

From: Oonagh Kerrigan [REDACTED]
Sent: 19 May 2026 10:19
To: Matthew.Porter [REDACTED]
Subject: RE: DC/26/0322: Steyning Grammar School

Hi Matthew,

Apologies I have had a bounce back from my email, but I am not sure which one was not delivered.

Can you confirm if you need me to resend Parts 1-3 or Parts 4-6 of the Condition Survey Report please?

Kind regards,

Oonagh Kerrigan MRTPI

Associate

[REDACTED]

[REDACTED]

[REDACTED]

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From: Oonagh Kerrigan

Sent: 19 May 2026 10:12

To: 'Matthew.Porter' [REDACTED]
[REDACTED]

Subject: RE: DC/26/0322: Steyning Grammar School

Further to the below, please see attached Parts 4-6 of the Condition Survey Report.

This is the final email including attachments.

Kind regards,

Oonagh Kerrigan MRTPI

Associate

[REDACTED]

[REDACTED]

[REDACTED]

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From: Oonagh Kerrigan

Sent: 19 May 2026 10:11

To: 'Matthew.Porter' [REDACTED]
[REDACTED]

Subject: RE: DC/26/0322: Steyning Grammar School

Further to the below, please see attached Parts 1-3 of the Condition Survey Report.

Kind regards,

Oonagh Kerrigan MRTPI

Associate

[REDACTED]
[REDACTED]
[REDACTED]

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From: Oonagh Kerrigan

Sent: 19 May 2026 10:10

To: 'Matthew.Porter' [REDACTED]
[REDACTED]

Subject: RE: DC/26/0322: Steyning Grammar School

Good morning Matthew,

Further to comments received by Horsham's Ecology Officer on BNG and the Environmental Health Officer in respect of Air Quality, please find enclosed a set of updated information.

Due to limitations with file sizes, the Condition Survey Report will follow in two separate emails.

I set out in the table below the comments received and how the submitted information addresses these comments. Please do let us know if you would prefer this table is put into a document that can be uploaded to the application file.

Consultee	Consultee Comment	Response
Ecology Officer (BNG)	Query whether there is a requirement for a River Condition Assessment as the red line appears to be a watercourse adjacent to the red line. Request updated to be made to the LEMP (we have assumed this is in	Please find enclosed the following updated information: • Letter from MKA Ecology dated 14/05/2026 • Updated Condition Survey of Eastern Boundary Ditch ref. SRP1121-CTP-00-EX-T-C-8410

	reference to the LMMP as a LEMP has not yet been submitted).	LMMP ref. SRP1121-WWA-00-EX-T-L-7610 The Condition Survey Report originally submitted included an incorrect red line which identified the red line boundary extending to the far north of the school site beyond the playing pitches. This was an error and the report has been updated to reflect the correct red line boundary. The enclosed letter from MKA Ecology confirms that the ditch to the east of the Site does not hold water for more than four months of the year. As such it does not qualify for further BNG Assessment. The submitted LMMP has been updated to address comments raised.
Environmental Health Officer (Air Quality)	Has the referenced air quality dispersion modelling been completed? If not, when is it scheduled, and when will the results be made available? Please provide the outcomes of the modelling and outline the proposed mitigation measures that will be implemented in response to the findings.	Please find enclosed an updated Air Quality Assessment ref. 92382 (May 2026). This confirms that development-generated road traffic emissions are not predicted to result in any exceedances of the relevant air quality objectives and were predicted to have a 'negligible' impact for the NO², PM¹⁰ and PM^{2.5} annual means to the existing air quality. The report includes a number of recommendations to mitigate the impact on air quality during the construction phase. These measures are secured within the submitted

Kind regards,

Oonagh Kerrigan MRTPI

Associate

[REDACTED]

[REDACTED]

[REDACTED]

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From: Oonagh Kerrigan

Sent: 13 May 2026 16:07

To: 'Matthew.Porter' [REDACTED]
[REDACTED]

Subject: RE: DC/26/0322: Steyning Grammar School

Email 2 of 2

Further to the below, please find the other information attached.

Kind regards,

Oonagh Kerrigan MRTPI

Associate

[REDACTED]

[REDACTED]

[REDACTED]

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From: Oonagh Kerrigan

Sent: 13 May 2026 16:06

To: Matthew.Porter [REDACTED]
[REDACTED]

Subject: DC/26/0322: Steyning Grammar School

Email 1 of 2

Good afternoon Matthew,

Further to consultee comments received from WSCC LLFA, Southern Water and WSCC Fire & Rescue, please find enclosed a set of updated information.

Due to limitations with file sizes, these documents will come in two separate emails.

It is acknowledged that only the LLFA requested additional information to be submitted, and other consultees simply requested further detail to be secured by condition. However, to avoid delays on site, the applicant needs to avoid pre-commencement conditions wherever possible. In addition, the information requested is available now and so it would be prudent for all to submit this detail at this stage.

I set out in the table below the comments received and how the submitted information addresses these comments. Please do let us know if you would prefer this table is put into a document that can be uploaded to the application file.

Consultee	Consultee Comment	Response
WSCC LLFA	Requested additional information regarding: • Details of right to discharge • Results of the Detailed Topographic Survey & Condition Assessment and CCTV surveys • Calculations to be updated with the correct climate change allowance • Further details of which discharge rate is correct. Request details of rainwater harvesting to be secured by condition.	Please find the enclosed response from CTP Consulting Engineers dated 01/05/2026, which responds to each of these comments in turn. Details of rainwater harvesting can be found in enclosed plan ref. SRP1121-CTP-00-EX-D-C-1710-P01.
Southern Water	Request the following conditions: <u>Public Apparatus</u> • The developer must advise the local authority (in consultation with Southern Water) of the landscaping proposals in proximity of public apparatus in order to protect it in accordance with Southern Water's guidance, prior to the commencement of the development.	<u>Public Apparatus:</u> There is no public sewer apparatus present on the Site, this condition is therefore not required. Please find the enclosed response from CTP Consulting Engineers dated 12/05/2026 which confirms this.

	<u>Rainwater Harvesting</u> • Prior to the commencement of development, details of the rainwater harvesting system including measures to prevent contamination of the water supply and any discharge to public sewers will need to be submitted to and approved by the Local Planning Authority.	<u>Rainwater Harvesting</u> Details of rainwater harvesting can be found in enclosed plan ref. SRP1121-CTP-00-EX-D-C-1710-P01.
WSSC Fire & Rescue	Request the following condition: • Prior to the commencement of the part demolition & replacement 2-storey & 3-storey teaching buildings details showing the proposed location of the required fire hydrant(s) shall be submitted to and approved in writing by the Local Planning Authority in consultation with West Sussex County Council's Fire and Rescue Service. These approvals shall not be unreasonably withheld or delayed.	The development proposed to install underground fire hydrant tanks. Please find enclosed plan ref. 2672ESG-03-01-SK043 which confirms the location of these tanks.
WSSC Archaeology	Request the following 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	Please find the enclosed the Written Scheme of Archaeological Evaluation ref. 26s10ev to address part i) of this requested condition.

	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.	
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Kind regards,

Oonagh Kerrigan MRTPI

Associate

[Redacted signature block]

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