Horsham District Council

Mrs Charmain Hawkins
Brighter Planning Ltd
Lewis House
Great Chesterford Court
Great Chesterford
CB10 1PF

Our ref:	DISC/24/0192
Your ref:	Bluecoats Sports Phase 1 DO Pre occ Batch 1
Email:	planning@horsham.gov.uk
Direct Line:	01403 215521
If Calling Please ask for:	Amanda Wilkes
Date:	21st October 2024

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England) Order 2015

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

The Counting House, Christs Hospital School, The Avenue, Christs Hospital

SPLIT DECISION

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

20. 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).

Date of approval - 21st October 2024

21. 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).

Date of approval - 21st October 2024

23. 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).

Date of approval - 21st October 2024

24. 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).

Date of approval - 21st October 2024

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

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
Supporting Docs	Proposed gate type	(00)104	17.10.2024
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	(00) 101 REV C00	29.07.2024

	Plan 1:500		
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 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 Plan	(09) 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

I can also confirm that the submitted information is **NOT** acceptable pursuant to the following condition(s):

25. 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.

for the following reason:-

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.

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully

Emma Parkes
Head of Development and Building Control

ADDITIONAL INFORMATION

Right of Appeals

If you are aggrieved by the decision to refuse permission for the proposed development then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries.