

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Greenway Academy Greenway Horsham West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Condition 3, 4, 5 and 6 to approved application DC/22/1954
REFERENCE:	DISC/26/0153
RECOMMENDATION:	Condition 3: More information Condition 4: More information Condition 5: Modification Condition 6: No comments

SUMMARY OF COMMENTS & RECOMMENDATION:

We do not wish to comment on Condition 6 as it should be discharged to the satisfaction of the relevant specialists.

The discharge of Conditions 3, 4 and 5 cannot be recommended due to lack of information. Minor modification is also requested. See details below.

MAIN COMMENTS:

Condition 3

No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The development shall be carried out in accordance with the approved scheme.

1. Reference to a swale system is noted within the technical note, however appears absent from proposals. Clarification and location is requested; it is queried if the proposed detention basin – previously labelled as a swale – is what is meant by 'swale system'.

Condition 4

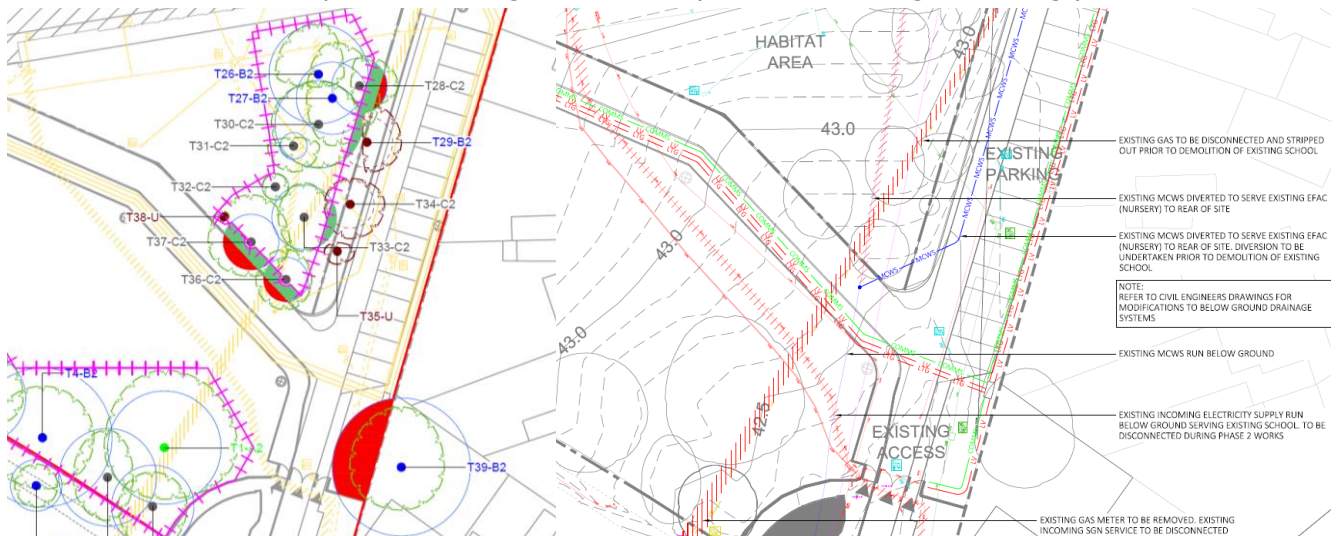
No development shall commence until full details of underground services, including locations, dimensions and depths of all existing and proposed service facilities (including the existing drainage pipe adjacent to the western site boundary along Merryfield Drive and any connections onto Greenway) and required ground excavations, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall show accordance with the landscaping proposals and Arboricultural Method Statement. The development shall thereafter be carried out in accordance with the approved details.

2. Required ground excavations have not been provided. Given the proposed detention basin in proximity to existing trees, this is necessary to ensure that earthworks are not proposed within RPAs. Trees are highly susceptible to rapid decline due to sudden changes in their rooting medium, such as changes to hydrology, increased water levels or mounding, thus the layout should demonstrate avoidance.

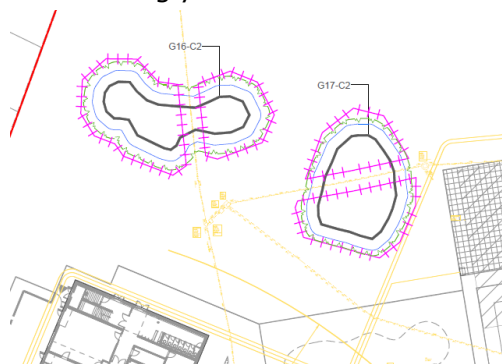
Condition 5

No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery, or materials onto the site, until the following preliminaries have been completed in the sequence set out below:

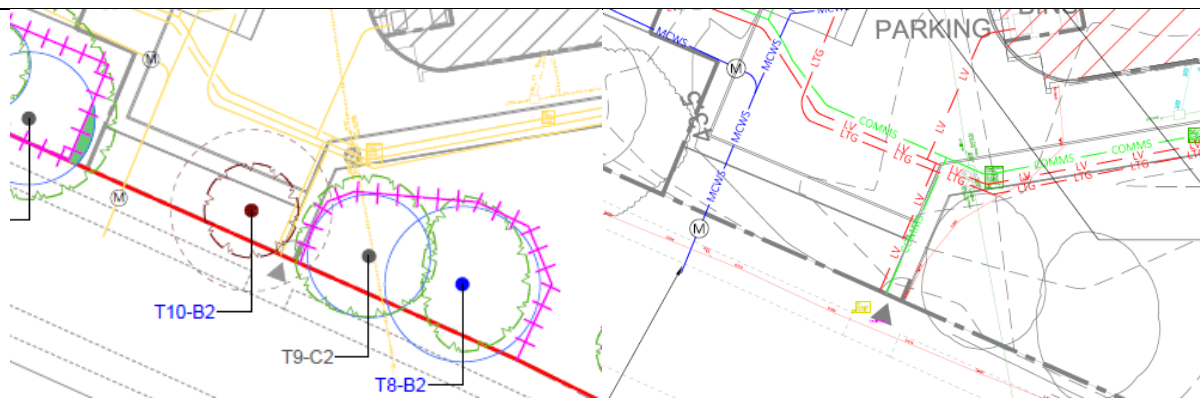
- All trees on the site shown for retention on approved drawing number [insert number], as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).
3. Some discrepancy is noted within the documentation provided. For example, the existing gas is proposed to be stripped out prior to demolition of the existing building, however this is not reflected in the tree protective fencing (TPF) layout. The stripping of this utility run is recommended against given its placement within mature tree groups and particularly Cat A T1. Please explore if it can be decommissioned and left in situ instead. If it cannot, the description of sensitive methods to limit harm to the trees is requested, noting that TPF may need amending accordingly.



4. It is noted that TPF is proposed within the tree groups, below, either side of the existing drainage run. These runs are not proposed to be removed, thus the TPF should be amended accordingly.



5. T9 is included within the tree removal schedule but appears to be retained in plan. No development appears to be proposed within its RPA, thus its retention is requested in order to limit erosion of the well treed townscape character and in order to provide benefits to visual amenity in screening proposed built form and massing. Please amend the schedule accordingly.



- 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.

6. No comments.

- 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.

7. No comments.

Condition 6

No development shall commence until it has been demonstrated to the satisfaction of WSCC Fire and Rescue Service that a fire appliance can gain access to within 15% of the perimeter or within 45m of the footprint of the new building in accordance with approved document - B (AD-B) Volume 1 - 2019 edition B5: section 15. Access should also comply with the requirements of B8100 - Design for fire safety in schools, section 8.3. The development shall thereafter be carried out in accordance with the agreed details.

8. No comments.

RECOMMENDED CONDITIONS:

N/A

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	19/06/2026
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	19/06/2026