Horsham District Council

Mr Peter Young
DOWSETTMAYHEW
Dowsett Mayhew Planning Partnership
Mocatta House
Trafalgar Place
Brighton
BN1 4DU

Our ref:	DISC/25/0023
Your ref:	Rikkyo Pre-Commencement DoC MK2
Email:	planning@horsham.gov.uk
Direct Line:	01403 215521
If Calling Please ask for:	Amanda Wilkes
Date:	24th September 2025

Dear Sir/Madam,

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

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)

Rikkyo School, Guildford Road, Rudgwick, West Sussex

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

4. **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.

Date of approval - 24th September 2025

5. **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.

Date of approval - 24th September 2025

11. **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).

Date of approval - 24th September 2025

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	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
Details plan	Below Ground Drainage Details	J5338-C-DE-0400	29.08.2025

	Sheet 1	Rev 01	
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

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