Horsham District Council

Mr Peter Young
dowsettmayhew Planning Partnership Ltd
Mocatta House
Trafalgar Place
Brighton
BN1 4DU

| | |
|---|---|
| Our ref: | DISC/24/0149 |
| Your ref: | Rikkyo (Slab Level) Conditions |
| Email: | planning@horsham.gov.uk |
| Direct Line: | 01403 215521 |
| If Calling Please ask for: | Amanda Wilkes |
| Date: | 15th August 2024 |

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 12 and 13 to approved application DC/23/1912**

**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):

12. **Pre-Commencement (Slab Level) Condition**: No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

    Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

**Date of approval - 15th August 2024**

13. **Pre-Commencement (Slab Level) Condition**: No development above ground floor slab level of any part of the development hereby permitted shall take place until A Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Bat - Ground Level Tree Assessment (Ecology Partnership, December 2023) and Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment (Ecology Partnership, October 2023), has been submitted to and approved in writing by the local planning authority. The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

    Reason: To enhance protected and Priority Species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

**Date of approval - 15th August 2024**

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 |
|---|---|---|---|
| Plans | Biodiversity Enhancement Layout | | 14.06.2024 |
| Plans | Schedule of External Materials | PD-8100 | 14.06.2024 |

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