

**APPLICATION NUMBER: WSCC/022/26
REGULATION 3**

TOWN AND COUNTRY PLANNING ACT 1990

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

To: Andy Taylor
Strutt and Parker
201 High Street
Lewes
United Kingdom
BN7 2NR

In pursuance of their powers under the above mentioned Act and Orders, West Sussex County Council hereby notify you that they **PERMIT** the following development:

Demolition of the existing modular classroom building and the erection of a single storey side and rear extension with associated works at St Augustines C Of E Primary School, Vicarage Lane, West Sussex, Scaynes Hill, RH17 7PB

to be carried out in accordance with your application and plans (as modified by the under-mentioned conditions) submitted to this Council on 17/06/2026 and subject to the conditions specified hereunder:

Commencement

1. The development to which this permission relates shall be begun not later than the expiration of 3 years from the date of this permission. Written notification of the date of commencement shall be sent to the County Planning Authority within 7 days of such commencement.

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

Approved Plans and Documents

2. The development shall not take place other than in accordance with the approved plans:
 - Proposed Site Location Plan (ref. SAPS-ATRL-XX-ZZ-DR-AR-021210, dated 17/07/2025)
 - Proposed Site Plan (ref. SAPS-ATRL-XX-ZZ-DR-AR-021212, dated 17/07/2025)
 - Proposed Elevations (ref. SAPS-ATRL-XX-XX-DR-AR-012211, dated 17/07/2025)
 - Proposed Roof Plan (ref. SAPS-ATRL-XX-RL-DR-AR-011212, dated 17/07/2025)
 - Proposed Ground Floor Plan (ref. SAPS-ATRL-XX-00-DR-AR-011211, dated 17/07/2025)
 - Tree Protection and Retention Plan 1 of 3 (ref. LLD3470-ARB-DWG-020, dated 15/05/2025)

Date: 07/09/2026

Signed: **Michael Elkington**, Head of Planning Services

IT IS IMPORTANT THAT YOU READ THE NOTES IN APPENDIX A

CONTINUATION SHEET

- Tree Protection and Retention Plan 2 of 3 (ref. LLD3470-ARB-DWG-021, dated 15/05/2025)
- Tree Protection and Retention Plan 3 of 3 (ref. LLD3470-ARB-DWG-022, dated 15/05/2026)
- Arboricultural Impact Assessment (ref. LLD3470-ARB-REP-001, dated 18/06/2025)
- Preliminary Ecological Assessment (ref. LLD3470-ECO-REP-001-00-PEA, dated 28/03/2025)
- Bat Emergence Survey Report (ref. LLD3470-ECO-REP-003-00-BES, dated 16/06/2026)
- Great Crested Newt eDNA Report (ref. LLD3470-ECO-REP-002-00-GCN, dated 05/06/2026)
- Landscaping Design Report (ref. SAS-ATR-XX-XX-RP-L-400010, dated 13/10/2025)
- Drainage General Arrangement (Dwg No. EX.01, Rev P6)

along with information submitted with the application submitted with the application including the Planning Statement (dated December 2025) and the Design & Access Statement 1 of 2 and Design & Access Statement 2 of 2 (dated 17/10/25) save as varied by the conditions hereafter.

Reason: to secure a satisfactory development.

Ecological Enhancement

3. Within 3 months of the date of this decision a scheme for the enhancement of the site for biodiversity purposes, in accordance with sections 5.3.5 and 6 of the preliminary ecological appraisal, dated 28/03/2025, and section 5.4 of the bat emergence survey report contained within Preliminary Ecology Assessment, dated 16/06/2026, which includes timescales for implementation and future management, shall be submitted to and approved in writing by the County Planning Authority. The approved scheme of enhancements shall be implemented in accordance with the approved details and thereafter so retained.

Reason: To secure provision of ecological mitigation and enhancement features/recommendations in submitted ecological reports beyond the scope of BNG.

Protected Species

4. The development hereby approved shall be implemented strictly in accordance with the recommendations/measures stated in section 5 of the Preliminary Ecological Appraisal, dated 28/03/2025, and section 5.1 of the great crested newt eDNA report, dated 05/06/2026.

Reason: To prevent impacts upon protected species. Ref: Conservation of Habitats and Species Regulations 2019 & Wildlife and Countryside Act 1981 (as amended).

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Tree Protection and Retention

5. The development hereby approved shall be implemented strictly in accordance with the recommendations and measures within the Arboricultural Impact Assessment & method statement document dated 18/06/2026 reference LLD3470-ARB-REP-001, including Arboricultural Method Statement section 3, schedule of supervision schedule 4 and tree protection plan on page 44, ref LLD3470-ARB-DWG-022 01.

Reason: To protect the trees on site during the construction phase in line with British standard BS 5837:2012 - 'Trees in Relation to Design, Demolition and Construction - Recommendations'.

Drainage General Arrangement

6. The development hereby approved shall be implemented strictly in accordance with the Drainage Strategy and Flood Risk Assessment (dated April 2025, Rev. P6) and shall thereafter be retained and maintained as approved throughout the lifetime of the development.

Reason: To ensure drainage provisions meet the National Standards for Sustainable Drainage Systems and do not increase flood risk on or off site, and to comply with NPPF and Local Planning Policies.

INFORMATIVES

- A. The County Planning Authority has acted positively and proactively in determining the planning application by identifying issues of concern and considering whether planning conditions could be used to satisfactorily address them. As a result, the County Planning Authority has been able to grant planning permission, in accordance with the presumption in favour of sustainable development as set out within the National Planning Policy Framework.

- B. **Biodiversity Net Gain** - Based on the information provided, this permission is not considered to require the approval of a biodiversity gain plan before development is begun because the following statutory exemptions or transitional arrangements are considered to apply;

Development below the de minimis threshold, meaning development which:

- does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

- C. The applicant is reminded that it is an offence to disturb, damage or destroy protected species or their resting site under separate legislation. Planning consent for a development does not provide a defence against prosecution under UK and European retained wildlife law. You are advised that where likelihood of protected species exists, or mobile species may be present, it may be necessary for the applicant to commission an ecological survey from a suitably qualified and licenced ecologist to determine the presence or otherwise and impact upon protected species. If protected species are

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found, a suitably qualified and licenced ecologist and/or Natural England should be consulted.

This information is only intended as a summary of the reasons for the grant of planning permission. For further details on the decision, please see the report by contacting County Planning at West Sussex County Council or visiting the website at www.westsussex.gov.uk/planning.

APPENDIX A: TOWN AND COUNTRY PLANNING ACT 1990

YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES.

THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT IS RECOMMENDED THAT YOU CONSULT A SOLICITOR IF YOU ARE IN ANY DOUBT.

1 Appeals to the Secretary of State

- (a) If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- (b) Appeals should be made online via [Appeal a planning decision](#). If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available. Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at [Make an appeal to the Planning Inspectorate and associated guidance](#).
- (c) The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- (d) The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- (e) If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

2 Purchase Notices

- (a) If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- (b) In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town and Country Planning Act 1990.

3 Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may 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 would be West Sussex County Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. Details of these can be found in Government's Planning Practice Guidance on Biodiversity Net Gain available at the following link: 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.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- (i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- (ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

The effect of Paragraph 19 of Schedule 7A to the Town and Country Planning Act 1990

If 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.

In summary: Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun (the overall plan), and before each phase of development may be begun (phase plans).