



Planning Statement

Application reference: DM/25/2616

Site: Land east of Malthouse Lane, Hurstpierpoint College, BN6 9JS

Proposal: Erection of four residential dwellings (2 no. two-bedroom and 2 no. three-bedroom staff accommodation units) with associated parking, landscaping, access improvements, and sustainable drainage measures

1. Introduction

This Planning Statement is submitted in support of an application to **discharge two planning conditions** attached to planning permission ref. DM/25/2616, namely:

1. The condition requiring approval of **foul and surface water drainage details** prior to development above ground floor slab level; and
2. The condition requiring approval of a **Biodiversity Enhancement Strategy** prior to works above slab level.

This submission should be read alongside the approved plans and the supporting documents listed in Section 3 below. The information provided is intended to enable the Local Planning Authority to confirm discharge of both conditions.

2. Condition requirements

2.1 Drainage condition

The drainage condition requires details of the proposed foul and surface water drainage and means of disposal to be submitted to and approved in writing by the Local Planning Authority prior to development above ground floor slab level. The details are to include a timetable for implementation and a management and maintenance plan for the lifetime of the development.

2.2 Biodiversity Enhancement Strategy condition

The biodiversity condition requires a Biodiversity Enhancement Strategy for protected,

Priority and threatened species, prepared by a suitably qualified author in line with the recommendations of the Preliminary Ecological Appraisal, to be submitted to and approved in writing by the Local Planning Authority prior to works above slab level. The Strategy must include: objectives, detailed measures/designs, locations, responsibilities, and aftercare/maintenance.

3. Submitted information

This discharge application is supported by the following documents:

Drainage condition discharge documents

- Flood Risk Assessment and Drainage Strategy, prepared by HOP Consulting
- Engineering and drainage drawings, including:
 - 12337-HOP-17-XX-DR-C-8201
 - 12337-HOP-17-XX-DR-C-8010
 - 12337-HOP-17-XX-DR-C-8011

Biodiversity condition discharge documents

- Biodiversity Enhancement Strategy.
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4. Assessment

4.1 Drainage condition

The submitted drainage information demonstrates a robust and policy-compliant approach to foul and surface water management.

Surface water runoff from roofs and hardstanding is managed using infiltration-led Sustainable Drainage Systems, including permeable paving with sub-base attenuation and infiltration. The system is designed for the 1 in 100 year rainfall event with an appropriate climate change allowance, with exceedance routing directed away from buildings to avoid increased flood risk on or off site.

Foul water drainage is directed to the existing private pumped foul drainage system serving the wider College estate. Existing surface water connections to the foul system are removed, providing foul drainage betterment.

The submitted strategy includes arrangements for implementation together with long-term management and maintenance provisions to secure effective operation for the lifetime of the development.

4.2 Biodiversity Enhancement Strategy condition

The Biodiversity Enhancement Strategy has been prepared specifically to discharge the biodiversity condition and is aligned with the recommendations of the Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment.

The Strategy sets out: (i) the purpose and conservation objectives for the enhancement measures; (ii) detailed measures and minimum provision including integrated bat roost features, bird nesting features and hedgehog permeability measures; (iii) defined locations for each measure, referenced to the submitted location plan and approved layout; (iv) responsibilities for implementation by the Principal Contractor with ecologist input/oversight where recommended; and (v) initial aftercare and long-term maintenance including retention for the lifetime of the development and replacement of damaged features.

Construction-phase ecological precautions are also included, ensuring works proceed in accordance with the approved ecological recommendations.

5. Conclusion

The documents submitted provide sufficient information to satisfy the requirements of:

- the condition relating to foul and surface water drainage; and
- the condition relating to the Biodiversity Enhancement Strategy.

The Local Planning Authority is respectfully requested to confirm that both conditions are discharged.