Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0192
The Counting House, Christs Hospital School, The Avenue, Christs Hospital, Horsham, West Sussex, RH13 0LJ

DESCRIPTION:
Application for Approval of Details Reserved by Conditions 20,21,23,24 and 25 to approved application DC/21/1524

RELEVANT PLANNING HISTORY:

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.	Application Permitted on 13.09.2021

PLANNING ASSESSMENT
Planning Application DC/21/1524 was granted consent on 13.09.2021. This permission was for the following:

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.

Consent is sought to discharge the details reserved by conditions 20,21,23,24 and 25.

Condition 20: Gabion Wall

Pre-Occupation Condition: Prior to the first use of the sports centre extension and athletics track hereby permitted, details of the gabion wall infills shall have been submitted to and approved in

writing by the Local Planning Authority. The gabion walls shall thereafter be constructed in accordance with the approved details.

Reason: To ensure a satisfactory development that is sympathetic to the landscape 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).

The Council's Landscape Architects were consulted and initially advised that the gabion wall infills comprise locally sourced, recycled materials in line with sustainable practice or alternatively that class 6G Gabion Stone could comprise the front facing element of the wall with sustainable materials behind as well as introducing planting within the gabions themselves in order to soften the scheme.

Although not required the following information has been provided by the Applicant. The Gabion wall details include Class 6G Gabion Stone as described in the 'Series 600', Specification for Highway Works. The stone fill should be hand placed to a high standard with hand pitched facing stones to minimise voids. Given the requirement for a flush face a minimum of 6no. braces should be used per 1m2 of face. The backfill of the gabion wall is to be compacted Class 6N or 6F2 fill. The Principal Contractor is responsible for the selection of this material to ensure compliance with the geotechnical characteristics as shown on the relevant drawings and in the design documents/calculations. (As shown in the Hard :Landscaping Specification A01 16.10.2024).

Planting (wild flower) has been shown within the gabions to soften the appearance.

The Councils Landscape Architects have advised that they are satisfied with details provided.

The requirements of the condition have been satisfied.

Condition 21: Paving Details

Pre-Occupation Condition: Prior to the first use of the car park hereby permitted, details and colours of the block paving for the car park shall have been submitted to and approved in writing by the Local Planning Authority. The car park paving shall thereafter be constructed in accordance with the approved details.

Reason: To ensure a satisfactory development that is sympathetic to the landscape 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).

Marshalls 'Standard Concrete Block Paving' (colour: natural) with standard concrete edging kerbs around full perimeter to be drained via private channel drains to engineers details Laid in Stretcher Bond Pattern using 200 x 100mm module paving.

The Council's Landscape Architects have been consulted and have advised that they have no landscape concerns in regard to the colours for block paving for the car park. An image of the standard block paving material has been provided with the application. Details are as set out in Drawing 893 C 002 Rev C00.

The requirements of the condition have been satisfied.

Condition 23: Landscape Specification

Pre-Occupation Condition: Prior to the first use of any of the facilities hereby permitted, a written hard and soft landscape specification (National Building Specification compliant) shall have been submitted to and approved in writing by the Local Planning Authority. The written hard and soft landscape specification shall include details relating to tree pit and staking/underground guying details, ground preparation, cultivation and other operations associated with plant and grass establishment, and all hard surfacing and artefacts including: retaining walls, access gates seating, steps, lighting columns, bollards etc. The landscape areas and all new tree planting shall thereafter be implemented in accordance with the approved details. Any proposed 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 and in the interests of visual amenity and nature conservation in accordance with Policies 25, 31 and 33 of the Horsham District Planning Framework (2015).

The Council's Ecology Consultants have been consulted and they advised that they have reviewed the Soft Landscape Establishment & Maintenance Document Revision 01 (Ramsay & Co., January 2024) and Proposed Fence Type Details Rev C00 (LK2, July 2024) which have been submitted in order to discharge Condition 23.

The Council's Ecologist noted that the timber post & rail fence will be permeable for mobile Priority species such as Hedgehog. They recommended that Prescription P1 (para 2.2.9) is amended to include inspection of tree defects for bats by a suitably licenced ecologist to advise on mitigation measures and that in regard to ecology matters, they were satisfied that with minor amendment, the submitted information includes the detail required by this condition.

The Landscape Establishment & Maintenance Document Revision 03 (Ramsay & Co October 2024) sets out the required revision as advised.

The Council's Landscape Architects advised that the written hard and soft landscape specification details provided are satisfactory, and that the details of the tree pit on sloping ground as shown on RCo226 /111 Rev 00 is considered to be acceptable.

The requirements of the condition have been satisfied.

Condition 24: Landscape Management Plan

Pre-Occupation Condition: Prior to the first use of any of the facilities hereby permitted, 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 landscape areas (existing and proposed) shall have 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 Policies 25, 31 and 33 of the Horsham District Planning Framework (2015).

The Council's Ecology Consultants have been consulted and they advised that they have reviewed the Soft Landscape Establishment & Maintenance Document Revision 01 (Ramsay & Co., January 2024) submitted with the application in order to discharge Condition 24. They recommended that Prescription P1 (para 2.2.9) is amended as detailed for Condition 23. This has been addressed by the Applicant in in the Landscape Establishment & Maintenance Document Revision 03 (Ramsay & Co., October 2024).

The Council's Ecologist advised that they were satisfied that with minor amendment, the submitted information includes the detail required by this condition.

The Council's Landscape Architects have been consulted and have advised that following revisions set out in the Landscape Establishment & Maintenance Document Revision 03 (Ramsay & Co October 2024) which include the hard landscape details are acceptable. The hard landscape details as proposed include impermeable Asphalt / tarmacadam; impermeable Block Paving; and impermeable self-binding limestone gravel as shown on the detailed plan LK2 as well as details of the hard landscape management prescriptions set out within section 4 of the detailed document, including maintenance schedules for Inspections; weeding; sweeping; and making good. Details of annual inspections and repair requirement are considered to be acceptable.

The requirements of the condition have been satisfied.

Condition 25: Biodiversity Lighting

Pre-Occupation Condition: Prior to the first use of any of the facilities hereby permitted, a lighting design scheme for biodiversity shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015); and to allow the LPA to discharge its duties under the UK Habitats Regulations, the Wildlife & Countryside Act 1981.

The Council's Landscape Architects have been consulted and advised that the details relating to biodiversity lighting should be discharged to the satisfaction of an Ecologist, albeit that they check coordination of these details against landscape proposals. In this respect a discrepancy has been identified in detail between the Ecological Assessment under DC/21/1524 and the provided plans, including colour temperature and number of luminaires.

The Council's Ecology Consultants have advised that they have reviewed the LED Area Flood Lighting MAHA-PLUS Series MAH250 / MAH200 / MAH150 (Giga Tera), the LED Area Flood Lighting MAHA-PLUS Series MAH1K2 (Giga Tera), Lighting Mast (Christy Lighting Ltd.), LED Area Flood Lighting MAHA-PLUS Series WP100 / WP075 / WP050 (Giga Tera), 6m Root Mounted Static Street Lighting Column (Christy Lighting Masts Ltd.), 5m Root Mounted Static Street Lighting Column (Christy Lighting Masts Ltd.), Padel Courts Giga Tera LED System (Christy Lighting Masts Ltd., July 2024) and Athletics Track LED Floodlighting (Christy Lighting Masts Ltd., March 2024) which have been submitted in order to discharge Condition 25.

They Council's Ecology Consultants have advised that they are not satisfied that the submitted information includes the detail required by this condition as a lighting design scheme for biodiversity has not been submitted.

It is advised that any future lighting design scheme for biodiversity should identify *'those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory'*, as shown above in the wording for Condition 25.

Additionally, as requested by the Council's Landscape Architects, details should also include confirmation of the hours of use.

The requirements of the condition <u>have not</u> been satisfied.

<u>Recommendation: Spilt Decision</u>

To approve the details submitted in respect of Conditions 20, 21, 23 & 24.

In respect of the details submitted pursuant to Conditions 25, the submitted details are refused for the following reasons:-

1. A complete lighting design scheme for biodiversity has not been submitted therefore insufficient detail has been submitted in order to satisfy the requirements of condition 25. The submitted details therefore fail to satisfy the requirements of Policy 31 of the Horsham District Planning

Framework (2015); and required in order to allow the LPA to discharge its duties under the UK Habitats Regulations, the Wildlife & Countryside Act 1981.

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/24/0192
(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
Layout plan	Soft Landscape Layout	RC0226 / 101 REV 4	15.10.2024
Details plan		RC0226 / 111 REV 00	15.10.2024
Plans	GABION WALL (STRUCTURE 1) - GENERAL ARRANGEMENT	SK24-5408-F1-01	29.07.2024
Supporting Docs	893 Hard Landscaping Specification 16/10/2024	893 REV A01	29.07.2024
Plans	Proposed Site Layout Plan 1:500	(00) 002	29.07.2024
Plans	Proposed Boundary Treatment Key Plan 1:500	(00) 101 REV C00	29.07.2024
Plans	Proposed Fence Type Details 1:500	(00) 102	29.07.2024
Plans	Proposed Gate Schedule and Elevations 1:500	(00) 103 REV C02	17.10.2024
Plans	Adventure Trails - Proposed Layout Plan	(00) 201	29.07.2024
Plans	Adventure Trails - Proposed Path Edge Details	(00) 202	29.07.2024
Plans	Adventure Trails - Root Barrier membrane areas	(00) 204	29.07.2024
Plans	Detail Area 1 - Proposed Plans and Section	(01) 001	29.07.2024
Plans	Detail Area 2 - Proposed Plans and Section	(02) 001	29.07.2024
Plans	Detail Area 3 - Proposed Plans and Section	(03) 001	29.07.2024
Plans	Detail Area 3 - Proposed Sections	(03) 002	29.07.2024

Plans	Detail Area 4 - Proposed Plans	(04) 001	29.07.2024
Plans	Detail Area 4 - Proposed Plans and Sections	(04) 002	29.07.2024
Plans	Detail Area 5 - Proposed Plans	(05) 001	29.07.2024
Plans	Detail Area 6 - Proposed Plans	(06) 001	29.07.2024
Plans	Detail Area 7 - Proposed Plan	(07) 001	29.07.2024
Plans	Detail Area 9 - Proposed Plan	(09) 001	29.07.2024
Plans	Detail Area 7 - Proposed Sections	(07) 002	29.07.2024
Plans	Detail Area 7 - Proposed Sections	(07) 003	29.07.2024
Plans	Detail Area 8 - Proposed Plan	(08) 001	29.07.2024
Plans	Detail Area 9 - Proposed Sections	(09) 002	29.07.2024
Plans	Detail Area 10 - Gabion Retaining Wall - Proposed Plan	(10) 001	29.07.2024
Plans	Detail Area 10 - Proposed Sections	(10) 002	29.07.2024
Supporting Docs	Alexandra Security Gate Accessories		29.07.2024
Supporting Docs	Alexandra Security - Gates Technical		29.07.2024
Supporting Docs	Alexandra Security - Protek Spectator Rail Gates		29.07.2024
Photos	Image 1		29.07.2024
Photos	Image 2		29.07.2024
Plans	Adventure Trails - Boundary Treatments and Landscape Items	(00) 203	29.07.2024
Supporting Docs	Protek Spectator Rail		29.07.2024
Supporting Docs	SOFT LANDSCAPE ESTABLISHMENT & MAINTENANCE DOCUMENT REV 03 (dated 4 October 2024)		15.10.2024
Photos	Self Binding Path - Gravel 8mm		29.07.2024
Photos	Standard Block Paving Natural Swatch		29.07.2024
Photos	Workplace Charging		29.07.2024
Supporting Docs	Proposed gate type	(00)104	17.10.2024

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

Plan Type	**Description**	**Drawing Number**	**Received Date**
Supporting Docs	Athletics Track - LED Floodlighting		29.07.2024
Supporting Docs	Padel Courts - GigaTera LED System		29.07.2024
Plans	5m Root Mounted Static Street Lighting Column		29.07.2024
Plans	6m Root Mounted Static Street Lighting Column		29.07.2024

Supporting Docs	LED Area Flood Lighting MAHA-PLUS Series MAH250 / MAH200 / MAH150		29.07.2024
Supporting Docs	LED Area Flood Lighting MAHA-PLUS Series MAH1K2		
		29.07.2024	
Plans	15 / 16 /17 / 18m - Lighting Mast		29.07.2024
Supporting Docs	LED Area Flood Lighting WAPA Series WP100 / WP075 / WP050		29.07.2024

DELEGATED

Case Officer sign/initial Amanda Wilkes Date: 21/10/2024

Authorising Officer sign/initial Adrian Smith Date: 21/10/2024