

Mr Matthew Blythin
DHA Planning
Eclipse House
Eclipse Park
Sittingbourne Road
Maidstone
Kent
ME14 3EN

**Steining Grammar Upper School, Shooting Field, Steining, West Sussex
Part-demolition of existing teaching buildings, MUGAs and all-weather pitch. Construction of replacement 2-storey and 3-storey teaching buildings, flood-lit all-weather pitch and hard surfaced sports courts, with associated access, parking, landscaping and infrastructure.**

Your application DC/26/0322 has now been determined and I enclose the decision notice. The decision notice contains important information. Please take a moment to read it as further action may be required.

Conditions

Before you start work, information must be submitted for any conditions that require discharge before development can begin. The decision notice will set out what information need to be sent.

Biodiversity Net Gain Condition

Please note the requirement within the Environment Act 2021 for development to deliver a minimum of 10% net gain in biodiversity may be applicable to your development. In the event your development is required to achieve a minimum 10% net gain in biodiversity then a Biodiversity Net Gain Condition (separate to the main list of conditions) will appear on your decision notice requiring the submission of a Biodiversity Gain Plan for approval prior to development commencing.

Failure to discharge conditions before commencing development could result in the development being unlawful or enforcement action being taken. You can notify us of your intention to initiate development by completing a pre-commencement notification which will help us to monitor your development. There is no fee to use this service. To do this, or for further information about discharging planning conditions, visit us online at horsham.gov.uk/planning/discharging-a-planning-condition

Community Infrastructure Levy (CIL)

If this development is CIL liable, the requirements of CIL must be met before you start work. Failure to do so could result in additional financial penalties. For further information relating to CIL visit horsham.gov.uk/planning/planning-policy/community-infrastructure-levy/cil-charges-and-how-to-pay

If you have any questions about the decision notice, you can call us and speak to a member of the team on 01403 215187 between 9AM - 5PM, Monday to Friday.

If you are acting as the planning agent for this application, please ensure that the applicant is given a copy of the decision notice and this letter.

Yours Sincerely,
Development Management



**Horsham
District
Council**

Mr Matthew Blythin
DHA Planning
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Kent
ME14 3EN

Application Number: DC/26/0322

TOWN AND COUNTRY PLANNING ACT, 1990 (as amended)
TOWN AND COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: C/O Agent, BAM Construction Ltd on behalf the Department for Education

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify you that they PERMIT the following development, that is to say:

Part-demolition of existing teaching buildings, MUGAs and all-weather pitch. Construction of replacement 2-storey and 3-storey teaching buildings, flood-lit all-weather pitch and hard surfaced sports courts, with associated access, parking, landscaping and infrastructure.

Steyping Grammar Upper School, Shooting Field, Steyping, West Sussex

to be carried out in accordance with Application No. DC/26/0322 submitted to the Council on 11/03/2026 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 21/09/2026

- 1 **Plans Condition:** The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

SCHEDULE OF PLANS/DOCUMENTS

Plan Type	Description	Drawing Number	Received Date
Plans	General Arrangement Green Infrastructure Plan UGF	SRP1121-WWA-00-EX-D-L-2020 REV P14	14/09/2026
Plans	PROPOSED SITE LOCATION PLAN	SRP1121-KSS-ZZ-ZZ-D-A-0302 P02	13/08/2026
Plans	SITE WIDE DEMOLITION PLAN	SRP1121-KSS- ZZ-ZZ-D-A-0201 Rev P04	13/08/2026

Plans	EXISTING BUILDING BLOCK PLAN	SRP1121-KSS-ZZ-ZZ-D-A-0002 REV P03	13/08/2026
Plans	EXISTING SITE LOCATION PLAN	SRP1121-KSS-ZZ-ZZ-D-A-0001 REV P03	13/08/2026
Plans	STEYNING GRAMMAR SCHOOL BUILDING PHASES DRAWING	SRP1121-BAM-ZZ-ZZ-D-X-0403 P07	24/07/2026
Plans	37463641_AIA01_01 Overview; Sheet 1; Sheet 2 Arboricultural Impact Assessment	37463641_AIA01_01	10/07/2026
Plans	37463641_TPP01_01 June 2026 Overview; Sheet 1; Sheet 2 Tree Protection Plan	37463641_TPP01_01	10/07/2026
Plans	Whole Site Plan	SRP1121-WWA-00-EX-D-L-1970 REV P19	30/06/2026
Plans	Landscape Details - Fences and Gates 3	SRP1121-WWA-00-EX-D-L-2529 REV P01	25/06/2026
Plans	FIRE FIGHTING TANK	2672ESG-03-01-SK043 REV B	19/06/2026
Plans	AWP and MUGA X2 For Approval	ZG-DWG-0002454953-EX1-R01-120626 REV R001	19/06/2026
Plans	UPDATED ACCESS AND SECURITY STRATEGY VEHICLE ACCESS PLAN	SRP1121-WWA-00-EX-D-L-1562 Rev P08	29/05/2026
Plans	RAINWATER HARVESTING TANK SPECIFICATION	SRP1121-CRP-00-EX-D-C-1710 REV P01	13/05/2026
Plans	Access and Security Strategy Drawing -Parking Provision	SRP1121-WWA-00-EX-D-L-1564 REV P07	17/04/2026
Plans	BUILDING 13 - GROUND FLOOR PLAN	SRP1121-KSS-13-00-D-A-0311, REV P01	23/02/2026
Plans	BUILDING 13 - FIRST FLOOR PLAN	SRP1121-KSS-13-01-D-A-0311, REV P01	23/02/2026
Plans	BUILDING 13 - ROOF PLAN	SRP1121-KSS-13-RF-D-A-0311, REV P02	23/02/2026
Plans	BUILDING 13 - SECTIONS	SRP1121-KSS-13-ZZ-D-A-0321, REV P01	23/02/2026
Plans	BUILDING 13 -ELEVATIONS	SRP1121-KSS-13-ZZ-D-A-0331, REV P02	23/02/2026
Plans	BUILDING 14 - GROUND FLOOR PLAN	SRP1121-KSS-14-00-D-A-0311, REV P01	23/02/2026
Plans	BUILDING 14 - FIRST FLOOR PLAN	SRP1121-KSS-14-01-D-A-0311, REV P01	23/02/2026
Plans	BUILDING 14 - SECOND FLOOR	SRP1121-KSS-14-	23/02/2026

	PLAN	02-D-A-0311, REV P01	
Plans	BUILDING 14 - ROOF PLAN	SRP1121-KSS-14-RF-D-A-0311, REV P02	23/02/2026
Plans	BUILDING 14 - SECTIONS	SRP1121-KSS-14-ZZ-D-A-0321, REV P01	23/02/2026
Plans	BUILDING 14 - ELEVATIONS	SRP1121-KSS-14-ZZ-D-A-0331, REV P02	23/02/2026
Plans	BUILDING 15 - GROUND AND FIRST FLOOR PLANS	SRP1121-KSS-15-ZZ-D-A-0311, REV P01	23/02/2026
Plans	BUILDING 15 - SECOND AND ROOF PLANS	SRP1121-KSS-15-ZZ-D-A-0312, REV P02	23/02/2026
Plans	BUILDING 15 - SECTIONS	SRP1121-KSS-15-ZZ-D-A-0321, REV P01	23/02/2026
Plans	BUILDING 15 - ELEVATIONS	SRP1121-KSS-15-ZZ-D-A-0331, REV P02	23/02/2026
Plans	BUILDING 16 - GROUND FLOOR AND ROOF PLANS	SRP1121-KSS-16-ZZ-D-A-0311, REV P02	23/02/2026
Plans	BUILDING 16 - ENTRANCE CANOPY ROOF PLAN	SRP1121-KSS-16-ZZ-D-A-0312, REV P02	23/02/2026
Plans	BUILDING 16 - SECTIONS	SRP1121-KSS-16-ZZ-D-A-0321, REV P01	23/02/2026
Plans	BUILDING 16 - ELEVATIONS	SRP1121-KSS-16-ZZ-D-A-0331, REV P02	23/02/2026
Plans	EXISTING ELEVATIONS - EFAA - NORTH AND SOUTH	SRP1121-KSS-ZZ-ZZ-D-A-0031, REV P01	23/02/2026
Plans	EXISTING ELEVATIONS - EFAA - EAST	SRP1121-KSS-ZZ-ZZ-D-A-0032, REV P01	23/02/2026
Plans	EXISTING ELEVATIONS - EFAA - WEST	SRP1121-KSS-ZZ-ZZ-D-A-0033, REV P01	23/02/2026
Plans	EXISTING ELEVATIONS - EFAB MAIN - NORTH, SOUTH, EAST AND WEST	SRP1121-KSS-ZZ-ZZ-D-A-0034, REV P01	23/02/2026
Plans	EXISTING ELEVATIONS - EFAB MAIN - NORTH, SOUTH AND WEST	SRP1121-KSS-ZZ-ZZ-D-A-0035, REV P01	23/02/2026
Plans	EXISTING ELEVATIONS - EFAB DINING	SRP1121-KSS-ZZ-ZZ-D-A-0036, REV P01	23/02/2026
Plans	EXISTING ELEVATIONS - EFAC	SRP1121-KSS-ZZ-ZZ-D-A-0037, REV P01	23/02/2026
Plans	EXISTING ELEVATIONS - EFAD	SRP1121-KSS-ZZ-	23/02/2026

		ZZ-D-A-0038, REV P01	
Plans	EXISTING ELEVATIONS - EFAE	SRP1121-KSS-ZZ-ZZ-D-A-0039, REV P01	23/02/2026
Plans	EXISTING ELEVATIONS - EFAF	SRP1121-KSS-ZZ-ZZ-D-A-0040, REV P01	23/02/2026
Plans	EXISTING ELEVATIONS - EFAG AND EFAG1	SRP1121-KSS-ZZ-ZZ-D-A-0041, REV P01	23/02/2026
Plans	EXISTING ELEVATIONS - LEISURE CENTRE - NORTH AND EAS	SRP1121-KSS-ZZ-ZZ-D-A-0042, REV P01	23/02/2026
Plans	EXISTING ELEVATIONS - LEISURE CENTRE - WEST	SRP1121-KSS-ZZ-ZZ-D-A-0043, REV P01	23/02/2026
Plans	EXISTING ELEVATIONS - PSBP	SRP1121-KSS-ZZ-ZZ-D-A-0044, REV P01	23/02/2026
Plans	LEISURE CENTRE, EFAG AND EFAG1 DEMOLITION PLAN	SRP1121-KSS-ZZ-ZZ-D-A-0211, REV P01	23/02/2026
Plans	PROPOSED BUILDING BLOCK PLAN	SRP1121-KSS-ZZ-ZZ-D-A-0301, REV P01	23/02/2026
Plans	EXTERNAL VISUALS	SRP1121-KSS-ZZ-ZZ-D-A-0411, REV P01	23/02/2026
Plans	EXTERNAL VISUALS - AERIALS	SRP1121-KSS-ZZ-ZZ-D-A-0412, REV P01	23/02/2026
Plans	EXTERNAL MATERIALS	SRP1121-KSS-ZZ-ZZ-D-A-0413, REV P01	23/02/2026
Plans	EXTERNAL LIGHTING LAYOUT PRE CURFEW	SRP1121-MET-ZZ-EX-D-E-6350, REV S2 P03	03/07/2026
Plans	EXTERNAL LIGHT LAYOUT POST CURFEW	SRP1121-MET-ZZ-EX-D-E-6351, REV S2 P01	23/02/2026
Plans	PROPOSED SITE MASTERPLAN	SRP1121-WWA-00-EX-D-L-1971, REV P16	14/09/2026
Plans	WHOLE SITE DEMOLITION PLAN	SRP1121-WWA-00-EX-D-L-1972, REV P06	23/02/2026
Plans	GENERAL ARRANGEMENT LANDSCAPE PLAN – WINTER SPORTS PROVISION	SRP1121-WWA-00-EX-D-L-2021, REV P08	14/09/2026
Plans	GENERAL ARRANGEMENT LANDSCAPE PLAN – SUMMER SPORTS PROVISION	SRP1121-WWA-00-EX-D-L-2022, REV P08	14/09/2026
Plans	GENERAL ARRANGEMENT LANDSCAPE PLAN MUGA AND AWP SPORTS PROVISION	SRP1121-WWA-00-EX-D-L-2023, REV P06	23/02/2026
Plans	GENERAL ARRANGEMENT	SRP1121-WWA-00-	23/02/2026

	LANDSCAPE PLAN – EXISTING SUMMER SPORTS	EX-D-L-2024, REV P04	
Plans	GENERAL ARRANGEMENT LANDSCAPE PLAN – EXISTING WINTER SPORTS	SRP1121-WWA-00- EX-D-L-2025, REV P04	23/02/2026

Reason: For the avoidance of doubt and in the interest of proper planning.

- 2 **Regulatory (Time) Condition:** The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 **Pre-Commencement Condition:**
- i) No development shall take place until a programme of archaeological work has been secured in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority.
 - ii) The development hereby permitted shall not be commenced until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition [i] and that provision for analysis, publication and dissemination of results and archive deposition has been secured and approved by the Local Planning Authority in writing.

Reason: As this matter is fundamental as the site is of archaeological significance and it is important that it is recorded by excavation before it is destroyed by development in accordance with Policy 34 of the Horsham District Planning Framework (2015).

- 4 **Pre-Commencement Condition:** No development shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall be coordinated with the landscape proposals and Arboricultural Method Statement. The development shall thereafter be carried out in accordance with the approved details.

Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015) and SNDP1 of Steyning Neighbourhood Development Plan (2022).

- 5 **Pre-Commencement (slab level) Condition:** Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected and Priority or threatened species, prepared by a suitably qualified ecologist, shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following: a) Purpose and conservation objectives for the proposed enhancement measures; b) detailed designs or product descriptions to achieve stated objectives; c) locations of proposed enhancement measures by appropriate maps and plans (where relevant); d) persons responsible for implementing the enhancement measures; and e) details of initial aftercare and long-term maintenance (where relevant). The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the Local Planning Authority to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC

Act 2006 (as amended) in accordance with Policy 31 of the Horsham District Planning Framework (2015) and SNDP1 of Steyning Neighbourhood Development Plan (2022).

- 6 **Pre-Occupation Condition:** No playing of live or recorded amplified music or other amplified sound, including use of public address systems, shall be permitted on the site until a scheme of noise control has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be written by a suitably qualified person and shall include but not be limited to;

- i. A plan of all locations at which fixed or mobile external loudspeakers are to be sited, including for large events;
- ii. Details relating to the number of occasions in any 12 month period when fixed or mobile external loudspeakers are to be employed;
- iii. Details of management responsibilities during use of the external loudspeakers;
- iv. Details of proposed control measures, including monitoring, that will be implemented to ensure noise and disturbance to local residents is managed and minimised;
- v. Details of a complaint recording and management plan.

The scheme shall not rely on BS4142 as the metric for compliance and must take due account of the bass frequency characteristics and the likely resulting noise levels within adjoining or close by residential properties. The approved scheme shall thereafter be maintained and adhered to for the duration of the use hereby permitted.

Reason: To ensure the protection of the amenities of nearby residents and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 7 **Pre-Occupation Condition:** Prior to use/ occupation of the development hereby approved, a lighting design strategy for biodiversity in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside 4 Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended) and Policy 31 of the Horsham District Planning Framework) in accordance with Policy 31 of the Horsham District Planning Framework (2015) and SNDP1 of Steyning Neighbourhood Development Plan (2022).

- 8 **Pre-occupation Condition:**
- i) No part of the development shall be first occupied in Phase 1 until the temporary car parking arrangements have been provided in accordance with the Construction

- ii) No part of the development shall be occupied in Phase 2 until the car (including 52 re-provided spaces for the leisure centre, 9 disabled parking, and 18 active and 35 passive EV spaces), minibus, and coach parking and turning areas have been provided in accordance with the approved plans. The car parking spaces permitted shall thereafter be retained as such for their designated use.

Reason: To secure adequate car parking for the proposed use and to avoid excessive overflow parking occurring on-street in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015) and SNDP4 of Steyning Neighbourhood Development Plan (2022).

9 Pre-occupation Condition:

- i) No part of the development shall be first occupied in Phase 1 until temporary cycle storage is provided.
- ii) No part of the development shall be first occupied in Phase 2 until the cycle parking has been provided in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. The cycle parking spaces permitted shall thereafter be retained as such for their designated use.

Reason: To encourage access by cycling to the school in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015) and SNDP4 of Steyning Neighbourhood Development Plan (2022).

10 Pre-occupation Condition:

- i) Phase 1 of the development shall not first be occupied until the northern access arrangements including the visibility splays, as shown on drawing number H-02 revision P3 as included within Appendix D of the Transport Assessment dated February 2026 have been constructed.
- ii) Phase 2 of the development shall not be first occupied until the southern access arrangements, including the visibility splays, as shown on drawing number H-01 revision P4 Appendix E of the Transport Assessment dated February 2026 have been constructed.

Reason: In the interests of road safety in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015) and SNDP4 of Steyning Neighbourhood Development Plan (2022).

- 11 Pre-occupation Condition:** No part of the development shall be first occupied until a length of footway has been constructed on the east side of Horsham Road between the proposed southern and northern vehicular accesses serving the development, along with appropriate pedestrian dropped kerbs and tactile paving at the proposed development accesses, in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: To safely accommodate pedestrian movements in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015) and SNDP4 of Steyning Neighbourhood Development Plan (2022).

- 12 Pre-occupation Condition:** No part of the development shall be first occupied until a scheme of improvements have been constructed to the northbound Horsham Road bus stop opposite

the development site along with suitable pedestrian dropped kerb crossings in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: To safely accommodate pedestrian movements and those users of the local bus service in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015) and SNDP4 of Steyning Neighbourhood Development Plan (2022).

- 13 **Pre-occupation Condition:** No part of the development shall be first occupied until schemes of walking improvements have been constructed to walking routes 1 and 4 as identified in the approved Walking Route Audit and Cycle Level of Service Assessment (PL/AH/GL/35849) dated June 2026 in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: To provide improved pedestrian walking routes to the development site in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015) and SNDP4 of Steyning Neighbourhood Development Plan (2022).

- 14 **Pre-Occupation Condition:** Upon first occupation of the development, the approved School Travel Plan (PL/AH/35849) shall be implemented. The School Travel Plan shall thereafter be monitored and reviewed in accordance with the approved details.

Reason: To encourage the uptake of sustainable modes of transport amongst pupils and staff in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015) and SNDP4 of Steyning Neighbourhood Development Plan (2022).

- 15 **Pre-Occupation Condition:** Use of the sports facilities shall not commence until a community use agreement prepared in consultation with Sport England, local Ward Members, and Steyning Town Council has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the sports hall; hockey artificial grass pitch (AGP); natural turf playing field/pitches and the 2no. Multi-Use Games Areas (MUGAs) and include details of pricing policy, hours of use, access by noneducational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport in accordance with NPPF and Policy 39 of the Horsham District Planning Framework (2015) and SNDP4 of Steyning Neighbourhood Development Plan (2022).

- 16 **Pre-Occupation Condition:** No development of the replacement hockey artificial grass pitch (AGP) shall commence until details of the design and layout of the replacement AGP have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The AGP shall not be constructed other than in accordance with the approved details and meets FIH regulations.

Reason: To ensure the development is fit for purpose and sustainable in accordance with NPPF and Policy 39 of the Horsham District Planning Framework (2015) and SNDP4 of Steyning Neighbourhood Development Plan (2022).

- 17 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscape works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all trees and planting that are existing, retained and removed
- Planting and seeding plans, including a schedule specifying plant numbers, sizes, densities and species in Latin names. Boundary trees and those more prominent to public views are to be planted within a range of 25-30cm girth to 20-18cm girth.
- Coordination of planting plans with ecological mitigation, compensation and enhancement measures set out in the Preliminary Ecological Appraisal Report by Geosphere Environmental, dated January 2023 and MKA Ecology Technical Note, January 2026.
- Hard and soft written specifications (NBS compliant) including ground preparation, cultivation and other operations associated with plant and grass establishment
- Tree pit and staking/underground guying details, including details for sloping ground and position of root barriers if required
- Details of all hard surfacing materials and finishes, including layout, colour, size, texture, coursing and levels
- Details of all boundary treatments - such as walls, fencing and railings - including location, type, heights and materials
- Details of minor artefacts and structures - such as bin stores, cycle stores, street furniture, play equipment and signage - including location, size, colour and specification
- Details of existing and proposed levels for all external earthworks associated with the landscape proposals - such as SuDS, play areas, retaining walls, banking etc - including cross sections where necessary.

The approved landscape scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and South Downs National Park setting qualities in the interests of visual amenity in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015) and SNDP1 and SNDP3 of Steyning Neighbourhood Development Plan (2022).

- 18 **Pre-Occupation Condition:** Upon completion of the surface water drainage system, including any SuDS features, and prior to the first occupation of the development; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to condition 1. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed and not increased in accordance with NPPF

and Policy 38 in the Horsham District Planning Framework (2015) and SNDP2 and SNDP4 of Steyning Neighbourhood Development Plan (2022).

- 19 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the Applicant has implemented the measures incorporated within the approved Aval Consulting Group's Air Quality Assessment (Rev C) dated 10th June 2026. The Applicant shall thereafter monitor, report and subsequently revise the travel plan as specified within the approved document.

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015) and SNDP2 of Steyning Neighbourhood Development Plan (2022).

- 20 **Pre-Occupation Condition:** No internally and/or externally located plant, machinery equipment or building services plant shall be operated to ensure the rating level of noise emitted from the proposed building services plant is no greater than LAeq, 30 mins 60 dB in any external area accessible to students or members of the public. The scheme as approved by the Local Planning Authority shall be fully installed prior to first operation of the plant and shall be retained as such thereafter.

Reason: To safeguard the amenities of the properties affected and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 21 **Regulatory Condition:** No development shall take place, including any works of demolition, unless in strict accordance with approved HLN.0299 BMSCOCN-220743553-46869 Construction Environmental Management Plan (CEMP) Rev No 02 Dated 11/08/2026 for Steyning Grammar School Project Number by bam. The approved CEMP shall be implemented and adhered to throughout the entire construction period. During site clearance, preparation and construction the dust and Air Emission Mitigation measures described in Appendix D of the Air Quality Assessment report (Aval Consulting Group, June 2026) shall be adopted.

Reason: As this matter is fundamental to consider the potential impacts on the amenity of nearby occupiers during construction and in the interests of highway safety in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015) and to conserve protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended) in accordance with Policy 31 of the Horsham District Planning Framework (2015) and SNDP1 of Steyning Neighbourhood Development Plan (2022).

- 22 **Regulatory Condition:** All development shall be constructed in accordance with the submitted and approved Flood Risk Assessment and Drainage Strategy: SRP1121-CTP-00-EX-T-C-8400 (dated 16/02/2026 and inclusive of supplementary report B1641/2/LB/NG dated 01st May 2026; applicant responses to Southern Water and on drainage 13th May (CTP LB.NG PART 1-4)), unless otherwise first approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policy 38 of the Horsham District Planning Framework (2015) and SNDP2 of Steyning Neighbourhood Development Plan (2022).

- 23 **Regulatory Condition:** All mitigation measures and/or works shall be carried out in accordance with the details contained in the Construction Environmental Management Plan

(REV 2 Dated 11/08/2026 by bam), Construction Ecological Management Plan (MKA Ecology, V 1.0 13 May 2026), Ground Level Tree Assessment SRP1121-MKA-XX-XX-T-0-0003 (MKA Ecology Ltd., February 2026), Preliminary Ecological Appraisal and Technical Summary Note 251882 (MKA Ecology Ltd., December 2025), Bat Presence and Absence Surveys (Brindle & Green Ltd, October 2025) and Preliminary Ecological Appraisal 7128,EC,PEA,AS,TA,AC,24-01-2023,V1 (Geosphere Environmental, January 2023), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended)) in accordance with Policy 31 of the Horsham District Planning Framework (2015) and SNDP1 of Steyning Neighbourhood Development Plan (2022).

- 24 **Regulatory Condition:** The external sports facilities hereby approved shall only be used between the following hours:

- Monday to Thursday - 09:00am to 21:00pm of the same day
- Fridays - 09:00am to 22:00pm of the same day
- Saturdays - 09:00am to 17:00pm of the same day
- Sundays and recognised Public Holidays - 10:00am to 16:00pm of the same day.

Outside of those same hours all lighting and/or floodlighting introduced in support of, or associated with, the external sports facilities shall be non-illuminated and switched off.

Reason: To ensure the protection of the amenities of nearby residents and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 25 **Regulatory Condition:** All works of demolition, construction, and ancillary activities, including deliveries and dispatch, shall be restricted to 08:00-18:00 hours on Monday to Friday, from 08:00 to 13:00 hours on Saturdays and at no time on Sundays or Bank Holidays.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 26 **Regulatory Condition:** All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment/Method Statement: 37463641_AMS01 Arboricultural Method Statement dated 23 June 2026 by arbtech and accompanying drawings [37463641_AIA01_01 Overview; Sheet 1; Sheet 2 Arboricultural Impact Assessment, 37463641_TPP01_01 June 2026 Overview; Sheet 1; Sheet 2 Tree Protection Plan].

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015) and SNDP1 and SNDP3 of Steyning Neighbourhood Development Plan (2022).

- 27 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans and allied Design and Access Statement unless otherwise agreed in writing by the Local Planning Authority prior to development above slab level commencing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and landscape character and setting of the South Downs National Park in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015) and SNDP3 of Steyning Neighbourhood Development Plan (2022).

- 28 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), No external lighting or floodlighting shall be erected, installed or introduced in support of, or in association with the development hereby approved, other than that shown on the approved plans or lighting scheme as approved by condition imposed on this decision notice. All such lighting shall be maintained in accordance with the approved details.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015) and SNDP3 of Steyning Neighbourhood Development Plan (2022).

Biodiversity Net Gain Condition

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission is Horsham District Council.

This permission will require the submission and approval of Biodiversity Gain Plans before development is begun.

Phased development

The permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

The development cannot begin before an [Overall Biodiversity Gain Plan](#) and [Phase Biodiversity Gain Plan](#) have been submitted to and approved by the planning authority. Before every phase of development has begun a Phase Biodiversity Gain Plan must have been submitted to and approved by the planning authority.

For guidance on the contents of the Biodiversity Gain Plans that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link: [Submit a biodiversity gain plan - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/biodiversity-net-gain).

Statutory exemptions and transitional arrangements

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at <https://www.gov.uk/guidance/biodiversity-net-gain>.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

Note to Applicant – Community Infrastructure Levy (CIL):

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017. **This development constitutes CIL liable development.**

If you have not received a Liability Notice from the Council within 1 month of the decision date please contact the CIL Team at cil@horsham.gov.uk.

CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

Note to Applicant

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.

ADDITIONAL INFORMATION

Planning Permission – Important Provisos

If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts of Regulations or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note. Before you proceed with your proposal you should ensure that a Building Control application is not required or has been submitted. The Building Control Department can be contacted on 01403 215151.

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail streetnaming@horsham.gov.uk or telephone 01403 215139.

It is the responsibility of the developer to provide bins for the development. If you are a developer and need to purchase bins, please email hop.oast.admin@horsham.gov.uk.

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

Amendments

Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

Monitoring

Horsham District Council monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

Right of Appeals

If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>.