Horsham District Council

Lucy Butler
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20 Quarry Street
Guildford
GU1 3UY

Our ref: DISC/25/0027
Your ref: 1960 - NBS Condition 11 & 17
Email: planning@horsham.gov.uk
Direct Line: 01403 215187
If Calling Please ask for: Matthew Porter
Date: 14th July 2025

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England) Order 2015

Approval of details reserved by conditions 11 (verification report for SuDs) and 17 (Water Neutrality Strategy) to approved application DC/21/2350 (Construction of new primary and secondary school buildings, landscaping, creation of new playing fields and additional car parking. School expansion from 60 to 120 pupils).

Rapkyns Care Village, New Barn School Guildford Road Broadbridge Heath West Sussex

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

11. **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a verification report demonstrating that the SuDS drainage system has been constructed in accordance with the approved design drawings has been submitted to and approved by the Local Planning Authority. The development shall be maintained in accordance with the approved report.

    Reason: To ensure a SuDS drainage system has been provided to an acceptable standard to the reduce 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) and Policies 3 and 4 of the Slinfold Neighbourhood Plan (2018)

Date of approval - 14th July 2025

17. **Pre-Occupation Condition**: The development hereby permitted shall be undertaken in full accordance with the approved Water Neutrality Strategy; WATER NEUTRALITY STATEMENT New Barn School Tree House Educare Ltd Version 4 Date 08/07/22 by FLATT Consulting Ltd and drawings 1950_071 Water Neutrality Plan Existing Ground Floor Plan; 1960_072 Water Neutrality Existing First Floor Plan; and 1960_073 REV P1 Water Neutrality Existing Site Plan Wider Context.

    No building hereby permitted shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality

strategy for that building has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 4 of the Slinfold Neighbourhood Plan (2018)

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The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Phase 1 Drainage Verification Report Site Inspection Report REV A Date 09/05/25New Barn School, Horsham by Odyssey		13.05.2025
Supporting Docs	WATER NEUTRALITY COMPLIANCE VALIDATION REV 1 Version date 31/01/25 by FLATT		04.02.2025

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully



Emma Parkes
Head of Development and Building Control