

Date: 25<sup>th</sup> October 2023  
Your Ref: PP-12552899  
Our Ref: 15641

# DWD

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Planning and Development  
Dover District Council  
Council Offices, White Cliffs Business Park  
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Dear Sir / Madam

## **APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION 3 (LEVELLING SCHEME) AND CONDITION 4 (MAINTENANCE PLAN) OF PLANNING PERMISSION 22/01505**

On behalf of our client, Ripplevale School, please find enclosed an application for the approval of details reserved by Condition 3 (Levelling Scheme) and Condition 4 (Maintenance Plan) of the Planning Permission ref: 22/01505 at Ripplevale School Chapel Lane Ripple Deal CT14 8JG ('The Site').

The documents submitted in support of this application include:

- Covering letter, prepared by DWD;
- Application form, prepared by DWD;
- Ripplevale School Maintenance Works Statement, prepared by Natural Turf Solutions Ltd; and
- Ripplevale School Remedial Works Statement, prepared by Natural Turf Solutions Ltd and Cavendish Education Group.

### Site Context and Planning History

Ripplevale School is located within Ripple, Deal. The property and ancillary properties and land are in use as a day school, Ripplevale School, which is part of Cavendish Education.

Under application ref: 22/01505, the Site received Planning Permission 27<sup>th</sup> July 2025 for:

*'Construction of a multi-use games area with associated fencing and landscaping (part retrospective)'*

The development secured by this planning application comprises the installation of a multi-use games area (MUGA) and associated fencing as well as mitigation planting to facilitate the continuing school use at the Site. Conditions are attached to the planning permission, that require details to be submitted to the Council for approval within 3 months of the grant of planning permission.

### Proposal

This application concerns the approval of Conditions 3 and 4 for the permitted application 22/01505.

**Condition 3**

Condition 3 states:

*'Within 3 months of the grant of planning permission, a scheme to flatten the central plateau (as identified on drawing no. 5270\_3\_152 Rev A) to mitigate against localised pooling of surface water shall be submitted to and approved in writing by the LPA in consultation with Sport England. The scheme shall include a timetable for the implementation of the works. The scheme shall thereafter be implemented in accordance with the approved details.'*

**Condition 4**

Condition 4 states:

*'Within 3 months of the grant of planning permission a schedule of playing field maintenance including a programme of implementation for a minimum period of five years starting from the commencement of use of the development shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. Following the commencement of use of the development the approved schedule shall be complied with in full.'*

'Ripplevale School Remedial Works Statement' and 'Ripplevale School Maintenance Works Statement', prepared by Natural Turf Solutions Ltd., have been submitted in support of this application for the discharge of Condition 3 and Condition 4.

Condition 3 requires a timetable to be provided for the implementation of the works. The timetable is provided below.

- Timetable: NTS has advised that the works should be done during dry weather and prior to a germination season of either September or April. The works themselves should take up to 3 workings days. If there is dry weather in the run up to February half term (Monday 12th February 2024 to Friday 16th February 2024), then the school will undertake the works then. If this is not possible the works will instead take place during the May 2024 half term (Monday 27th May 2024 to Friday 31st May 2024), when it is hoped that there will be dry weather and it is outside of the germination season. Due to the Easter holidays falling in the germination season, the works will not be able to take place then.

We trust that the information submitted in support of this application is satisfactory and that the application can be determined without delay. Should you have any queries, please contact me at [Emma.Penson@dwdllp.com](mailto:Emma.Penson@dwdllp.com) / 020 7332 2115.

Yours sincerely,



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