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From: [REDACTED]
Sent: 11 September 2026 16:27
To: Sam.Whitehouse
Cc: [REDACTED]
Subject: DC/26/1048 - Greenway Academy, Greenway, Horsham, West Sussex, RH12 2JS

Follow Up Flag: Follow up
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Afternoon Sam,

Thank you for your email and for the discussions to date regarding the outstanding matters associated with application DC/26/1048.

Following receipt of your comments, together with the consultation responses, the consultant team has undertaken a coordinated review of the submission. Please find below a summary of the amendments and additional information now provided.

Materials / Elevations

In response to your comments received on the Design Addendum, we have decided to progress with Option 4, following your recommendation in your email dated 9 September. On this basis, the proposed material treatment has been revised, and the elevations have been updated accordingly. The revised drawings included within this submission therefore reflect the agreed direction for the external material palette and supersede the previously proposed dark grey render treatment.

Landscape and Site Layout

The landscape and site layout information has been comprehensively reviewed in response to the Landscape Officer's comments. The revised package includes amendments to the western boundary planting to reinstate *Carpinus betulus* (hornbeam), together with the requested increase in planting size to provide a more immediate screening benefit for neighbouring properties, particularly on Merryfield Drive. The wider landscape proposals have also been updated to address the matters raised regarding tree locations, rooting conditions, root protection measures, SuDS planting and the grass strategy.

The site layout and Landscape Master Plan have also been coordinated to reflect the comments received in relation to the nursery/bin store arrangement and associated landscape treatment. The proposed site plan has also been updated to align with this.

Arboricultural Matters

The Arboricultural Impact Assessment, Arboricultural Method Statement and associated tree protection information have been reviewed and coordinated in response to the Arboricultural Officer's comments. For clarity, the revised arboricultural documentation now consistently identifies T10 for removal, with T11 retained and subject to pruning works. We trust this provides the clarification requested in relation to the previous discrepancy between the arboricultural documents. The updated information also sets out the tree protection and supervision requirements through the different construction phases, including the establishment of tree protection zones during Phase 2b and supervision of works within RPAs.

Ecology

The Ecological Enhancement Plan has been updated in response to the comments received from Place Services in relation to Condition 9. The revised information now confirms the proposed compensatory bat and bird box specifications, together with the required installation heights and orientations. This includes Schwegler 2F bat boxes, or similar, mounted at a minimum height of 4m on an appropriate south-eastern, southern or south-western aspect, and Schwegler 1B 32mm bird boxes, or similar, installed between 2m and 5m above ground on an appropriate northern, eastern or western aspect.

CEMP / Construction Impacts

In response to Environmental Health's comments regarding construction impacts, we have also provided the updated CEMP as part of the submission. The CEMP provides further detail regarding the measures to be implemented to manage construction impacts, including dust-control measures, monitoring, wheel washing, water suppression and site-management procedures.

Noise

We note the request for the full Noise Impact Assessment referred to within the Technical Memo. The complete assessment, document reference SRP1029-AAL-ZZ-ZZ-T-J-0002, has now been uploaded and is available through the same link below.

Kitchen Extract Ventilation / Flue

The kitchen ventilation system has been designed to comply to Building Regulations AD Part F and BESA DW/172. In line with DW/172 recommendations the flue terminates at least 1m above the roof or any air inlet and incorporates UV filtration, ESP technology which has dictated the proposed termination height. We have reviewed areas for rationalisation and have reduced the height by circa 0.5m which can be seen on the updated elevations.

The revised and supporting information is available via the following link:

<https://www.dropbox.com/scl/fo/by1ddiciw5ajb6fvbtkgu/AG9ZFeHxi0J0nxiFwFPuzw?rlkey=u85l7hi7sozlauonbw2qmvcmt&st=o4l3bt9f&dl=0>

We hope that the revised information and clarification provided above satisfactorily address the outstanding matters raised through your review and the relevant specialist consultation responses.

Given the coordinated amendments now made, we would be grateful if you could review the revised package and confirm whether there are any remaining matters which would prevent the application from progressing towards a positive determination. If any further clarification is required, please let us know and we will coordinate this with the relevant consultant as quickly as possible.

I look forward to hearing from you.

Kind Regards,

Saskia Lower

Senior Planner, AssocRTPI

[Redacted signature]

Planning committee decision-making is about to change significantly. [Find out how the National Scheme of Delegation could affect the way planning applications are determined from October 2026.](#)

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