Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0058
Henfield Sports Centre, Northcroft, Henfield, West Sussex, BN5 9QB

DESCRIPTION:
Application for Approval of Details Reserved by Condition 4, 6 & 7 to approved application DC/23/1177

RELEVANT PLANNING HISTORY:

DC/23/1177	The installation of 2no. canopy covered padel courts	Application Permitted on 12.01.2024

PLANNING ASSESSMENT

Planning application ref: DC/23/1177 granted consent for the formation of 2x padel tennis courts and an associated canopy structures on 12.01.2024.

Planning permission was granted subject to conditions, with this application seeking an approval of details reserved by Condition 4, 6 and 7 attached to ref: DC/23/1177.

Condition 4

Condition 4 provides:-

> ***"Pre-Commencement Condition:*** *No development shall commence until a drainage strategy detailing the proposed means of surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.*
>
> *Reason: As this matter is fundamental to ensure that the development is adequately drained and to comply with Policy 38 of the Horsham District Planning Framework (2015)."*

In response to the above condition the applicant has provided a professionally conducted drainage strategy. The proposed drainage strategy contains details of the positions and types of drainage infrastructure associated with the approved courts, which are to drain to a new rainwater harvesting system at first instance with overflow disposal being via an existing sewer leading to the north of the site understood to serve the existing Leisure Centre.

The Council's drainage consultants have responded to the submitted details and consider that the submitted drainage strategy does not satisfy the requirements of Condition 4. The specific concerns raised by the Council's drainage consultant are that the disposal of surface water by way of infiltration cannot be adequately discounted as a viable means of disposal, in accordance with the drainage hierarchy, with the assumed/available evidence of soakage rates in this instance considered to indicate that infiltration may prove viable.

The submitted drainage strategy, however, is noted to address the viability of infiltration at paragraph 3.5 where it is commented that while surface level soils may prove suitable for infiltration, the depth of these soils is expected to be thin with the underlying Weald Clay unlikely suitable for discharge.

Paragraph 3.6 of the drainage strategy, further, notes that an existing soakaway to the north of the approved courts is not functioning adequately, reinforcing the general unsuitability of infiltration in this location.

Borehole logs provided by Ashdown Site Investigation (at Appendix F) show the closest borehole to the approved courts (BH2) to feature surface soils to a limited depth of 1.1m, deemed insufficient for a soakaway disposing to soils in this instance given the generally impermeable nature of the Weald Clay layers surveyed at greater depths.

The Council's drainage consultants, further, do not acknowledge the drainage strategy proposes to incorporate a rainwater harvesting system. This system would collect surface water from canopy roof for use within the existing leisure centre. In drainage terms the intention of this system is to moderate the speed of outflow leading to existing sewer systems and to limit the scale of outflow accounting for a degree of re-use within the existing leisure centre. The proposed drainage strategy, therefore, has taken measures to limit and slow the flow of surface water into the public drainage network.

While the concerns of the Council's consultants are acknowledged, therefore, it is considered that the applicant has sufficiently demonstrated the unviability of infiltration in this instance and has incorporated proportionate drainage components to otherwise lessen the scale and speed of surface water flows to the public drainage network. The requirements of HDPF Policy 38 are deemed to have been satisfied, therefore, with Condition 4 recommended to be discharged accordingly.

Condition 6

Condition 6 provides:-

> *"**Pre-Occupation Condition:** Prior to the first operation of the courts hereby approved, full details, including finalised locations, of biodiversity enhancement measures shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement measures shall have regard to the recommendations of the approved Preliminiary Ecological Appraisal and Preliminary Roost Assessment (Arbtech Consulting Limited, issue 2, dated 08.08.2023) at Table 6. The approved enhancement measures shall, subsequently, be implemented as approved in advance of the first operation of the courts and retained as such thereafter.*
>
> *Reason: To ensure that the approved development deliveries opportunities for a proportionate biodiversity enhancement, and in accordance with Policy 31 of the Horsham District Planning Framework (2015), Policy 10 of the Henfield Neighbourhood Plan (2021) and Paragraph 174 of the National Planning Policy Framework (2023)."*

In response to the above condition the applicant has provided a professionally prepared Ecological Mitigation and Management Plan. The submitted Plan details the provision of 2x bat boxes and 2x bird boxes to existing trees to the north of the approved padel courts and within land under the control of the applicant. This range of measures is considered proportionate to the scale of approved development. The positioning of proposed enhancements, further, is considered sensible as positioned away from the influences of artificial lighting surrounding the approved padel courts and Leisure Centre, with the specification of proposed bat/bird boxes also considered appropriate for their intended function.

The Council's consultant ecologists have confirmed no objection to the proposed ecological enhancements. It is, therefore, considered that Condition 6 be discharged accordingly.

Condition 7

Condition 7 provides:-

> *"**Pre-Occupation Condition:** Prior to the first operation of the courts hereby approved, and notwithstanding details contained within the approved Lighting Impact Assessment (Mewies Engineering Consultants Ltd, ref: 17951-LIGH-0401, dated May 2023), a detailed lighting*

design scheme shall be submitted to and approved by the Local Planning Authority in writing. The lighting design scheme shall include details of the positions, orientations, heights, types and specifications of lighting. The lighting scheme shall address the recommendations for the adoption of a low-impact lighting strategy contained within Table 6 to the approved Preliminiary Ecological Appraisal and Preliminary Roost Assessment (Arbtech Consulting Limited, issue 2, dated 08.08.2023) and the various measures outlined to reduce ecological lighting impacts. The lighting design scheme shall, subsequently, be implemented as approved and retained as such thereafter.

Reason: To ensure that the proposed development minimises its ecological and biodiversity impacts and preserves protected and priority species to the greatest possible extent in accordance with Policies 25 and 31 to the Horsham District Planning Framework (2015) and Paragraph 174 to the National Planning Policy Framework (2023)."

In response to the above condition the applicant has provided a detailed lighting layout denoting the positions, heights and orientations of proposed floodlighting together with details of luminare composition, colouring, wattage and the expected spread of illumination at ground level by way of lighting contour modelling.

The submitted details show that a total of 8x floodlights would be introduced in associated with the approved courts, positioned within the approved canopy structure and to the perimeter of the approved courts. Lighting contours reveal a limited spread beyond the approved courts, with limited illuminance of a nearby hedge as a feature of potential ecological interest as identified within the approved Preliminary Ecological Appraisal and Preliminary Roost Assessment.

The colour temperature of proposed luminares is noted to be below 4,200k, with proposed luminaries to be additionally fitted with backshield to limit vertical illuminance and horizontal spread. These measures are consistent with the recommendations of the approved Preliminary Ecological Appraisal and Preliminary Roost Assessment at Table 6.

The Council's consultant ecologists have reviewed the submitted information and have confirmed no objection to the proposed measures to lessen the ecological effects of approved floodlighting.

It is, therefore, recommended that Condition 7 be discharged accordingly.

Recommendation: Application Permitted

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/24/0058
(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
Location plan	Location Plan	D01 C	03.04.2024
Supporting Statement	Flood Risk and Drainage Statement	27951-FLD-0101 B	01.10.2024
Layout plan	Detailed Lighting Layout	27951_02_100_02	03.04.2024

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Supporting Statement	Ecological Mitigation and Enhancement Management Plan		03.04.2024
Supporting Statement	Supporting Planning Statement		03.04.2024

DELEGATED

Case Officer sign/initial Giles Holbrook Date: 18.10.2024

Authorising Officer sign/initial Adrian Smith Date: 18/10/2024