



Horsham District Council,
Albery House,
Springfield Road,
Horsham,
West Sussex
RH12 2GB

Our Ref: OK/36402

29 September 2026

Dear Sir/Madam,

APPLICATION TO DISCHARGE CONDITIONS 3, 4, 5 AND THE BIODIVERSITY NET GAIN (BNG) CONDITION ATTACHED TO PLANNING PERMISSION DC/26/0322

On behalf of BAM Construction Ltd on behalf the Department for Education, this letter accompanies a discharge of condition application pursuant to planning permission DC/26/0322, relating to the demolition and construction of school buildings at Steyning Grammar Upper School, Shooting Field, Steyning, West Sussex.

Horsham District Council granted consent on the 21st of September 2026 for the:

"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."

Condition 3 – Archaeology

This application seeks approval of details to enable the discharge of Condition 3. The condition is worded as follows:

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).

Condition 4 – Underground Services Details

This application seeks approval of details to enable the discharge of Condition 4. The condition is worded as follows:

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).

Condition 5 – Biodiversity Enhancement Strategy

This application seeks approval of details to enable the discharge of Condition 5. The condition is worded as follows:

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).

BNG Condition

This application seeks approval of details to enable the discharge the BNG Condition. The condition is worded as follows:

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.

The following details are submitted to discharge Conditions 3, 4, 5 and the BNG Condition:

- Archaeological Evaluation- TVAS South (Condition 3)
- Drainage Layout Site Wide- SRP1121-CTP-00-EX-D-C-1500- CTP Consulting Engineers (Condition 4)
- Drainage Layout Sheet 1- SRP1121-CTP-00-EX-D-C-1501- CTP Consulting Engineers (Condition 4)
- Drainage Layout Sheet 2- SRP1121-CTP-00-EX-D-C-1502- CTP Consulting Engineers (Condition 4)
- Drainage Layout Sheet 3- SRP1121-CTP-00-EX-D-C-1503- CTP Consulting Engineers (Condition 4)
- Drainage Layout Sheet 4- SRP1121-CTP-00-EX-D-C-1504- CTP Consulting Engineers (Condition 4)
- Drainage Layout Sheet 5- SRP1121-CTP-00-EX-D-C-1505- CTP Consulting Engineers (Condition 4)



- Drainage Layout Sheet 6- SRP1121-CTP-00-EX-D-C-1506- CTP Consulting Engineers (Condition 4)
- Drainage Layout Sheet 7- SRP1121-CTP-00-EX-D-C-1507- CTP Consulting Engineers (Condition 4)
- Proposed Combined Below Ground Services- SRP1121-CTP-00-EX-D-C-1715- CTP Consulting Engineers (Condition 4)
- Proposed External Services Layout Sheet 1 of 5- SRP1121-MET-ZZ-EX-D-Z-9000- Method Consulting (Condition 4)
- Existing External Services Layout- SRP1121-MET-ZZ-EX-D-Z-9001- Method Consulting (Condition 4)
- Proposed External Services Layout Sheet 2 of 5- SRP1121-MET-ZZ-EX-D-Z-9005- Method Consulting (Condition 4)
- Proposed External Services Layout Sheet 3 of 5- SRP1121-MET-ZZ-EX-D-Z-9006- Method Consulting (Condition 4)
- Proposed External Services Layout Sheet 4 of 5- SRP1121-MET-ZZ-EX-D-Z-9007- Method Consulting (Condition 4)
- Proposed External Services Layout Sheet 5 of 5- SRP1121-MET-ZZ-EX-D-Z-9008- Method Consulting (Condition 4)
- Habitat Management and Monitoring Plan and Landscape and Ecology Management Plan- MKA Ecology Limited- (Condition 5)
- Biodiversity Net Gain Assessment- MKA Ecology Limited- (Condition 5)
- Biodiversity Net Gain Plan- MKA Ecology Limited (BNG Condition)

Conclusion

This application has been submitted to secure the discharge of Conditions 3, 4, 5 and the BNG Condition attached to consent DC/26/0322 , granted in September 2026.

I trust you have sufficient information to validate the application, and I look forward to receiving acknowledgement of its receipt in due course. If, however, you require additional information please do not hesitate to contact me.

Yours sincerely,

Oonagh Kerrigan
Associate

