



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0009
Collyers School , 82 Hurst Road, Horsham, West Sussex, RH12 2EJ

DESCRIPTION:

Erection of freestanding (removable) canopy.

RELEVANT PLANNING HISTORY:

DC/20/2114	Erection of 2No. tensile canopies within external courtyard spaces.	Application Permitted on 22.12.2020
DC/21/1467	Improvements to existing hard and soft landscaping, perimeter security fencing and gates along Richmond Road and Hurst Road frontages, including removal of 1no. vehicular entrance and replacement with widened pedestrian and cycle access.	Application Permitted on 10.12.2021
DC/21/2790	External alterations to elevations of existing Science block at ground floor level, incorporating replacement windows and doors with full height units, addition of new step and blocking up of door.	Application Permitted on 11.03.2022
DC/23/2136	Erection of a freestanding canopy.	Application Permitted on 22.03.2024
DC/24/0664	Installation of one temporary office building and two temporary double classrooms.	Application Permitted on 09.09.2024
DC/25/0686	Variation of condition 2 of previously approved application reference DC/24/0664 (Installation of one temporary office building and two temporary double classrooms) to change the existing condition that limits the period of time for which the buildings can retain on site.	Application Permitted on 18.09.2025
DC/25/0748	Installation of one temporary office building and addition of first floor over the existing two temporary double classrooms (retrospective).	Application Permitted on 18.09.2025
DC/25/1683	Removal of condition 3 of previously approved application reference DC/25/0686 (Variation of condition 2 of previously approved application reference DC/24/0664 to change the existing condition that limits the period of time for which the buildings can retain on site) Relating to Water Neutrality.	Application Permitted on 09.01.2026

DESCRIPTION OF THE SITE

The application site is an area within the grounds of the College of Richard Collyer, a sixth form college set within sizeable grounds, with access via both Hurst Road and Richmond Road within the built-up area of Horsham. The application site is set within an area of hard standing which forms a walkway between the temporary 2 no. two storey Portakabin's used as student classrooms and two single storey Portakabin's used as offices for teaching staff. While some parts of the college are Grade II listed the location of the proposed canopy would be to the far north - east side of the site in front of temporary Portakabin's.

DESCRIPTION OF THE APPLICATION

The proposal seeks planning permission for the erection of freestanding (removable) canopy. The Broxap's Twin Parasol Tensile canopy would measure 15m x 9m x 2.52m with a height of 6.01m and consist of galvanized powder coated poles and frames, PVC waterproof fabric and submerged baseplate.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 34 - Cultural and Heritage Assets

Neighbourhood Plan:

Horsham Blueprint Business Neighbourhood Forum (HBBNF) is a designated body of the Unparished Area of Horsham Town and comprises of representatives from Denne Neighbourhood Council, Forest Neighbourhood Council and Trafalgar Neighbourhood Council. At present there is no 'made' plan for the area.

Horsham District Local Plan (2023-40) (Regulation 19):

Strategic Policy 19: Development Quality

Strategic Policy 20: Development Principles

Policy 21: Heritage Assets and Managing Change within the Historic Environment

Parish Design Statement:

Horsham Town Design Statement (2008)

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 Conservation: No Objection

PUBLIC CONSULTATIONS:

Representations:

None received

Parish Comments:

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

Design and Appearance:

Policy 32 of the HDPF states that good design is a key element in sustainable development, and seeks to ensure that development promotes a high standard of urban design, architecture and landscape. Policy 33 of the HDPF states that development proposals should make efficient use of land, integrate effectively with the character of the surrounding area, use high quality and appropriate materials, retain landscaping where feasible (and mitigate loss if necessary) and ensure no conflict with the character of the surrounding town or landscape.

Policy 34 of the HDPF states that the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets, stating that development affecting the setting of a listed will not be permitted which would have an adverse impact on the setting or special architectural character or appearance of a listed building.

Policy HB3 of the Horsham Blueprint Business Neighbourhood Plan states that development is expected to preserve and enhance the Character Area in which it is located. The design of new development should take account of local context and reflect the character and vernacular of the area, using architectural variety in form and materials in order to avoid building design that is inappropriate to the Plan area. Policy HB4 continues that development is expected to demonstrate a high quality of design which responds and integrates well with its surroundings, meets the changing needs of residents and minimises the impact on the natural environment. Development will be expected to demonstrate how they have considered and sought to address, among other things, the height of new building in conservation areas to be consistent with existing buildings such that they do not affect their setting.

The proposal would involve the erection of a freestanding (removable) canopy onto an existing area of hardstanding which forms a walkway between the temporary Portakabin classrooms / offices. The canopy would serve as protection from the elements for the students and teachers transferring between classrooms.

The proposed canopy would be enclosed by the temporary Portacabins. The design of the proposed canopy would reflect those approved under planning permissions DC/20/2114 and DC/23/2136. Consequently, the proposal would be considered sympathetic to the surrounding temporary Portacabins and the chosen colour would be the same as previously approved so would not therefore infringe on the surrounding area. Following consultation with the Council's Conservation Officer, it is considered that the temporary canopy will not harm the setting of the Grade II listed building. The canopy would not be visible from a public vantage point.

The application is therefore considered acceptable and would accord with the above policies of the Horsham District Planning Framework (2015).

Residential Amenity:

Policy 33 of the HDPF 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.

It is considered that the siting and layout of the proposal and the resulting relationship with adjacent properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Water Neutrality:

The proposed canopy would form an ancillary function associated with the established educational facility and would not in itself generate a water demand. Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

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 (on unregistered sites) 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:

The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

Recommendation: Application Permitted

Conditions:

- 2 **Regulatory (Time) Condition:** The temporary freestanding canopy hereby permitted shall be removed and the use hereby permitted shall be discontinued on or before the 01.09.2028, and the land shall be restored to its former condition and its use as playing field reinstated on or before 01.12.2028.

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

- 3 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT

Biodiversity Net Gain Condition

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

Under Regulations 4, 5, 7 & 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 the statutory biodiversity gain condition required by Schedule 7A to the Town and Country Planning Act 1990 (as amended) does not apply in relation to planning permission for development which:

1. does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (a hedgerow habitat or watercourse habitat identified for the purposes of the biodiversity metric);
2. is the subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015;
3. is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the biodiversity gain planning condition which applies in relation to another development (In determining whether a development is undertaken solely or mainly for this purpose, no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee);
4. consists of no more than 9 dwellings, is carried out on a site which has an area no larger than 0.5 hectares, and consists exclusively of dwellings which are self-build or custom housebuilding ("Self-build or custom housebuilding" has the same meaning as in section 1(A1) of the Self-build and Custom Housebuilding Act 2015 (as amended)).

In addition, the Biodiversity Gain Plan Condition does not apply to applications for major development made before 12 February 2024, or non-major development made before 2 April 2024.

Based on the information submitted in the planning application documents, the Planning Authority considers that this permission is exempt from biodiversity net gain, and as such does not require approval of a biodiversity gain plan before development is begun.

Statutory exemptions and transitional arrangements

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at <https://www.gov.uk/guidance/biodiversity-net-gain>.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

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/26/0009

(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	CRCRH12/4	05.01.2026
Location plan	Proposed	CRCRH12/2	05.01.2026
Block plan		CRCRH12/3	05.01.2026
Elevation & Floor plan		CRCRH12/1	05.01.2026

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 18.02.2026

Authorising Officer sign/initial Robert Hermitage Date: 11.03.2026