within the curtilage of the listed buildings on the site. The building onto which it attaches appears on the OS map revised in 1938 between the boarding house and the infirmary.

The existing extension is now in a poor condition, although the facilities within are still required to serve the staff using the main building. The temporary style construction of the building is unsympathetic and incongruous to its surroundings and makes refurbishment to modern standards impossible. It is considered that the only viable option is a replacement high quality building designed to provide the facilities the school require meet current and future needs.

The existing building although functional does not reflect the qualities of the wider school estate and its removal would be beneficial in heritage terms. The building onto which the existing and proposed building would attach is a brick-built structure with a curved projection and metal framed (and some UPVCu) windows. The bricks are laid in a Sussex bond (Flemish Garden wall bond), with a header bond to the curved entrance way. The existing and proposed building due to its location impact on the outlook of windows of the host building.

The proposed building although not conspicuous within the historic estate due to planting and the position of other structures is experienced as part of the school. It is therefore expected that the design be of a high quality as it would be inappropriate to rely on lack of visibility as being a justification for development.

It is noted that the proposed design differs from the principal school buildings, and that its design reflects and takes some of its design cues from the successful kitchen extension close to the Watertower. The building does not compete with the principal buildings on site but reflects its function with the quality of the materials being key to its successful integration into the site. It would be considered that provided the brick, brickbond, and mortar colours are appropriately considered the proposed structure would not result in harm to the more than special interest of the listed buildings or their setting.

Trees and Landscaping:

There is scattered patches of trees and scrub near to the building.

The trees on site are generally of low arboricultural and ecological value. However, without appropriate protection measures, construction traffic and excavation required to achieve proposals would negatively impact upon existing trees. The proposals have been designed in liaison with an arboricultural and ecological survey to ensure that the risk of any impacts is minimised, with proposals focused on areas containing poor or no trees. A condition is recommended to ensure that work is carried out in accordance with eth submitted tree survey and its recommendations.

Amenity Impacts

Policy 33 of the Horsham District Planning Framework states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

Due to the positioning of the proposed building within the curtilage of the site and the proximity preserved to the closest dwellings, no issues of overlooking, overshadowing, or overbearing is envisaged to the adjoining and neighbouring properties. As stated above, the area where the proposed building would be positioned is currently a building for the same use, and it is not anticipated that there would not be any increase in noise creation as a result of the proposal over and above that currently created on site. The proposal is considered to be acceptable on amenity grounds.

Highways Impacts:

HDPF Policy 40, *inter alia*, provides that development will be permitted provided that it is appropriate in scale to existing transport infrastructure, maintains the existing transport system, includes opportunities for sustainable travel and to minimise the distance people need to travel. Development, further, should provide for a safe and suitable access for all highways users.

No amendments to parking provision or access are proposed through this application.

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.

The site consists of a one storey temporary classroom and shower block and WCs. The baseline water consumption has been calculated using BREEAM as this part of the site is a small part of a much larger site. The baseline figure is calculated as 25.58 l/p/d which calculates as 555 litres per day in total. By installing reduced flow rate taps to the hand basins and reduced flush volume WCs this can be reduced to 433 litres per day in total.

Having prepared this Appropriate Assessment of the implications of the project for the Arun Valley sites in view of their conservation objectives, subject to consultation with Natural England and fully considered any representation received where necessary, the authority can now agree to the project under regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG (unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

The Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool, and must demonstrate how the habitats will be managed and maintained for 30 years, starting from the date the development is completed. Off-site gains and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

The Applicant has demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG by reason of:

- The development qualifies as 'de minimis' under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Conclusions:

This application is for replacement welfare facilities at an established private school. The proposal is considered an improvement in heritage and design terms on the temporary facilities that are currently situated in the same location. No additional amenity, highways or arboricultural concerns are raised.

Recommendation: Application Permitted

Conditions:

2 **Standard Time Condition**: The development hereby permitted shall begin before the expiration of three years from the date of this permission.

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

3 **Pre-Commencement Condition:** No development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority.

(a) the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil)

(b) the provision of wheel washing facilities (if necessary) and dust suppression facilities

The approved details shall be adhered to throughout the construction period.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Pre-Commencement Condition:** No relevant works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:

a) Drawings to a scale not smaller than 1:5 fully describing:

i) new/and/or/replacement windows, external doors, rooflights. These drawings must show:

- materials
- decorative/protective finish
- cross section of frame, transom, mullions, glazing bars, etc
- formation of openings including reveals, heads, sills, arches, lintels, dormer construction, etc
- method of opening
- method of glazing

ii) Roof details including sections through:

- roof ridge
- hips
- valleys
- eaves
- verges
- verges and bargeboards
- flat roof perimeters
- parapets

b) Specification of masonry, brickwork, stonework including material, colour, texture, face bond, components of the mortar, and jointing/pointing profile.

c) Samples or specifications of external materials and surface finishes.

d) A sample panel of brickwork / stonework, not less than 1 sq m, constructed on site. Before any further brickwork / stonework is undertaken, the panel must be inspected and approved in writing by the local planning authority. All brickwork / stonework must be executed in accordance with the sample panel, which shall remain on site until the works are complete and the condition discharged.

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).

5 **Pre-Occupation Condition:** The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (Water Neutrality Statement, Savills, dated April 2025). No building hereby permitted shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy has been implemented in full. The evidence shall include the specification of fittings and

appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such 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 193 and 194 of the National Planning Policy Framework (2024), and to allow the Local Planning Authority to discharge 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:** All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment/Method Statement [Arboricultural Impact Assessment (Lizard January 2024)].

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).

7 **Regulatory Condition:** The development hereby permitted shall be undertaken in strict accordance with the ecological mitigation and enhancement measures set out in [Ecological Impact Assessment (Lizard January 2024)].

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 enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

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/25/0194

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Water Neutrality	Staff_Facilities_CHF_ WNS_ REV 1	07.05.2025
Location plan		4870-MBA-1000-S0 REV B	07.05.2025
Block plan		4870-MBA-1001-S0	07.02.2025
Site plan	Existing and Proposed	4870-MBA-0-00.D.A.1011	07.02.2025
Floor plan	Existing and Proposed Ground	4870-MBA-0-00-D-A-1012 REV A	07.02.2025
Floor plan	Existing and Proposed First	870-MBA-0-01-D-A-1013 REV A	07.02.2025
Roof plan	Existing and Proposed	4870-MBA-0-RF-D-A-1014 REV A	07.02.2025
Elevation plan	Existing	4870-MBA-0-XX-D-A-2011 REV A	07.02.2025

Elevation plan	Proposed	4870-MBA-0-XX-D-A-2012 REV A	07.02.2025
Section plan	Proposed	4870-MBA-0-XX-D-A-3011 REV A	07.02.2025
Design & Access Statement		NONE REV A	07.02.2025
Supporting Statement	Arboricultural Impact Assessmant and Method	LLD3100-ARB-REP-001	07.02.2025
Supporting Statement	Ecological Impact Assessment	LLD3100-ECO-REP-001-00-EcIA	07.02.2025
Supporting Statement	Existing Tree Schedule	ARB-SCH-001	07.02.2025
Supporting Statement	Heritage	NONE	07.02.2025
Tree plan	Tree Constraints	LLD3100-ARB-DWG-001	07.02.2025
Tree plan	Tree Protection	LLD3100-ARB-DWG-002	07.02.2025

DELEGATED

Case Officer sign/initial Kate Turner Date: 7/8/25

Authorising Officer sign/initial RHERMITAGE Date: 08.08.2025