

Application No: WSCC/o47/21:

Creation of a 3G Artificial Grass Pitch (AGP) with perimeter fencing, floodlighting, macadam hardstanding area, storage container, timber acoustic barrier fence & macadam access pathway.

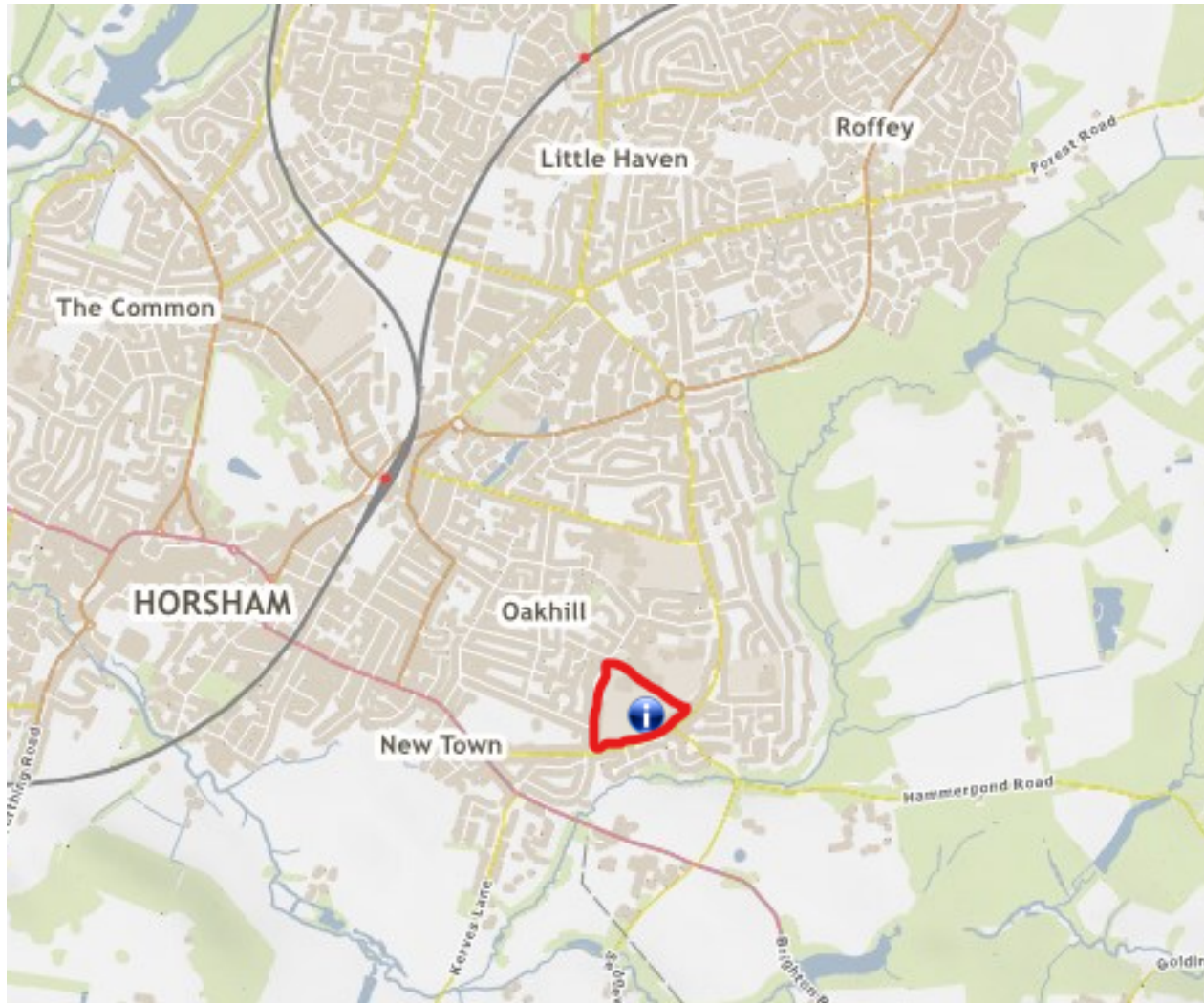
The Forest School, Comptons Lane, Horsham, RH13 5NT

Edward Anderson

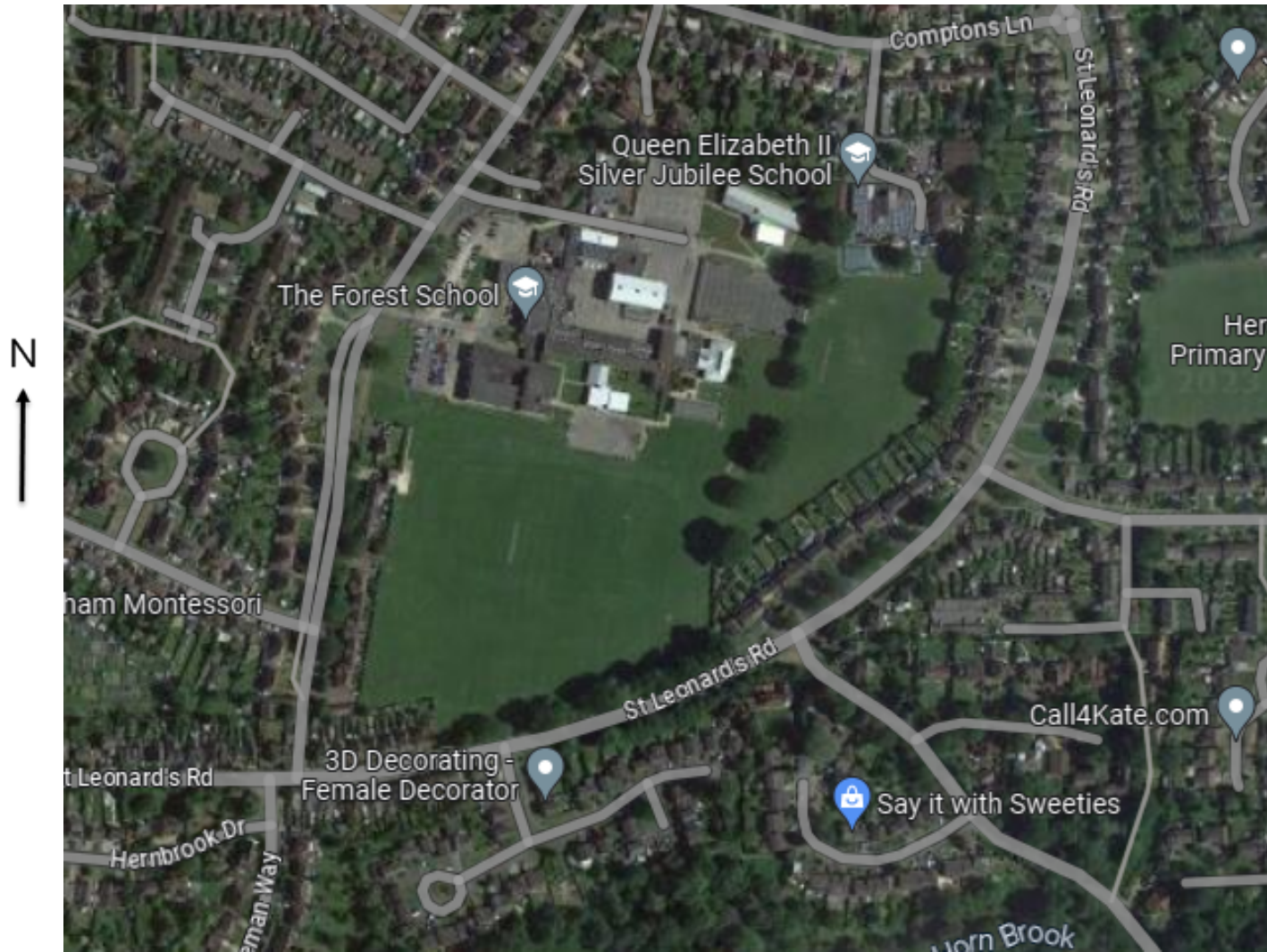
Planner

27/06/2023

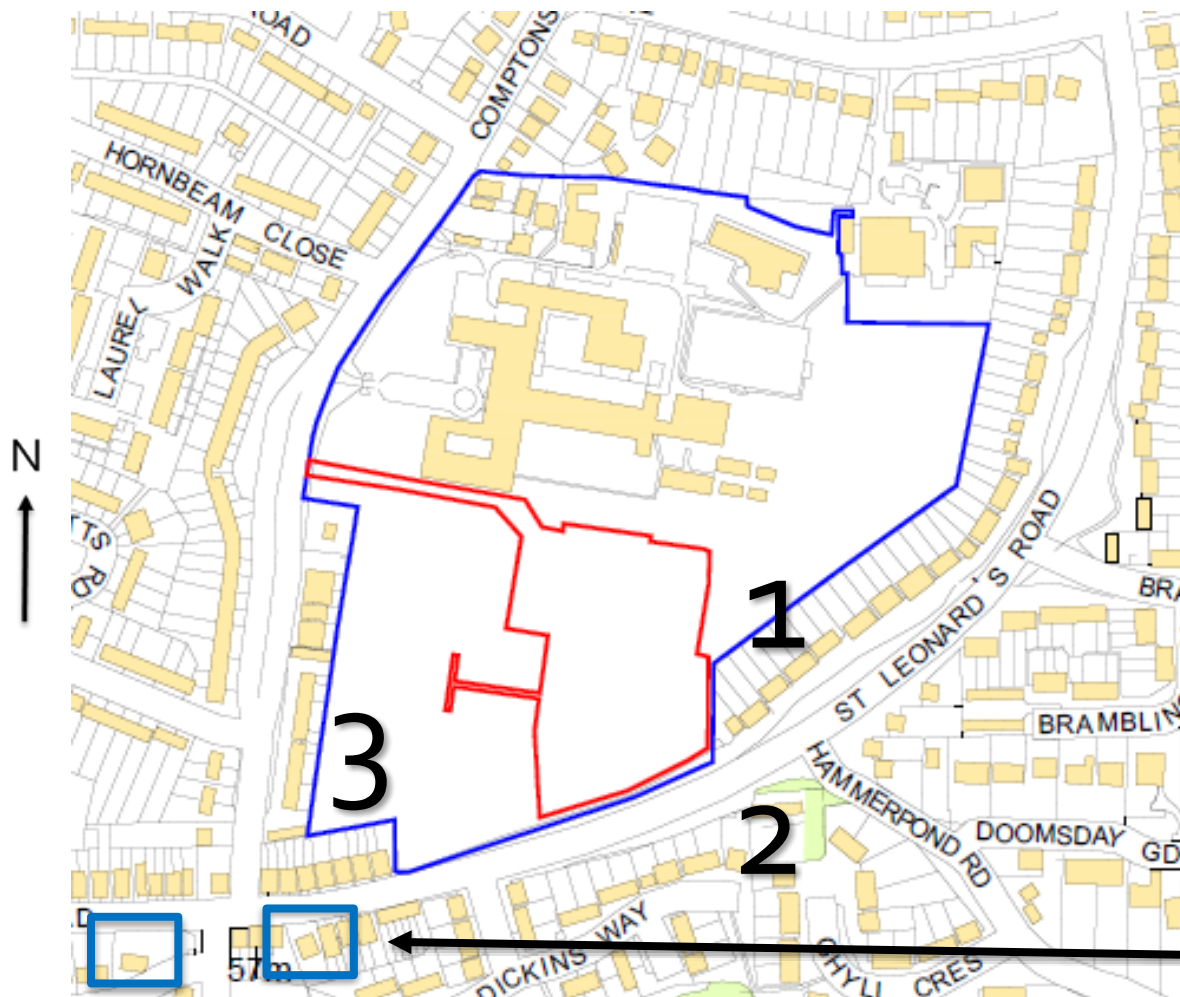
Site Location



Existing Site



Neighbouring Residents



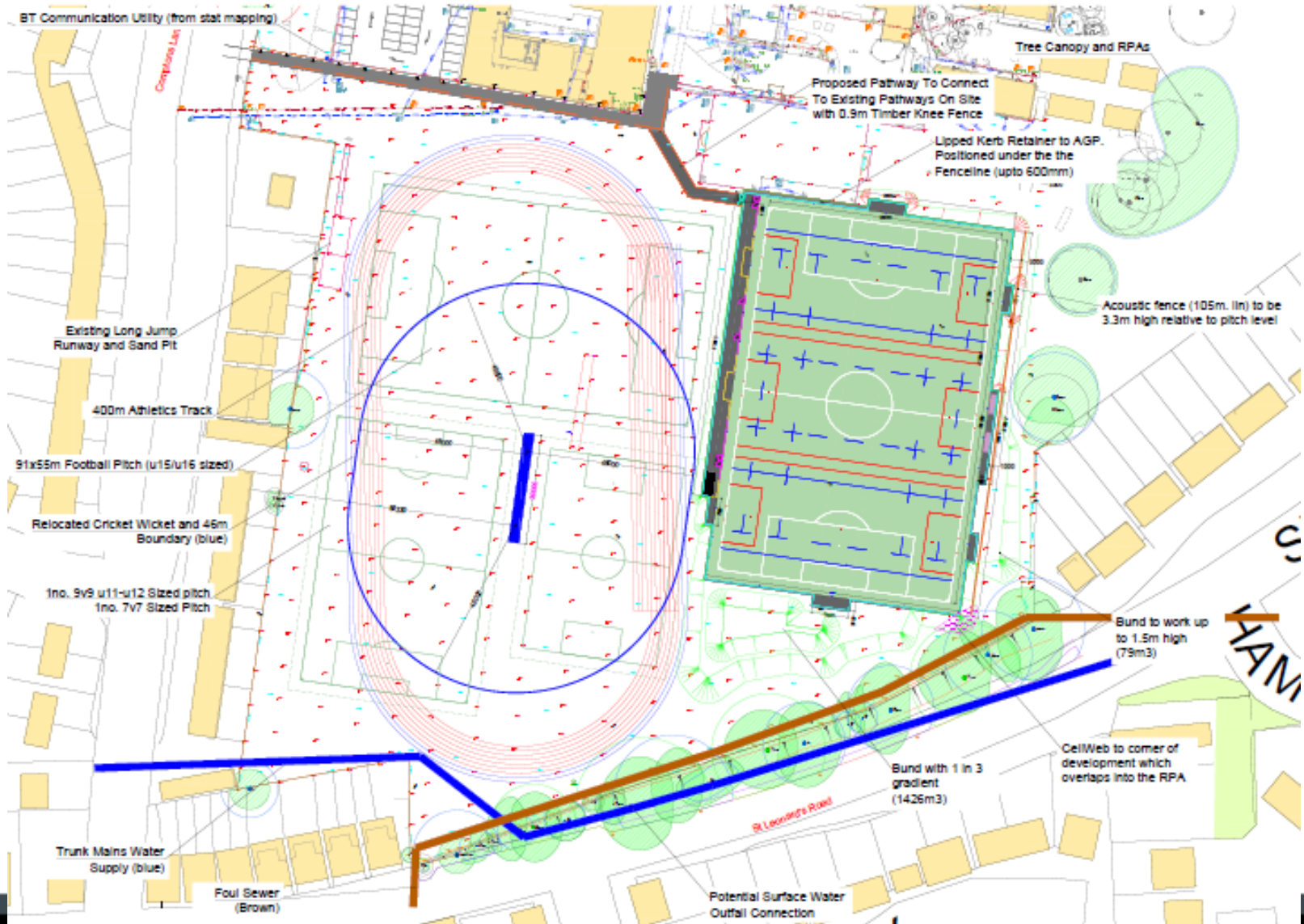
1. Properties along the northern side of St. Leonards Road.
2. Properties along the southern side of St. Leonards Road.
3. Properties along the eastern side of Comptons Lane and St Leonards Road junction.

Heritage Assets

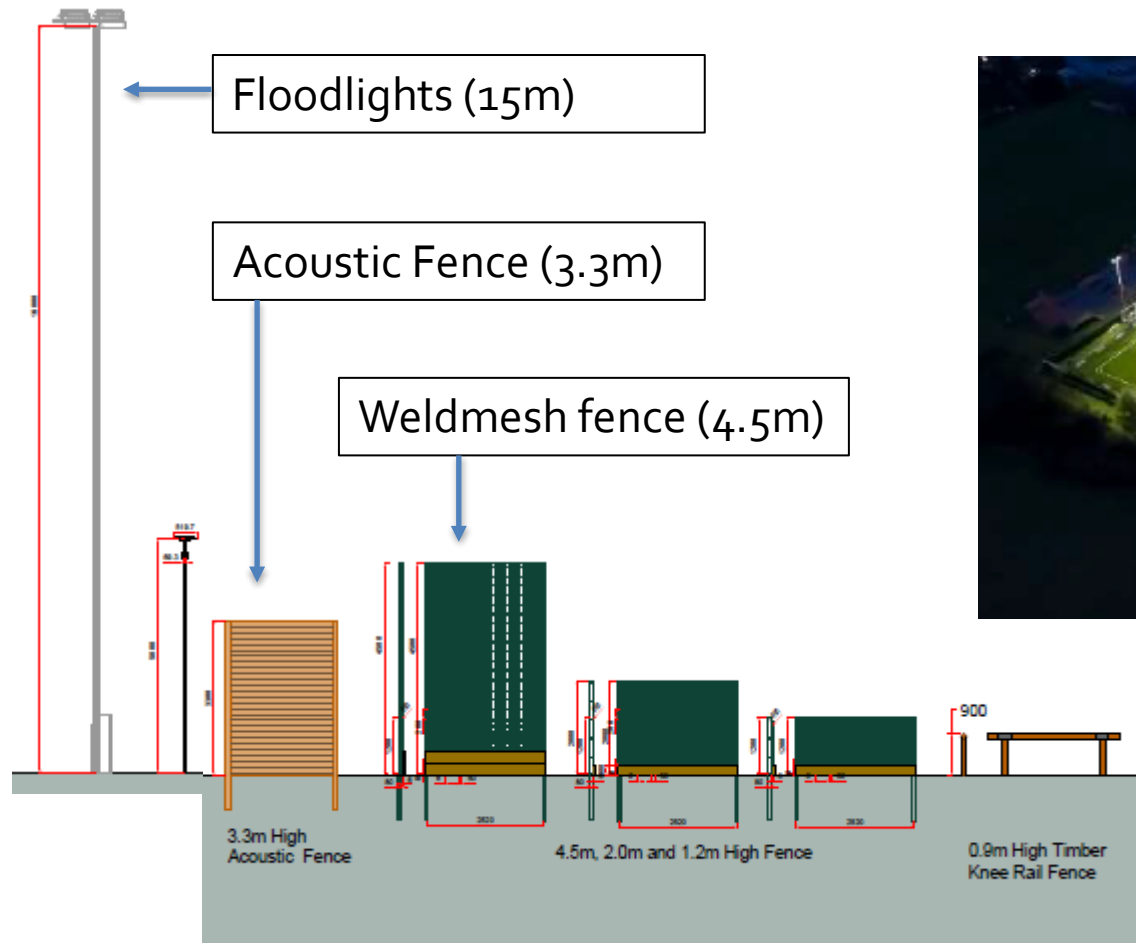
The Proposal

- Multi-Use Game Area (MUGA) available for school and community use throughout the year:
 - includes 3G Artificial Grass Pitch (AGP) - 106m x 70m
- Enclosed by 4.5m high metal fence (green) and accessed via pathway from the northwest
- Illuminated by eight 15m tall floodlights
- Landscaping includes planting areas and bunds to the south-east and south of the pitch
- 3.3m tall acoustic fence to be installed along the eastern elevation of the pitch
- Relocation of the Cricket Wicket within the school playing field

Application Site (proposed)



External Design



Indicative example facility

Existing Site (eastern side of pitch)

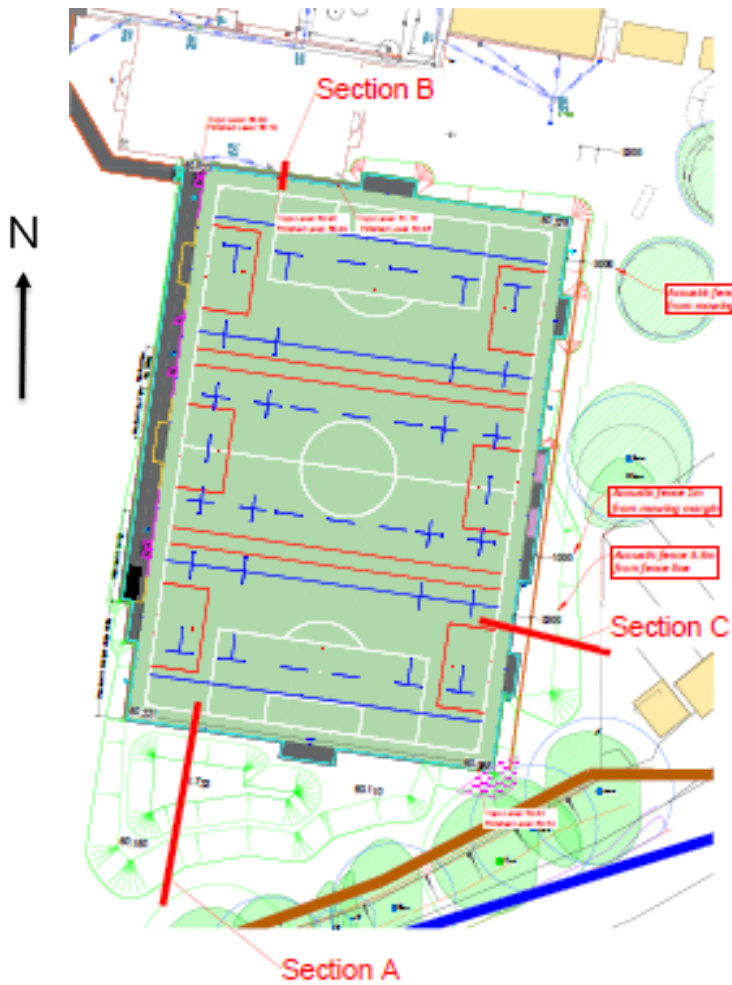


Looking northeast

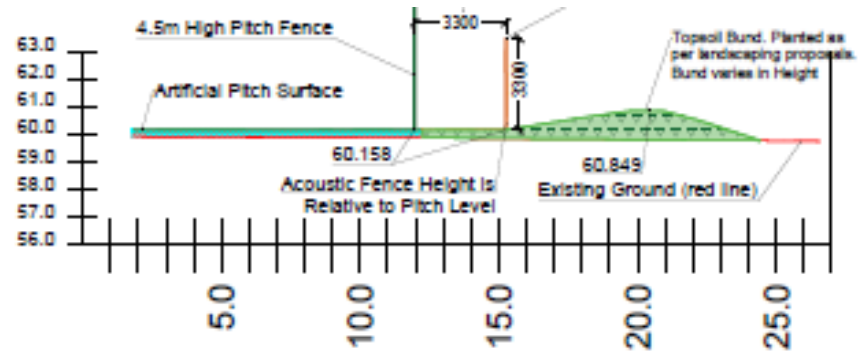
Looking southeast



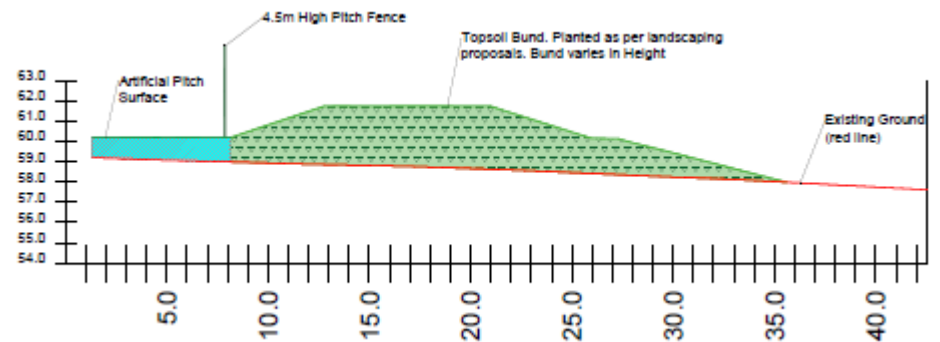
Landscape Sections



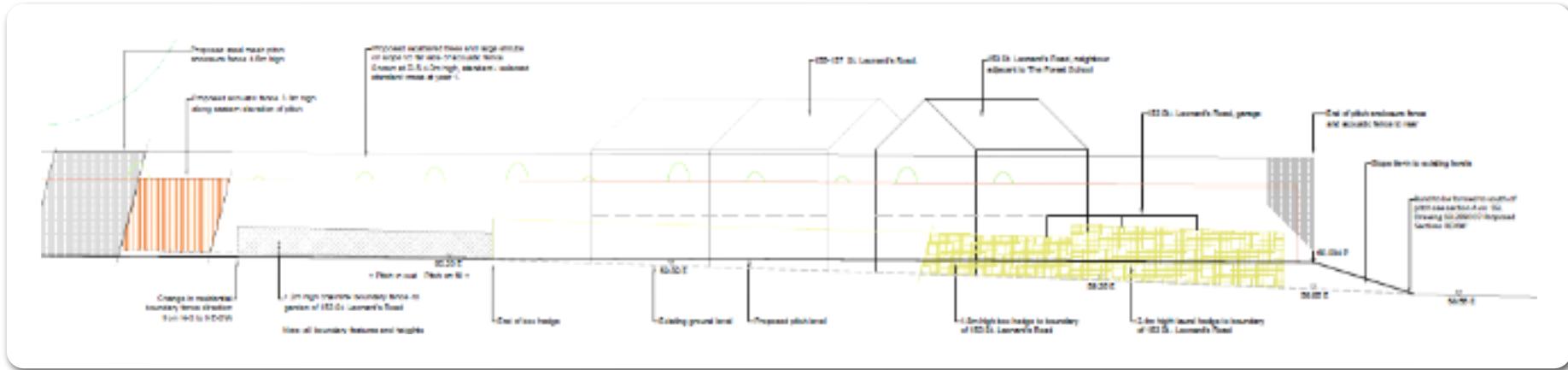
Section C (eastern)



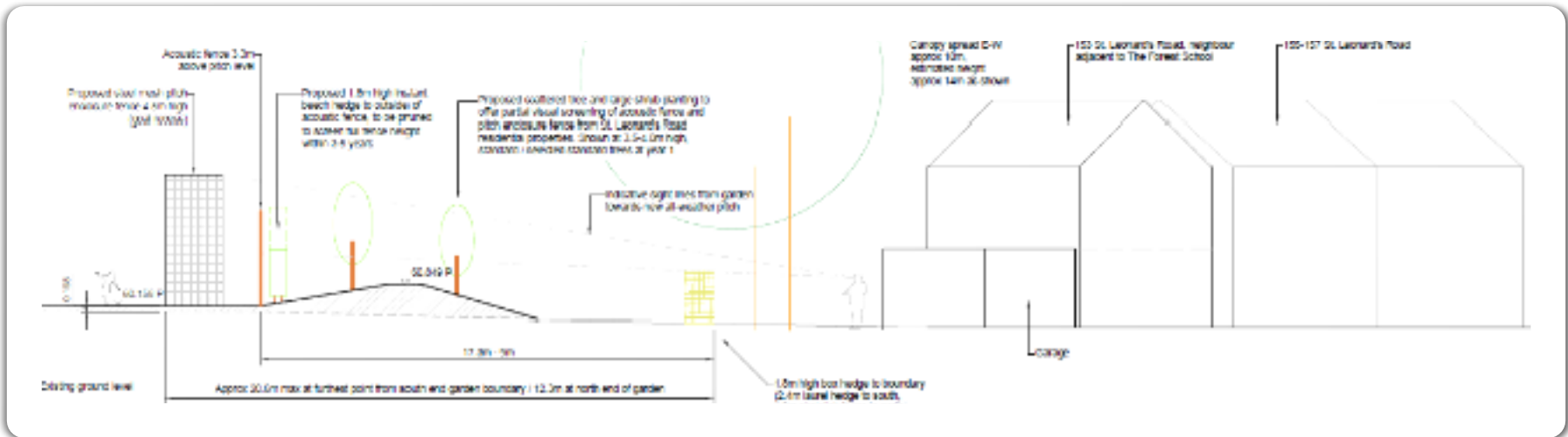
Section A (southern)



Elevation Sections



Looking east toward closest neighbours (153 St Leonards Road)



Eastern elevation through-section

Hours of Use

The applicant proposes a seasonal programme for hours of use, with reduced usage on the weekends during summer months:

- 09:00 to 21:00 from Monday to Friday (year-round);
- 09:00 to 18:00 on Saturday (May-September);
- 09:00 to 19:00 on Saturday (October-April); and
- 10:00 to 16:00 on Sundays and Bank Holidays (year-round).

Anticipated Users

- 09:00 – 17:00 Weekdays:
 - for use by school for the provision of sporting/physical education.
- 17:00 – 21:00 Weekdays:
 - Community/school use, to be made available as per the school's requirements.
- Weekends and Bank Holidays:
 - Community/school use, to be made available as per the school's requirements.

Representations

Consultees:

No objection/comments:

- Sport England
- Natural England
- WSCC Archaeology*
- WSCC Ecology
- WSCC Flooding/Drainage
- WSCC Highways
- WSCC PROW
- WSCC Trees

Objection:

- County Councilor (Jay Mercer)
- Horsham District Council (Environmental Health)
- Horsham Forest Neighbourhood Council (raises concern)

Third Parties*:

115 representations received:

- 70 objections (44 individual)
- 28 support (14 individual)
- 17 comments

Key Issues and Conclusions

- Need for the development:
 - attracts great weight in the planning balance
- Design and impact on character and visual amenity:
 - potential for adverse impacts has little weight in the planning balance
- Impacts on residential amenity:
 - potential for adverse impacts has moderate weight in the planning balance
- Impacts on highway capacity and road safety:
 - potential for adverse impacts has little weight in the planning balance
- Water neutrality:
 - neutral factor in the planning balance

Overall Conclusion

- The proposed development accords with the statutory development plan when read as a whole
- No material considerations suggest determination other than in accordance with the statutory development plan
- On balance, benefits of the proposal outweigh any disbenefits and, as such, the proposed development constitutes 'sustainable development' (as defined in national policy).

Recommendation

That planning permission be granted subject to the conditions and informatives set out at Appendix 1 and the Agenda Update Sheet with any consequential minor amendments to the conditions, if any, being delegated to the Head of Planning Services.

Agenda Update

- Inclusion of comments from WSCC Archaeology and recommended Prior Commencement Condition.
 - Does not change the overall conclusion or recommendation of the report.
 - Recommend that the Prior Commencement Condition is included within the appropriate section of Appendix 1 (e.g. as Condition 6).
- Removal of Informative D (covered by condition 9).