Horsham District Council

PLANNING REPORT

DATE: 27th October 2026

DEVELOPMENT: Variation of Conditions 1, 3, 4, 5, 6, 9, 20 and 23 to previously approved application DC/22/1954 (Demolition of existing school buildings and the construction of a new part two storey, part single storey teaching block with external play areas, canopy, photovoltaic panels and landscaping) relating to amended plans and pre-commencement conditions.

SITE: Greenway Academy, Greenway, Horsham, West Sussex, RH12 2JS

WARD: Trafalgar

APPLICATION: DC/26/1048

APPLICANT: **Name:** Department of Education **Address:** C/O ECE Planning, 64-68 Brighton Roa, Worthing, BN11 2EN

NATIONAL SCHEME OF DELEGATION:

In accordance with the Council's constitution and the National Scheme of Delegation this application has met the criteria for consideration for referral to the Planning Committee for determination for the following reason(s):

- More than eight persons in different households or bodies have made written representations within the consultation period raising material planning considerations that are inconsistent with the recommendation of the Head of Development and Building Control.

Reason for delegation to Officers to determine:

The Nominated Officer and Nominated Member (neither of whom have an interest in the application and/or are the local ward member for the application site) have reviewed the application and this report and have determined that the proposals do not raise matters of economic, social and/or environmental significance and/or significant planning matters that warrant determination by the Planning Committee, provided that an extract-ventilation condition is imposed along with an informative regarding consulting local members on the landscaping scheme. The application is therefore delegated to officers for determination.

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

1.1. To consider the planning application.

DESCRIPTION OF THE APPLICATION

1.2. The application seeks variations to planning permission DC/22/1954 which granted the following works at Greenway Academy:

"Demolition of existing school buildings and the construction of a new part two storey, part single storey teaching block with external play areas, canopy, photovoltaic panels and landscaping."

1.3. The core proposed amendments can be summarised as follows:

School Building footprint

- The proposal seeks an alternative school building on a broadly comparable footprint (approximately 1,500 sqm).
- The building would extend approximately 6.75m further north and 1m further south.
- The main body of the school would extend approximately 2.7m less towards the east.
- The building's western frontage would remain as approved and would not extend any further towards the western boundary.

Building Height

- Changes are proposed to the building height including a 0.1m increase in the roof level and a 0.15m decrease in the approved balustrade height.
- The majority of plant would remain at the approved height, however, the introduction of monodraught units and a kitchen extractor ventilation flue would increase the peak height of roof plant by variously between 0.5m – 2m.
- The approximate peak heights of the building and plant are as follows:

	Approved Height	*Proposed Height*
Roof level	~7.50m	~7.6m
Balustrade	~8.60m	~8.45m
Plant (excluding kitchen flue)	~8.75m	~9.2m
Plant (including kitchen *flue)*	~8.75m	~10.75m

Design / Materials

- The external materials would be amended from brown, green, and grey cladding / fibre-cement panels to a buff brick with a dark mortar at ground floor level and light mortar at first floor.
- External aluminium stairs are proposed on the south elevation to provide roof access.
- The size and arrangement of windows and doors would be amended, however, this would not materially increase the degree of glazing proposed.

Site Layout

- The modular classroom is no longer proposed to be retained.
- An alternative arrangement of play space is proposed including re-orientation of hard and soft play spaces / PE areas.
- The external canopy is proposed to be relocated.
- Increased surface level drainage including the introduction of a basin / swale to the south of the site and to the east of the playing field.
- The Special Educational Needs (SEN) outdoor play space would be relocated from the west of the building to the north east.
- A bin store and increased parking is proposed to the north east of the site.
- A sub-station is proposed to the south east adjacent to parking.

1.4. The proposal also seeks to amend the following conditions with further information provided to ensure all conditions accurately reflect the revised school details:

- Condition 3 (Drainage Strategy)
- Condition 4 (Underground Services)
- Condition 5 (Tree Protection Plan)
- Condition 6 (WSCC Fire and Rescue)
- Condition 9 (Biodiversity Enhancement)

- Condition 20 (Arboricultural Impact Assessment)
- Condition 23 (Construction Environmental Management Plan (CEMP))

Amendments

1.5. During the course of this application the proposal have been amended as follows:

- Reduction in height of the proposed building.
- Reduction in height of the proposed ventilation flue.
- Amended materials from dark render to buff brick.
- Amended planting scheme.

DESCRIPTION OF THE SITE

1.6. The application site (approx. 2.5ha) comprises Greenway Academy, a primary school located within the Built-up Area Boundary of Horsham (BUAB) approximate 1 km northwest of Horsham Town Centre and to the north side of the public highway known as 'Greenway'.

1.7. As existing the site comprises of a complex of school buildings dating from between the 1950's to 2010 including a detached nursery school building (privately leased) located to the north east of the site. The site also comprises a school playground to the east, playing fields to the west, and cricket nets to the northeast.

1.8. The surrounding area is residential in character with residential dwellings backing onto all three boundaries and a park / recreation ground located to the north east. The shared boundaries to the east with Churchill Avenue and west with Merryfield Drive comprise timber fencing with various height lines. There is a double belt of mature trees along the southern boundary of the site, and a belt of trees along the northern boundary of the wider site adjacent to Larch End and bordering the recreation ground.

1.9. The central area of the site is relatively level, however the site slopes down towards the west/northwest by approximately 3m resulting in an appreciable difference in land levels by some 0.2m to 2.5m between the site and the rear gardens of dwellings in Merryfield Drive.

1.10. Site access is via a 3m vehicular access onto Greenway to southeast corner of the site, with gated pedestrian points to the southern boundary onto Greenway, and the northeastern boundary into the adjacent park and Victory Rec play area.

2. INTRODUCTION

STATUTORY BACKGROUND

2.1 The Town and Country Planning Act 1990.

2.2 RELEVANT PLANNING POLICIES
The following Policies are considered to be relevant to the assessment of this application:

2.3 **National Planning Policy Framework (Dec 2026)**
S3: Presumption in favour of sustainable development
S4: Principle of development within settlements
CC2: Mitigation of climate change
CC3: Adaptation to climate change
M6: Safeguarding mineral resources and infrastructure through decision-making
DP3: Key principles for well-designed places
DP4: The design process
TR3: Locating development in sustainable locations
TR4: Street design, access and parking
TR5: Roadside facilities

TR6: Assessing transport impacts
TR8: Public rights of way
HC3: Community facilities and public service infrastructure serving new development
HC4: Proposals for new and improved community facilities, public service infrastructure and development providing public health benefits
HC7: Development affecting existing recreational land and facilities
P2: Ground conditions
P3: Living conditions and pollution
P4: Impact of development on existing activities
P5: Maintaining public safety and security
P6: Land and operations for defence and public safety
F4: Assessing flood risk for decision-making
F6: Development in areas at risk of flooding from rivers or the sea
F7: Ensuring development is safe from flooding
F8: Sustainable drainage systems and watercourses
N2: Improving the natural environment
N3: Trees in new development

2.4 **Horsham District Planning Framework (HDPF 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 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
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 41 - Community Facilities, Leisure, and Recreation

2.5 **Horsham Blueprint Neighbourhood Plan (December 2022).**

HB1 Location of Development
HB4 Design of Development
HB5 Energy Efficiency of Development
HB7 A Welcoming Public Realm
HB10 Green and Blue Infrastructure and Delivering Biodiversity Net Gain
HB12 Encouraging Sustainable Movement
HB14 Community and Cultural Facilities

2.6 **Horsham District Local Plan (2023-40) (Regulation 19)**

Policy 1: Sustainable Development
Policy 2: Development Hierarchy
Policy 6: Climate Change
Policy 7: Appropriate Energy Use
Policy 8: Sustainable Design and Construction
Policy 9: Water Neutrality
Policy 10: Flooding
Policy 11: Environmental Protection
Policy 12: Air Quality
Policy 13: The Natural Environment and Landscape Character

Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 23: Infrastructure Provision
Policy 24: Sustainable Transport
Policy 25: Parking
Policy 27: Inclusive Communities, Health and Wellbeing
Policy 28: Community Facilities, Leisure and Recreation

2.7 **West Sussex Joint Minerals Local Plan (2018)** (Partial Review March 2021)
Policy M9 - Safeguarding Minerals

2.8 **Supplementary Planning Guidance**:
Horsham Town Design Statement (2008

2.9 **Planning Advice Notes:**
Shaping Development in Horsham
Biodiversity and Green Infrastructure

2.10 PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/22/1954	Demolition of existing school buildings and the construction of a new part two storey, part single storey teaching block with external play areas, canopy, photovoltaic panels and landscaping.	Application Permitted on 12.10.2023
DISC/23/0241	Approval of details reserved by condition 3 and 4 to approved application DC/22/1954	Application Refused on 11.06.2024
DISC/24/0174	Application for Approval of Details Reserved by Condition 5 and 6 to approved application DC/22/1954	Split Decision on 31.07.2024
DISC/24/0197	Application for Approval of Details Reserved by Conditions 3,4 and 6 to approved application DC/22/1954.	Application Refused on 14.10.2024
DISC/26/0153	Application for Approval of Details Reserved by Conditions 3, 4, 5 and 6 to approved application DC/22/1954.	Application Permitted on 29.07.2026

3. OUTCOME OF CONSULTATIONS

3.1 Where consultation responses and representations 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 horsham.gov.uk/planning/planning-applications/view-and-comment-on-planning-applications.

INTERNAL CONSULTATIONS

3.2 **HDC Arboricultural Officer:** Advice
[Summary] The submitted arboricultural information includes an updated Arboricultural Method Statement and Tree Protection Drw No. Pla SRP1029-LLB-00-EX-D-O-2004 and additional TPPs to address the revised proposals. Subject to the development being carried out in accordance with the submitted Arboricultural Method Statement, Tree Protection Plan and Arboricultural Supervision Schedule, no arboricultural concerns. The Officer has provided supplementary verbal guidance to confirm T10 is now proposed to be removed as part of the proposal.

3.3 **HDC Conservation:** No Objection
[Summary] No heritage implications raised.

3.4 **HDC Environmental Health:** Advice
The from the Environmental Health team have provided comments during the course of the application dated related to the following topics:

Kitchen Extractor
[Summary] The Officer notes that ESP and Plasma is a reasonable solution, however, a condition is requested to secure details and performance specification of the commercial kitchen extract-ventilation system

Noise
[Summary] No issue raised in relation to noise disturbance form the kitchen plant.

Air Quality and Construction Management.
[Summary] Following an initial comment requested further detail during dust control, monitoring, and management during demolition and construction works. Following the receipt of an updated CEMP the Officer has raised no objection.

3.5 **HDC Landscape:** No Objection
[Summary] The Officers initial informal comments, dated 12/08/2026, raised a number of points including the building height & materials, planting, and landscaping. The Officer's latest comment outlines that the majority of previous comments have been addressed and the amended plans are satisfactory in regard to pre-commencement conditions. No further concerns remain from a landscape point of view.

OUTSIDE AGENCIES

3.6 **Ecology Consultant:** No Objection
[Summary] An initial comment requested details of the make and siting of the proposed bat boxes and two bird boxes. Following the receipt of this information the Officer has raise no objection.

The Officer has additional confirmed within email correspondence that condition 24 remains accurate and valid.

3.7 **Southern Water:** No Objeciton
[Summary] Following a review of the documents submitted Southern Water has no objections to the variations of Conditions 1, 3, 4, 5, 6, 9, 20 and 23.

3.8 **WSCC Highways:** No Objection
- The Local Highway Authority has reviewed the submitted information. The application is for a variation of conditions under s73 to the previously approved planning application DC/22/1954.

- There does not appear to be any changes to vehicle access from the public highway (Greenway) or matters that would alter the LHA previous comments on the approved application (DC/22/1954).

- Construction Environmental Management Plan (CEMP) - The Highway Authority considers that the CEMP demonstrates an appropriate overall approach to managing construction traffic and minimising impacts on the surrounding highway network.

3.9 **WSCC Lead Local Flood Authority (LLFA):** No Objection
[Summary] The LLFA have provided 3 comments during the course of the application dated 31/7/2026, 14/08/206 and 24/09/2026. The latest comment (24/09/2026) states: *We have no objection to the approved scheme being varied, and support the drainage strategy*

as proposed on the latest plans dated 26/06/2026 (SRP1029 CRH 00 XX D C 5500 Rev: P03 and SRP1029 CRH 00 XX D C 5501 Rev: P03).

3.10 **WSCC Rights of Way:** No Objection
[Summary] There are no public rights of way in the vicinity of the proposed development, no objection raised.

3.11 **Sport England:** No Objection
[Summary] Sport England raises no objection to the variation of conditions on the basis of implementation in line with the submitted details.

3.12 **WSCC Fire and Rescue**: No Objection
[Summary] The Officer has raised no objection to the detailed provided to support Condition 6. The Officer has additionally confirmed agreement with the revised Condition 6 wording.

PUBLIC CONSULTATIONS

3.13 Representations:

A total of 17 public representations have been received from 11 addresses.

16 letters of objection have been received from 10 addresses, objecting to the application on the following grounds:

Topography / Levels
- The submitted plans do not accurately reflect levels.
- It is requested the council undertake a Topographical Survey.

Materials
- Change in colour to dark render would result in industrial appearance and contrast with the sky line including sense of enclosure.
- Materials should be reverted to lighter natural tones.
- Materials would not reflect local dwellings / brickworks
- Materials would be oppressive / out of character.

Windows
- Windows are proposed to be larger.

Planting
- Trees along the western boundary would be too low and would not scree viewed from the first floor of the school.
- Tree planting is proposed as deciduous and would lose trees in autumn winter.
- Screening should be improved.
- Existing hedging should be left in situ.

Community Engagement
- There has been a lack of meaningful engagement between residents and the applicant.
- Residents have not been listed too

Lighting
- No details of lighting / security lighting have been provided, which could impact amenity.

Building Height

- Additional of building plant would increase height and was previously restricted / limited.
- Building height would overshadow dwellings and result in a sense of enclosure.
- Building height would mean ground floor school windows would look into dwellings and gardens.
- If the 2017 classrooms are not now required why can't the building be single storey.
- Concern regarding loss of sunlight
- Ground levels are not accurately shown on plans

Distance from the boundary
- The distance between the school and dwellings would result in disturbance and should not be reduced / removed.
- The building would be 5m closer to the western boundary (from 15m to 10m)
- Discrepancies and uncertainty between plans as to how far back the building would be from the boundary.

Ventilation Chimney / flue
- Concern regarding the introduction of a ventilation shaft which is considered to be large and visually intrusive.
- Members of the public have asked if the chimney is required to be the size it is and have indicated the size should be reduced.
- The acceptability of the ventilation has not been assessed.
- Ventilation shaft is now shown on visuals.
- Kitchen smells would impact residents.

Community Use
- Use of the school for community uses would increase amenity impacts.
- Concerns regarding the use of the building after hours.

Construction Impacts
- Parking during construction would impact residents.

Flooding
- What is being done to limit flooding on Merry Field Drive

Other
- Existing parking impacts from the school during drop off / pick up times, additional students may exacerbate this.
- The building should undergo an updated BREEAM assessment.
- The application is a fundamental, material departure from the consented scheme and should not be considered within a S73 application.

One (1) neutral letter has been received from 1 address, raising the following matter:

- Concerns regarding the amenity impact from the bin store to the north east of the site.

3.14 Parish Comments:
No comments received.

3.15 Member Comments:
I confirm that I would like to make this request on the basis that this development process has caused considerable anxiety to a number of residents along Merryfield Drive. I believe it would be useful to demonstrate, through open discussion, the additional impacts of the lengthening of building along the N/S axis and the addition of the chimney to the roof of the school - these are the remaining significant changes to the 2023 approved plan.

It may also be an opportunity to ensure through a condition, the optimum plan for screening of the new build from those properties on Merryfield Drive

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

4.1 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.

4.2 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.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

Principle of Development:

6.1 Planning permission was granted under application DC/22/1954 for the "Demolition of existing school buildings and the construction of a new part two storey, part single storey teaching block with external play areas, canopy, photovoltaic panels and landscaping." The approved development formally commenced on 29/09/2026 and is therefore considered to be extant and the principle of development is considered established.

6.2 The current application has been submitted under Section 73A of the Town and Country Planning Act 1990 and seeks to vary Condition 1, 3, 4, 5, 6, 9, 20 and 23 attached to planning permission DC/22/1954 so as to amend the proposal to an alternatively designed school building, including associated changes to the site layout, drainage and landscaping.

6.3 Officers note that the proposal, as amended, would remain consistent with the proposal wording of the principal consent (DC/22/1954). The amended school building would also occupy a broadly comparable footprint, would be of a comparable massing, and would provide equal provision in terms of student capacity and intensity of use. Officers are therefore satisfied that the proposed amendments do not alter the fundamental nature of the development approved under application DC/22/1954. The application can therefore be appropriately considered through the Section 73A process, with the assessment focusing on the acceptability of the proposed amendments relative to the approved scheme.

Design, Appearance and Landscape Impact:

6.4 HDPF policies 32 and 33 promote development that is of a high-quality design, which is based upon a clear understanding of the local, physical, social, economic, environmental, and policy context. Development will be expected to provide an attractive, functional, and accessible environment that complements locally distinctive characters and heritage of the district. Development should ensure that the scale, massing, and appearance of the development relates sympathetically with the built surroundings, landscape, open spaces, and routes within and adjoining the site.

6.5 HBNP Policies HB3 (Character of Development) and HB4 (Design of Development) state that development is expected to (amongst others) 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 environment.

6.6 The previous consent (DC/22/1954) establishes the acceptability of the school building in its current location, including the approved building's scale, massing and use of materials. The below assessment therefore provides specific focus on the potential impacts of the proposed amendments where these may have impacts above and beyond those already considered and approved under DC/22/1954.

Building scale and massing

6.7 The proposal seeks an amended school building with an amended footprint, roof level and the introduction of monodraught units and a kitchen extractor ventilation at roof level.

6.8 The building's footprint would be extended approximately 6.75m further north and 1m further south whilst the main body of the building would extend 2.7m less to the east. The total footprint of the building would, therefore, remain largely unchanged with an existing consented footprint of 1,475 sqm and a proposed footprint of 1,480 sqm. Officers note that the western elevation of the building would remain in the consented position and would not extend any further west towards the dwellings on Merryfield Drive (Figure 1).

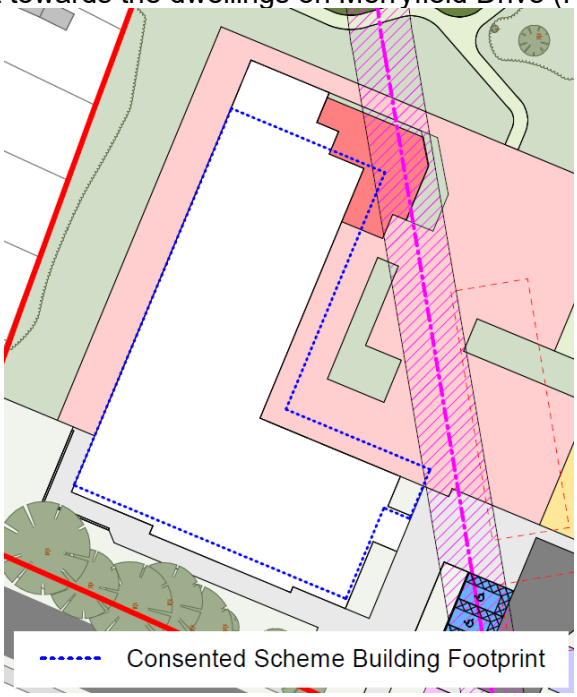

Figure 1. Proposed building footprint overline with the consented building footprint.

6.9 The height of the building's structure would increase marginally by around 0.1m to 7.6m. In addition, the proposed introduction of monodraught units and a kitchen extractor flue would increase the peak height of roof mounted plant by 2m to total height of 10.75m. A summary of the approved and proposed peak heights is set out below:

	Approved Height	Proposed Height
Roof level	~7.50m	~7.6m
Balustrade	~8.60m	~8.45m
Plant (excluding kitchen flue)	~8.75m	~9.2m

kitchen flue)	~8.75m	~10.75m

6.10 The proposed main building height would therefore be largely consistent with the approved scheme, with the 10cm increase not expected to result in a materially appreciable or increased impact on the street scene or to the amenity of dwellings along Merryfield Drive. Officers therefore note that the previous assessment of the building's height in relation to Merryfield Drive, specifically in relation to overlooking, overshadowing and overbearing remains accurate and should be referred to. The applicant has provided updated sections of the site showing the relationship and sightlines between Merryfield Drive and the proposed school to confirm this outcome. These sections also outline that with planting in place, views of the school building from dwellings would remain consistent with the approved scheme (Figure 2).

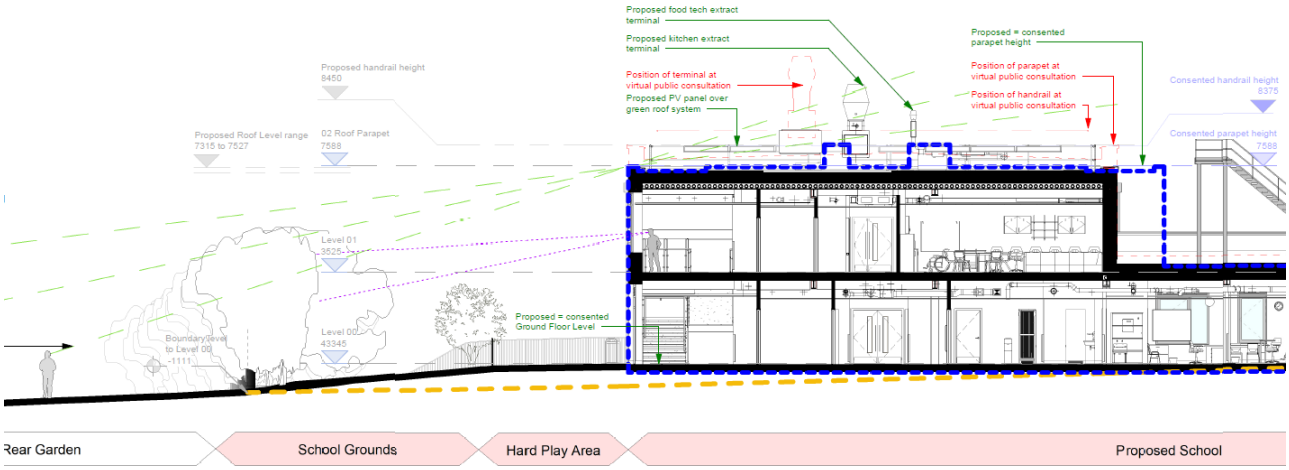

Figure 2. Section of the proposed building footprint east to west through 70 Merryfield Drive overline with the consented building Section.

6.11 The proposal additionally seeks to retain previously proposed screening along the western boundary with Merryfield Drive via the introduction of 14x Carpinus a 'Fastigiata' (Upright Hornbeam) trees. This is an increase from 11x trees previously proposed, and trees would be planted with a 12-14cm girth and at 3.5 - 4.25m heights. This planting would also be extended further to the north to mitigate any additional impacts to nos 78 and 80 Merryfield Drive as result of the building's extended footprint north.

6.12 It is noted that the Fastigiate / upright species of Hornbeam proposed would have a lesser canopy spread than the Common Hornbeam. Given the proximity of the trees to the school building and neighbouring residential gardens this is considered appropriate in this instance. Officers further note that the planted height of proposed trees has been increased to 3.5 - 4.25m to allow for screening to be established more quickly.

6.13 Regarding the proposed kitchen flue, Officers are mindful that the previous school building did not include a kitchen extractor or flue. Nonetheless, given both the consented scheme and the proposed scheme both include a kitchen to provide onsite school meals, some form of commercial extractor system is considered to be commensurate and necessary.

6.14 As proposed, the flue would add approximately 2m to the peak height of building at the tallest point. The submitted sections demonstrate that even with boundary planting in place the flue would be apparent from any first-floor windows to the nearby properties on Merryfield Drive whilst only the tip of the flue would also be visible when viewed from ground floor windows and within immediate gardens.

6.15 The Council's Environmental Health Officers has advised that the proposed extractor system would be a reasonable solution and that the flue's height is to ensure odours are able to disperse into the environment before reaching neighbouring receptors. The Officer has requested final details of the performance specification of the commercial kitchen extractor to be secured under condition 27 prior to occupation.

6.16 Given the above, it is considered that the visual impact from the flue should be balanced against need to disperse odours from the school kitchen and the need to avoid exposing neighbouring dwellings to cooking odours. Therefore, whilst it is noted that the flue would be visible from immediate dwellings and the wider surrounds, the flue would be sited centrally within the roof and would increase building height only in a limited location. This would also be experienced at a distance of approximately 45m from the nearest dwelling. When considered in his context the introduction of the extractor and flue is considered acceptable.

Materials / Design

6.17 The external materials are also proposed to be amended from the previously approved brown, green, and grey cladding / fibre-cement panels to a buff brick with a dark mortar at ground floor level and light mortar at first floor (Figures 3 and 4). The revised design additionally seeks aluminium windows and doors, a metal roof canopy, aluminium rainwater goods, aluminium external stairs and a louvred enclosure for air source heat pumps on the first floor flat roof to the south east of the building.

6.18 The revised building design and use of materials have been reviewed by the HDC Landscape Officer who has raised no objection. The use of mottled brick is considered to result in an overall improvement to the school building from the approved scheme and would be broadly characteristic in the predominantly residential area of the application site. In addition, the use of aluminium detailing if considered acceptable and would contribute to the building's overall contemporary design.

6.19 It is noted that Condition 8 of the existing consent secures 'a schedule of materials and finishes and colours'. This condition would remain in place and would require final details of all materials prior to commencement above slab level.





Figure 3. South elevation, as proposed (top) and as consented (bottom).



Figure 4. East elevation, as proposed (top) and as consented (bottom).

Site layout and Landscaping

6.20 The proposal also seeks amendments to landscaping and outdoor play provision. This includes the removal of the previously retained modular classroom, the re-orientation of the football pitch and MUGA, the relocation of the covered canopy, amending the 'informal & social courtyard' to a hard surface playground, additional surface water drainage features, additional planting and a new substation to the south east of the site.

6.21 These amendments have been reviewed by the HDC Landscape Officer who, following amendments to the planting scheme, has raised no objection. It is noted that condition 25 would remain in place requiring the implementation of the planting scheme. Officers have amended this condition to include reference to the updated planting plans. In addition, final details of hard and soft landscaping is secured within condition 11 and will be required prior to occupation.

6.22 In regards to the quantity and quality of sports and outdoor play provision, officers are satisfied that this would remain consistent with the approved scheme. These amendments have additionally been reviewed by Sport England who have raised no objection. Condition 7 remains in place requiring final details of playing fields prior to their commencement and Condition 21 requires playing field and hard court/pitch to be made available within 2 years of commencement.

Summary

6.23 In summary the proposed changes to approved design and site layout are considered to be acceptable and would remain in accordance with HDPF policies 32 and 33 and HBNP Policies HB3 and HB4.

Arboriculture

6.24 Policy 31 of the HDPF sets out support for development proposals that demonstrate that it maintains and enhances the existing network of green infrastructure, as well as requiring proposals to enhance existing biodiversity, and create and manage new habitats where appropriate.

6.25 As part of the proposed amendments the application provides updated arboricultural details to reflect changes to the school building, amended drainage, amended planting and the amended construction access. The details are sought to be agreed by varying Condition 4 (Underground Services), Condition 5 (Tree Protection Plan) and Condition 20 (Arboricultural Impact Assessment). The details provide for each condition are considered in turn:

Condition 4 (Underground Services)

6.26 Details pursuant to condition 4 were previously submitted under DISC/26/0153 and were formally discharged on 29.07.2026. Given the amendments proposed the application an updated Combined External Services Layout (SRP1029-HAW-00-EX-D-Z-5402, REV P03) and Incoming Services Layout (SRP1029-HAW-00-EX-D-Z-5401, REV P03) have been provided. These have been reviewed by the HDC Landscape Officer who has raised no objection. Officers further note that the proposed underground service / drainage does not propose any additional infrastructure to the north west of the site in proximity to the existing drainage pipe under 90 Merryfield Drive

6.27 It is therefore considered that condition 4 can be amended to form a regulatory condition securing accordance with updated details:

Pre-Commencement Condition: The development shall be carried out in strict accordance with the submitted Combined External Services Layout (SRP1029-HAW-00-EX-D-Z-5402, REV P03) and Incoming Services Layout (SRP1029-HAW-00-EX-D-Z-5401, REV P03).

Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Condition 5 (Tree Protection Plan)

6.28 Condition 5 seeks to ensure retained trees are protected during the construction of the proposed development. This condition was discharged within application DISC/26/0153 on 29/07/2026, however, the applicant has now submitted an updated Arboricultural Method Statement and revised Tree Removal, Protection & Retention Plans relating to three phases of the developments; the construction of new school (Phase 1), the demolition of existing school (Phase 2a) and final Landscaping (Phase 2b). These details have been reviewed by the HDC Arboricultural Officer who has raised no objection.

6.29 The details submitted in support of Condition 5 are therefore considered to be acceptable, and condition 5 can be amended to read as follows:

Pre-Commencement Condition: No development shall commence within any phase or subphase including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery, or materials onto the site, until the following preliminaries for that phase or subphase have been completed in the sequence set out below:

- All trees on the site shown for retention on approved drawing numbers SRP1029-LLB-00-EX-D-O-2002 P04, RP1029-LLB-00-EX-D-O-2003 P04, and SRP1029-LLB-00-EX-D-O-2004 Rev P05, as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective

fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).

- Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.
- Areas so fenced off shall be treated as zones of prohibited access and shall not be used for the storage of materials, equipment, or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.
- Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Condition 20 (Arboricultural Impact Assessment)

6.30 Condition 20 seeks to ensure all works are carried out in accordance with the approved Arboricultural Impact Assessment (AIA). The applicant has provided a revised AIA (SRP1029-LLB-00-ZZ-T-O-2002 P04) which has been reviewed by the Council's Arboricultural Officer.

6.31 The Officer notes that the proposed revisions include some minor encroachment into the Root Protection Areas (RPAs) of retained trees T23 to facilitate a temporary construction access and parking area, the removal of T11 (Category C2 Oak) and T10 and modest surgery works to facilitate construction activities and the erection of hoarding. The Officer concludes that these works are not considered to be significant within the context of the wider tree resource on site and raises no objection to the variation of conditions application. It is therefore considered that the revised AIA is acceptable and Condition 20 can be amended to read as follows:

Regulatory Condition: All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment Ref: SRP1029-LLB-00-ZZ-T-O-2002 P04.

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).

Summary - Arboriculture

6.32 In summary, with the above conditions in place the proposal remains in accordance with HDPF policies 30 and 33.

Residential Amenity:

6.33 Policies 32 and 33 of the HDPF seek to ensure an attractive, functional, accessible, safe, and adaptable environment avoiding unacceptable harm to the amenity of occupiers/users of nearby property and land through overlooking or noise.

External / Roof mounted Plant

6.34 Condition 10 and 13 of the existing consent relate to the use of plant and ensure that no plant, including externally located plant, machinery equipment or building services plant use brought into use until an acoustic assessment and post installation assessment has been submitted to the Council to demonstrate 'the acoustic assessment and ensure the rating level of noise emitted from the proposed building services plant is no greater than background levels'. These conditions have not yet been discharged and would also apply to the proposed variation.

Condition 23 (Construction Environmental Management)

6.35 Condition 23 of the existing consent (DC/22/1954) requires the proposal to be carried out in accordance with the Construction Environmental Management (CEMP) submitted as part of that application. Given changes are now proposed to the scheme, a revised CEMP has been submitted for consideration (ref: 237.0005/CEMP/2).

6.36 This has been reviewed by WSCC Highways Authority have raised no objection, noting that the CEMP demonstrates an appropriate overall approach to managing construction traffic and minimising impacts on the surrounding highway network.

6.37 The CEMP has also been reviewed by HDC's Environmental Health Team who, following amendments to ensure consideration of dust and external lighting, have raised no objection.

6.38 Further to the above, officers note that construction elements such as the waste skip storage, material storage, and fuel storage would be sited away from any boundaries with residential dwellings and would not result in unacceptable amenity impacts. Officers further note that condition 19 separately limits the hours of construction to 8am-6pm Monday to Friday and 8am-1pm on Saturdays. This condition would remain in effect.

6.39 Officers are therefore satisfied that the CEMP (ref: 237.0005/CEMP/4) is acceptable and that Condition 23 can be amended so as to ensure the proposal to be carried out in accordance with these revised details.

Community Uses / Operating Hours

6.40 Officers note that public representations have raised concerns regarding the potential for community uses with the first floor of the school building during evenings and weekends. The current application does not seek to amend the buildings use or to introduce any additional community uses. Condition 16 therefore remains relevant and requires 'A management plan that specifically relates to the use of the rooms in the west facing elevation of the school building hereby approved, and the proposed measures to reduce impacts on neighbours amenity'. This is to be submitted prior to occupation.

Bin Store Location

6.41 Public representations state that a store for the nursery would be located to the north east of the site and closer to dwellings along Churchill Avenue. Whilst refuse vehicle access arrangements mean the bin store cannot be fully relocated, additional planting has been introduced to soften the bin store.

Drainage and Flood Risk:

6.42 HDPF Policy 38 seeks to ensure that flood risk is considered during the planning process in order to direct development away from high-risk areas and to avoid inappropriate development and to ensure that required development can be carried out without flood risk elsewhere.

6.43 Officers note that the principle of site drainage has been established within the approved consent., Condition 3 of which required a final drainage strategy to be submitted prior to commencement of the development. These details were initially provided within application DISC/26/0153 in relation to the approved school building and site layout and were formally discharged on 29/07/2026.

6.44 As the proposal now seeks changes to the footprint of the school building and to the site layout, a revised final drainage scheme has been submitted to accommodate these changes. This includes the relocation of drainage pipes and inspection chambers and additional surface water retention including a Surface Water Attenuation Basin to the south of the site. The revised drainage strategy additionally proposes amended foul water drainage pipes to account for the revised building layout, however, the foul water

connection point into the existing Southern Water foul sewer remains unchanged. These changes are shown within updated plans SRP1029 CRH 00 XX D C 5500 Rev: P03 and SRP1029 CRH 00 XX D C 5501 Rev: P03 The application therefore seeks to amend condition 3 to require compliance with the updated drainage strategy / drainage plans.

6.45 The revised drainage strategy has been reviewed by WSCC Lead Local Flood Authority (LLFA) who have confirmed they have no objection to the proposed variations and support the drainage strategy as proposed. Southern Water have also raised no objection.

6.46 Officers further note that, as per the original drainage scheme, the proposal does not seek any drainage works within the north west of the site in proximity to the existing drainage pipe under 90 Merryfield Drive which would therefore be unaffected by the proposed amendments.

6.47 It is therefore considered that Condition 3 can be amended to read as follows:

> **Regulatory Condition**: The development shall be carried out in strict accordance with the submitted drainage strategy detailed within Drainage Strategy (Sheet 1 of 2) (Ref: SRP1029 CRH 00 XX D C 5500 Rev: P03) and Drainage Strategy (Sheet 2 of 2) (Ref: SRP1029 CRH 00 XX D C 5501 Rev: P03).
>
> Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

6.48 Beyond Condition 3, it is noted that condition 18 requires verification that drainage has been constructed in accordance with the approved design. This condition would remain in place; however, officers have amended this condition to ensure clarity that the condition is required to be discharged within 12 months of first occupation or first use.

> **Post-Occupation Condition**: Within 12 months of the occupation or first use of the new school building hereby permitted a verification report demonstrating that the SuDS drainage system has been constructed in accordance with the approved design drawings shall be submitted to and approved by the Local Planning Authority in writing. The development shall be maintained in accordance with the approved report.
>
> Reason: To ensure a SuDS drainage system has been provided to an acceptable standard to the reduce risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance in accordance Policies 35 and 38 of the Horsham District Planning Framework (2015).

Summary – Drainage

6.49 In summary, the submitted drainage details are considered to be acceptable and subject to conditions 3 and 18 the proposal is considered to remain in accordance with HDPF Policy 38

Fire Service / Fire Tender Access

6.50 The previous consent was subject to consultation from the West Sussex Fire and Rescue Service. As such Condition 6 requires confirmation that the site access and layout would provide suitable access for fire appliances prior to commencement of the development. These details were initially provided within application DISC/26/0153 and were formally discharged on 29/07/2026.

6.51 Given the changes proposed to the building footprint and the site layout, the applicant has provided updated swept path analysis to demonstrate fire tender access (237.0005-0002, REV P01 and 237.0005-0001, REV P01) and a written statement detailing continued compliance with Condition 6.

6.52 These details have been reviewed by WSCC Fire and Rescue Service Officer who has confirmed no objection to the access details and is satisfied that condition 6 can be amended to ensure ongoing compliance with the details submitted. It is therefore considered that Condition 6 can be amended to read as follows:

> **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the site access and internal layout has been delivered in strict accordance with the approved details such to ensure fire appliances can gain access to within 15% of the perimeter or within 45m of the footprint of the new building at all times in accordance with approved document - B (AD-B) Volume 1 - 2019 edition B5: section 15 and until B8100 - Design for fire safety in schools, section 8.3.
>
> Reason: In accordance with fire and safety regulations in accordance with Policy 33 of the Horsham District Planning Framework (2015).

6.53 Further to the above, the WSCC Fire and Rescue Service Officer has highlighted the need to ensure the nearest fire hydrant is within 90-metres of the intended location of the Fire Appliance, as identified in Approved Document – B (AD-B) Volume2: B5 section 16 and BB100: Design for fire safety in schools. It is therefore considered appropriate to attach an additional condition ensuring fire hydrant(s) are made available prior to occupation (Condition 26).

Summary - Fire Service / Fire Tender Access

6.54 In summary, with condition 6 and 26 secured as above the proposal is considered access fire service access is considered acceptable from a planning perspective.

Highways Impacts:

6.55 Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.

6.56 The highway impact of the proposal has previously been considered acceptable under the original permission. The amendments now proposed would not increase student capacity beyond the existing school and would not alter the site's access onto Greenway. WSCC Highways Authority have therefore noted that no amendments are sought which would alter the acceptability of the proposal from a Highways perspective.

6.57 Regarding the internal site layout, Officers note this would remain broadly consistent with the existing consented scheme with a minor increase in parking from 24 spaces, including 3 accessible bays, to 30 spaces, including 6 accessible bays. The implementation of car parking within 12 months of occupation would remain secured under condition 17.

6.58 Officers further note that the provision of secure and covered cycle parking would remain secured under Condition 14 and final details of a suitable cycle access would remain secured under Condition 15 would also remain in place and requires details to come forward prior to first occupation.

6.59 Given the above, the highways impact of the proposal remains consistent with the original planning consent and are considered to remain acceptable and in accordance with HDPF policies 40 and 41.

Ecology:

6.60 HDPF policy 25 aims to conserve the natural landscape and biodiversity and aiming to enhance biodiversity where possible. Policy 31 of the HDPF states that development will be supported where it demonstrates that it maintains or enhances the existing network of green infrastructure. Policy 31(2) states that development proposals will be required to contribute to the enhancement of existing biodiversity and should create and manage new habitats where appropriate.

6.61 In instance, the Council's Ecologist has confirmed that ecological considerations, including the potential impact to protected species, remain consisted with the extant scheme and would not be impacted by the proposed amendments. As such, condition 24 should be retained in any consent to secure full accordance with the approved submitted ecology reports and mitigation measures.

6.62 Notwithstanding this, the proposal seeks to vary / discharge condition 9 (Biodiversity Enhancement) which states:

> **Pre-Commencement (Slab Level) Condition**: No development above ground floor slab level of any part of the development hereby permitted shall take place until A Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal (RSK Biocensus Ltd, September 2021) has been submitted to and approved in writing by the local planning authority.
>
> The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.
>
> Reason: To enhance Protected and Priority Species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

6.63 The applicant has submitted an Ecological Enhancement Plan (Ref: SRP1029-LLB-00-EX-D-O-5004 P07) in support of this condition. The enhancement plan has been reviewed by the Council's Ecologist who, following clarification as to the siting of bird and bat boxes, has raised no objection. It is therefore considered that Condition 9 can be amended / discharged to form a regulatory condition as follows:

> **Regulatory Condition**: The proposed development herby approved shall be implemented in accordance with the enhancement measures detailed within the Ecological Enhancement Plan (Ref: SRP1029-LLB-00-EX-D-O-5004 P07) and all enhancement measures and features shall be retained in that manner thereafter.
>
> Reason: To enhance Protected and Priority Species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

<u>Summary - Ecology</u>

6.64 In summary, with condition 24 in place and condition 9 amended as above, the proposed amendments are considered acceptable from Ecological perspective and would remain in accordance with HDPF policies 25 and 31.

Biodiversity Net Gain (BNG):

6.65 The principal consent (DC/22/1954) was permitted on 12.10.2023 and was therefore granted prior to the introduction of Biodiversity Net Gain (BNG) on 12 February 2024. The proposed S73 application is therefore exempt from the need to provide BNG.

Conclusions and Planning Balance

6.66 The amendments proposed as would remain consistent with the proposal wording of the principal consent (DC/22/1954). The amended school building would also occupy a broadly comparable footprint, would be of a comparable massing, and would provide equal provision in terms of student capacity and intensity of use. The proposed amendments do not alter the fundamental nature of the development approved under application DC/22/1954 and the principle of development remains accepted.

6.67 The amended building would not encroach any further to the west and would remain of a broadly comparable height. The extension of the building further to the north would,

however, increase the massing of the building to an extent. Whilst this report notes the introduction of a kitchen extractor / flue would increase the height of the building, and would be visible from residential dwellings, this is considered to be acceptable when considered against the functional need for the consented school to produce school meals on site.

6.68 In regarding to materials, the use of a mottled brick is considered to be acceptable form a design and landscape perspective and would be broadly in keeping with the local area.

6.69 This report has additionally considered arboricultural impacts, neighbouring amenity, drainage, fire service access, highways and ecology. These matters have all be found to be acceptable when considered against the consented scheme.

6.70 All other matters are considered to remain consistent with the consented scheme including, Heritage, Archaeology, Contaminated Land, Climate Change, Air Quality Impact, Minerals and Waste, and Water Neutrality. An assessment of these matters can be found within the Committee report for application DC/22/1954 available on the public portal.

6.71 It is therefore recommended that the application be approved subject to the conditions set out below.

7. RECOMMENDATIONS

7.1 To approve planning permission subject to the following conditions:

Conditions:

1. **Plans List**

2. **Regulatory (Time) Condition: N/A**

3. ***Regulatory Condition:*** *The development shall be carried out in strict accordance with the submitted drainage strategy detailed within Drainage Strategy (Sheet 1 of 2) (Ref: SRP1029 CRH 00 XX D C 5500 Rev: P03) and Drainage Strategy (Sheet 2 of 2) (Ref: SRP1029 CRH 00 XX D C 5501 Rev: P03).*

   Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

4. **Regulatory Condition:** The development shall be carried out in strict accordance with the submitted Combined External Services Layout (SRP1029-HAW-00-EX-D-Z-5402, REV P03) and Incoming Services Layout (SRP1029-HAW-00-EX-D-Z-5401, REV P03).

   Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

5. **Regulatory Condition:** No development shall commence within any phase or subphase including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery, or materials onto the site, until the following preliminaries for that phase or subphase have been completed in the sequence set out below:
   - All trees on the site shown for retention on approved drawing number *SRP1029-LLB-00-EX-D-O-2002* P04, *RP1029-LLB-00-EX-D-O-2003 P04, and SRP1029-LLB-00-EX-D-O-2004 Rev P05*, as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS

5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).

- Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site. Areas so fenced off shall be treated as zones of prohibited access and shall not be used for the storage of materials, equipment, or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.
- Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

6. **Regulatory Condition:** No part of the development hereby permitted shall be occupied until the site access and internal layout has been delivered in strict accordance with the approved details such to ensure fire appliances can gain access to within 15% of the perimeter or within 45m of the footprint of the new building at all times in accordance with approved document - B (AD-B) Volume 1 - 2019 edition B5: section 15 and until B8100 - Design for fire safety in schools, section 8.3.

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

7. **Pre-Commencement of replacement playing field:** Following demolition of the existing buildings and structures, no development of the replacement area of playing field shall commence until the following documents have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England:
   i. A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing field which identifies constraints which could adversely affect playing field quality; and
   ii. Where the results of the assessment to be carried out pursuant to (i) above identify constraints which could adversely affect playing field quality, a detailed scheme to address any such constraints. The scheme shall include a written specification of the proposed soil's structure, proposed drainage, cultivation, and other operations associated with grass and sports turf establishment and a programme of implementation.

   The approved scheme shall be carried out in full and in accordance with the approved programme of implementation in accordance with the timescale specified in condition [1] unless otherwise agreed by the LPA in writing. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

   Reason: To ensure that the playing field is prepared to an adequate standard and is fit for purpose and to accord with Development Plan Policy 43 of the Horsham District Planning Framework 2015.

8. **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

9. **Regulatory Condition:** The proposed development herby approved shall be implemented in accordance with the enhancement measures detailed within the Ecological Enhancement Plan (Ref: SRP1029-LLB-00-EX-D-O-5004 P07) and all enhancement measures and features shall be retained in that manner thereafter.

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

10. **Pre-Occupation Condition:** No internally and/or externally located plant, machinery equipment or building services plant shall be operated until an assessment of the acoustic impact arising from the operation of all such equipment has been undertaken and has been submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken in accordance with BS 4142:2014 and shall include a scheme of attenuation measures to mitigate any adverse impacts identified in the acoustic assessment and ensure the rating level of noise emitted from the proposed building services plant is no greater than background levels. The scheme as approved by the Local Planning Authority shall be fully installed prior to first operation of the plant and shall be retained as such thereafter.

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

11. **Pre-Occupation Condition:** No part of the development hereby permitted shall be first occupied until a soft and hard landscape specification has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the agreed details.

    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).

12. **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a landscape management and maintenance plan (including long term design objectives, management responsibilities, a description of landscape components, management prescriptions, maintenance schedules and accompanying plan delineating areas of responsibility) for all communal landscape areas has been submitted to and approved in writing by the Local Planning Authority. The landscape areas shall thereafter be managed and maintained in accordance with the approved details.

    Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

13. **Pre-Occupation Condition:** The operation of any building services plant, shall not commence until a post-installation noise assessment has been carried out including suitable measurements to confirm compliance with the approved noise criteria and has been submitted to and approved by the planning authority. The scheme shall be implemented in accordance with the approved details and attenuation measures, and they shall be permanently retained and maintained in working order for the duration of the use and their operation.

Reason: To safeguard the amenities of the site and surrounds in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015).

14. **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority. The school building hereby permitted shall not be occupied or used until the approved cycle parking facilities associated with the use as a school have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.

    Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

15. **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a revised plan showing the main cycle access to LTN1/20 standards as being via the main access road giving cycle priority use along with appropriate signage of the low traffic roadway has been submitted and approved by the Local Planning Authority. Details should include an increased width in the pedestrian route to segregate pedestrians form cyclists. Details should also be provided of a new cycle link meeting LTN1/20 standards from the main route towards the recreation ground and also off of the spur route towards the reception entrance of the school. The approved details shall be installed prior to first occupation of the development.

    Reason: To ensure adequate cycle and pedestrian routes are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

16. **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a management plan that specifically relates to the use of the rooms in the west facing elevation of the school building hereby approved, and the proposed measures to reduce impacts on neighbours amenity has been submitted to and approved in writing by the Local Planning Authority. The details shall thereafter be managed and maintained in accordance with the approved plan.

    Reason: To ensure a satisfactory development and in the interests of maintaining private amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

17. **Post-Occupation Condition:** Within 12 months of the first occupation of the new school building hereby permitted the car parking spaces necessary to serve the school shall have been constructed and made available for use in accordance with approved drawings. The car parking spaces permitted shall thereafter be retained as such for their designated use.

    Reason: To provide car-parking space for the use in accordance with Policy 40 of the Horsham District Planning Framework (2015).

18. **Post-Occupation Condition:** Within 12 months *of the occupation or first use* of the new school building hereby permitted a verification report demonstrating that the SuDS drainage system has been constructed in accordance with the approved design drawings shall be submitted to and approved by the Local Planning Authority in writing. The development shall be maintained in accordance with the approved report.

    Reason: To ensure a SuDS drainage system has been provided to an acceptable standard to the reduce risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance in accordance Policies 35 and 38 of the Horsham District Planning Framework (2015).

19. **Regulatory Condition:** No works for the implementation of the development hereby approved shall take place outside of 08:00 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).

20. **Regulatory Condition:** All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment (SRP1029-LLB-00-ZZ-T-O-2002 P04) and Arboricultural Method Statement (SRP1029-LLB-00-ZZ-T-O-2003 P03) .

    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).

21. **Regulatory Condition:** The replacement playing field and hard court/pitch areas hereby approved shall be completed and made available for use within 24 months of construction commencing on the existing playing field unless otherwise agreed in writing by the Local Planning Authority following consultation with Sport England.

    Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Policy 43 of the Horsham District Planning Framework (2015).

22. **Regulatory Condition:** If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out (in the area of identified contamination) until the developer has submitted and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination will be dealt with.

    Reason: To safeguard the amenities of the site and surrounds in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015).

23. **Regulatory Condition:** The development hereby approved shall be carried out in accordance with the Construction Environmental Management Plan (CEMP) (ref: 237.0005/CEMP/4) dated 06.10.2026 produced by Paul Basham Associates Ltd . The construction shall thereafter be carried out in accordance with the details and measures approved in the CEMP.

    Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

24. **Regulatory Condition:** All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the update ecology letter (Corylus Ecology, March 2023), Reptile Survey and Great Crested Newt eDNS Survey Report Corylus Ecology, October 2022), Preliminary Ecological Appraisal (RSK Biocensus Ltd, September 2021).

    This may include the appointment of an appropriately competent person e.g., an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

    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 Development Framework.

25. **Regulatory Condition:** The approved planting scheme shall be fully implemented in accordance with the approved details (Detailed Planting Plan 1, 2 and 3 refence number: SRP1029-LLB-00-EX-D-L-0027 - 4P P02, SRP1029-LLB-00-EX-D-L-0028 - 4P P02, and SRP1029-LLB-00-EX-D-L-0029 - 4P P03) 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).

26. **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a fire hydrant(s) to BS 750 standards or stored water supply (in accordance with the West Sussex Fire and Rescue Guidance Notes) has been installed and/or made available, 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(s) 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).

27. **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until complete details and performance specification of the commercial kitchen extract-ventilation system installation has been submitted to and approved in writing by the Local Planning Authority. Specifically, the relevant details required to be submitted will be those listed in Appendix 2 of the EMAQ+ document 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems'. The details shall thereafter be managed and maintained in accordance with the approved plan.

    Reason: To ensure a satisfactory development and in the interests of maintaining private amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Informatives

1. **Conditions to be Discharged:** Please be advised that there are conditions on this notice that will require the submission of details to be submitted for approval to the Local Planning Authority. To approve these details, you will need to submit an "Application for approval of details reserved by condition" with an application form and pay the appropriate fee. Guidance and the forms can be found at planningportal.co.uk/planning/planning-application.

2. **Landscaping member consultation**: Details provided for the discharge of condition 11 (Soft and hard landscape specification) and any future proposed amendments to condition 25 (Planting) shall be determined in consultation with the local members.

8. USE OF AI

8.1 This report has not been prepared with the support of artificial intelligence tools.

Plans list for: DC/26/1048
(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
Plans	SWEPT PATH ANALYSIS OF FIRE TENDER 1/2	237.0005-00021 REV P01	30.06.2026
Supporting Statement	ARBORICULTURAL IMPACT ASSESSMENT	RP1029-LLB-00-ZZ-T-O-2002 REV P04	11.09.2026
Plans	DETAILED PLANTING 1 OF 3	SRP1029-LLB-00-EX-D-L-0027 - 4P REV P02	11.09.2026
Plans	DETAILED PLANTING 3 OF 3	SRP1029-LLB-00-EX-D-L-0028 - 4P REV P02	11.09.2026
Plans	DETAILED PLANTING PLAN 3 OF 3	SRP1029-LLB-00-EX-D-L-0029 - 4P REV P03	11.09.2026
Supporting Statement	FLOOD RISK ASSESSMENT AND DRAINAGE STRATEGY	SRP1029-CRH-ZZ-XX-T-C-0001 REV P02	29.07.2026
Supporting Statement	NOISE IMPACT ASSESSMENT	SRP1029-AAL-ZZ-ZZ-T-J-0002	11.09.2026
Plans	Site Furniture Details	2119-MAC-XX-XXDR- REV P02	14.10.2022
Plans	Site furniture	2119-MAC-XX-XXDR- REV P02	14.10.2022
Plans	Site furniture	2119-MAC-XX-XXDR- REV P02	14.10.2022
Plans	Swept Path Analysis of Fire Tender 2/2	237.0005-0002 REV P01	30.06.2026
Plans	Flood Risk Assessment and Drainage Strategy 1/2	SRP1029-CRH-ZZ-XX-T-C-0001 REV P01	30.06.2026
Plans	Flood Risk Assessment and Drainage Strategy 2/2	SRP1029-CRH-ZZ-XX-T-C-0001 REV P01	30.06.2026
Plans	Drainage Strategy 1/2	5500 REV P03	
Plans	Drainage Strategy 2/2	5501 REV P03	
Plans	Existing Drainage Modification Works 1/2	5502 REV P01	
Plans	Existing Drainage Modification	5503 REV P01	

	Works 2/2		
Location & Site plan	Proposed Site Plan and Site Location Plan	0001 REV P13	11.09.2026
Section plan	Site Sections	0003 REV P08	11.09.2026
Floor plan	Proposed Ground	0100 REV P14	30.06.2026
Floor plan	Proposed First	0101 REV P11	30.06.2026
Roof plan	Proposed	0102 REV P17	19.10.2026
Elevation plan	GENERAL ARRANGEMENT BUILDING ELEVATIONS NORTH AND EAST	0401 REV P11	11.09.2026
Elevation plan	GENERAL ARRANGEMENT BUILDING ELEVATIONS SOUTH AND WEST	0402 REV P11	11.09.2026
Plans	Incoming Services Layout	SRP1029-HAW-00-EX-D-Z-5401 REV P03	30.06.2026
Plans	Combined External Services Layout	SRP1029-HAW-00-EX-D-Z-5402 REV P03	30.06.2026
Site plan	Existing Site Plan	SRP1029-LLB-00-EX-D-L-0001 - 4P REV P01	30.06.2026
Plans	LANDSCAPE MASTER PLAN	SRP1029-LLB-00-EX-D-L-0002 - 4P REV P04	11.09.2026
Tree plan	TREE REMOVAL PROTECTION AND RETENTION PLAN - PHASE 1	SRP1029-LLB-00-EX-D-O-2002 REV P04	11.09.2026
Tree plan	TREE REMOVAL PROTECTION AND RETENTION PLAN - PHASE 2a	SRP1029-LLB-00-EX-D-O-2003 REV P04	11.09.2026
Tree plan	TREE REMOVAL PROTECTION AND RETENTION PLAN - PHASE 2b	SRP1029-LLB-00-EX-D-O-2004 REV P05	11.09.2026
Plans	Ecological Enhancement Plan	SRP1029-LLB-00-EX-D-O-5004 REV P07	11.09.2026
Supporting Docs	Fire and Rescue Service Access	NONE	30.06.2026
Plans	CCTV Drawing 1/2	SRP1029-SVS-XX-XX-D REV P02	30.06.2026
Plans	CCTV Drawing 2/2	SRP1029-SVS-XX-XX-D-Y-0003 REV P02	30.06.2026

DELEGATED

Case Officer sign/initial Sam Whitehouse Date: 26/10/2026

Authorising Officer sign/initial Adrian Smith Date: 26/10/2026