Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/23/0269
Christs Hospital School, The Avenue, Christs Hospital, West Sussex, RH13 0LJ

DESCRIPTION:
Application for Approval of Details Reserved by Condition 11 - Phase 1 to approved application DC/21/1524

RELEVANT PLANNING HISTORY:

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.	Permitted on 13.09.2021

PLANNING ASSESSMENT
Planning Application DC/21/1524 was granted consent on 13.09.2021. This permission was for the following:

'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.'

Consent is sought to discharge the details reserved by condition 11, which reads as follows:

Pre-Commencement (Land Works) Condition: No development to place spoil from the development on the Eastern Fields shall commence until a detailed surface water drainage scheme including a Surface Water Drainage Statement, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme and Statement shall focus on the impact of the raising of the Eastern Fields with development spoil on surface water drainage within the field and on adjacent land including Two Mile Ash, including post-construction verification. The development shall subsequently be implemented in accordance with the approved details and thereafter retained as such.

Reason: As this matter is fundamental to prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance in accordance Policies 35 and 38 of the Horsham District Planning Framework (2015).

To address the requirements of condition 11, the applicant has submitted a Drainage Statement, Engineering Note, Cut and Full Phase 1 Layout plan and Existing and Proposed Contours to Eastern Fields plan.

The Lead Local Flood Authority (LLFA) have been consulted and initially raised concerns. To address this, the applicant has submitted an Engineering Note. The LLFA have reviewed the Engineering Note and confirm that their concerns have been addressed, and therefore raise no objection to the discharge of condition 11. Southern Water have also been consulted on this application and have advised that a Build Over Agreement is in place. Officers concur with the LLFA and consider the submitted information is sufficient to meet the requirements of condition 11.

The requirements of condition 11 have now been satisfied.

Recommendation: Application Permitted

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/23/0269
(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 Statement	Drainage Statement	None	13.12.2024
Supporting Statement	Engineering Note	14937-TUL-XX-XX-RP-C-91001	02.04.2024
Plans	Cut and Fill Phase 1 Layout	14667-TUL-XX-XX-DR-C-68001 REV B	13.12.2024
Plans	Existing and Proposed Contours to Eastern Fields	14667-TDA-XX-XX-DR-C-52001 REV B	13.12.2024

DELEGATED

Case Officer sign/initial Stephanie Bryant Date: 23/04/2024

Authorising Officer sign/initial Adrian Smith Date: 23/05/2024