Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0120
Christs Hospital School , The Avenue, Christs Hospital, West Sussex, RH13 0LJ

DESCRIPTION:
Approval of details reserved by condition 14 to approved application DC/24/0063.

RELEVANT PLANNING HISTORY:

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 Permitted on 08.05.2024

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:

WSCC Highways:

Condition 14 requires the provision of an Events Management Plan (EMP). The purpose of this is to set out a framework of measures by which those major events (where 500 or more people are anticipated) can be managed. It's apparent from the submitted EMP that Christs Hospital School (the school) is already hosting a number of events of this nature, and would continue to do so regardless of this condition.

Nevertheless, it's recognised that the school has experience of handling large events and means of management already in place. Given the location and limited transport options, the provision of car parking is a key point with it being apparent that the school has an abundance of available space to accommodate potential demands; impacts on the public highway in these respects would be very limited. In all other respects, there are no particular concerns with the EMP.

Condition 14 can be discharged.

PLANNING ASSESSMENT

Planning Application DC/24/0063 was granted consent on 08.05.2024. This permission was for the following:

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.

Consent is sought to discharge the details reserved by condition 14.

Condition 14: Event Transport Management Plan

Pre-Occupation Condition*: Prior to the first use of any of the facilities (excluding the new car park or overflow car park) hereby permitted, an Event Transport Management Plan shall have been submitted to and approved by the Local Planning Authority in writing. The Event Transport Management Plan shall set out details in relation to the management of large, events (defined as events that are expected to attract between 500 and 1000 people) using the facilities on site (excluding the new car park and overflow car park), to include but not limited to: stewarding, directional signage, traffic management, overflow parking arrangements and management. All such events must be carried out in accordance with the approved management plan.*

Reason: To ensure adequate travel management and parking arrangements are in place for large events that would be facilitated by the improved sports facilities on the site, in accordance with Policy 40 of the Horsham District Planning Framework (2015). Copy full condition wording here, then explain after whether details ok or not and whether consultees are happy.

The Applicants have submitted an Event Transport Management Plan (by Reeves Transport Planning Ltd Version 4 dated 08.04.2025) which addresses the pre (disc) application discussions with WSCC Highways and their advise that the '*ETMP should be based upon the content of the approved skeleton plan, reference previous events staged at the school, the likely frequency of events that would be extra to usual events at the school, an indication of routing, means of management (signage and marshalling) and finally an indication of vehicle parking provision'*. The applicants EDMP also address 'Major Event Traffic Routing'; Marshall and Signage Locations; and details relating to the Car Parking Areas.

The WSCC Local Highways Officer has been consulted (comments above) and has confirmed that 'it is *recognised that the school has experience of handling large events and means of management already in place. Given the location and limited transport options, the provision of car parking is a key point with it being apparent that the school has an abundance of available space to accommodate potential demands; impacts on the public highway in these respects would be very limited*. In all other respects, there are no particular concerns with the E[T[MP'. WSCC have advised that the impact on the public highway would be limited and the information provided would be suitable to discharge condition 14.

The requirements of the condition have been satisfied.

Recommendation: Application Permitted

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: DISC/25/0120

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

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Event Transport Management Plan	ETMP_SGR_TMA_261124-6_V4	09.04.2025

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date

DELEGATED

Case Officer sign/initial Amanda Wilkes Date: 16/06/2025

Authorising Officer sign/initial Adrian Smith Date: 16/06/2025