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14 March 2024

Our ref: 35277/A3/AJ/ac

BY EMAIL
Head of Planning
Horsham District Council
Parkside
Chart Way
Horsham
RH12 1RL

For the attention of Mr Jason Hawkes

Dear Sir

MOWBRAY, HORSHAM, WEST SUSSEX
ADDENDUM TO APPLICATION FOR RESERVED MATTERS APPROVAL – SPORTS PAVILION
LPA REFERENCE DC/23/1980

We write on behalf of Legal & General (Strategic Land North Horsham) Limited ('L&G') in respect of the above site and to submit a second addendum to the application for approval of Reserved Matters for the Sports Pavilion (LPA reference DC/23/1980: 'the RMA') within the Sports Hub.

The RMA is submitted pursuant to Condition 5 of the OPP (LPA reference DC/16/1677) and seeks approval for the following:

> **'Application for approval of Reserved Matters pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for the Sports Pavilion.'**

An initial addendum was submitted in December 2023 responding comments from the following:

- HDC Public Health and Licensing (06/11)
- HDC Environmental Health (16/11)
- Sport England (23/11)
- HDC Planning (water neutrality) (23/11)
- HDC Leisure Services (29/11)

A further email (19 December 2023) responded to each of the Leisure Services comments in turn and was agreed as sufficient by the planning team by return (email dated 21 December 2023).

Following the above, further comments on the addendum/ response were received from the Council's EHO and Sport England. These are summarised below alongside L&G's response.

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HDC Environmental Health

Whilst the Council's EHO noted the information on the rainwater harvesting system and its maintenance/ management submitted in December 2023, further information has been requested to provide confidence that the system will be appropriately maintained/ managed to mitigate the risk of contamination (see comments dated 25 January 2024).

L&G's engineers, Glanville, have produced a Technical Note (March 2024) sets out the EHO's comments and provides a detailed response. It also brings together the previously submitted manufacturers specifications/ details and provides a Maintenance and Management Plan Appendix D.

Sport England

Sport England has maintained its request for a Labosport Ball Strike Assessment to inform the height and location of the protective fence (see further comments dated 26 January 2024). This has now been completed and is enclosed as part of this addendum.

The Cricket Ball Strike Assessment (February 2024) recommended a fence ranging in height from 5 metres to 10 metres to the northeast of the Pavilion and extending to a length of c. 23 metres around the northeast corner.

The proposed drawings have been updated to provide for a fence that responds to the recommendations. The proposed fence is chain link to a height of 3.6 metres and runs parallel to the northern elevation of the Pavilion separating it from the adjacent grass pitch and wrapping around the northeast corner facing towards the second grass football pitch/ cricket square. The total length is c. 53 metres. On the corner facing towards the cricket square, an additional 6.4 metres of protective netting is proposed providing the total recommended height of 10 metres but at a continuous 10 metres rather than dropping down to 5 metres to simplify the appearance/ design. This exceeds the recommendations of the Labosport Assessment.

The Proposed Plans & Elevations and Sections drawings have been updated (reference 22157-S103B and 22157-S104B). A new drawing of the Proposed Ball Stop Fence System and Fencing (reference 22157-S105B) is also enclosed.

Addendum Submission

This addendum comprises the following (original and unchanged items that remain for consideration are listed with the revisions/ additions submitted through the first addendum identified in red and this second addendum in purple):

01 Application Forms (dated 24 October 2023)

02 Community Infrastructure Levy: Additional Information Forms (dated 24 October 2023)

03 Application Covering Letter including Scope of Submission (dated 24 October 2023); Addendum Covering Letter (15 December 2023); Addendum 2 Covering Letter (14 March 2024)

04 Location Plan (drawing reference 22157-S101A) prepared by OSP Architecture

05 Proposed Plans & Elevations (drawing reference 22157-S103~~A~~ B) prepared by OSP Architecture

06 Design Statement (~~October~~ December 2023: Rev A) prepared by OSP Architecture

07 Planning and Compliance Statement (dated October 2023) prepared by Stantec

08 Energy Statement (dated October 2023, Rev B) prepared by SRE including:

a. BRUKL Output Document (as designed) (dated October 2023)
b. Energy Performance Certificate (Non-Domestic Building) (For Illustration Only)
c. Building Performance Specification and SBEM Summary Report (V1 Rev B)

09 Technical Note: Water Use Requirements and Water Offsetting against Credits (dated October 2023; ~~V2~~ V3) prepared by RPS

010 Utilities Statement (dated 6 October 2023) prepared by Triconnex

~~011 Rainwater Harvesting Management and Maintenance Plan prepared by SPEL including:~~

~~a. Specification Project Data Sheet – Rainwater Harvesting Treatment (November 2023; reference 24811)~~
~~b. Typical Rainsave Layout – Direct Feed (Rev B)~~
~~c. Example SPEL Rainsave Silt/ Debris Chamber Model RSDC 15 50 (Rev A)~~
~~d. SPEL 300 Series Underground Rainsave Tank (reference DJB 24811_003 Rev B)~~
~~e. Ultraviolet Water Disinfection Systems~~

011 Technical Note: Sports Pavilion – Rainwater Harvesting Tank (March 2024) prepared by Glanville

012 Sections (drawing reference 22157-S104~~A~~ B) prepared by OSP Architecture

013 Cricket Ball Strike Assessment (February 2024) prepared by Labosport

014 Proposed Ball Stop Fence System and Fencing (drawing reference 22157-S105B)

We trust this submission is in order and look forward to confirmation of receipt. Should you require further information or have any queries, please do not hesitate to contact me.

[redacted]

Planning Associate Director

[redacted]

STANTEC UK LIMITED

[redacted]

[redacted]

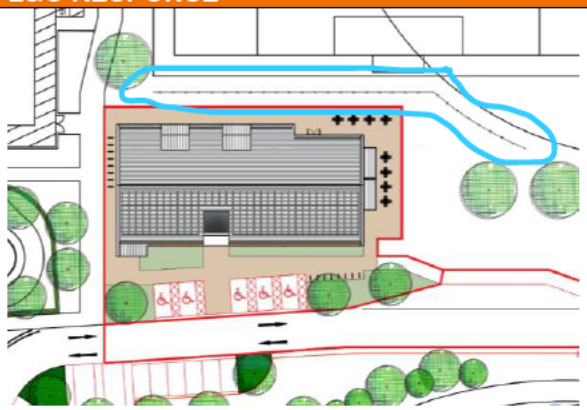
Stantec

SPORTS PAVILION RMA – CONSULTEE COMMENTS/ L&G RESPONSE
LPA Reference DC/23/1980

CONSULTEE	COMMENT	L&G RESPONSE	UPDATE
HDC Public Health & Licensing (06/11)	1. No operation of any commercial building services plant shall be permitted until a scheme for the control of noise of any plant has been submitted to and approved in writing by the local planning authority. The scheme shall ensure the cumulative noise rating level emitted from the proposed plant and equipment, determined using BS4142:2014, shall not exceed 35 dB at the boundary of the nearest proposed noise sensitive receptor. The scheme shall be implemented in accordance with the approved details and attenuation measures, and they shall be permanently retained and maintained in working order for the duration of the use and their operation.	The Sports Pavilion is located centrally within the Sports Hub and not in proximity to existing or future residential properties. The nearest existing properties are on the opposite side of the A264 over 200m to the south. The nearest future residential properties will be to the northwest some 150m away and separated by existing ancient woodland. Query whether a condition to this effect is necessary?	Agreed with planning team that no condition required.
	2. A Light Impact Assessment should be provided, and mitigation measures considered in relation to any floodlighting and the prevention of light pollution and light trespass and to safeguard the living conditions of residents. In addition, it is recommended that a full and precise predicted lighting plot and overspill plan must be submitted. The flood lighting shall not be installed until the plan is approved by the Local Planning Authority.	Already required by OPP C63.	Agreed with planning team that new condition not required.
	3. There must be suitable provisions for odour control for any commercial kitchen extract ventilation system and correct positioning of flues if appropriate. I recommend that that the	As above re distance to residential properties and whether a condition to this effect is necessary?	Agreed with planning team that no condition required.

CONSULTEE	COMMENT	L&G RESPONSE	UPDATE
	applicant or his/her representative has regard to the latest Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems.		
	4. Facilities for commercial waste & refuse areas should be located well away from proposed neighbouring residential premises.	As above re distance to residential properties.	Agreed.
	5. Suitable provision for must be made for drainage. This should include grease traps to any commercial kitchens.	Grease traps, for example, to be provided as necessary.	Agreed.
	6. The applicant or his/her representative should have regard to the Institution of Lighting Engineers (ILE) guidance on Reducing Obstructive Light with the positioning of any proposed external security lighting, illuminated signage or similar. This is to eliminate potential light nuisance to neighbouring properties.	None proposed.	-
	7. Restrictions on hours of use for deliveries & commercial waste collections are recommended to control noise disturbance to residents living within or close to the development. Recommended time are: • 08.00 – 19.00 Monday to Friday, • 09.00 – 18.00 Saturdays • No activity on Sundays or Bank Holidays.	As above re distance to residential properties. The vehicular access to the Pavilion comes directly from the A264 via the Employment Land and not through or near a residential part of the development. Alternative delivery/ servicing hours may be appropriate / desirable to avoid times when the Sports Hub is operational so as to avoid conflicts with users, for example. Query with a condition to this effect would be necessary/ reasonable?	Agreed with planning team that no condition required.

CONSULTEE	COMMENT	L&G RESPONSE	UPDATE
	8. The applicant or his/her representative should have regard to the British Standards for any proposed public address system.	Noted.	-
	9. Consideration must be given to mitigation of noise from car parks to any proposed residential properties from vehicle noise and noise from patrons leaving the premises late at night.	As above re distance to residential properties and vehicular access directly from the A264.	Agreed.
HDC EHO (16/11)	Request for a 'detailed private water supply management and maintenance plan' for the rainwater harvesting system.	Prepared by SPEL – to be submitted as an addendum to the RMA.	**March 2024 Update:** Further details on maintenance/ management requested by the EHO. Technical Note (March 2024) prepared by Glanville and submitted with second addendum.
Sport England (23/11)	Sport England objects to this application as it is not considered to meet our PROVIDE objective because the cricket ball strike risk to the pavilion previously identified has not been addressed. We will reconsider this position should amended/additional details be provided to address the following points. i. A Labosport ball strike assessment to assess the risk posed by the location of the pavilion in close proximity to the cricket pitch. ii. Proposals for mitigation to address any ball strike risk identified as necessary by the assessment.	Protective fence added to the detailed proposals for the Sports Hub – alignment shown on the Sports Pavilion drawing but sitting outside of the RMA red line (circled blue below):	HDC has agreed with amending red line to include ball strike fence – SE to be reconsulted once updated details submitted. **March 2024 Update:** SE maintained request for Labo Sport Assessment. This has now been produced and has informed revised ball-strike protective fence

CONSULTEE	COMMENT	L&G RESPONSE	UPDATE
		 L&G propose to extend the Pavilion RMA red line to include the protective fence and submit an amended red line/ layout drawing alongside details/ specification for the fence. HDC to confirm this is an acceptable response.	proposals. Labo Sport Assessment and revised plans submitted as part of second addendum.
HDC Planning – Water Neutrality (23/11)	With this application and going forward, we feel that 10% headroom should be added to the water usage. This takes into account any anomalies. There is plenty of head room in the water credits to allow this.	Query basis/ evidence for headroom.	5% on the Gue Industrial Unit credits agreed with HDC – RPS to update report
	Also, the water neutrality statement includes an actual and estimated water bill for the Gue Industrial Units. It would be better to have two actual water bills. I'd be grateful if you could see if this can obtained.	Only the two water bills provided were made available at the time of acquisition of the Gue industrial units. No others were available.	HDC has agreed with the bills provided subject to above contingency.

CONSULTEE	COMMENT	L&G RESPONSE	UPDATE
HDC Leisure Services (29/11)	It is important to support the provision of sports facilities for girls. To take one example, girls' football has increased substantially over the last few years and there is often a requirement for toilet facilities. Ensure the layout of the pavilion allows for safeguarding girls using the toilet and changing facilities on the pitch side. It may not be acceptable to allow girls into a shared use corridor, so the layout may need to be adjusted.	The changing rooms have been designed to provide three separate changing areas each with dedicate toilet and shower facilities. The intention is that these are managed based on female/ male participation and separated accordingly. Additional dedicated male and female toilet facilities are provided between the main entrance and social space.	Responses agreed with the planning team (see email dated 21/12/2023)
	Latest guidance suggests that showers should be separate and not communal.	The design has been based on the latest Sport England guidance on designing clubhouses which provides for communal showers. As above re separate changing/ showering facilities.	
	More officials changing rooms needed to allow for different teams and both male and female officials.	The number of officials changing spaces has been designed based on the number of pitches. Two changing rooms/ showers are provided so that these can be managed as male and female changing/ showering areas as necessary.	
	Consider a hatch, pitch side for serving food and drink, which is usually in demand at sports matches. This will provide the opportunity for the operator to make some money to contribute to the running of the pavilion.	There is not a location pitch side to provide this without moving the equipment store which is best placed on the pitch side of the building. There are large entrance doors towards the grass pitches to encourage patrons to use the social space/ servery for refreshments during matches.	
	The bin store is a long way from the kitchen. Consider moving it closer.	The aim has been to provide active frontages to as much of the social space as possible. The bin is located in an easily accessible location on the front of the building and adjacent to a main access path for ease of collection.	

CONSULTEE	COMMENT	L&G RESPONSE	UPDATE
	Provide CCTV on all sides of the building and monitoring of the car park. This will help to deter anti-social behaviour under the canopies and enable the access to the car park to be monitored if needed, as direct access from the A264 could lead to anti-social use at night.	This will be determined by the end user who will seek appropriate approvals as necessary.	
	Remove the green areas from the front of the building, because they will prove difficult to maintain.	These assist in greening the frontage of the Pavilion, creating a landscaped approach from the front and along the main foot/ cycle way of the access road. They have been designed to be a sufficient width to maintain.	
	Ensure bike racks to the south are not placed under trees, because there will be ongoing issues with leaf litter and bird droppings.	The periphery of a tree canopy falls over three/ four of the bike racks. However, these trees form an integral feature of the setting of the Pavilion, assisting legibility and greening. On balance, we consider the loss of this tree to be detrimental to the overall Sports Hub proposals.	
LLFA (07/12)	Requested network drainage calculations and full detailed design for drainage of the pitches.	The LLFA comments relate to the sports pitches and wider drainage features within the Sports Hub which do not form part of the Pavilion RMA and are already approved. The Pavilion will connect into the already approved drainage system so no further details are required.	Agreed with the planning team (see email dated 19/12/2023)