DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0023
Rikkyo School , Guildford Road, Rudgwick, West Sussex, RH12 3BE

DESCRIPTION:
Application for Approval of Details Reserved by Condition 4 (surface water drainage), 5 (maintenance and management of drainage scheme) and 11 (contamination) to approved application DC/24/0976 (Variation of Condition 1 of DC/23/1912 (detached two storey Dormitory building, with associated landscaping) to show a larger air source heat pump enclosure).

RELEVANT PLANNING HISTORY:

DC/24/0976	Variation of Condition 1 of previously approved application DC/23/1912 (Erection of a detached two storey Dormitory building, with associated landscaping) To update plans to show a larger air source heat pump enclosure.	Application Permitted on 27.08.2024.

PLANNING ASSESSMENT
Planning Application DC/24/0976 was granted consent on 27.08.2024. This permission was for the following:
Variation of Condition 1 of previously approved application DC/23/1912 (Erection of a detached two storey Dormitory building, with associated landscaping) to update plans to show a larger air source heat pump enclosure.

Approval is sought for details pursuant to conditions 4 (surface water drainage), 5 (maintenance and management of drainage scheme) and 11 (contamination).

Submitted details on drainage include:
Technical Note - Drainage - J5338 C TN 0002 Rev 4 Below Ground Drainage Layout - J5338-C-DR-0001 Rev 07 Drawing Status Below Ground Drainage Details Sheet 3 - J5338-C-DE-0402 Rev 00 Below Ground Drainage Details Sheet 2 - J5338-C-DE-0401 Rev 01 Below Ground Drainage Details Sheet 1 J5338-C-DE-0400 Rev 01 Hard Landscaping Diagram 23064 - PL - 530

Regarding contamination, submitted is the Soiltechnics Ltd Remediation Strategy, dated May 2025.

CONSULTATIONS:

WSCC Local Lead Highway Authority: Recommend Conditions 4 and 5 are discharged.

HDC Environmental Health: Satisfied condition 11 be formally discharged.

HDC Landscapes: Condition 4 – scope to deliver robust and strong landscape scheme. Conditions 5 and 11 – no comment.

Southern Water: Happy to discharge 4 and 5. No comment 11.

West Sussex County Council Highways: No objection.

Rudgwick Parish Council: No Objection

Condition 4: Surface Water Drainage

Pre-Commencement Condition: Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the local planning authority. The scheme shall then be constructed as per the agreed drawings, method statement, SuDS Report (Webb Yates Engineers Ltd, Ref: J5338-C-RP-0001) and remaining in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with NPPF and Local Planning Policies.

Condition 5: Sustainable Drainage

Pre-Commencement Condition: The development hereby approved shall not be first occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:
i. a timetable for its implementation,
ii. details of SuDS features and connecting drainage structures and maintenance requirement for each aspect.
iii. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and local planning policy.

The Applicant's original submissions included a drainage maintenance plan and below Ground Drainage Schedules - Technical Design, to which WSCC Lead Local Flood Authority (LLFA) were consulted on and originally raised concerns to including on construction materials for the paving draining to filter drains; reduction in permeable paving; pipe diameters; details of an existing channel drain.

In response the applicants submitted Technical Note J5338 C TN 0002 Rev 4 to address original concerns raised by the LLFA, along with suite of additional plans. The LLFA have since advised that the additional information submitted and as previously supplied now satisfies the requested details and meets the requirements for discharge of condition 5.

For completeness, in regard to Condition 4 the Council's Landscapes team were consulted on the submitted drainage details to ensure there was not unacceptable conflict between the drainage infrastructure and delivery of landscaping; the Landscapes team are satisfied that there remains sufficient scope to deliver a robust and strong landscape scheme as the majority of the underground services, based on the current layout as shown within 'below ground drainage layout', appear to be located within the road and footpath corridors..

The submitted details pursuant to conditions 4 and 5 are now satisfactory as it has been evidenced the development would achieve a high standard of sustainability and adequately addresses flood risk.

Condition 11: Contamination

Pre-Commencement Condition: No development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:

(a) An intrusive site investigation scheme to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.
(b) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (a) and a verification plan providing details of what data will be collected to demonstrate that the remedial works are complete. The scheme shall be implemented as approved. Any changes to these components require the consent of the local planning authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters, or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

Following initial queries from the Council's Environment Health, the applicant submitted detailed information within the revised Soiltechnics Ltd Remediation Strategy, dated May 2025, STV6107-R04-Rev_B.

The Council's Environmental Health team have reviewed the revised remediation strategy and confirm that they are satisfied with the submitted details.

The Council's Environmental Health officers have advised that applicant should also be aware however that the Council will not be in a position to recommend pre-occupation condition 18 for discharge until the development is complete and a verification report has been submitted to the Local Planning Authority which details and confirms that all of the measures, as detailed in the above-mentioned report, have been adhered to and implemented to our satisfaction.

The submitted details pursuant to condition 11 have therefore been satisfied as it has been evidenced no unacceptable risks would arise to humans, controlled waters, or the wider environment, subject to full implementation of the approved remediation strategy.

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/25/0023
(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
Details plan	Below Ground Drainage Details Sheet 1	J5338-C-DE-0400 Rev 01	29.08.2025
Details plan	Below Ground Drainage Details Sheet 2	5338-C-DE-0401 Rev 01	29.08.2025
Details plan	Drawing Status Below Ground Drainage Details Sheet 3	J5338-C-DE-0402 Rev 00	29.08.2025
Layout plan	Below Ground Drainage Layout	J5338-C-DR-0001 Rev 07	29.08.2025

Details plan	Hard Landscaping Diagram	23064 - PL - 530	29.08.2025
Supporting Docs	Remediation Strategy May 2025 (Soiltechnics dated May 2025)	STV6107-R04 Rev B	03.06.2025
Supporting Docs	Suds Report by Webb Yates Status: S5	J5338-C-RP-0001 Rev 3	05.06.2025
Supporting Docs	Tier 2 Contamination Assessment (Feb 25) - Soiltechnics	STV6107-R02 Rev C	18.08.2025
Supporting Docs	Technical Note – Drainage by Webb Yates	J5338 C TN 0002 Rev 4	29.08.2025

DELEGATED

Case Officer sign/initial Matthew Porter Date: 24-09-2025

Authorising Officer sign/initial Adrian Smith Date: 24/09/2025