DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0027
Rapkyns Care Village, New Barn School Guildford Road Broadbridge Heath West Sussex RH12 3PQ

DESCRIPTION:
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).

RELEVANT PLANNING HISTORY:

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.	Permitted 20/10/2022
DISC/23/0146	Approval of details reserved by conditions 3 (foul water disposal),4 (surface water drainage) and 7 (materials and finishes) to planning permission DC/21/2350 (primary and secondary school buildings, new playing fields, car parking).	Permitted 04 Dec 2023

Other Considerations
The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT
Planning Application DC/21/2350 was permitted on 20-10-2022. This permission was for the following: 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.

Details have been submitted for approval pursuant to conditions 11 (verification report for SuDs) and 17 (Water Neutrality Strategy). The details comprise verification reports for both the Sustainable urban Drainage and Water Neutrality strategies approved at application stage; the reports evidence that the drainage infrastructure and water efficient fixtures and fittings on site have been built out in accordance with the approved strategies.

REPRESENTATIONS

West Sussex County Council Local Lead Flood Authority: No Objection

ASSESSMENT:

Condition**:** 11 (verification report for SuDs)

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)

At the time of submission, the Local Lead Flood Authority (LLFA) noted in their comments 4th March 2025 that the drainage tank and flow control had not been installed fully yet. Evidence has now been submitted that these have been installed (April 2025), in the form of Phase 1 Drainage Verification Report Site Inspection Report REV A Date 09/05/25 by Odyssey. The LLLA confirmed no objection in re-consultation (20th June 2025).

Accordingly, the LLFA is satisfied the SuDs drainage system has been provided to an acceptable standard, in accordance with the approved design drawings, in fulfilment of the condition reasons.

The details pursuant for approval are therefore satisfactory, and condition 11 can be discharged.

Condition 17 (Water Neutrality Verification)

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).

A Water Neutrality Compliance Validation report REV 1 Version date 31/01/25 has been submitted by FLATT. This includes photographs of new/replacement flushing mechanisms and flow limiting values installed and validation flow rates of selected fittings.

Following site inspection by the planning officer on 8th July 2025, it can be confirmed the Compliance Validation report REV 1 is an accurate record to the installed measures thereby ensuring the development is water neutral, in fulfilment of the reason for the condition.

The details pursuant for approval are therefore satisfactory, and condition 17 can be discharged.

Water Neutrality Note:
The New Barn School development has demonstrated water neutrality (an Appropriate Assessment was completed for DC/21/2350 on 25th July 2022) and the conditions to be discharged are verification of approved works undertaken and do not add water consumption not previously considered. Accordingly, the discharge of these conditions has been 'screened out'.

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/25/0027
(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
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

DELEGATED

Case Officer sign/initial Matthew Porter Date: 14-07-2025

Authorising Officer sign/initial J Hawkes Date: 14.07.2025