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Dear Amanda

Application to Discharge Above Slab-Level Conditions attached to Planning Approval DC/23/1912 in respect of the Erection of a Detached Two Storey Dormitory Building, with Associated Landscaping on Land at the Rikkyo School, Guildford Road, Rudgwick, West Sussex

I write on behalf of my client, Mr John Buckles of the Rikkyo School in England, and with respect to the grant of planning permission for the erection of a detached two storey dormitory building, with associated landscaping on land at the Rikkyo School, Guildford Road, Rudgwick, West Sussex.

The planning approval was issued in a Decision Notice dated 30th April 2024, reference DC/23/1912.

For and on behalf of my client, I now submit an application for approval of details reserved by (Above Slab-Level) Conditions in respect of the following:

- Condition 12 - Proposed Cladding Materials; and
- Condition 13 - Ecological Enhancement Plan.

In addition to this letter and the requisite application form, this Discharge of Condition application is supported by:

- Materials Schedule, Drawing No. 2219-PD-8100; and
- Ecological Enhancement Plan.

Above Slab-Level Planning Conditions:

Condition 12:

Condition 12 of DC/23/1912 states:

> *"No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.*

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015)."

As required by the Condition, a Materials Schedule (Drawing No. PD-8100) has been produced by the Architects, Walters & Cohen.

This Plan details all requested details in regards to the cladding materials to be used at the site. The schedule of materials matches the details supplied at the application stage, but has been clarified in terms of the product, or material type to be used. Where possible photos of the actual product (e.g. the shutters) have been provided.

All materials chosen are high-quality and would be suitable for this educational building. Sustainable products, such as triple-glazed windows and photovoltaics have also been included. The schedule includes materials used on prominent external surfaces, such as walkways and railings.

As the materials are in accordance with the approved scheme and maintain the character of the buildings as presented to Officers. The applicant submits the schedule is acceptable and Condition 12 can be discharged.

Condition 13:

Condition 13 of DC/23/1912 states:

"No development above ground floor slab level of any part of the development hereby permitted shall take place until A Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Bat - Ground Level Tree Assessment (Ecology Partnership, December 2023) and Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment (Ecology Partnership, October 2023), has been submitted to and approved in writing by the local planning authority.

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority Species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species)."

The Biodiversity Enhancement Layout is shown on a drawing supplied by the scheme Ecologists, The Ecology Partnership.

The plan has been prepared having regards to the recent Ecological Surveys undertaken at the site and supplied with the recent planning application. The plans shows the locations where two 5m high bat boxes, two 2m high bat boxes and two log piles will be installed. The higher bat boxes will be orientated to the south, south west and south east. The lower bat boxes will face to the north and east. The log piles will be a minimum of 2m x 2m.

As the detail are in accordance with the approved scheme, but now provide the exact location for the features, the applicant submits the schedule is acceptable and Condition 13 can be discharged.

Summary

The application seeks discharge of Conditions 12 and 13 attached to DC/23/1912.

Submitted with this application, are all documents and details required to discharge these Conditions.

The remaining Pre-occupation Conditions will be discharged in due course under further separate applications.

The applicant would ask that Officers contact them promptly if there are any additional pieces of information required, or if they need to clarify any of the submitted details. I look forward to receiving conformation that the application has been registered and a positive determination as soon as possible.

Yours faithfully



Peter Young BSc (Hons) MA MRTPI
Associate Director