Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0604
Horsham Hospital, Hurst Road, Horsham, West Sussex, RH12 2DR

DESCRIPTION:

Installation of Air Source Heat Pump units as part of renewal of low temperature hot water district heating network distribution from the main boiler house to parts of the hospital sites.

RELEVANT PLANNING HISTORY:

DC/18/1432	Refurbishment and replacement of existing windows, doors and louvres with aluminium and hardwood.	Application Permitted on 30.10.2018.
DISC/18/0374	Approval of details reserved by conditions 3b and 4 to approved application DC/18/1432	Application Permitted on 30.11.2018.
DISC/19/0085	Approval of details reserved by condition 3a on DC/18/1432	Application Permitted on 25.04.2019.
DC/20/0944	Surgery to 1 x Beech	Application Permitted on 15.07.2020.

SITE AND SURROUNDS

The application site is Horsham Hospital, with this section of the site abutting Horsham Park. The boiler house is located at the rear of the hospital and is currently home to 3 floor mounted boilers coupled with 3 dual fuel pressure jet burners. The low temperature hot water heating is currently generated from this equipment.

DETAILED DESCRIPTION

The application seeks to install 7no. of Air Source Heat Pump units as part of a renewal of low temperature hot water district heating network distribution from the main boiler house to parts of the hospital site. The proposed development aims to improve the energy efficiency and sustainability by upgrading the existing source of heating in a site wide district heating network.

The vertical flue will be decommissioned and demolished. A towering water tank which supplies existing water supply to the boilers located on the southwest to the boiler house will be made redundant and will also be demolished.

There is an existing 1.7m high wire fence around the application site, with the new perimeter fence with double leaf gates, to match the existing.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development
Policy 7 - Strategic Policy: Economic Growth
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction

Horsham Blueprint Business Neighbourhood Plan (2019-2031):
Policy HB3: Character of Development
Policy HB4: Design of Development

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:

HDC Environmental Health: Objection (received 18.06.2024)

Environmental Health have reviewed the KP Acoustics Ltd Planning Compliance Report, dated 13.02.24, and have the following comments to make.

1. We note that acoustic feature corrections have not been applied to the specific sound level, but it is not clear why. We would welcome comments confirming why corrections for tonality, impulsivity and intermittency have not been applied to the specific sound level.
2. Given the location of the air source heat pumps (ASHPs) and the likely high noise levels we have concerns on the potential noise impact on the amenity of the park, we would question therefore whether this is an appropriate location for the ASHPs.

Given the above, of the view that the application is currently insufficiently detailed to be determined.

HDC Environmental Health: Comment (received 17.09.2024)

The amendments are welcomed, and the report now broadly satisfies the concerns. The only matter that still requires further information on is how the number of air source heat pumps that will be in operation will be controlled.

The report states that it is understood that the proposed plant installation is comprised of 7 No. Elco Aerotop L88 Air Source Heat Pumps; however, we understand that only four of the proposed units will run at any one time. The noise report therefore only assesses the noise impact from 4 of the 7 heat pumps being in operation and concludes that there will be no impact. The concern however is that if all 7 are in operation there will be a noise impact – can the use of any four heat pumps at any one time therefore be conditioned. The report also recommends the inclusion of an acoustic enclosure which it is assumed could be conditioned.

HDC Arboriculture: No Objection

The site consists of an area of formerly disturbed/developed land immediately abutting the Horsham Park boundary.

There are a number of off-site mature trees and associated understorey providing an effective wooded screen of the site to users of the park.

The trees are principally situated on the Western side of a ditch bank beyond the boundary. They are unlikely to have significant rooting within the area of proposed development.

Parish Comments:

No Objection.

Representations:

None received.

Member Comments:

None received.

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

Design and Appearance:

Policies 32 and 33 of the HDPF seeks to ensure that development promotes a high standard and quality of design to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing, and appearance of development relates sympathetically with the built surroundings, landscape, open spaces, and routes within and adjoining the site, including any impact on the skyline and important views.

A total number of 7 air source heat pump units will be installed, these will be Elco Aerotop L88 Air Source Heat Pumps. Technical information was supplied as part of the application documents. The design of the heat pumps and its location have been considered to ensure minimum impact on the surrounding area. The heat pumps will be mounted on a new concrete base suitable platform to ensure proper ventilation and access for maintenance. Only 4no. units would run at any one time. The units would be enclosed within a wired fence, to match the existing, for security and safety. The fencing would extend along the perimeter, with a height to match the existing, and would be a double leaf gates – welded mesh by Jacksons Fencing or similar.

As the units are positioned at the rear of the building and abutting the boundary with Horsham Park, it is considered that there would be limited visual impact on the character and appearance of the surrounding area. The units would not be located within public view and have been mindfully situated away from nearby amenities. It is therefore considered that the proposal would accord with the above policy.

Amenity Impacts:

Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

The application site abuts Horsham Park and therefore the site has no nearby residential neighbouring amenities. It is considered that the installation of 7no. air source heat pump units would not result in unacceptable harm to neighbouring amenity. It is however considered reasonable and necessary to limit the number of units in operation to 4 in accordance with the submitted Noise Assessment. This will ensure that no adverse impact occurs.

Trees and Landscaping:

The application site abuts the Horsham Park boundary. There are a number of off-site mature trees and understorey providing an effective wooded screen of the site to users of the park. The HDC Arboricultural Officer concluded that the trees principally situated on the Western side of the ditch bank beyond the boundary are unlikely to have significant rooting within the area of proposed development. Therefore, there are no concerns with the application relating to trees.

Water Neutrality:

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

The proposed development would not result in an increase in water consumption and is therefore not required to demonstrate water neutrality.

Biodiversity Net Gain (BNG):

Biodiversity Net Gain (BNG) is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). This requires that development must achieve at least 10% BNG on all habitats within the development site.

The proposed development would occur on an area of hardstanding and there will be no impacts on the existing scrub area. Therefore, the development would qualify for de minimis and is not required to demonstrate Biodiversity Net Gain (BNG).

Climate Change:

Policies 35, 36 and 37 require that development mitigates to the impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water consumption, improving biodiversity, and promoting sustainable transport modes. These policies reflect the requirements of Chapter 14 of the NPPF that local plans and decisions seek to reduce the impact of development on climate change. The proposed development includes the following measures to build resilience to climate change and reduce carbon emissions:

The 7no. air source heat pumps are in line with the goals of improving energy efficiency and sustainability.

Other Matters:

<u>Noise</u>

An acoustic report was submitted as part of the application. This concluded that noise emissions from the proposed plant units would not have an adverse impact on the nearest residential receivers. Environmental Health (EH) were consulted and initially requested further information. Upon receipt of further information, the report was considered to satisfy the concerns of EH. It was stated that while 7no. air source heat pumps would be installed, only 4no. units would run at any one time. The reasoning for this was that the ASHPs work in sequence to provide preheating to the buffer vessels serving the boilers. The sequent is to allow the requirements of the ASHPs output downtime including

running reverse cycles. It is considered that the restriction of only 4no. units running at any one time, can be subject of a condition.

Conclusions:

The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

Recommendation: Application Permitted

Conditions:

2 **Standard Time Condition**: The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 **Regulatory Condition**: No more than 4no. air source heat pump units shall operate at any one time.

Reason: In the interests of amenity of adjacent occupiers and to ensure the use of the site does not have a harmful environmental effect and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition:** The development hereby approved shall strictly accord with the approved Planning Compliance Report reference 27828.PCR.01.Rev.B received 27.08.2024.

Reason: In the interests of amenity of adjacent occupiers and to ensure the use of the site does not have a harmful environmental effect and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

5 **Regulatory Condition:** The proposed 7no. air source heat pump units should be implemented in accordance with the detail submitted.

Reason: In the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

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: DC/24/0604
(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
Supporting Docs	Planning Compliance Report	27828.PCR.01.Rev.B	27.08.2024
Location plan	Site Location Plan	2258-JSA-XX-00-DR-A-01000 REV	29.04.2024

		P3	
Site plan	Existing Site Plan	2258-JSA-XX-00-DR-A-01001 REV P4	29.04.2024
Site plan	Proposed Site Plan	2258-JSA-XX-00-DR-A-02101 REV P2	29.04.2024
Elevation plan	Existing Elevations	2258-JSA-XX-00-DR-A-04001 REV P3	19.04.2024
Elevation plan	Proposed Elevations	2258-JSA-XX-00-DR-A-04101 REV P3	19.04.2024
Floor plan	Existing Floor Plan	2258-JSA-XX-00-DR-A-02001 REV P3	19.04.2024
Floor plan	Proposed Floor Plan	2258-JSA-XX-00-DR-A-02103 REV P3	19.04.2024
Section plan	Existing Sections	2258-JSA-XX-00-DR-A-03001 REV P3	19.04.2024
Section plan	Proposed Sections	2258-JSA-XX-00-DR-A-03101 REV P3	19.04.2024
Plans	ASHP Security Enclosure Details	2258-JSA-XX-00-DR-A-07201 REV P1	19.04.2024
Supporting Statement	Acoustic Survey Report	NONE	19.04.2024
Supporting Docs	Technical Submission Aerotop L88	NONE	19.04.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 20.09.2024

Authorising Officer sign/initial Tamara Dale Date: 20.09.2024