Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0094
Christs Hospital School , The Avenue, Christs Hospital, West Sussex, RH13 0LJ

DESCRIPTION:
Approval of details reserved by conditions 15, 16, 17 and 25 to approved application DC/24/0063.

RELEVANT PLANNING HISTORY:

| | | |
|---|---|---|
| DC/24/0063 | Variation of Condition 1 of previously approved application DC/21/1524 (Proposed two-storey extension to the existing sports centre to provide two new swimming pools, spa facilities, two class studios, a fitness suite and cafe. Construction of a six-lane, all-weather running track with eight-lane sprint track and ancillary athletic facilities and floodlighting. Construction of a 3G artificial grass pitch with floodlighting. Relocation of spoil on land to the east. Creation of an unlit outdoor adventure area with 15 stations east of the new track. Associated car parking for 272 cars, and a new permanent access to Christ Hospital Road, closure of the existing Infirmary Drive access with conversion of disused section of drive to a sprint track. Erection of associated equipment store, fencing and lighting) Relating to Water Neutrality and related Habitat Regulation Assessment. | Application Permitted on 08.05.2024 |

REPRESENTATIONS AND CONSULTATIONS RESPONSES
Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk.

Consultations:

**Ecology:**

We have reviewed the information which has been submitted in order to discharge Condition 25. We are satisfied that the submitted information includes the detail required by this condition.

**WSCC Highways:**

2nd of May 2025

A revised travel plan has been submitted in response to the comments made previously by WSCC Highways. The revised travel plan is considered acceptable. Condition 15 can be discharged.

WSCC has commented previously and recommended the discharge of conditions 16 and 17.
23rd of April 2025

Comments are made in respects of conditions 15 (travel plan), 16 (design of access), and 17 (closure of existing access).

With condition 15, it's recognised that the location of the site greatly restricts the travel options available and the measures that can be implemented, and therefore the mode shares underpinning the targets included. Nevertheless, the measures included (which are limited) along with the targets are appropriate for the context. If these measures prove insufficient to meet the targets indicated, further measures will need to be implemented.

For other matters, it's suggested that all references to 'Horsham District Council' included in section 9 are either replaced with West Sussex CC or that West Sussex CC is included alongside HDC. Given that WSCC Highways are the local transport authority, it would be appropriate for the travel plan to be reported to WSCC.

The travel plan is also indicated to be implemented upon full occupation. It's unclear when this might be and therefore whether an alternate trigger relating to a phase of development should be included instead. The Applicant should clarify accordingly.

It's suggested that condition 15 is not discharged at the current time.

For both conditions 16 and 17, schemes of works have been agreed separately with WSCC Highways. Based on what has been agreed, both conditions 16 and 17 can be discharged. It's noted that condition 16 requires the submission of details. Given no works are now required, no details have been submitted. Condition 17 doesn't require the submission of any additional plans.

PLANNING ASSESSMENT

Planning Application DC/24/0063 was granted consent on 08/05/2025. 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 conditions 15, 16, 17 and 25.

**Condition 15: Travel Plan**

***Pre-Occupation Condition****: Prior to the first use of any of the facilities hereby permitted hereby permitted, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.*

*Reason: To encourage and promote sustainable transport and in accordance with Policy 40 of the Horsham District Planning Framework (2015).*

The Applicant has submitted a Travel Plan (Reeves Transport Planning) REV 4 dated 25.04.2025, this supersedes all other versions submitted.

The WSCC Highways Department have been consulted throughout the consideration of this application, and they have assessed the latest version of the Travel Plan (Rev 4).

While the proposed measures are limited the Local Highway Authority in their comment have recognised the restrictions on the site. The proposed measured are considered appropriate for the context of the site. Following the requested amendments the Local Highway Authority have confirmed the information provided has fulfilled the requirements of the condition.

The requirements of the condition have been satisfied.

**Condition 16: Design and Access**

***Pre-Occupation Condition****: Prior to the first use of any of the facilities (including the new car park) hereby permitted, detailed design and layout of the new access onto Christ's Hospital Road shall have been submitted to and approved by the Local Planning Authority in writing. No facility shall be used until the approved access necessary to serve the site has been fully implemented. The approved access shall thereafter be retained as such.*

*Reason: To ensure adequate access is available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).*

The Applicants supporting letter (dated 21 March 2025) states in regard to the design and access that '*the Engineers for the project – Tullys have been working in conjunction with WSCC Highways. The County Council have confirmed that the existing access has been constructed in accordance with the previous minor works agreement, there is a planning approval to retain it, and there are no proposed works to the public highway, no further S278 agreement is necessary here'.*

*(WSCC comments as below)*

**Condition 17: Closure of Existing Access**

**Pre-Occupation Condition**: Prior to the first use of any of the facilities hereby permitted, the *existing gated access to Infirmary Drive (from Christ's Hospital Road) shall have been closed off, and converted to highways verge. The closed-off access shall thereafter be retained as such.*

*Reason: In the interests of amenity and highway safety, and in accordance with Policy 40 of the Horsham District Planning Framework (2015).*

The Applicants supporting letter (dated 21 March 2025) states in regard to the closure of the existing access that '*this is to be done with a Minor Works Agreement. The Traffic Regulation Order team at WSCC has confirmed that re-marking the double yellows here will be treated as a kerb realignment under the MWA and no TRO is required. This work is to be actioned before any of the facilities are brought into use as the condition requires'.*

In regard to Conditions 16 and 17 above, the consultation response from WSCC Highways indicates the applicant has been in discussion with the Local Highway Authority, with schemes for both elements having been previously agreed with WSCC and now implemented. WSCC Highways have confirmed that the information submitted is suitable to discharge both applications. While information for condition 16 has not been submitted WSCC Highways have confirmed this information is no longer required.

The requirements of the conditions 16 and 17 have been satisfied.

**Condition 25: Ecology - Lighting Design**

***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 Applicants have submitted a Bat Lighting Strategy (by RPS dated 19 December 2024) which includes details of the lighting mast and LED , and an updated Ecology . The Council's Ecologist has reviewed the information provided to discharge condition 25 and confirmed the details are suitable to discharge the condition.

The requirements of the condition have been satisfied.

**Recommendation: Application Permitted**

NOTE TO APPLICANT

POSITIVE AND PROACTIVE STATEMENT
Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

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**Plans list for: DISC/25/0094**
(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 | 6m Streetlighting Column | NONE | 24.03.2025 |
| Plans | 5m Streetlighting Column | NONE | 24.03.2025 |
| Supporting Docs | LED Area Flood Lighting | NONE | 24.03.2025 |
| Supporting Docs | Lighting Mast | NONE | 24.03.2025 |
| Supporting Docs | Travel Plan | NONE | 28.04.2025 |
| Supporting Docs | Bat Lighting Strategy | NONE | 24.03.2025 |
| Supporting Docs | Athletics Track Lighting | NONE | 24.03.2025 |
| Supporting Docs | Padel Courts Lighting | NONE | 24.03.2025 |

**DELEGATED**

Case Officer sign/initial Amanda Wilkes Date: 27/05/2025

Authorising Officer sign/initial Adrian Smith Date: 27/05/2025