



Unit 2,
Bluelion Place,
Southwark,
London,
SE1 4PU

3 February 2026

Horsham District Council
Development Management Team
Albery House
Springfield Road
Horsham
RH12 2GB

Dear Horsham Planning Team,

Submitted online via the Planning Portal Ref: PP-14672541

APPLICATION FOR 'CERTIFICATE OF PROPOSED LAWFUL USE', SCHEDULE 2, PART 7, CLASS M of the TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) (AMENDMENT) ORDER 2021.

MUNTHAM HOUSE SCHOOL, MUNTHAM DRIVE, BARNS GREEN, HORSHAM, WEST SUSSEX, RH13 0NJ

Please find enclosed on behalf of 'Elite Systems' (The Applicant) a CoLU application for the above proposal.

The application is comprised of the following:

Application Fee

- Application fee of £1261 (Including Planning Portal Charge)

Documents

- CoLU Application Form

Drawings

- 251205-ELT-00-00-DR-A-1100 - Site Plan - Muntham House
- 251205-ELT-00-00-DR-A-1150 - Existing Site Plan - Muntham House
- 251205-ELT-00-00-DR-A-1200 - Location Plan - Muntham House
- 251505-ELT-00-00-DR-A-1000 - GA - Muntham House
- 251505-ELT-00-00-DR-A-2000 - Elevations - Muntham House

3BM Limited

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Registered Office: Spring Lodge, 172 Chester Road, Helsby, Cheshire WA6 0AR

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RIBA 
Chartered Practice

Summary of Application

Muntham House School, RH13 0NJ, is an established specialist educational facility operating within Use Class F1(a). The proposal comprises the erection of a single-storey modular building for permanent educational use within the school's existing curtilage. The development is intended to enhance the delivery of specialist SEND education and will not result in any increase in pupil numbers or staffing levels. No hardstanding is being proposed.

The proposal supports the continued operation and improvement of an existing community education facility and accords with the objectives of the Horsham District Planning Framework (HDPF) 2015 in promoting sustainable development and meeting identified education needs.

The application site comprises an area of unused green space within the established curtilage of Muntham House School. While it lies adjacent to the school's playing field, the land is physically and functionally separate and does not form part of the playing field, nor has it ever been used by pupils for sport or recreation.

Planning Policy Context – Horsham District Planning Framework (2015)

The proposal has been assessed against the relevant policies of the Horsham District Planning Framework (2015), including:

- Policy SD7 (Design), which supports sustainable development that is appropriate in scale, respects its context and contributes positively to community and social needs, including educational infrastructure.
- Policy 43 (Community Facilities), which supports the retention, enhancement and provision of community facilities, including education uses, where they meet an identified local need and do not result in unacceptable impacts.

The proposed educational block would be in compliance with the above planning policies and would support the school's commitment to improve and provide the much-needed SEND facilities.

Education Needs Case

West Sussex County Council has a statutory duty to ensure sufficient and appropriate education provision for children and young people within the county. Demand for specialist SEND provision has increased significantly, placing pressure on existing facilities and increasing reliance on specialist placements.

Muntham House School provides essential specialist education for pupils with complex needs whose requirements cannot be met within mainstream settings. A review of existing accommodation has identified a need for additional purpose-built teaching space to maintain educational quality and ensure that pupils' needs continue to be met effectively.

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The proposed development will provide high-quality specialist accommodation, supporting improved educational outcomes and enabling pupils to remain within a suitable local educational environment. The proposal is therefore consistent with Policy 43 of the HDPF in supporting and enhancing community infrastructure.

Design, Site Context and Impacts

The proposed modular building will be single storey, modest in scale and appropriately sited within the school grounds. It will be well screened by existing landscaping and will not result in adverse impacts on visual amenity, neighbouring uses or the character of the area.

The site is not located within a conservation area and contains no locally listed buildings. There are no Tree Preservation Orders affecting the site. The proposal will not give rise to increased traffic generation, parking demand or servicing requirements.

There is a Statutory Grade II* Listed barn located within the wider site; however, it is situated a considerable distance from the proposed development and there is no physical or visual relationship between the listed building and the application site. The proposed modular building will not affect the setting, significance or fabric of the listed asset.

For the purposes of Permitted Development, Schedule 2, Part 7, Class M of the Town and Country Planning (General Permitted Development) (England) Order permits development within an educational site, provided that the use of all buildings within the planning unit is for educational purposes. In this instance, all buildings within the site, including the listed barn, are in educational use and form part of the established school planning unit.

We consider that the proposal falls within Permitted Development under Schedule 2, Part 7, Class M of the GPDO and thus does not require planning permission, hence the submission of this application. Below represents our assessment of the proposal against PD criteria for 'Education' development, which includes the most recent changes from April 2021.

SCHEDULE 2, PART 7, CLASS M, of the TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) (AMENDMENT) ORDER 2021.

The erection, extension or alteration of a school, college, university, prison or hospital building.

M.1 Development is not permitted by Class M if—

Requirement	Our assessment	Criteria satisfied?
Does the proposed footprint exceed the greater of	The existing school footprint as of April 2021 is approx. 4790m ²	Yes

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i) 25% of existing school footprint as of April 2021 or ii) 250m ² .	25% of this would be 1197.26m ² . The proposed development would be well within this at 246.8m ² and would therefore be compliant.	
For colleges, university, prison or hospital.	N/a	N/a
For schools, cannot be within 5m of residential boundary.	No development is proposed within 5m of the boundary of the curtilage of residential land – please see attached site plan.	Yes
Any land used as a playing field at any time in the 5 years before the development commenced.	Works do not impact playing field land.	Yes
Height of new building erected must not exceed 5 metre if within 10m of site boundary, or 6m in all other cases.	Total height to the top of the parapet would not exceed 5m, the proposal is at approx. 3.032m, as such this would be compliant.	Yes
Rooftop structure cannot exceed 1.5m in height.	N/a	N/a
Height of building extended or altered.	N/a	N/a
If the development would be within the curtilage of a listed building; or unless— in the case of school, college or university buildings, the predominant use of the existing buildings on the premises is for the provision of education;	The development is within the curtilage of the Listed Building, however the provision is for use as education provision, with the predominant use of the existing buildings on site is for the provision of education.	Yes
If within an AONB, materials must reflect existing school buildings.	The site is not within an AONB.	Yes

Conditions

M.2 Development is permitted by Class M subject to the following conditions -

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Requirement	Our assessment	Criteria satisfied?
The development is within the curtilage of an existing school, college, university, prison or hospital.	The development falls within Muntham School.	Yes
The development is only used as part of, or for a purpose incidental to, the use of that school, college, university, prison or hospital.	The proposal is compliant and will be used as an SEND provision for the school.	Yes
Any new building erected is, in the case of article 2(3) land, constructed using materials which have a similar external appearance to those used for the original school, college, university, prison or hospital buildings.	The site does not fall within article 2(3) land.	Yes
Any extension or alteration is, in the case of article 2(3) land, constructed using materials which have a similar external appearance to those used for the building being extended or altered.	The site does not fall within article 2(3) land.	Yes
Where proposed development under Class M relates to the erection, extension or alteration of a school building that results in an increase in the school's published admission number, the developer must, within a period of six months starting with the date the development is completed, submit to the local planning authority a travel plan for the site.	The proposed development would not result in an increase in pupil numbers and would allow the school to cope with the existing capacity of students.	Yes

Based on the above, it is considered that the proposals would not require a planning application and can be carried out under the above legislation. The development is therefore consistent with national and local planning policies.

However, we would be grateful if you can confirm that you agree with our review.

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We trust you have all the information required to validate and determine the application, however, please do not hesitate to contact me if you have any queries.

Yours sincerely

Farhan Ahmed MRTPI

Planning Consultant

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