Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0197
Greenway Academy, Greenway, Horsham, West Sussex, RH12 2JS

DESCRIPTION:
Application for Approval of Details Reserved by Conditions 3, 4 and 6 to approved application DC/22/1954.

RELEVANT PLANNING HISTORY:

DC/22/1954	Demolition of existing school buildings and the construction of a new part two storey, part single storey teaching block with external play areas, canopy, photovoltaic panels, and landscaping.	Application Permitted on 12.10.2023.

PLANNING ASSESSMENT
Planning Application DC/22/1954 was granted consent on 12.10.2023. This permission was for the following:

Demolition of existing school buildings and the construction of a new part two storey, part single storey teaching block with external play areas, canopy, photovoltaic panels, and landscaping.

Consent is sought to discharge the details reserved by conditions 3,4 and 6.

Condition 3: Drainage Strategy
Pre-Commencement Condition: 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.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

The Council's Landscape Architects have been consulted and have advised that minor modifications are required to the proposed drainage scheme. They have advised that '*the proposed drainage strategy appears unchanged from that submitted under previously refused DISC/23/024. Its focus is predominantly on end of pipe solutions by concentrating on water storage and slow-release aspects of SuDS. We recommend the drainage strategy to be revisited to explore the 4 pillars of SuDS which include amenity, water quality, water quantity and biodiversity.* The Council's Landscape Architects also advise that *'there are opportunities that can be introduced by implementing tiers of landscape features (no more than 150mm to 300mm deep) such as rills, swales, rain gardens, etc. The introduction of these features would likely reduce the size or depth of the proposed storage, providing opportunity for better integration within the landscape and amenity space.'*

Condition 4: Underground Services

Pre-Commencement Condition: 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.

Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

In respect of condition 4 the Council's Landscape Architects have been consulted, they have advised that '*there are areas of conflict between proposed utilities and existing trees and vegetation. All trees on the site shown for retention must be safeguarded, therefore the location of services need to be adjusted to avoid conflict and root disturbance. In addition, where possible we recommend using a single trench for services in order to minimise disturbance to soils and within RPAs.'*

The WSCC Lead Local Flood Authority have also been consulted, they have advised that they have raised concerns for the following reasons:

<u>Conditions 3 Drainage Strategy and 4 Underground Services</u>

1. *In the underground survey it says existing surface water pipe on the eastern boundary is blocked. This must be maintained as the pipe is being retained. Without maintenance, flood risk could increase elsewhere. It still remains unclear how the northwest area of the site in particular currently drains.*

2. *In the updated calculations, the impermeable area going into each manhole is not provided. This must be provided so we can ensure the correct impermeable area is being drained.*

3. *Cv value 1 must be used in design settings in calculations.*

4. *The time to half empty for the tank has not been provided.*

5. *The labels on the drainage strategy must match the calculations. The drainage layout has been updated since 2023, but the date has not been updated.*

6. *For the attenuation tank, there is 500mm of cover for the attenuation tank. In the Drainage Strategy dated 13th March 2023, Figure 4 shows minimum cover must be 1000mm.*

7. *For ATT02 in the calculations, it has been designed with an infiltration depth, however in the drainage layout it is a tanked feature.*

8. *An exceedance plan for the proposed drainage strategy is required, to ensure routes are not towards buildings and property.*

WSCC LLFA advise that *'it is disappointing to see a traditional end of pipe design being used. SuDS should be designed to have multifunctional benefits. The current design does not meet the 4 pillars (water quality, water quantity, amenity, biodiversity) of SuDS design'.* Whilst they appreciate this application is for a school, there are several examples of where SuDS are used in schools.

WSCC LLFA further advise that they '*have concerns that the submitted information does not meet with NPPF, PPG or the LLFA Flood Risk Management Strategy policies and the proposal will either increase the risk of flooding elsewhere or to the proposed development*.'

As such, it is advised that WSCC LLFA cannot support the discharge of Conditions 3 and 4.

Additionally, it does not appear that the existing drainage pipe adjacent to the western site boundary along Merryfield Drive and any connections onto Greenway has been considered in the assessment.

The requirements of the condition 3 have not been satisfied.
The requirements of the condition 4 have not been satisfied.

Condition 6: Fire and Rescue

Pre-Commencement Condition: 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.

Reason: In accordance with fire and safety regulations in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Following the refusal of previous Fire and Safety information relating to the access and its compliance with approved document legislation B (AD-B) Volume 1 - 2019 edition B5: section 15 and requirements of B8100 - Design for fire safety in schools, section 8.3 as submitted under DISC/24/0174, the applicants were advised that further information was required to demonstrate the acceptability of the access. This new application seeks to discharge the details as above.

The Applicants have now submitted a Fire Appliance Access Strategy SRP1029-MAC-XX-XX-D-L-0028 plan which indicates that the gate width will be a minimum of 3.1m wide.

The WSCC Fire and Rescue Department have been consulted and initially advised that *'provided the access route complies with the Approved Document B (AD-B) Volume 2 B5 and BB100 Fire Safety Design for Schools, Section 23 and 24, the condition requirements will have been met'*.

On further discussions with WSCC Fire and Rescue Department, they have advised that further information is required to demonstrate the acceptability or otherwise of the proposed access route in relation to the Approved Document requirements as set out above.

The Applicants were advised on the 2 September 2024 by your Officers to provide additional information based on further advice received from WSCC Fire and Rescue, however to date no additional information has been received in this respect.

As such the submitted details are not considered satisfactory to enable the discharge of condition 6.

The requirements of the condition have not been satisfied.

Recommendation: Application Refused

NOTE TO APPLICANT

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: DISC/24/0197
(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

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	supporting document		30.07.2024
Supporting Docs	covering letter from Patrick Parsons		30.07.2024
Supporting Docs	letter - CONDITION 3 & 4 - Pre-Commencement Conditions		30.07.2024
Supporting Docs	southern water letter		30.07.2024
Plans	mechanical & electrical combined site services	2064	30.07.2024
Plans	SITE SECTION B - MERRYFIELD DRIVE	SRP1029-MAC-XX-XX-D-L-0019	30.07.2024
Plans	proposed drainage layout	SRP1029-PJC-XX-XX-D-C-7005	30.07.2024
Supporting Docs	DRAINAGE STRATEGY PART 1		30.07.2024
Supporting Docs	DRAINAGE STRATEGY PART 2		30.07.2024
Plans	PAS128 QL-B 3D M2 Utility Mapping Survey		30.07.2024
Plans	UTILITY SURVEY		30.07.2024
Plans	Utility Mapping x2 Plans	UM22-1317-RD100	07.08.2024

DELEGATED

Case Officer sign/initial Amanda Wilkes Date: 14/10/2024

Authorising Officer sign/initial Adrian Smith Date: 14/10/2024