

PLANNING COMMITTEE APPLICATIONS

POST COMMITTEE REPORT

APPLICATION REFERENCE / ADDRESS:

DC/26/0322

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.

Steyning Grammar Upper School Shooting Field Steyning West Sussex BN44 3RX

RESOLVED:

At its meeting on 4th August 2026, Planning Committee resolved to approve the application in accordance with officer recommendation subject to amendment to Condition 17 (Community Use Agreement) to include in consultation with local ward Members and Steyning Town Council. Revised wording to condition 17 is set out below:-

17. Pre-Occupation Condition: Use of the sports facilities shall not commence until a community use agreement prepared in consultation with Sport England, local Ward Members, and Steyning Town Council has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the sports hall; hockey artificial grass pitch (AGP); natural turf playing field/pitches and the 2no. Multi-Use Games Areas (MUGAs) and include details of pricing policy, hours of use, access by noneducational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport in accordance with NPPF and Policy 39 of the Horsham District Planning Framework (2015) and SNDP4 of Steyning Neighbourhood Development Plan (2022).

After the committee meeting, the following pertaining to technical matters to the proposals has arisen:

i) Confirmation from West Sussex County Council Local Highway Authority that there is no requirement for a monitoring fee for the school travel plan, with this Head of Term consequently omitted from the draft s106 legal agreement, which is solely now to oblige agreed parties to deliver the Biodiversity Net Gain.

ii) Additional Land Registry Titles on the application site revealed via search, in the completion of the Section 106 legal agreement. The consequence of this is that, firstly, a strip of land at the southern end of the application site has been omitted from the application red line and, secondly, that the BNG proposals have been updated. The principal update to the BNG being the carve out of land that originally formed part of the BNG measures on site; this being land under Titles of the Primary School and Horsham District Council (three parcels of land in total). To reflect

these matters, a suite of revised application drawings and material has been submitted; revised Site Location Plan SRP1121-KSS- ZZ-ZZ-D-A-0302 REV P02 and allied Existing Location/Site/ and Site Wide Demolition Plans (received 13th August); Statutory Biodiversity Metric iteration 4; General Arrangement BNG Plan; Habitat Management and Monitoring Plan and Landscape and Ecology Management Plan; and Biodiversity Net Gain Assessment V. 3 (received 14th August); Arboricultural Method Statement and Construction Ecological Management Plan (received 20th August); revised Site Master Plan/ Landscape Plan (summer/winter provision)/ Green Infrastructure Plans (received 14th September).

iii) Revised Construction Environmental Management Plan Rev No 02 Dated 11/08/2026 to address comments from the District Environmental Health Officer (Noise and Lighting) received 5th August 2026, pertaining to reference to current British guidance BS 5228 (Code of practice for noise and vibration control on construction and open sites), with this detail now added, and (Air Quality) received 24th June 2026. This means Pre-Commencement Condition 4 as listed in the committee recommendation is amended to be Regulatory.

As consequence to points i) – iii) above, the condition list ordering to appear on the decision notice is revised accordingly and where relevant doc /plan references are updated, minor edits and formatting undertaken where applicable, and for the additional reason as reported in the committee minutes that the Council's consultant Ecologist had removed their recommended Condition 5 as this had been provided by the applicant in an updated Construction Environment Management Plan as secured by Condition 4 (now re-ordered as Regulatory for the reason above).

For record completeness, an updated Condition list is provided in the **Appendix** to this report.

Updated NPPF

The National Planning Policy Framework (NPPF) was updated on 17 August 2026, replacing the 2024 version. Whilst the new NPPF significantly revises the structure and presentation of national planning policy, the overarching objectives of the planning system and the presumption in favour of sustainable development underpinning decision-making remains. Officers have reviewed the application against the updated NPPF and are satisfied the recommendations set out within the Officer's committee report (and as updated verbally at the meeting), on which committee Members made their 4th August resolution remain unchanged. The following provides a summary of the implications of the revised NPPF for the application and the reasons why the recommendation continues to be supported by national planning policy.

The NPPF / Framework (August 2026) read as whole

It continues to be the case that the NPPF should be read as a whole (paragraph 7). Policy CC2 of the Framework requires development to accord with other Framework Policies.

Presumption in favour of sustainable development

Under the updated NPPF, for development within and outside of settlement, the presumption in favour of sustainable development applies (Policies S3 to S6) and replaces the tilted balance under paragraph 11 of the previous NPPF:

S3: Presumption in favour of sustainable development

1. Decisions on development proposals should apply a presumption in favour of sustainable development. This means:

- a. Policy S4 in this Framework should be applied when considering development proposals within settlements;*
- b. Outside settlements, policy S5 should be applied; and*

c. In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay.

2. Where a development proposal falls partly within and partly outside a settlement, policies S4 and S5 should be applied to the relevant parts which are inside or outside of the settlement boundary (as appropriate), before coming to an overall view on the proposal.

As explained in the August Committee Report, the application site lies partly within and partly outside of Built-up Area Boundary of Steyning; the north part of the site comprising playing field outside whilst the main school site (and buildings) at the south part, within.

S4: Principle of development within settlements

1. Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

In the updated NPPF there is strengthened instruction on decision-makers to give substantial weight to effective use of suitable land within settlements; as such, the proposals of new and improved public service infrastructure applied for should now, under the latest NPPF Policy S4, be approved unless adverse effects **substantially** outweigh benefits [officer emphasis].

NPPF S4.2.a.i. identifies substantial adverse impact to relate to the allocation or safeguarding of land or buildings for particular uses in the development plan. HDPF Policy 43 safeguards the community facilities, leisure and recreation land/buildings/uses of the school site.

Compliance with HDPF Policy 43 is detailed in the August Committee Papers, and judgement was reached on this matter in the context of the pre-Aug NPPF.

S5: Principle of development outside settlements

1. Only certain forms of development should be approved outside settlements, as set out in the following list. These should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework:

This includes: -

a. Development for: ... outdoor sport and recreation...

b. Development for rural businesses and services, including tourism, where a location outside settlements is shown to be necessary;

As explained in the August Committee report, the development applied in relation to the north part of the site comprises reconfigured outdoor sport and recreation, with some incursion of school building facilities. These facilities are co-located and functionally co-existent within the masterplanning of wider school site, which is a service to a rural catchment. In these regards, there is judged to be compliance with NPPF S5.

Overall View on Principle

As instructed by NPPF S3.2., Officers have applied both policies S4 and S5 to the relevant parts of the site and now come to an overall view on the Principle of the proposal.

This overall view is that, for all the reasons already set out in extensive detail in the August Committee Papers, the temporary loss of safeguarded community facilities, leisure and recreation use of the school site (the 2G pitch for hockey groups during the construction period)

is an adverse effect that continues NOT to substantially outweigh the benefit of the proposals; therefore, the presumption in favour of sustainable development in both parts of the entire site applies, and the Principle remains acceptable.

Promoting healthy communities in the new NPPF (HC1 - 8)

Taking account of revised NPPF national decision-making policies relevant to proposals for new and improved community facilities, public services infrastructure and development providing public health benefits, **substantial** weight is to be given to the benefits of providing such proposals, as per Policy HC4:

HC4: Proposals for new and improved community facilities, public service infrastructure and development providing public health benefits

1. Substantial weight should be given to the benefits where:

a. New or improved public service infrastructure or community facilities would be provided; and
b. Development proposals would make a demonstrable contribution towards promoting good health, preventing ill-health, reducing health inequalities or supporting social interaction in the local community (such as, but not limited to, the provision of new recreation facilities, meeting places and opportunities to grow or purchase healthier food).

2. Local planning authorities, developers and public service providers should collaborate in a positive and proactive manner to identify and resolve key planning issues before applications for community facilities and public services infrastructure are submitted. Where appropriate local communities should be engaged in the design of proposals, including children and families where new or improved facilities for play are involved so that developments are inclusive and reflect user needs.

As reported in the August Committee Papers, the benefits arising from the new / improved public service infrastructure were given significant weight, and this translates to substantial weight in the updated NPPF context (HC4.1.a.). There is sufficient evidence of collaboration (HC4.2.) in the outcome of negotiations to the development proposals.

HC7: Development affecting existing recreational land and facilities

1. Development proposals should not result in the loss of existing open space, sports and recreational buildings and land, including playing fields, other formal and informal play space and allotments, unless:

a. An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
b. The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality, in a location which offers comparable or improved accessibility for the community it serves; or
c. The development is for public service infrastructure, and the resulting loss would be replaced by equivalent or better provision in terms of quantity and/or quality; or
d. The development is for alternative open space, sports and recreational buildings and land, the benefits of which clearly outweigh the loss of the current or former use.

As extensively and comprehensively reported in the August Committee Papers, the matter of the temporary loss of a community recreational facility (the 2G pitch during construction) for public service infrastructure was assessed and whilst the proposals would represent temporary loss without equivalent or better provision during the construction period, the benefits were judged to outweigh that loss.

It remains Officers view that this adverse effect (including logic, non-compliance with NPPF HC7), continues NOT to substantially outweigh the benefit of the proposals and that there is compliance with the NPPF as a whole (given there is compliance with the overarching presumption in favour of sustainable development under NPPF S3/S4/S5).

Other matters of planning policy consideration

On other planning policy considerations on matters which were settled in the August Committee resolution to approve (such as highway matters, ecology, drainage and residential amenities), as detailed in the August 2026 committee report, substantial harms arising from the proposed development on these matters had not been evidenced, in the context of the previous NPPF. This remains the case with the new NPPF which, for the sake of completeness, covers these matters under the new national decision-making policies, and includes:

- Meeting the challenge of climate change (CC2, CC3)
- Making Effective use of land (L2, L3)
- Achieving Well-Designed Places (DP3, DP4)
- Promoting Sustainable Transport (TR3, TR4, TR6, TR8)
- Pollution, public protection and security (P2, P3, P4, P5)
- Managing flood risk (F4, F5, F7, F8)
- Conserving and enhancing the natural environment (N2, N3, N6)

Planning Balance and Conclusions

The new NPPF is a material planning consideration to the overall weighting and planning balance of the proposal, which are now assessed against the latest NPPF and the presumption in favour of development within and outside settlement, compared to the NPPF titled balance in August.

Officers are mindful that the NPPF continues to apply the high bar for avoidance of refusal of development on highways grounds in the absence of unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, being severe, taking into account all reasonable future scenarios. Highway matters, including Active Travel connectivity, were settled in the January resolution to approve; the new NPPF is not inconsistent with that earlier decision-making.

This updated recommendation reflects a material change in the overall weighting of material planning considerations insofar that the new NPPF is a new material consideration that needs to be considered. Consideration of its content has been undertaken by your Officers, as demonstrated in the preceding sections of this post-committee report.

As Members accepted in their August committee resolution to delegate approval, the proposals were judged to be acceptable in directing new public service infrastructure to a sustainable location, making effective use of land, and securing a well-designed place (subject to mitigations of impacts secured in the recommended conditions and signing of the now well-advanced Section 106 Agreement, with completion imminent).

As Members also accepted, the proposal presented substantial social benefits in the redevelopment whilst acknowledging and balancing this with the temporary loss of community hockey clubs to a 2G pitch during the construction period and it was the case then that no **substantial** harms had been evidenced to arise from the development. This now includes in the context of policies S3 and S4 of the revised NPPF, and the presumption in favour of sustainable development within and outside settlement that applies.

Officers therefore have given due regard to the new material consideration of the NPPF (Aug 2026) read as a whole, and continue to recommend that this application be approved (having regard to the weighting and balancing exercise detailed out in full in the August 2026 committee reports and in this post-committee report), and the completion of the necessary s106 legal agreement.

As also reported in the Committee Minutes, since the publication of the report one further representation objecting to the application had been received raising no material considerations not previously reported in committee papers.

The S106 legal agreement is now completed, and planning permission can be issued accordingly.

Case Officer: Matthew Porter	Date: 21-09-2026
Authorising Officer: Adrian Smith	Date: 21/09/2026

Appendix

Conditions

1 List of Approved Plans

2 {\b Regulatory (Time) Condition}: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 {\b Pre-Commencement Condition}:

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).

4 {\b Pre-Commencement Condition}: 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).

5 {\b Pre-commencement (slab level) Condition}: 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).

6 {\b Pre-Occupation Condition}: No playing of live or recorded amplified music or other amplified sound, including use of public address systems, shall be permitted on the site until a scheme of noise control has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be written by a suitably qualified person and shall include but not be limited to;

- i. A plan of all locations at which fixed or mobile external loudspeakers are to be sited, including for large events;
- ii. Details relating to the number of occasions in any 12 month period when fixed or mobile external loudspeakers are to be employed;
- iii. Details of management responsibilities during use of the external loudspeakers;
- iv. Details of proposed control measures, including monitoring, that will be implemented to ensure noise and disturbance to local residents is managed and minimised;
- v. Details of a complaint recording and management plan.

The scheme shall not rely on BS4142 as the metric for compliance and must take due account of the bass frequency characteristics and the likely resulting noise levels within adjoining or close by residential properties. The approved scheme shall thereafter be maintained and adhered to for the duration of the use hereby permitted.

Reason: To ensure the protection of the amenities of nearby residents and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

7 {\b Pre-Occupation Condition}: Prior to use/ occupation of the development hereby approved, a lighting design strategy for biodiversity in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside 4 Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended) and Policy 31 of the Horsham District Planning Framework) in accordance with Policy 31 of the Horsham District Planning Framework (2015) and SNDP1 of Steyning Neighbourhood Development Plan (2022).

8 {\b Pre-occupation Condition}:

- i) No part of the development shall be first occupied in Phase 1 until the temporary car parking arrangements have been provided in accordance with the Construction Management Plan for Steyning Grammar School Rev P07 Dated 13/04/2026 - SRP1121 Project No 0SE5240 by bam and ref. SRP1121-BAM-XX-XX-T-X-0403.
- ii) No part of the development shall be occupied in Phase 2 until the car (including 52 re-provided spaces for the leisure centre, 9 disabled parking, and 18 active and 35 passive EV spaces), minibus, and coach parking and turning areas have been provided in accordance with the approved plans. The car parking spaces permitted shall thereafter be retained as such for their designated use.

Reason: To secure adequate car parking for the proposed use and to avoid excessive overflow parking occurring on-street in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015) and SNDP4 of Steyning Neighbourhood Development Plan (2022).

9 {\b Pre-occupation Condition}:

- i) No part of the development shall be first occupied in Phase 1 until temporary cycle storage is provided.

ii) No part of the development shall be first occupied in Phase 2 until the cycle parking has been provided in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. The cycle parking spaces permitted shall thereafter be retained as such for their designated use.

Reason: To encourage access by cycling to the school in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015) and SNDP4 of Steyning Neighbourhood Development Plan (2022).

10 {\b Pre-occupation Condition}:

i) Phase 1 of the development shall not first be occupied until the northern access arrangements including the visibility splays, as shown on drawing number H-02 revision P3 as included within Appendix D of the Transport Assessment dated February 2026 have been constructed.

ii) Phase 2 of the development shall not be first occupied until the southern access arrangements, including the visibility splays, as shown on drawing number H-01 revision P4 Appendix E of the Transport Assessment dated February 2026 have been constructed.

Reason: In the interests of road safety in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015) and SNDP4 of Steyning Neighbourhood Development Plan (2022).

11 {\b Pre-occupation Condition}: No part of the development shall be first occupied until a length of footway has been constructed on the east side of Horsham Road between the proposed southern and northern vehicular accesses serving the development, along with appropriate pedestrian dropped kerbs and tactile paving at the proposed development accesses, in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: To safely accommodate pedestrian movements in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015) and SNDP4 of Steyning Neighbourhood Development Plan (2022).

12 {\b Pre-occupation Condition}: No part of the development shall be first occupied until a scheme of improvements have been constructed to the northbound Horsham Road bus stop opposite the development site along with suitable pedestrian dropped kerb crossings in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: To safely accommodate pedestrian movements and those users of the local bus service in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015) and SNDP4 of Steyning Neighbourhood Development Plan (2022).

13 {\b Pre-occupation Condition}: No part of the development shall be first occupied until schemes of walking improvements have been constructed to walking routes 1 and 4

as identified in the approved Walking Route Audit and Cycle Level of Service Assessment (PL/AH/GL/35849) dated June 2026 in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: To provide improved pedestrian walking routes to the development site in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015) and SNDP4 of Steyning Neighbourhood Development Plan (2022).

14 {\b Pre-Occupation Condition}: Upon first occupation of the development, the approved School Travel Plan (PL/AH/35849) shall be implemented. The School Travel Plan shall thereafter be monitored and reviewed in accordance with the approved details.

Reason: To encourage the uptake of sustainable modes of transport amongst pupils and staff in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015) and SNDP4 of Steyning Neighbourhood Development Plan (2022).

15 {\b Pre-Occupation Condition}: Use of the sports facilities shall not commence until a community use agreement prepared in consultation with Sport England, local Ward Members, and Steyning Town Council has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the sports hall; hockey artificial grass pitch (AGP); natural turf playing field/pitches and the 2no. Multi-Use Games Areas (MUGAs) and include details of pricing policy, hours of use, access by noneducational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport in accordance with NPPF and Policy 39 of the Horsham District Planning Framework (2015) and SNDP4 of Steyning Neighbourhood Development Plan (2022).

16 {\b Pre-Occupation Condition}: No development of the replacement hockey artificial grass pitch (AGP) shall commence until details of the design and layout of the replacement AGP have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The AGP shall not be constructed other than in accordance with the approved details and meets FIH regulations.

Reason: To ensure the development is fit for purpose and sustainable in accordance with NPPF and Policy 39 of the Horsham District Planning Framework (2015) and SNDP4 of Steyning Neighbourhood Development Plan (2022).

17 {\b Pre-Occupation Condition}: Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscape works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all trees and planting that are existing, retained and removed
- Planting and seeding plans, including a schedule specifying plant numbers, sizes, densities and species in Latin names. Boundary trees and those more prominent to public views are to be planted within a range of 25-30cm girth to 20-18cm girth.
- Coordination of planting plans with ecological mitigation, compensation and enhancement measures set out in the Preliminary Ecological Appraisal Report by Geosphere Environmental, dated January 2023 and MKA Ecology Technical Note, January 2026.
- Hard and soft written specifications (NBS compliant) including ground preparation, cultivation and other operations associated with plant and grass establishment
- Tree pit and staking/underground guying details, including details for sloping ground and position of root barriers if required
- Details of all hard surfacing materials and finishes, including layout, colour, size, texture, coursing and levels
- Details of all boundary treatments - such as walls, fencing and railings - including location, type, heights and materials
- Details of minor artefacts and structures – such as bin stores, cycle stores, street furniture, play equipment and signage – including location, size, colour and specification
- Details of existing and proposed levels for all external earthworks associated with the landscape proposals – such as SuDS, play areas, retaining walls, banking etc - including cross sections where necessary.

The approved landscape scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and South Downs National Park setting qualities in the interests of visual amenity in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015) and SNDP1 and SNDP3 of Steyning Neighbourhood Development Plan (2022).

18 {b Pre-Occupation Condition}: Upon completion of the surface water drainage system, including any SuDS features, and prior to the first occupation of the development;

a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to condition 1. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policy 38 in the Horsham District Planning Framework (2015) and SNDP2 and SNDP4 of Steyning Neighbourhood Development Plan (2022).

19 **{\b Pre-Occupation Condition}**: No part of the development hereby permitted shall be occupied until the Applicant has implemented the measures incorporated within the approved Aval Consulting Group's Air Quality Assessment (Rev C) dated 10th June 2026. The Applicant shall thereafter monitor, report and subsequently revise the travel plan as specified within the approved document.

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015) and SNDP2 of Steyning Neighbourhood Development Plan (2022).

20 **{\b Pre-Occupation Condition}**: No internally and/or externally located plant, machinery equipment or building services plant shall be operated to ensure the rating level of noise emitted from the proposed building services plant is no greater than LAeq, 30 mins 60 dB in any external area accessible to students or members of the public. The scheme as approved by the Local Planning Authority shall be fully installed prior to first operation of the plant and shall be retained as such thereafter.

Reason: To safeguard the amenities of the properties affected and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

21 **{\b Regulatory Condition}**: No development shall take place, including any works of demolition, unless in strict accordance with approved HLN.0299 BMSCOCN-220743553-46869 Construction Environmental Management Plan (CEMP) Rev No 02 Dated 11/08/2026 for Steyning Grammar School Project Number by bam. The approved CEMP shall be implemented and adhered to throughout the entire construction period. During site clearance, preparation and construction the dust and Air Emission Mitigation measures described in Appendix D of the Air Quality Assessment report (Aval Consulting Group, June 2026) shall be adopted.

Reason: As this matter is fundamental to consider the potential impacts on the amenity of nearby occupiers during construction and in the interests of highway safety in accordance

with Policies 33 and 40 of the Horsham District Planning Framework (2015) and to conserve protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) 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).

22 {\b Regulatory Condition}: All development shall be constructed in accordance with the submitted and approved Flood Risk Assessment and Drainage Strategy: SRP1121-CTP-00-EX-T-C-8400 (dated 16/02/2026 and inclusive of supplementary report B1641/2/LB/NG dated 01st May 2026; applicant responses to Southern Water and on drainage 13th May (CTP LB.NG PART 1-4)), unless otherwise first approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policy 38 of the Horsham District Planning Framework (2015) and SNDP2 of Steyning Neighbourhood Development Plan (2022).

23 {\b Regulatory Condition}: All mitigation measures and/or works shall be carried out in accordance with the details contained in the Construction Environmental Management Plan (REV 2 Dated 11/08/2026 by bam), Construction Ecological Management Plan (MKA Ecology, V 1.0 13 May 2026), Ground Level Tree Assessment SRP1121-MKA-XX-XX-T-0-0003 (MKA Ecology Ltd., February 2026), Preliminary Ecological Appraisal and Technical Summary Note 251882 (MKA Ecology Ltd., December 2025), Bat Presence and Absence Surveys (Brindle & Green Ltd, October 2025) and Preliminary Ecological Appraisal 7128,EC,PEA,AS,TA,AC,24-01-2023,V1 (Geosphere Environmental, January 2023), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) 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).

24 {\b Regulatory Condition}: The external sports facilities hereby approved shall only be used between the following hours:

- Monday to Thursday – 09:00am to 21:00pm of the same day
- Fridays – 09:00am to 22:00pm of the same day

- Saturdays – 09:00am to 17:00pm of the same day
- Sundays and recognised Public Holidays – 10:00am to 16:00pm of the same day

Outside of those same hours all lighting and/or floodlighting introduced in support of, or associated with, the external sports facilities shall be non-illuminated and switched off.

Reason: To ensure the protection of the amenities of nearby residents and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

25 {\b Regulatory Condition}: All works of demolition, construction, and ancillary activities, including deliveries and dispatch, shall be restricted to 08:00-18:00 hours on Monday to Friday, from 08:00 to 13:00 hours on Saturdays and at no time on Sundays or Bank Holidays.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

26 {\b Regulatory Condition}: All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment/Method Statement: 37463641_AMS01 Arboricultural Method Statement dated 23 June 2026 by arbtech and accompanying drawings [37463641_AIA01_01 Overview; Sheet 1; Sheet 2 Arboricultural Impact Assessment, 37463641_TPP01_01 June 2026 Overview; Sheet 1; Sheet 2 Tree Protection Plan]

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015) and SNDP1 and SNDP3 of Steyning Neighbourhood Development Plan (2022).

27 {\b Regulatory Condition}: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans and allied Design and Access Statement unless otherwise agreed in writing by the Local Planning Authority prior to development above slab level commencing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and landscape character and setting of the South Downs National Park in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015) and SNDP3 of Steyning Neighbourhood Development Plan (2022).

28 {\b Regulatory Condition}: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), No external lighting or floodlighting shall be erected, installed or introduced in support of, or in association with the development hereby approved, other than that shown on the approved plans or lighting scheme as approved by condition imposed on this decision notice. All such lighting shall be maintained in accordance with the approved details.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015) and SNDP3 of Steyning Neighbourhood Development Plan (2022).

Biodiversity Net Gain Condition

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.

Phased development

The permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

The development cannot begin before an overall biodiversity gain plan (<https://www.gov.uk/guidance/biodiversity-net-gain#para58>), and a phase biodiversity gain plan (<https://www.gov.uk/guidance/biodiversity-net-gain#para60>) have been submitted to and approved by the planning authority. Before every phase of development has begun a Phase Biodiversity Gain Plan must have been submitted to and approved by the planning authority.

For guidance on the contents of the Biodiversity Gain Plans that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link: <https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan>

Statutory exemptions and transitional arrangements

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at <https://www.gov.uk/guidance/biodiversity-net-gain>

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

Approved Plans

Plan Type	Description	Drawing Number	Received Date
Plans	General Arrangement Green Infrastructure Plan UGF	SRP1121-WWA-00-EX-D-L-2020 REV P14	14/09/2026
Plans	PROPOSED SITE LOCATION PLAN	SRP1121-KSS-ZZ-ZZ-D-A-0302 P02	13/08/2026
Plans	SITE WIDE DEMOLITION PLAN	SRP1121-KSS- ZZ-ZZ-D-A-0201 Rev P04	13/08/2026
Plans	EXISTING BUILDING BLOCK PLAN	SRP1121-KSS-ZZ-ZZ-D-A-0002 REV P03	13/08/2026
Plans	EXISTING SITE LOCATION PLAN	SRP1121-KSS-ZZ-ZZ-D-A-0001 REV P03	13/08/2026
Plans	STEYNING GRAMMAR SCHOOL BUILDING PHASES DRAWING	SRP1121-BAM-ZZ-ZZ-D-X-0403 P07	24/07/2026
Plans	37463641_AIA01_01 Overview; Sheet 1; Sheet 2 Arboricultural Impact Assessment	37463641_AIA01_01	10/07/2026
Plans	37463641_TPP01_01 June 2026 Overview; Sheet 1; Sheet 2 Tree Protection Plan	37463641_TPP01_01	10/07/2026
Plans	Whole Site Plan	SRP1121-WWA-00-EX-D-L-1970 REV P19	30/06/2026
Plans	Landscape Details - Fences and Gates 3	SRP1121-WWA-00-EX-D-L-2529 REV P01	25/06/2026
Plans	FIRE FIGHTING TANK	2672ESG-03-01-SK043 REV B	19/06/2026
Plans	AWP and MUGA X2 For Approval	ZG-DWG-0002454953-EX1-R01-120626 REV R001	19/06/2026
Plans	UPDATED ACCESS AND SECURITY STRATEGY VEHICLE ACCESS PLAN	SRP1121-WWA-00-EX-D-L-1562 Rev P08	29/05/2026
Plans	RAINWATER HARVESTING TANK SPECIFICATION	SRP1121-CRP-00-EX-D-C-1710 REV P01	13/05/2026
Plans	Access and Security Strategy Drawing -Parking Provision	SRP1121-WWA-00-EX-D-L-1564 REV P07	17/04/2026
Plans	BUILDING 13 - GROUND FLOOR PLAN	SRP1121-KSS-13-00-D-A-0311, REV P01	23/02/2026

Plans	BUILDING 13 - FIRST FLOOR PLAN	SRP1121-KSS-13-01-D-A-0311, REV P01	23/02/2026
Plans	BUILDING 13 - ROOF PLAN	SRP1121-KSS-13-RF-D-A-0311, REV P02	23/02/2026
Plans	BUILDING 13 - SECTIONS	SRP1121-KSS-13-ZZ-D-A-0321, REV P01	23/02/2026
Plans	BUILDING 13 -ELEVATIONS	SRP1121-KSS-13-ZZ-D-A-0331, REV P02	23/02/2026
Plans	BUILDING 14 - GROUND FLOOR PLAN	SRP1121-KSS-14-00-D-A-0311, REV P01	23/02/2026
Plans	BUILDING 14 - FIRST FLOOR PLAN	SRP1121-KSS-14-01-D-A-0311, REV P01	23/02/2026
Plans	BUILDING 14 - SECOND FLOOR PLAN	SRP1121-KSS-14-02-D-A-0311, REV P01	23/02/2026
Plans	BUILDING 14 - ROOF PLAN	SRP1121-KSS-14-RF-D-A-0311, REV P02	23/02/2026
Plans	BUILDING 14 - SECTIONS	SRP1121-KSS-14-ZZ-D-A-0321, REV P01	23/02/2026
Plans	BUILDING 14 - ELEVATIONS	SRP1121-KSS-14-ZZ-D-A-0331, REV P02	23/02/2026
Plans	BUILDING 15 - GROUND AND FIRST FLOOR PLANS	SRP1121-KSS-15-ZZ-D-A-0311, REV P01	23/02/2026
Plans	BUILDING 15 - SECOND AND ROOF PLANS	SRP1121-KSS-15-ZZ-D-A-0312, REV P02	23/02/2026
Plans	BUILDING 15 - SECTIONS	SRP1121-KSS-15-ZZ-D-A-0321, REV P01	23/02/2026
Plans	BUILDING 15 - ELEVATIONS	SRP1121-KSS-15-ZZ-D-A-0331, REV P02	23/02/2026
Plans	BUILDING 16 - GROUND FLOOR AND ROOF PLANS	SRP1121-KSS-16-ZZ-D-A-0311, REV P02	23/02/2026
Plans	BUILDING 16 - ENTRANCE CANOPY ROOF PLAN	SRP1121-KSS-16-ZZ-D-A-0312, REV P02	23/02/2026
Plans	BUILDING 16 - SECTIONS	SRP1121-KSS-16-ZZ-D-A-0321, REV P01	23/02/2026
Plans	BUILDING 16 - ELEVATIONS	SRP1121-KSS-16-ZZ-D-A-0331, REV P02	23/02/2026

Plans	EXISTING ELEVATIONS - EFAA - NORTH AND SOUTH	SRP1121-KSS-ZZ-ZZ-D-A-0031, REV P01	23/02/2026
Plans	EXISTING ELEVATIONS - EFAA - EAST	SRP1121-KSS-ZZ-ZZ-D-A-0032, REV P01	23/02/2026
Plans	EXISTING ELEVATIONS - EFAA - WEST	SRP1121-KSS-ZZ-ZZ-D-A-0033, REV P01	23/02/2026
Plans	EXISTING ELEVATIONS - EFAB MAIN - NORTH, SOUTH, EAST AND WEST	SRP1121-KSS-ZZ-ZZ-D-A-0034, REV P01	23/02/2026
Plans	EXISTING ELEVATIONS - EFAB MAIN - NORTH, SOUTH AND WEST	SRP1121-KSS-ZZ-ZZ-D-A-0035, REV P01	23/02/2026
Plans	EXISTING ELEVATIONS - EFAB DINING	SRP1121-KSS-ZZ-ZZ-D-A-0036, REV P01	23/02/2026
Plans	EXISTING ELEVATIONS - EFAC	SRP1121-KSS-ZZ-ZZ-D-A-0037, REV P01	23/02/2026
Plans	EXISTING ELEVATIONS - EFAD	SRP1121-KSS-ZZ-ZZ-D-A-0038, REV P01	23/02/2026
Plans	EXISTING ELEVATIONS - EFAE	SRP1121-KSS-ZZ-ZZ-D-A-0039, REV P01	23/02/2026
Plans	EXISTING ELEVATIONS - EFAF	SRP1121-KSS-ZZ-ZZ-D-A-0040, REV P01	23/02/2026
Plans	EXISTING ELEVATIONS - EFAG AND EFAG1	SRP1121-KSS-ZZ-ZZ-D-A-0041, REV P01	23/02/2026
Plans	EXISTING ELEVATIONS - LEISURE CENTRE - NORTH AND EAS	SRP1121-KSS-ZZ-ZZ-D-A-0042, REV P01	23/02/2026
Plans	EXISTING ELEVATIONS - LEISURE CENTRE - WEST	SRP1121-KSS-ZZ-ZZ-D-A-0043, REV P01	23/02/2026
Plans	EXISTING ELEVATIONS - PSBP	SRP1121-KSS-ZZ-ZZ-D-A-0044, REV P01	23/02/2026
Plans	LEISURE CENTRE, EFAG AND EFAG1 DEMOLITION PLAN	SRP1121-KSS-ZZ-ZZ-D-A-0211, REV P01	23/02/2026
Plans	PROPOSED BUILDING BLOCK PLAN	SRP1121-KSS-ZZ-ZZ-D-A-0301, REV P01	23/02/2026
Plans	EXTERNAL VISUALS	SRP1121-KSS-ZZ-ZZ-D-A-0411, REV P01	23/02/2026
Plans	EXTERNAL VISUALS - AERIALS	SRP1121-KSS-ZZ-ZZ-D-A-0412, REV P01	23/02/2026

Plans	EXTERNAL MATERIALS	SRP1121-KSS-ZZ-ZZ-D-A-0413, REV P01	23/02/2026
Plans	EXTERNAL LIGHTING LAYOUT PRE CURFEW	SRP1121-MET-ZZ-EX-D-E-6350, REV S2 P03	03/07/2026
Plans	EXTERNAL LIGHT LAYOUT POST CURFEW	SRP1121-MET-ZZ-EX-D-E-6351, REV S2 P01	23/02/2026
Plans	PROPOSED SITE MASTERPLAN	SRP1121-WWA-00-EX-D-L-1971, REV P16	14/09/2026
Plans	WHOLE SITE DEMOLITION PLAN	SRP1121-WWA-00-EX-D-L-1972, REV P06	23/02/2026
Plans	GENERAL ARRANGEMENT LANDSCAPE PLAN – WINTER SPORTS PROVISION	SRP1121-WWA-00-EX-D-L-2021, REV P08	14/09/2026
Plans	GENERAL ARRANGEMENT LANDSCAPE PLAN – SUMMER SPORTS PROVISION	SRP1121-WWA-00-EX-D-L-2022, REV P08	14/09/2026
Plans	GENERAL ARRANGEMENT LANDSCAPE PLAN MUGA AND AWP SPORTS PROVISION	SRP1121-WWA-00-EX-D-L-2023, REV P06	23/02/2026
Plans	GENERAL ARRANGEMENT LANDSCAPE PLAN – EXISTING SUMMER SPORTS	SRP1121-WWA-00-EX-D-L-2024, REV P04	23/02/2026
Plans	GENERAL ARRANGEMENT LANDSCAPE PLAN – EXISTING WINTER SPORTS	SRP1121-WWA-00-EX-D-L-2025, REV P04	23/02/2026