



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0024

Christs Hospital School , The Avenue, Christs Hospital, West Sussex, RH13 0LJ

DESCRIPTION:

Application for Approval of Details Reserved by Condition 13 to approved application DC/24/0063

RELEVANT PLANNING HISTORY:

DC/24/0063	Variation of Condition 1 of previously approved application DC/21/1524 (Proposed two-storey extension to the existing sports centre to provide two new swimming pools, spa facilities, two class studios, a fitness suite and cafe. Construction of a six-lane, all-weather running track with eight-lane sprint track and ancillary athletic facilities and floodlighting. Construction of a 3G artificial grass pitch with floodlighting. Relocation of spoil on land to the east. Creation of an unlit outdoor adventure area with 15 stations east of the new track. Associated car parking for 272 cars, and a new permanent access to Christ Hospital Road, closure of the existing Infirmary Drive access with conversion of disused section of drive to a sprint track. Erection of associated equipment store, fencing and lighting) Relating to Water Neutrality and related Habitat Regulation Assessment.	Application Permitted on 08.05.2024
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PLANNING ASSESSMENT

Planning Application dc/24/0063 was granted consent on 08.05.2024. This permission was for the following:

Variation of Condition 1 of previously approved application DC/21/1524 (Proposed two-storey extension to the existing sports centre to provide two new swimming pools, spa facilities, two class studios, a fitness suite and cafe. Construction of a six-lane, all-weather running track with eight-lane sprint track and ancillary athletic facilities and floodlighting. Construction of a 3G artificial grass pitch with floodlighting. Relocation of spoil on land to the east. Creation of an unlit outdoor adventure area with 15 stations east of the new track. Associated car parking for 272 cars, and a new permanent access to Christ Hospital Road, closure of the existing Infirmary Drive access with conversion of disused section of drive to a sprint track. Erection of associated equipment store, fencing and lighting) Relating to Water Neutrality and related Habitat Regulation Assessment

Consent is sought to discharge the details reserved by condition 13.

Condition 13:

Pre-Occupation Condition: Prior to the first use of the 3G pitch, athletics track or sports centre extension (whichever is earliest) a Community Use Agreement prepared in consultation with Sport England shall have been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to all sports facilities hereby approved, and shall include details of hours of use, access by non-school users, management responsibilities and a

mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Policy 43 of the Horsham District Planning Framework (2015).

A Community Use Agreement has been submitted to discharge this condition.

It is noted that a draft version was included with the original application, and that the draft has evolved to what has been submitted. Securing sufficient community use at this new facility is central to the Council's corporate ambitions for leisure and specifically athletics provision in the district, and the link to our own facilities. The hours of use for the community is therefore an important consideration.

The community hours have been reduced from those set out in the 2021 planning submission. The community use would now be limited to 18:00-21:00/ 20:00 during term time, where previously it was drafted as 16:00-22:00 as well as early mornings and lunchtimes.

The applicants have provided an explanation as to why this has changed. They state:

'Since the planning statement was prepared almost 5 years ago, safeguarding controls and legislation for Boarding Schools have been tightened up by the government (National Minimum Standards for boarding schools and Keeping Children Safe in Education). The sports facilities approved under this application are first and foremost for the use of the school. The safeguarding controls requires the school to better segregate and supervise its students during use of the sports facilities, particularly when members of the public might be present. This has meant that the sharing of all the sports facilities has had to be reviewed with use for the school having the daytime priority. The school would point out that they have kept the hours of use during the school holidays to all day, 7 days a week.

The school have always intended for outside users to be able to use the track including other running clubs, but access can only be permitted when the facilities are not in use by the school (i.e. after 6pm) and via priority booking with the Bluecoats Sports Reception who manage the use of the site on behalf of the school. Any external groups would need to fit in around the prime use of the facilities for the pupils attending the school.'

It is noted that the LPA would ideally be requesting longer hours within schedule 2, particularly on the weekend where it is only stated at 18.00-20.00 which is very restrictive. This is unfortunate when it comes to events such as district athletics events which are often held over the weekend and at the moment hosted at The Bridge or K2 leisure centres. The LPA are optimistic that Christ's Hospital may be open to holding school sports events for local schools, or district sports/ league matches in the future despite this, and this should be noted by the applicant.

Whilst it is disappointing that the hours for community use have been reduced, it is understood that this is primarily a private facility for the school, and stricter safeguarding rules cannot be disregarded. These limit the use of the facilities whilst the pupils are using them. It should be noted that whilst this can be agreed, if safeguarding controls were to change or the school wished to extend the community hours in the future for some reason, this would be welcomed, and these details could be resubmitted and the condition 're-discharged'. Flexibility for additional community hours would be discussed by the board members which will include a representative from HDC.

Sport England have raised no objection to the agreement.

It is agreed that HDC would welcome involvement in the Management Committee and the name of Rob MacDonald (Leisure Strategy and Client Manager) is put forward as the HDC representative.

Although not relevant to the discharge of this condition, it is considered appropriate that Horsham Harriers be listed as a priority group, in light of their current location within Broadbridge Heath Athletics Track.

The requirements of the condition have been satisfied.

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/26/0024

(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	Community Use Agreement (signed)		01.07.2026
Supporting Docs	Covering letter		23.01.2026
Block plan	Proposed Block Plan	(08) 003 Rev A24	23.01.2026

DELEGATED

Case Officer sign/initial Kate Turner Date: 01.07.2026

Authorising Officer sign/initial Adrian Smith Date: 01/07/2026