Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0142
Christs Hospital School, The Avenue, Christs Hospital, West Sussex, RH13 0LJ

DESCRIPTION:
Approval of details reserved by condition 40 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

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 40.

Condition 40:

***Pre-occupation condition**: Prior to the first use (other than by pupils of Christ's Hospital School) of the new external sports facilities (all-weather running track, 3G artificial grass pitch and trim-trail), or the sports centre extension, whichever is sooner, the new pool filtration system shall be installed to the existing swimming pool, in accordance with the approved Water Neutrality Statement 3490757 REV02 dated 19.12.2023. The new pool filtration system shall be operated, retained and maintained thereafter.*

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 186 of the National Planning Policy Framework (2023), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

The supporting documents include a letter from the General Manager of Bluecoats Sports Centre confirming the installation for the new pool filtration system and that it has been completed inline with the approved Water Neutrality Statement (3490757 REV02). An invoice has also been provided for the supply and fit 9 membrane Ceramiflo and Auto CIP. This installation appears to be in line with the Ceramiflo system proposed for the existing pool in the Water Neutrality Statement. A photo of the installed system which reflect the appearance expected of a Cermaflow system with the date 24th of June 2025 on it has also been provided.

The condition does not expressly require any details to be agreed. Nevertheless, the submission provides sufficient evidence that the required works have been carried out in compliance.

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/25/0142
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Invoice		24.06.2025
Supporting Statement	Planning letter		30.04.2025
Photo	Planning letter		24.06.2025

DELEGATED

Case Officer sign/initial Nic Pettifer Date: 24/06/2025

Authorising Officer sign/initial Adrian Smith Date: 04/07/2025