



GL Hearn

Part of Capita Real Estate

Planning Statement

Haverstock

Woodlands Meed College
Birchwood Grove Road
Burgess Hill
RH15 0DP

December 2020
V3

Prepared by

GL Hearn Limited
7th Floor Lee House
90 Great Bridgewater Street
Manchester M1 5JW

T +44 (0)161 829 7800
glhearn.com

Contents

Section		Page
1	INTRODUCTION	4
2	BACKGROUND	6
3	SITE AND SURROUNDING AREA	8
4	RELEVANT PLANNING HISTORY	11
5	THE PROPOSAL	12
6	STATEMENT OF COMMUNITY INVOLVEMENT	17
7	PLANNING POLICY CONTEXT	23
8	CONCLUSION	57

Quality Standards Control

The signatories below verify that this document has been prepared in accordance with our quality control requirements. These procedures do not affect the content and views expressed by the originator.

This document must only be treated as a draft unless it is has been signed by the Originators and approved by a Business or Associate Director.

December 2020

ORIGINATORS
Anna Blackwell
Senior Planner

APPROVED
Laura Meyer
Planning Director

A Blackwell

L Meyer

Limitations

This document has been prepared for the stated objective and should not be used for any other purpose without the prior written authority of GL Hearn; we accept no responsibility or liability for the consequences of this document being used for a purpose other than for which it was commissioned.

1 INTRODUCTION

1.1 This Planning Statement has been prepared by GL Hearn in support of a full planning application on behalf of Haverstock (hereafter referred to as the 'the Applicant') in respect of the demolition and redevelopment of the existing Woodland Meeds College, Birchwood Grove Road, Burgess Hill, RH15 0DP (hereafter referred to as 'the site').

1.2 The proposed development seeks the demolition of the existing college building and the erection of a new two storey college building positioned the existing playing fields to the south of the site, with associated landscaping, car parking and drop off facilities. The new college will allow the students who attend Woodlands Meed School on Chanctonbury Road to continue to transition to college on the same site, with significantly improved facilities.

1.3 The proposed description of development is:

'Construction of new two storey Special Educational Needs and Disabilities (SEND) College building with associated soft and hard landscaping, a floodlit all-weather pitch, car parking and drop off/pick up facilities and alterations to existing access arrangements.'

1.4 The purpose of this Statement is to describe the key characteristics of the application site, surrounding area and the proposed development. It will assess the principle issues arising from the proposal in light of the relevant planning policy context and material considerations. This Statement is structured as follows:

- Section 2 – sets out the background to the development;
- Section 3 – describes the site characteristics and the surrounding area;
- Section 4 – identifies the planning history relevant to the site and its proposed redevelopment;
- Section 5 – describes the details of the proposals;
- Section 6 – describes the pre application consultation which has been undertaken in relation to the proposal;
- Section 7 – considers the application proposals in the context of relevant adopted planning policy and material considerations; and
- Section 8 – summarises the impact and benefits resulting from the application proposal.

- 1.5 The submission meets the requirements agreed with officers at West Sussex County Council ('the Council') and comprises the following suite of documents:

Information Required for a Valid Application	By:
Application Form, Fee, Notices, Certificates	Haverstock
Site Location Plan	Haverstock
Existing and Proposed Site Plan	Haverstock
Demolition Plan	Haverstock
GA Ground Floor Plan	Haverstock
GA First Floor Plan	Haverstock
GA Main Roof Plan	Haverstock
Existing Ground Floor Plan	Haverstock
Proposed Coloured GA Elevations	Haverstock
Proposed GA Elevations	Haverstock
Proposed GA Sections	Haverstock
Planning Statement	GLH
Design and Access Statement	Haverstock
Transport Statement	Robert West
Travel Plan	Robert West
Asbestos Management Survey	West Sussex CC
Ecology Report	Atkins
Fire Engineers Report	NPS Group
Flood Risk Assessment	Atkins
Ground Investigation Report	Terrafirma
Site Topographical Survey	Siteline
Utility Search Report	Siteline
Woodlands Meed College Utility Appraisal Final	Siteline
Tree Protection Plan	Atkins
Arboricultural Impact Assessment	Atkins
Landscape Masterplan	Atkins
Levels Strategy	Atkins
Landscape Cross Sections	Atkins
Proposed External Lighting Strategy	HBS
Proposed External Lighting Strategy with Isolux Contours	HBS
Electrical Services – MEP Kiosks	HBS

2 BACKGROUND

West Sussex SEND Provision

- 2.1 The County Council's Future West Sussex Plan sets out its corporate priorities and includes a commitment to give children the best start in life, which includes ensuring that young people are ready for school and ready for work. In West Sussex there are around 20,000 children and young people with Special Educational Needs and Disability (SEND) receiving support in an early years setting, school or college, with over 4000 of these having a Statement of Special Educational Needs (SEN) or an Education, Health and Care Plan (EHCP).
- 2.2 Around 50% of West Sussex children and young people with a Statement of SEN or EHCP are placed in one of the 11 special schools across West Sussex. Around 10% of all placements are in independent and non-maintained special schools. These placements are usually for significant physical disabilities or where maintained provision is at capacity (mainly for autism or complex social, emotional and mental health needs). These placements are costly with an average cost of £40,000 per child, per annum. However, costs can be as high as £150,000 per child, per annum, depending on the needs of the child.
- 2.3 The Planning School Places 2018 document sets out how WSCC are planning sufficient school places across the county. Planning is split across District and Boroughs with schools working in 24 planning areas. There is only one special school serving the Mid Sussex District. This school is Woodlands Meed which caters for 264 pupils aged between 2-19, across two sites.

Woodlands Meed School and College

- 2.4 Woodlands Meed is a mixed sex Foundation Special School which opened in 2012 and was formed from the amalgamation of two special needs school (Court Meadow and Newick House).
- 2.5 Woodlands Meed is split over two sites with the School site located on Chanctonbury Road catering for children aged 2-14 years old and the College site located on Birchwood Grove Road catering for children aged 14-19 years old.
- 2.6 The School site currently accommodates 159 no. pupils in a new purpose-built school building at the Chanctonbury Road site. The College site currently accommodates 100 no. pupils in the former buildings occupied by Newick House School. Despite being re-furbished, the existing buildings at College site are in very poor condition and do not provide a suitable environment to meet the needs of SEND pupils.
- 2.7 Woodlands Meed Mission is 'to provide an excellent education, together with independence, life and employment skills for generic special needs learners from 2 – 19 years in the heart of the community'.

The School's vision is 'to become a nationally recognised best practice Generic Special Needs School with particular expertise in Autism and Communication'.

2.8 The School's Core Values include:

- **Students First** - *everything we do is in the interests of achieving the best possible outcome for our young people.*
- **Aspiration** – *we are looking to provide the best possible opportunities for each individual.*
- **Empowerment** – *we will provide the staff team with the training, support and facilities to enable us to achieve our vision*

3 SITE AND SURROUNDING AREA

3.1 The following section describes the key characteristics of the application site and surrounding area. For further details please refer to the accompanying Design and Access Statement prepared by Haverstock Architects.

The Site

3.2 The site is located within Burgess Hill, under the jurisdiction of West Sussex County Council and Mid Sussex District Council. The site currently comprises Woodlands Meed College; a mixed sex college which has 100 no. pupil and 53 (FTE) no. staff members.

3.3 Located off Birchwood Grove Road, the application site itself covers an area of approximately 1.5 hectares. The College site comprises the main college building and 4 no. temporary portacabin-type buildings. The existing buildings are in poor condition and have exceeded their predicted life span. The main College building accommodates classrooms, ancillary facilities, offices and administration, the hall and kitchen, common room and some specialist areas. The temporary buildings accommodate classrooms and specialist classrooms, with one comprises a stand-alone hygiene room.

3.4 South of the existing college buildings is an existing playing field and hard surfaced/ multi-use games area. It is understood that the playing field is not currently used by the College, as it is on a significant slope (equating to a 1:13 gradient) which makes it incompatible for formal sports. As a result of this, the college currently move off site for PE lessons. However, this playing field area does currently accommodate some limited opportunities for horticulture including an existing poly tunnel for growing food.



Figure 1: Woodland Meed College Site Location

- 3.5 Vehicular access to the site is gained to the site via Wykeham Way; where there is a car park providing 30 no. car parking spaces for visitors and staff members. A total of 2 no. accessible parking spaces are also located to the southern side of the one-way system at the front of the college. There is also an informal overflow area which accommodates the College's 6 no. minibuses. Pedestrian access to the school building is also gained via Wykeham Way. All accesses to the school are gated.
- 3.6 There is an existing drop off area located at the front of the College building. The current pupil drop off period is between 08:45 to 09:15 and the pick up period is between 15:15 to 15:45.
- 3.7 In terms of cycle parking, there is currently 4 no. cycle parking spaces for staff, pupils and visitors.
- 3.8 The site is bounded to the north by residential dwellings off Wykeham Way; to the east by Birchwood Grove County Primary School; to the south by residential dwellings off Bough Beeches, Singleton Way and Chilcomb; and to the west by residential dwellings off Ryeland Road. The wider surrounding is predominately residential in character.
- 3.9 The adopted Policies Map (2018) allocates the site within the Built up Area Boundary, Burgess Hill Neighbourhood Plan Area and as Leisure Facility. A Protected Area of Townscape Value is located 50m to the south of the site.
- 3.10 The site is located within Flood Zone 1; therefore, land and property have a low probability of flooding. No part of the site lies within the Green Belt or within a Conservation Area and there are no listed buildings on the site.
- 3.11 The school operates between 08:30 and 15:00. Opening hours will remain the same as existing following the proposed development.

The Surrounding Area

- 3.12 The area surrounding the site is predominantly residential, with detached houses located adjacent to the site on Burchwood Grove Road. A number of single storey bungalows blocks and town houses can be found on Singleton Way and Chilcomb.
- 3.13 Surrounding schools and nurseries in the area include Birchwood Grove County Primary School, which adjoins the west of the site; London Meed County Primary School which is 850m west of the site; Woodlands Meed School which is 870m west of the site and The Burgess Hill Academy which is 88m west of the site.

- 3.14 The site is located approximately 600m south east of Burgess Hill Train Station, which operates on Gatwick Express, Southern and Thameslink lines.
- 3.15 There are seven bus routes that operate within the vicinity of the site providing weekday services. The nearest bus stops to the site (Ferndale Road stops northbound and southbound) are located 575m (7 minute walk) west of the site on Keymer Road. These bus stops are served by routes 33, 33A, 35A, 35C, 167, 168, 523.
- 3.16 The site is well connected by road; being approximately 2.33km from the B2113 (Folders Lane).

4 RELEVANT PLANNING HISTORY

- 4.1 The planning applications listed are based on an online planning search conducted via the Council's online planning tool.

Application Site History

- 4.2 **WSCC/008/19/BH and DM/19/0175-** Amendment to condition 1 of planning application 08/03212/C3REG, (also DM/16/0258). to allow the continued siting and use of 1 double temporary classroom unit until September 2021- Approved 01/02/2019
- 4.3 **WSCC/002/16/BH and DM/16/0258-** The continued siting and use of a temporary classroom unit. - Approved 11/03/2016
- 4.4 **WSCC/106/13/BH-** Amendment of condition 1 of planning application BH/3212/08 to allow the Continued siting and use of 1 Double Temporary Classroom unit- Approved 25/11/2013
- 4.5 **WSCC/021/12/BH and 12/01408/C3REG-** Replacement cladding and fencing, insulation of roof lights/vents and other minor alterations- Approved 17/05/2012
- 4.6 **WSCC/077/09/BH:** Retrospective planning application for the relocation of temporary classroom – Approved 22/12/2009. (Approved for a temporary five year period - expired 22 December 2014. Relates to the unit the subject of this application.)
- 4.7 **BH/3212/08-** The continued siting and use of a Temporary Classroom unit – Approved 07/11/2008. (Approved for a temporary five year period - expired 31 November 2014)
- 4.8 **BH/2105/07-** Replacement of temporary hut with a larger temporary hut- Approved 30/08/2007. (Approved for a temporary five year period - expired 30 August 2012).

5 THE PROPOSAL

5.1 The following section sets out the details of the proposed development. For further information, please refer to the Design and Access Statement prepared by Haverstock Architects.

5.2 The proposed description of development is:

‘Construction of new two storey Special Educational Needs and Disabilities (SEND) College building with associated soft and hard landscaping, a floodlit all-weather pitch, car parking and drop off/pick up facilities and alterations to existing access arrangements.’

5.3 Woodlands Meed College is a previously established college. All existing buildings on site are considered to be of Use Class F1(a) (formerly Use Class D1 prior to September 2020). Since the proposals seeks to redevelop the site for a replacement college, a change of use is not required, and the principal of development is considered acceptable.

5.4 The proposed works will not lead to an increase in student intake or staff employment. The college currently has 53 (FTE) no. members of staff and a total of 100 no. pupils aged between 14 and 19 years old.

5.5 The application seeks permission for the demolition of the existing college buildings and the construction of a new 2 storey building positioned on the playing field area to the immediate south of the existing main college building. The proposed building position is considered most appropriate as it ensures the existing college building can remain in full operation during the construction period. It also ensures the works can be completed in one phase to minimise disruption to pupils and the local residents. This also allows the car park and drop off/pick up area to be located at the front of the building and adjacent to the front entrance, which is an important design factor for SEND schools.

5.6 The proposal seeks to address the very poor condition of the existing buildings. Condition issues include (but are not limited to): the structure of the building is weak meaning that hoists for children cannot be fitted to the existing structure, narrow circulation areas are unsuitable for wheelchair users, a lack of storage for walking support, inadequate space for occupational therapist based programmes, no hydrotherapy pool on site and not all classrooms have level external access through fire doors. The full details of the condition issues can be found in the Design and Access Statement prepared by Haverstock.

5.7 The new college will offer transition to the young people who attend Woodlands Meed School on Chanctonbury Road. Once the new college building is occupied, the existing college building will be demolished, and the area will be made into a new car park and all-weather pitch. This will offer the

school the opportunity to undertake PE and sports on site, rather than having to move off site as part of the current arrangement.

Amount

- 5.8 The existing single storey main college building and associated temporary buildings will be demolished (a total of 1980sqm GIFA). The new two storey building college building will cover an increased footprint of 3346sqm GIFA split over two floors. Please see table 1 below for a full breakdown of the existing and proposed floorspace figures.

	Breakdown (sqm)	Total (sqm)
Existing GIFA	Existing College Building	1980
GIFA to be demolished	Existing College Building	1980
Proposed new build GEFA	Main College Building	3342
Proposed new build GEFA	Main College Building	3977

Table 1: Proposed Floor Areas (SQM)

- 5.9 The new college building has been designed around a courtyard, with a double height sports hall located towards the south of the site. The new college building will accommodate clusters of classroom spaces within the south west and north west wings. This will allow young people to be grouped either by key stage or need and offers flexibility year on year for the leadership team. The sport hall has been positioned at the lower end of the site so the mass can be disguised within the building form and so that it is the greatest distance from the surrounding residential dwellings.
- 5.10 The reconfiguration of the college building will allow for the provision of hard and soft surface external play spaces to surround the new college building, designed to ensure linkages to the classrooms, dining area and common room spaces. The creation of these play areas creates a strong sense of openness with a series of physically and visually interlinked soft and hard spaces. A roof terrace will also be provided on first floor level which will provide a further additional external space for outside learning opportunities.

- 5.11 The proposal also includes the provision of a floodlit All-Weather Pitch (AWP) located to the east of the proposed college building and a Multi-Use Games Area (MUGA) located to the south of the proposed college building. These will provide a year-round sporting facility. The AWP (55 x 33m) will be large enough for the following markings/ games, which will be available for community use:
- Football
 - Cricket
- 5.12 The MUGA (37 x 18.5m) will be large enough for the following markings/ games. Please note this will not be available for community use:
- Basketball
 - Wheelchair basketball
 - Netball
- 5.13 The proposal also includes the provision of a hydrotherapy swimming pool on site, which will also be available for community use. Currently students are transported to the Woodlands Meed School site however time in the pool is limited due to the demands on the pool. Therefore, a pool on site will significantly improve the function and operation of Woodlands Meed College.
- 5.14 Working with the DfE and the college, the new school block utilises Building Bulletin 104 (BB104): Area Guidelines for SEND and alternative provision which sets out simple area guidelines for school buildings and sites for age ranges from 3 to 19. As a result, the newly proposed floorspace is in line with the recommended government floor areas for special educational needs and disabilities school students. The proposal maximises the amount of the remaining site which can be utilised for external play, which is in excess of BB104 requirements.
- 5.15 Internally the building layout has been thoroughly considered to create a simple and legible layout. Classrooms are situated to enable effective year group/ need adjacencies.
- 5.16 The school operates between 08:30 and 15:00. Opening hours will remain the same as existing following the proposed development. The school will also be available for community use outside of the school opening hours on evenings.

Design

- 5.17 The design of the new school building has been developed in partnership with the College, their needs and ethos alongside the requirements as set out by the Department for Education.
- 5.18 The school will be two storeys in height which is in keeping with the height, mass and scale of neighbouring buildings, which are mostly two storeys on Birchwood Grove Road and Ryeland Road.

- 5.19 The two-storey building allows for a more compact layout and enables the provision of outdoor amenity and play space, which is designed around a courtyard. Due to the existing site constraints, the courtyard shape allows for the most efficient use of the land available which meets the needs of the pupils and staff. The courtyard is an important student space since contained external space is a necessary resource to manage the students. The college buildings has been designed so that the Hydrotherapy Pool, sports hall and associated hygiene and changing facilities, can be secured to allow freedom of movement for community use in evenings.
- 5.20 Given the nature of the students attending the school, there is a strong need for the building to be robust in its finish with minimal maintenance requirements, creating a safe and secure building. The school building will be constructed using contextual materials: brick and precast concrete panels. The material pallet has been inspired by the surrounding buildings and has been designed to be simple in pallet and minimal in type. The roof will be felt roof membrane and the windows PPC aluminium framed. The entrance is highlighted with a canopy and metal signage to offer a further civic identity. The terraces boundary comprises a polyester powder coated metal cladding. This offers additional security and safety for the college but also uniformity of the elevation.
- 5.21 The façade, with a mix of textures and colours, will add visual interest to the area providing a modern and contemporary building design.
- 5.22 In terms of boundary treatments, a 1.8m high weldmesh fence will be installed around the school boundary to provide a secure fence line. In addition, lower level fencing will be installed to separate outdoor classroom areas and a 3.0m high sports weldmesh fence will be installed around the MUGA and AWP. For more information on the proposed new fencing, please see Design and Access Statement prepared Haverstock.
- 5.23 Internally, the design accords with requirements set by the DfE and the needs of the College. Spaces have been designed to ensure flexibility and legibility. The courtyard building is designed to give multiple access routes around the school in the event of a disruption in part of the school. For further details on the design of the proposals, please see the Design and Access Statement as prepared by Haverstock Architects.

Parking

- 5.24 The school currently has a small staff and visitor car park, with 30 no. car parking spaces, located to the north of the site. The site also accommodates an additional 2 no. disabled parking spaces and an informal parking area which serves as an overflow parking area accommodating the College's 6 no. minibuses.

- 5.25 The new college site will be accessed via the existing vehicle access off Wykeham Way and will remain as existing. The existing car park will be reconfigured and expanded to provide 31 no. staff car parking spaces (including 3 no. accessible spaces), alongside a drop off/ visitor car park with 14 no. car parking spaces, therefore a total of 45 no. car parking spaces. There will also be six no. minibus parking spaces in the staff car park and a further 6 no. minibus drop off bays in the drop off/ visitor parking area. The car park and drop off/ visitor car park will have an automatic barrier in place, which will allow fob access for users and staff and intercom access from reception for visitors and community use.
- 5.26 The improved drop off facility provision provides dedicated bays for both cars and minibuses. The drop off/visitor car park will operate as a one-way system both accessed and egressed from the one-way system to the east of the car park. During the drop off and pick up periods the car park will be only be accessed by Local Authority minibuses, cars and taxis. During these periods, the drop off area will be managed by Woodlands Meed College staff who will escort pupils to/from the college building to/from the drop off car park.
- 5.27 Active electric vehicle charging points (EVCP) will be provided for 20% of staff car parking spaces in line with guidance set within the WSCC Guidance on Parking at New Developments (September 2020). The remaining provision will be passive EVCP provision.
- 5.28 A total of 12 no. cycle parking spaces will be provided for staff, pupils and visitors located within the staff car park to the north of the site. The cycle parking spaces will be covered and secure. 2 no. of the cycle parking spaces will be accessible spaces capable of storing larger adaptable bikes.
- 5.29 For more information, please refer to the accompany Transport Statement and Travel Plan prepared by Robert West.

Recycling and Waste Strategy

- 5.30 No additional pupils or staff are proposed as part of the redevelopment therefore no additional waste provision is required. An area for waste and recycling bins is proposed in a secure compound in between the two car parks. This area will be behind a new fence and will be accessed via gates.

6 STATEMENT OF COMMUNITY INVOLVEMENT

6.1 The Applicant has carried out pre application consultation with the determining Local Planning Authority, key stakeholders and the local community. Pre-application consultation has been carried out to provide stakeholders with the opportunity to contribute to and shape the planning application process.

Local Planning Authority

6.2 West Sussex County Council is the determining Local Planning Authority in relation to the proposed redevelopment of Woodlands Meed College.

6.3 Previously pre-application discussions have been held with both the Council and Statutory Consultees, including Sport England. These include:

1. Initial pre-application meeting with WSCC (26/06/2019)
2. Highways Meeting with WSCC (08/08/2019)
3. Follow up pre-application meeting with WSCC (03/11/2020)
4. Sketch Panel with WSCC (13/11/2020)
5. Sport England ongoing discussions (08/08/2019- 04/11/2020)

Initial Pre-Application Enquiry Meeting 26th June 2020

6.4 An initial pre application enquiry meeting took place on 26th June 2019. The Council's Planning Officer provided verbal comments on the proposal. In general, the proposals were positively received by officers, however the following risks were identified and recommendations made:

- The proposals involve the loss of playing field land and as a rule Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of, all or any part of a playing field unless one of a specific set of circumstances applies;
- The increase in 30% of pupils would lead to an increase in minibus journeys, therefore a Travel Plan and Transport Statement will need to be submitted with the full planning application;
- A road safety audit is not required unless the proposal will alter the entrance or there is a need to undertake road works;
- A construction management plan will be required to understand the impact of the construction period;

- Concern was raised over potential objections from neighbours, and it was recommended that this will need to be managed carefully at the next stage through a robust consultation plan; and
- It was advised that BREEAM 'Very Good' will be required.

6.5 The scheme was further developed as a result of the feedback above and full details of these changes are included in the accompanying Design and Access Statement prepared by Haverstock Architects. In summary:

- A further review of the amount of hardstanding was undertaken to assess whether this could be replaced with soft landscaping;
- It was confirmed that the field is not currently used by the college due to its poor condition and it being on a significant slope. The gradient makes it incompatible for formal sports which means the college currently go off site for PE lessons;
- Options to include different multi use/ all weather pitches were further explored;
- The overall number of pupils will now be maintained at 100 no. pupils;
- A Public Consultation was held prior to planning submission;
- The project is aiming towards BREEAM 'Very Good';
- A standalone construction management plan has not been submitted with the full planning application, however full details of the proposed contractor site access are included within the Design and Access Statement.

Highways Meeting 8th August 2019

6.6 This meeting highlighted the need to undertake a report to show the viability of various contractor's access routes onto site for construction of the new building. Four options were further explored, full details of these are included within Appendix 14 of the Design and Access Statement. Details of the chosen contractor site access are show within section 8.0 of the Design and Access Statement.

Follow up pre-application meeting 3rd November 2020

6.7 A follow-up virtual pre application enquiry meeting took place on 3rd November 2020. The Council's Planning Officer provided verbal comments on the proposal. In general, the amended proposals were positively received by officers, however the following recommendations were made:

- Concern was raised with regards to the proximity of the college building to the neighbours on the north side of the site. The college design on the north side required a retaining wall adjacent to the three neighbouring properties and the wall affected the Root Protection Area of trees in one of the neighbour's garden requiring the potential loss of trees;

- Sections in relation to the neighbour's properties should be included; and
- The axonometric may be useful to show the neighbours properties to the north and west.

6.8 As a result of these discussions, the college building has been moved back by 4m to create a buffer between the proposed college building and neighbouring properties. This will prevent any effect on the residential amenity of surrounding properties.

WSCC Sketch Panel 13th November 2020

6.9 The Design Team met with WSCC's Sketch Panel on 13th November 2020. In general, the proposals were positively received by the Sketch Panel, however a number of recommendations were made:

- The Sketch Panel were supportive of the shifting the of the college building 4m south;
- Members were supportive of the simplistic material palette which is robust and low maintenance; and
- It was questioned whether the college were supportive of the scheme. It was confirmed within the meeting that the headteacher of the college is supportive of the proposals and have been involved in the development of the design proposed.

Sport England

Sport England Initial Pre-App Enquiry 8th August 2019

6.10 As part of the pre-application process, Sport England were consulted, specifically in relation to the loss of the existing playing field area. Sport England responded to the initial enquiry on 8th August 2019 requesting the following:

- Make / retain a larger green rectangle shaped area of playing field to mark out a FA recommended pitch 55m x 37m with safety areas;
- Make this playing field / playing pitch suitable for grassroots football and other sports;
- Make this playing field open for community use with changing provision/access to WC;
- Confirm that the 'all weather pitch' will be FA /FIFA compliant with lights and accessible to community use with changing provision/access to WC;
- Provision of a 2-court hall with community use (yoga/keep fit/martial arts etc) with changing provision/access to WC; and
- Confirm all sports facilities are compliant with Sport England technical guidance.

Sport England Follow-up Call 17th August 2019

6.11 Following this a follow up call was held on 17th August 2019 to further clarify aspects of Sport England's formal response. Please see summary below:

- The quality of the existing pitch and the slope needs to be clearly documented in the Planning Statement – if the College are currently going off site for all sporting activity we need to set this out clearly and show what they are doing off site and why?
- A comprehensive planning statement needs to demonstrate the type of SEND young people the college will have and what their needs are in terms of sport – including indoor, external sport and hydrotherapy requirements;
- A comprehensive planning statement needs to demonstrate the local community groups (both able-bodied and those with disabilities) that have a need for sporting facilities and would be keen to partner/link with Woodlands Mead College and set out what their needs are in terms of sport – including indoor, external sport and hydrotherapy requirements;
- If this includes an ATP this must be designed appropriately for the correct sporting requirements;
- If the ATP has multiple uses –the specification and design must support this;
- The proposal must show how community facilities would be accessed, managed out of hours and what car parking will be provided to support this use

Follow-up Pre-Application Enquiry 14th October 2020

6.12 A further follow up pre-application enquiry response was received from Sport England on 14th October 2020. It was advised that it should be demonstrated that the sporting offer is of greater benefit to sport than the existing pitch to comply with Exception 5. That is likely to be easier to meet if the proposed facilities, albeit that they might be less in area, are more suited to the school's requirements and perhaps meet a more strategic community requirement for facilities accessible to people with disabilities. In addition, if internal facilities could be provided for community use this could go some way towards tipping the balance in Sport England's assessment.

Sport England Follow-up Call 4th November 2020

6.13 Following this a follow up call was held on 4th November 2020 to further clarify aspects of Sport England's formal response. The following aspects were requested:

- Provide a brief outline of the Kangaroos SEND group and what facilities they currently use and activities they currently undertake on the site;
- Confirmation whether there are any other SEND groups in the local area that may be interested in using the new facilities;

- Ensure we list the SEND groups contacted and any responses received;
- SE would also like to know the College's priority for sports to make some sense of the sports markings that we are proposing;
- Further information on the benefits and uniqueness of the hydrotherapy pool;
- Confirmation of the dimensions of the Sports Hall and some discussion about the dimensions of the Sports Hall on the Woodlands Meed School site.

6.14 Please see further details, as requested, below:

- The All Weather Pitch, hydrotherapy pool, sports hall and associated changing and W/C facilities will be available for community use during evenings. A Community Use Agreement will be prepared and adopted by the school prior to community use commencing which will cover the use of both the school building and external areas during evenings. This will provide far greater usage to the local area than the existing facilities on site;
- The AWP and MUGA will provide a number of games including football, cricket, basketball, wheelchair basketball and netball which are priority sports for the school whilst also providing community use opportunities. In addition, the School also intend to use the sporting facilities for a number of other activities that are not marked out such as rounders, wheelchair rugby, PE lessons and general ball skills;
- The hydrotherapy pool provide an opportunity for students to build physical strength and enjoy sensory stimulation within a SEN environment;
- The sports hall size is 305sqm in size;
- The proposed All Weather Pitch will be a Sport England Type 4 with polymeric surfacing as this allows the perfect balance between accessibility and safety;
- There are four types of SEND young people who attend the college: (1) profound and multiple learning disability; (2) specific learning disability; (3) autistic spectrum condition; and (4) other moderate learning difficulties. These students all have different needs in terms of sporting requirements. The full details of their requirements is set out within Sport England Planning Statement;
- There are currently a range of organisations who currently use the school's facilities. There are also a number who have shown interest in making use of the new facilities. Full details of these users are included within the Sport England Planning Statement;
- Kangaroos is a local charity that offers school activities and school holiday play scheme in the local area using the college's facilities. They currently use the hall and swimming pool alongside the grassed areas during the summer; and

- The playing field is not currently used by the college due to its poor condition and it being on a significant slope. The gradient makes it incompatible for formal sports which means the college currently go off site for PE lessons.

Stakeholder

Public Consultation Meeting

- 6.15 The public engagement exercise focused on presenting the proposed college development to parents of children and young people at Woodlands Meed School and College, parents of children at Birchwood Grove Primary School and the surrounding community and sought to ensure that all interested parties were provided with an opportunity to be involved in the pre-application planning process and provide feedback.
- 6.16 The public consultation event took place on Friday 6th November 2020 at 18:30pm, which staff, parents and the surrounding local community were invited to attend.
- 6.17 Information flyers were distributed in advance of this date to surrounding local community within close proximity to the site inviting residents to a virtual public engagement meeting in relation the school development.
- 6.18 The event was relatively well attended by local residents and parents with 56 no. people attending the event on the night. A summary of the responses as well as responses to any questions is provided in Chapter 4 of the Design and Access Statement prepared by Haverstock.

7 PLANNING POLICY CONTEXT

7.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with policies contained within the Statutory Development Plan unless material considerations indicate otherwise. The Development Plan for West Sussex County Council and Mid Sussex District Council comprises:

- Mid Sussex District Plan (March 2018);
- Mid Sussex Policies Map (March 2018);
- Burgess Hill Neighbourhood Plan (January 2016)

7.2 In addition, the Revised National Planning Policy Framework ('NPPF') (2019), National Planning Practice Guidance ('NPPG') (2014) and Government Policy Statement – Planning for Schools Development (2011) alongside any supplementary planning documents (SPD) are relevant material considerations.

Designations

7.3 The adopted Policies Map (2018) allocates the site within the Built-up Area Boundary, Burgess Hill Neighbourhood Plan Area and a Leisure Facility. A Protected Area of Townscape Value is located 50m to the south of the site. The site is not in a Conservation Area and there are no Listed Buildings on site.

7.4 A search of the Environment Agency (EA) Flood Map shows that the site lies within Flood Zone 1; therefore, land and property in this area have a low probability of flooding.

7.5 The site is not within any Area of Outstanding Natural Beauty (AONB), Sites of Special Scientific Interest (SSSI) or Special Protection Areas (SPA).

7.6 The following section provides a summary of the planning policy context relevant to the consideration of this application. The purpose of this section is to draw out key policy themes at national, regional and local level relevant to the application site and its proposed redevelopment. The assessment has been provided under the following thematic policy issues;

- General Approach to Planning;
- Principle of Use and Loss/Reprovision of Playing Pitch/Field Space;
- Design;
- Transport and Parking; and
- Environmental Considerations.

General Approach to Planning

Revised NPPF (2019)

- 7.7 The Revised NPPF (2019) sets out Government planning policies for England, and how they are to be applied. It totally supersedes previous the National Planning Policy Framework (2012), Planning Policy Guidance and Planning Policy Statements except for Waste Management, which is not relevant to this development. The Revised NPPF must be taken into account when local development plans are produced and is a material consideration in planning application decisions by Local Planning Authorities.
- 7.8 At the heart of the Revised NPPF and wider Government guidance is the presumption in favour of sustainable development (paragraph 10). This commitment to sustainable development should be achieved through three mutually supportive overarching objectives: an economic objection, a social objective, and an environmental objective. In this regard paragraph 8 of the Revised NPPF states:
- “Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):*
- a) an economic objective– to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b) a social objective– to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and*
- c) an environmental objective– to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy*
- 7.9 The presumption in favour of sustainable development for planning determinations means:
- Approving development proposals that accord with an up-to-date development plan without delay; or

- Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Principle of Use

- 7.10 The application proposes the demolition of the existing college building and the erection of a new two storey building for continues use as a college building (Use Class F1(a) (formerly Use Class D1 prior to September 2020)). Given the F1(a) use of the existing buildings on site, the proposed use is considered acceptable and well established. No change of use is required in relation to the existing site.
- 7.11 The existing college buildings are in poor condition and exceeding their predicted life span. As a result, there are a number of condition issues which include:
- 40-year-old modular buildings that are not fit for purpose that have been deemed not suitable for refurbishment;
 - The units have a limited life span with significant condition issues in relation to roofs and mechanical and electrical services;
 - The structure of the building is weak which means that hoists for the children with complex physical needs cannot be fitted to the existing structure. Therefore, a lack of ceiling-tracking and hoisting equipment in classrooms and hygiene rooms resulting in significant moving and handling issues;
 - Narrow circulation areas unsuitable for wheelchair users;
 - Poor access for wheelchairs;
 - Lack of storage for walking support equipment and chairs potentially causing trip hazards and other health and safety related risks;
 - There is inadequate space available for Occupational Therapist based programmes impacting the ability to deliver any OT requirements detailed as part of the students Education Health Care Plan (EHCP);
 - Rebound therapy cannot be completed on site due to a lack of space suitable for trampolines;
 - There is no hydrotherapy pool on site. Students are transported to the Woodlands Meed School site but time in the pool is limited due to demands on the pool. This impacts on the operation of Woodlands Meed College as well as reducing teaching and support staff being

available;

- Not all classrooms have level external access through fire doors;
- Many of the external circulation routes are uneven and unusable for wheelchairs;
- The Multi Use Games Area (MUGA) is breaking up and in need of urgent replacement;
- The hall size is unsuitable to deliver the secondary school PE curriculum and does not comply with Department for Education (DfE) requirements;
- GCSE specialist subjects like design technology, science, food technology and art cannot be delivered on site as there is no dedicated specialist practical teaching space. Ofsted have also raised this resulting in a full curriculum not being available to students;
- Woodlands Meed College have converted a classroom to provide a dedicated music room but the acoustic environment is unsuitable;
- There is no dedicated performance space for teaching performing arts, e.g. drama;
- There is a lack of group spaces, sensory rooms, therapy spaces, life skills kitchen;
- There is a lack of quiet/calming spaces creating more risks to staff and a significant increase in incidents logged by the Head teacher;
- The current space for physiotherapy is too small limiting floor physiotherapy;
- The Woodlands Meed College classrooms are too small and wheelchair users are restricted to certain rooms;
- All external doors are not wide enough and are not push button, limiting independent travel, and
- External modular units have no emergency accessible escape routes increasing the risk of injury should an evacuation be necessary.

7.12 The proposal will allow the college to operate from modern, efficient and fit for purpose accommodation.

7.13 This section assesses the compliance of the proposal against relevant national, regional and local planning policy.

Revised NPPF

7.14 National Guidance in the form of the Revised NPPF supports the need to ensure that an adequate number of school places and facilities are available to meet the needs of existing and future communities.

7.15 Paragraph 94 states that:

“It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- Give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and
- Work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.’

DCLG Policy Statement - Planning for Schools Development (August 2011)

- 7.16 In August 2011, the DCLG published a policy statement which sets out the Government’s commitment to support the development of state funded schools and their delivery through the planning system. It demonstrates that the Government is firmly committed to ensuring that there is sufficient provision to meet growing demand for state-funded school places, increasing choice and opportunity in state-funded education and raising educational standards.
- 7.17 The statement reinforces the Government’s commitment to enabling new schools to open, good schools to expand and all schools to adapt and improve their facilities. This will allow for more provision and greater diversity in the state-funded school sector to meet both demographic needs and the drive for increased choice and higher standards.
- 7.18 It is expected that all parties will work together proactively from an early stage to help plan for state-school development and to shape strong planning applications. This collaborative working should help to ensure that the answer to proposals for the development of state-funded schools should be, wherever possible, approved.
- 7.19 The document sets out that the planning system should operate in a positive manner when dealing with proposals for the creation, expansion and alteration of state-funded schools, and that the following principles should apply with immediate effect:
- There should be a presumption in favour of development of state-funded schools, as expressed in the NPPF.
 - Local Authorities should give full and thorough consideration to the importance of enabling the development of state funded schools in their planning decisions.
 - Local Authorities should make full use of their planning powers to support state-funded schools applications.
 - Local authorities should only impose conditions that clearly and demonstrably meet the tests set out in Circular 11/95.

- Local authorities should ensure that the process for submitting and determining state-funded schools' applications is as streamlined as possible.
- A refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the local planning authority.
- Appeals against any refusals of planning permission for state-funded schools should be treated as a priority.

7.20 Where a local planning authority refuses planning permission for a state-funded school, the Secretary of State will consider carefully whether to recover for his own determination appeals against the refusal of planning permission.

Mid Sussex District Plan

7.21 District Plan Policy DM25 states that the provision or improvement of community facilities and local services that contribute to creating sustainable communities will be supported.

7.22 Where proposals involve the loss of a community facility, (including those facilities where the loss would reduce the community's ability to meet its day-to-day needs locally) evidence will need to be provided that demonstrates:

- that the use is no longer viable; or
- that there is an existing duplicate facility in the locality which can accommodate the impact of the loss of the facility; or
- that a replacement facility will be provided in the locality.

7.23 The on-site provision of new community facilities will be required on larger developments, where practicable and viable, including making land available for this purpose. Planning conditions and/ or planning obligations will be used to secure on-site facilities. Further information about the provision, including standards, of community facilities will be set out in a Supplementary Planning Document. Community facilities and local services to meet local needs will be identified through Neighbourhood Plans or a Site Allocations Development Plan Document produced by the District Council.

Burgess Hill Neighbourhood Plan

7.24 Policy S3 states that the existing community facilities within Burgess Hill are important resources for the local community and should be retained. Support will be given to allocating new facilities or improving existing ones. The Town Council will consider registering some of the existing community buildings as Assets of Community Value. Proposals involving the loss of community facilities for which there continues to be an established need will be resisted unless adequate alternative provision is or

will be made available in a location supported by the local community within an appropriate and agreed timescale.

Compliance with Policy

- 7.25 It is evident that planning policy at all levels seeks to encourage the improvement of existing educational facilities through their redevelopment or expansion in order to enhance education and skills provision. Policy also seeks to resist the loss of existing of existing educational facilities or services.
- 7.26 The proposed development accords with policy at all levels in that it seeks to address the current poor condition of the college and its improvement to allow enhance education and skills provision. No pupil places are being lost as a result of this application.
- 7.27 It is understood that during the pre-application meeting with the Local Planning Authority there was no objection in principle to the redevelopment of the site given that the site is already used for education purposes. Therefore, subject to the acceptance of loss of local playing pitch (discussed in the following section), the principle of development is considered acceptable.

Loss of Open Space/ Playing Fields

Revised NPPF

- 7.28 Paragraph 97 states that “existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
- An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
 - The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
 - The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.”

Mid Sussex District Plan

- 7.29 District Plan Policy DP24 states that proposals that involve the loss of cultural facilities, open space, sports and recreational buildings and land, including playing fields, will not be supported unless:
- an assessment has been undertaken which has clearly shown the cultural facility, open space, sports land or recreational building to be surplus to requirements; or

- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

Burgess Hill Neighbourhood Plan

7.30 Policy LR3 states that the existing formal leisure and recreational facilities within Burgess Hill are important resources for the local community and should be retained. Support will be given to allocating new facilities or improving existing ones. Proposals for the loss of leisure and recreational facilities will be resisted unless either they are supported by an assessment that demonstrates the facilities are no longer needed or they are to be replaced by equivalent or better alternative provision in a location supported by the local community.

7.31 Policy G1 states that all existing areas of formal and informal open space including school playing fields as listed in Appendix E and identified on the proposals map will be protected from development and appropriate access to these areas will be maintained. Development that would result in the loss of open space must either be supported by an open space assessment that demonstrates the open space is no longer needed or proposals for equivalent or better alternative provision. Proposed new areas of open space will be supported.

Sport England

7.32 Sport England's Playing Field's Policy (March 2018) states that Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of all or any part of a playing field, or land which has been used as a playing field and remains undeveloped, or land allocated for use as a playing field, unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.

7.33 The specific circumstances are:

- **Exception 1:** A robust and up-to-date assessment has demonstrated, to the satisfaction of Sport England, that there is an excess of playing field provision in the catchment, which will remain the case should the development be permitted, and the site has no special significance to the interests of sport.
- **Exception 2:** The proposed development is for ancillary facilities supporting the principal use of the site as a playing field and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.
- **Exception 3:** The proposed development affects only land incapable of forming part of a playing pitch and does not: reduce the size of any playing pitch; result in the inability to use any playing

pitch (including the maintenance of adequate safety margins and run-off areas); reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality; result in the loss of other sporting provision or ancillary facilities on the site; or prejudice the use of any remaining areas of playing field on the site.

- **Exception 4:** The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field: of equivalent or better quality, and of equivalent or greater quantity, and in a suitable location, and subject to equivalent or better accessibility and management arrangements.
- **Exception 5:** The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.

Compliance with policy

- 7.34 The proposal seeks to relocate the new college building on playing field land. The proposal involves the permanent loss of playing field space. Given the reprovision of sporting facilities on site, the extent of the loss is considered minimal and necessary to comply with current space standards for a school of this nature. The proposed development includes indoor and outdoor facility for sport, the provision of which would be of sufficient benefit to the college and surrounding community which is considered to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field, in accordance with Exception 5.
- 7.35 It should be noted that the playing field is not currently used by the college due to its poor condition and it being on a significant slope. The gradient makes it incompatible for formal sports which means the college currently go off site for PE lessons. The movement and position of the school allows the introduction of formal sporting pitches, which cannot be provided by the school in its current position. The proposed MUGA and AWP is considered to be of great benefit to the scheme in that it will provide a greater quality space for formal sports to be undertaken, in a suitable location, which will increase sporting usage on site compliant with Exception 4.
- 7.36 Therefore the overall benefits of the scheme, which include the provision of a modern fit for purpose new college building and the increased quality/provision of play space, including a Multi-Use Games Area and an All Weather Pitch (the latter being be open to the public outside of school hours), is considered to outweigh the minimal loss of open space/ playing field area.
- 7.37 A Community Use Agreement will be prepared and adopted by the school prior to community use commencing which will cover the use of both the school building (hydrotherapy pool and sports hall)

and external areas during evenings. This will provide far greater usage to the local area than the existing facilities on site.

- 7.38 Therefore, due to the reasons as stated above on balance the loss of playing field is considered acceptable and complies with the National Planning Policy Framework and Sport England's Exception 4 and 5.

Design

Revised NPPF

- 7.39 Paragraph 8 of the Revised NPPF seeks to pursue sustainable development by fostering a well-designed and safe built environment.
- 7.40 Paragraph 124 of the Revised NPPF states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 7.41 Paragraph 127 states that planning policies and decision should ensure that developments:
- Will function well and add to the overall quality of the area, not just for the short term but the lifetime of the development;
 - Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as densities);
 - Establish or maintain a strong sense of place, using the arrangements of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

- 7.42 Paragraph 126 states that the plans and supplementary planning documents provide a framework for creating distinctive places, with a consistent and high quality standard of design. However their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow for a suitable degree of variety where this would be justified.
- 7.43 Paragraph 128 states that design quality should be considered throughout the evolution and assessment of individual proposals. Early discussions between applications, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the view of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

Mid Sussex District Plan

- 7.44 District Plan Policy DP26 states that all development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:
- is of high quality design and layout and includes appropriate landscaping and greenspace;
 - contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;
 - creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;
 - protects open spaces, trees and gardens that contribute to the character of the area;
 - protects valued townscapes and the separate identity and character of towns and villages;
 - does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);
 - creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;
 - incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;
 - positively addresses sustainability considerations in the layout and the building design;

- take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;
- optimises the potential of the site to accommodate development.

7.45 District Plan Policy DM28 states that all development will be required to meet and maintain high standards of accessibility so that all users can use them safely and easily. This will apply to all development, including changes of use, refurbishments and extensions, open spaces, the public realm and transport infrastructure, and will be demonstrated by the applicant.

Mid Sussex Design Guide SPD

7.46 Principle DG23 states that enclosures for utility services including sub-stations and pump stations should be carefully designed and integrated into development so that they do not detract from the quality of streets and public spaces. Consideration of their location must therefore take place early in the design process.

7.47 Utility runs should normally run under the footway or carriageway and the location should be carefully planned so that it does not impact on the potential for planting street trees.

7.48 Principle DG38 states that applicants should establish an architectural approach and identity in the design of building that is borne from the place.

7.49 The facade and elevational treatment, roofscape fenestration and materials used in existing buildings within the locality should be a starting point for the consideration of architectural design of new buildings. However, this should not result in pastiche replicas of traditional buildings. Instead a re-interpretation of key aspects of their form should be demonstrated.

7.50 Good architecture involves the successful co-ordination of proportions, materials, colour and detail. Buildings should therefore be holistically designed with each part in harmony with its whole while appropriately responding to both its context and modern living requirements. This includes:

- The elevational treatment and overall façade design;
- The placement, proportions and design of windows, doors and balconies;
- A roofscape and form that creates a harmonious composition and minimises the visual impact of downpipes and guttering;
- The appropriate incorporation of dormer windows and chimneys;
- An appropriate pallet of good quality materials that are preferably locally sourced.

- 7.51 Principle DG39 states that the scale of new buildings should relate to their context (rural or urban), their location within the hierarchy of routes and whether they act as a focal point, landmark or corner building and the topography of a site.
- 7.52 Principle DG41 states that buildings should be designed so they elegantly respond to the gradient of sloping streets while also facilitating level /step-free access to ground floor entrances allowing the main façade to fully address the street. Front elevations and rooflines should normally be evenly stepped so that they echo the angle of the slope and avoid both prominent retaining walls and over-large flank elevations.

Compliance with Policy

- 7.53 The proposal seeks to achieve a high-quality design and layout that adds to the overall quality of the area and responds to the local character and. The applicant has worked closely with the college, the local community and the Local Planning Authority to evolve a design which takes account of the views of all parties.
- 7.54 In accordance to policies set out in Mid Sussex District Plan, the proposed design creates a sense of place while addressing the character and scale of the surrounding buildings and landscapes. The design has taken the orientation, scale, proportion, mass and character of surrounding buildings and areas into consideration. As such the two-storey building will be in keeping with scale of the area, with surrounding buildings being mostly two storeys.
- 7.55 The proposed building is positioned set back from the highway, with the associated car park at the college's frontage. The positioning of the car park at the front of the school is required due to pupil safeguarding being a key design element which has resulted in the need for dedicated and managed secure student drop and pick up at the front of the school. At the same time, the school has a clearly legible façade. This helps amplify the presence of the school within the surrounding area.
- 7.56 The proposed building position is considered most appropriate as it ensures the existing college building can remain in full operation during the construction process. It also ensures the works to be completed in one phase to minimise disruption to pupils and the local residents. This also allows the car park and drop off/pick up area to be located at the front of the building and adjacent to the front entrance, which is an important design factor for SEND schools. In addition, the college building has been moved back by 4m to create a buffer between the proposed college building and neighbouring properties. This will prevent any effect on the residential amenity of surrounding properties.
- 7.57 The layout of the proposed new building enables the provision of ample outdoor amenity and play space directly outside the school building. The school block itself has been designed in a courtyard

shape to give multiple access routes around the school in the event of a disruption in part of the school.

- 7.58 The building has been designed using durable materials and is therefore aesthetically pleasing. Given the nature of the students attending the school, there is a strong need for the building to be robust in finishes and create a secure building that reduces the opportunity for anti-social behaviour. The school building will be constructed using contextual materials: brick and precast concrete panels. The material pallet has been inspired by the surrounding buildings and has been designed to be simple in pallet and minimal in type. The roof will be felt roof membrane and the windows PPC aluminium framed. The entrance is highlighted with a canopy and metal signage to offer a further civic identify. The terraces boundary comprises a polyester powder coated metal cladding. This offers additional security and safety for the college but also uniformity of the elevation.
- 7.59 The façade, with a mix of textures and colours, will add visual interest to the area providing a modern and contemporary building design.
- 7.60 Inclusive design principles have been embedded into the brief and the design focusses on access being independent, safe and fully integrated. The facility is designed to satisfy the Building Regulations with level access is achieved to all entrances with minimal slopes and suitable finishes.
- 7.61 The proposed substation has been designed with a green screen to ensure it integrates into the development and does not detract from the street scene, therefore compliant with Policy DM28.
- 7.62 It is therefore considered that the proposed development accords with policy at all levels as materials and design have been designed to complement the orientation, scale, proportion, mass and character of the surrounding area, whilst providing a modern/ contemporary building design.

Trees and Landscaping

Mid Sussex District Plan

- 7.63 District Plan Policy DP26 states all applicants will be required to demonstrate that development that is of high quality design and layout and includes appropriate landscaping and greenspace;
- 7.64 District Plan Policy DP37 states that the District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected.

- 7.65 Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted.
- 7.66 Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose.
- 7.67 Trees, woodland and hedgerows will be protected and enhanced by ensuring development:
- incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme; and
 - prevents damage to root systems and takes account of expected future growth; and
 - where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management; and
 - has appropriate protection measures throughout the development process; and
 - takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and
 - does not sever ecological corridors created by these assets. Proposals for works to trees will be considered taking into account: the condition and health of the trees; and
 - the contribution of the trees to the character and visual amenity of the local area; and
 - the amenity and nature conservation value of the trees; and
 - the extent and impact of the works; and
 - any replanting proposals.
- 7.68 The felling of protected trees will only be permitted if there is no appropriate alternative. Where a protected tree or group of trees is felled, a replacement tree or group of trees, on a minimum of a 1:1 basis and of an appropriate size and type, will normally be required. The replanting should take place as close to the felled tree or trees as possible having regard to the proximity of adjacent properties.

Mid Sussex Design SPD

- 7.69 Principle DG27 states that from the outset, there should be a clear landscape strategy that is an integral part of the design of new development covering all streets and public spaces while accounting for the growing process. Consideration must also be given to the future maintenance of trees and plants in the design. Native trees and shrubs and longer-lived species should be selected where

possible and appropriate as they support a greater variety of wildlife, are often more suited to local conditions and better reflect the character of the wider countryside

Compliance with policy

- 7.70 The proposed position of the new building minimises tree loss as far as possible however the redevelopment proposals will lead to the loss of 8 no. trees. However, this loss will be mitigated by the planting of new trees, along with habitat area/buffer planting, ornamental shrub planting, wildflower meadow embankments, hedges, tree planting. This extensive landscaping will support a variety of wildlife and enhance on site green infrastructure, therefore compliant with Policy DP26.
- 7.71 The Tree Survey, conducted by Atkins, identified a total of 28 no. arboricultural items. The proposed removals will not be of great detriment to the surroundings. The associated proposed landscaping works with tree and shrub replanting will ensure that the tree removals will be mitigated against and the sites' tree cover will be improved in the long term. The retained trees will be protected by robust tree protective fencing during the development process.
- 7.72 Overall, this proposal mitigates tree loss via a tree planting scheme. Furthermore, the proposed position of the new building minimises tree loss as far as possible whilst maintaining the functionality of a specialist building for a SEND college. It is therefore concluded that the proposed level tree loss is acceptable. Please see the accompanying Tree Protection Plan and, Arboricultural Impact Assessment as well as the Landscaping Drawings for more details.

Refuse and Recycling

Mid Sussex Design Guide SPD

- 7.73 Principle DG21 states that the layout of development should be designed and tested to facilitate service vehicles and refuse collections. A continuous connected network of streets helps avoid the need for large turning areas for servicing vehicles.
- 7.74 Consideration must be given to the storage and collection of bins at individual and communal properties. This should normally be attractively integrated into the streetscape and allow for bins to be easily moved to collection points and vehicles. If not properly planned for refuse collection and storage can have a significant detrimental impact on the quality of the streetscape
- 7.75 Principle DG22 states that facilities for refuse and recycling storage should be:
- A suitable size to accommodate all the refuse and recycling containers to meet the needs of residents and be of a size acceptable to the refuse collection service;
 - Carefully designed and located so they are neither visually obtrusive nor obstruct the passive surveillance of the street, and avoid having a deadening impact on the façade or threshold;

- Located where they will not be obstructed by car parking;
- Within secure and well-ventilated areas;
- Located so that they may be easily accessed from properties but where they will not cause nuisance through unpleasant odours or noise; and
- Coordinated with cycle storage (refer to Principle DG24).

7.76 Applicants should refer to the MSDC Waste Storage and Collection Guidance for New Developments.

Compliance with policy

7.77 No additional pupils or staff are proposed as part of the redevelopment therefore no additional waste provision is required as the current size of containers is considered to meet the needs of the college. The storage of the waste and recycling bins will be provided in a secure compound between the staff and visitor/ drop off car park, ensuring they do not obstruct any car parking space This area will be behind a new fence and will be accessed via gates to ensure they are not visually obtrusive.

7.78 It is therefore considered that the proposal satisfies the Mid Sussex Design Guide SPD as the bin storage are secure, well ventilated, do not obstruct car parking, and have been designed to be visually obtrusive.

Cycle Storage

Mid Sussex Design Guide SPD

7.79 Principle DG24 states that to help cycling to become an attractive alternative to the car, bicycles must be conveniently and securely stored. Cycle parking should be planned for in accordance with the Council's standards in its Development Infrastructure and Contributions SPD.

Compliance with policy

7.80 Cycle storage and stands will be provided within the staff car park to encourage cycling within the local college community. A total of 12 no. covered secure cycle parking spaces will be provided as part of this proposal.

7.81 The West Sussex County Council: Guidance on Parking at New Development does not provide car and cycle parking standards for education facilities and advises that a site-specific assessment should be undertaken based on the travel plan and need. The proposed car parking and cycle parking levels are based on the pupil and staffing numbers and the school needs. Pupils with SEND have individual needs that restrict their travel options to and from school. Pupils travel to and from with supervision and the college and access arrangements are designed specifically with this in mind.

- 7.82 It is therefore considered that the proposal satisfies Mid Sussex Design Guide SPD, as the storage will have good visibility, secure and are close to the main entrance providing convenient and accessible cycle parking.

Transport and Parking

Revised NPPF

- 7.83 Paragraph 102 of the Revised NPPF states that transport issues should be considered from the earliest stages of plan-making and development proposals, so that:
- the potential impacts of development on transport networks can be addressed;
 - opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated;
 - opportunities to promote walking, cycling and public transport use are identified and pursued;
 - the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and
 - patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.
- 7.84 Paragraph 103 of the Revised NPPF states that significant development should be focused on locations which are or can be made sustainable, though limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions and improve air quality and public health.
- 7.85 Paragraph 105 states if setting parking standards for residential and non-residential development, policies should take into account:
- The accessibility of the development;
 - The type, mix and use of the development;
 - The availability of and opportunities for public transport;
 - Local car ownership levels; and
 - The need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.
- 7.86 Maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road

network, or for optimising the density of development in the city and other locations that are well served by public transport.

7.87 Paragraph 108 states that when assessing sites for development it should be ensured that:

- Appropriate opportunities to promote sustainable transport modes can be- or have been- taken up, given the type of development and its location;
- Safe and suitable access to the site can be achieved for all users; and
- Any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

7.88 Paragraph 110 states that applications for development should:

- Give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;
- Address the needs of people with disabilities and reduced mobility in relation to all modes of transport;
- Create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;
- Allow for the efficient delivery of goods, and access by service and emergency vehicles; and
- Be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

7.89 Paragraph 111 states that all developments that will generate significant amounts of movements should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.

West Sussex County Council: Guidance on Parking at New Development

7.90 Paragraph 6.1 of the guidance on non-residential developments states:

‘Under the Companies Act 2006, businesses are obliged to minimise their effect on the environment. In support of this obligation and in line with the West Sussex Transport Plan, businesses should promote sustainable travel behaviour by encouraging employees to travel by non-car modes and reducing the number of single occupancy car journeys. To support sustainable travel measures the availability of car parking or cost of use should be carefully controlled.’

7.91 The below table outlines the relevant guidance on vehicular and cycle parking standards for education land uses.

Use Class	Vehicular	Cycle
F.1: Non-residential institutions (education, art gallery, museum, public library, public exhibition hall, places of worship, law courts)	Site-specific assessment based on travel plan and needs.	Site-specific assessment based on travel plan and needs.

Mid Sussex District Plan

7.92 District Plan Policy DP21 states that Development will be required to support the objectives of the West Sussex Transport Plan 2011- 2026, which are:

- A high quality transport network that promotes a competitive and prosperous economy;
- A resilient transport network that complements the built and natural environment whilst reducing carbon emissions over time;
- Access to services, employment and housing; and
- A transport network that feels, and is, safer and healthier to use

7.93 To meet these objectives, decisions on development proposals will take account of whether:

- The scheme is sustainably located to minimise the need for travel noting there might be circumstances where development needs to be located in the countryside, such as rural economic uses (see policy DP14: Sustainable Rural Development and the Rural Economy);
- Appropriate opportunities to facilitate and promote the increased use of alternative means of transport to the private car, such as the provision of, and access to, safe and convenient routes for walking, cycling and public transport, including suitable facilities for secure and safe cycle parking, have been fully explored and taken up;
- The scheme is designed to adoptable standards, or other standards as agreed by the Local Planning Authority, including road widths and size of garages;
- The scheme provides adequate car parking for the proposed development taking into account the accessibility of the development, the type, mix and use of the development and the availability and opportunities for public transport; and with the relevant Neighbourhood Plan where applicable;

- Development which generates significant amounts of movement is supported by a Transport Assessment/ Statement and a Travel Plan that is effective and demonstrably deliverable including setting out how schemes will be funded;
- The scheme provides appropriate mitigation to support new development on the local and strategic road network, including the transport network outside of the district, secured where necessary through appropriate legal agreements;
- The scheme avoids severe additional traffic congestion, individually or cumulatively, taking account of any proposed mitigation;
- The scheme protects the safety of road users and pedestrians; and
- The scheme does not harm the special qualities of the South Downs National Park or the High Weald Area of Outstanding Natural Beauty through its transport impacts.

7.94 Where practical and viable, developments should be located and designed to incorporate facilities for charging plug-in and other ultra-low emission vehicles.

7.95 Neighbourhood Plans can set local standards for car parking provision provided that it is based upon evidence that provides clear and compelling justification for doing so.

Compliance with Policy

7.96 As pupil capacity will not increase as a result of the proposed works, the redevelopment will not generate additional vehicle or pedestrian movement.

7.97 No additional traffic calming measures are proposed as part of the development as it is not considered that the development proposals will materially affect the speed of traffic or traffic generated by the school on the local highway network.

7.98 The West Sussex County Council: Guidance on Parking at New Development does not provide car and cycle parking standards for education facilities and advises that a site-specific assessment should be undertaken based on the travel plan and need. The proposed car parking and cycle parking levels are based on the pupil and staffing numbers and the school needs. Pupils with SEND have individual needs that restrict their travel options to and from school. Pupils travel to and from with supervision and the college and access arrangements are designed specifically with this in mind.

7.99 The new college site will be accessed via the existing vehicle access off Wykeham Way and will remain as existing. The existing car park will be reconfigured and expanded to provide 31 no. staff car parking spaces (including 3 no. accessible spaces), alongside a drop off/ visitor car park with 14 no. car parking spaces, therefore a total of 45 no. car parking spaces. There will also be six no.

minibus parking spaces in the staff car park and a further 6 no. minibus drop off bays in the drop off/ visitor parking area.

- 7.100 Active electric vehicle charging points (EVCP) will be provided for 20% of staff car parking spaces in line with guidance set within the WSCC Guidance on Parking at New Developments (September 2020). The remaining provision will be passive EVCP provision.
- 7.101 A total of 12 no. cycle parking spaces will be provided for staff, pupils and visitors located within the staff car park to the north of the site. The cycle parking spaces will be covered and secure. 2 no. of the cycle parking spaces will be accessible spaces capable of storing larger adaptable bikes.
- 7.102 The Travel Plan sets out a range of measures to help minimise the demand for single car occupancy travel and the promotion of minibus and sustainable travel methods as far as possible in line with District Policy DP21.
- 7.103 It is therefore considered that the proposal satisfies the requirements of the National Planning Policy Framework and Mid Sussex District Plan. Please see the accompanying Transport Assessment and Travel Plan prepared by Robert West for more details on the transport arrangements.

Environmental Considerations

Ecology

Revised NPPF

- 7.104 Paragraph 170 of the Revised NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment by:
- Protecting and enhancing value landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
 - Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services- including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
 - Maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
 - Minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
 - Preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or

land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

- Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

7.105 Paragraph 174 states that to protect and enhance biodiversity and geodiversity, plans should:

- Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creations; and
- Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

Mid Sussex District Plan

7.106 District Plan Policy DP38 states that biodiversity will be protected and enhanced by ensuring development:

- Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity, including through creating new designated sites and locally relevant habitats, and incorporating biodiversity features within developments; and
- Protects existing biodiversity, so that there is no net loss of biodiversity. Appropriate measures should be taken to avoid and reduce disturbance to sensitive habitats and species. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances); and
- Minimises habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors to connect natural habitats and increase coherence and resilience; and
- Promotes the restoration, management and expansion of priority habitats in the District; and
- Avoids damage to, protects and enhances the special characteristics of internationally designated Special Protection Areas, Special Areas of Conservation; nationally designated Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty; and locally designated Sites of Nature Conservation Importance, Local Nature Reserves and Ancient Woodland or to other areas identified as being of nature conservation or geological interest, including wildlife

corridors, aged or veteran trees, Biodiversity Opportunity Areas, and Nature Improvement Areas.

Burgess Hill Neighbourhood Plan

7.107 Policy G3 states that existing areas of nature conservation will be retained and protected from any negative impacts likely to arise from development. There will be new designations and enhancement of existing nature conservation sites as follows:

- Enhanced meadow areas will be provided in the Leylands Park policy area including east of Freeks Lane/Roman Meadow and parts of Bedelands Farm Local Nature Reserve.
- Projects that improve the interpretation and visitor facilities to Bedelands Farm Local Nature Reserve will be supported.
- The existing West Park reserve will be extended to include Pookebourne Stream and Woodland.
- Enhancements to ponds will also be supported where appropriate.

7.108 In addition, the Town Council will seek appropriate improvements to the habitat network in development proposals wherever possible.

Mid Sussex Design Guide SPD

7.109 Principle DG6 states that new development should establish ecological networks that are more resilient to current and future pressures. Landscape features that have high biodiversity/ecological value should normally be retained and incorporated within proposals and consideration given to the creation of new habitats.

7.110 Hedges, wildflower meadows, wild corners, old trees, ponds, hard landscaping features such as dry-stone walls and rock piles and nest boxes installed in the eaves of buildings can all make a significant contribution to species diversity.

7.111 New planting and landscapes should respond to the wider landscape through use of native species that support greater biodiversity and provision of areas of wildflower meadows.

Compliance with Policy

7.112 The proposal is not within a regionally or locally important biodiversity site, and no statutory or non-statutory designated sites will be adversely affected as part of the proposal. Surveys have undertaken which identified low roosting potential for bats and in 4 no. buildings. It is therefore recommended that one dusk emergence survey or dawn re-entry survey will be required of each building between May

and August, prior to the proposed construction period. It is also recommended that an updated ecological survey is undertaken prior to the redevelopment of the redevelopment site should this not occur within 12 months of the date of the Ecology Survey. This will be secured via condition.

- 7.113 The proposed planting will contribute to the overall identify of the school providing wildlife and educational benefits wherever possible. Therefore, enhancing biodiversity on site. It is therefore considered that the proposal satisfies the requirements of the National Planning Policy Framework, Mid Sussex District Plan and Mid Sussex Design SPD. Please refer to the accompanying Ecology Survey and Design and Access Statement for full details.

Flooding

Revised NPPF

- 7.114 Paragraph 155 states that inappropriate development in areas at risk of flooding should be avoided directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

Mid Sussex District Plan

- 7.115 District Plan Policy DP41 states that proposals for development will need to follow a sequential risk-based approach, ensure development is safe across its lifetime and not increase the risk of flooding elsewhere. The District Council's Strategic Flood Risk Assessment (SFRA) should be used to identify areas at present and future flood risk from a range of sources including fluvial (rivers and streams), surface water (pluvial), groundwater, infrastructure and reservoirs.
- 7.116 Particular attention will be paid to those areas of the District that have experienced flooding in the past and proposals for development should seek to reduce the risk of flooding by achieving a reduction from existing run-off rates.
- 7.117 Sustainable Drainage Systems (SuDS) should be implemented in all new developments of 10 dwellings or more, or equivalent non-residential or mixed development unless demonstrated to be inappropriate, to avoid any increase in flood risk and protect surface and ground water quality. Arrangements for the long term maintenance and management of SuDS should also be identified.
- 7.118 For the redevelopment of brownfield sites, any surface water draining to the foul sewer must be disconnected and managed through SuDS following the remediation of any previously contaminated land.

- 7.119 SuDS should be sensitively designed and located to promote improved biodiversity, an enhanced landscape and good quality spaces that improve public amenities in the area, where possible. The preferred hierarchy of managing surface water drainage from any development is: (1) Infiltration Measures; (2) attenuation and discharge to watercourses; and if these cannot be met, (3) discharge to surface water only sewers.
- 7.120 Land that is considered to be required for current and future flood management will be safeguarded from development and proposals will have regard to relevant flood risk plans and strategies.
- 7.121 District Plan Policy DP42 states that new development proposals must be in accordance with the objectives of the Water Framework Directive, and accord with the findings of the Gatwick Sub Region Water Cycle Study with respect to water quality, water supply and wastewater treatment and consequently the optional requirement under Building Regulations – Part G applies to all new residential development in the district. Development must meet the following water consumption standards:
- Non-residential buildings should meet the equivalent of a ‘Good’ standard, as a minimum, with regard to the BREEAM water consumption targets for the development type.
- 7.122 Development proposals which increase the demand for off-site service infrastructure will be permitted where the applicant can demonstrate;
- that sufficient capacity already exists off-site for foul and surface water provision. Where capacity off-site is not available, plans must set out how appropriate infrastructure improvements approved by the statutory undertaker will be completed ahead of the development’s occupation; and
 - that there is adequate water supply to serve the development.
- 7.123 Planning conditions will be used to secure necessary infrastructure provision.
- 7.124 Development should connect to a public sewage treatment works. If this is not feasible, proposals should be supported by sufficient information to understand the potential implications for the water environment.
- 7.125 The development or expansion of water supply or sewerage/sewage treatment facilities will normally be permitted, either where needed to serve existing or proposed new development, or in the interests of long term water supply and waste water management, provided that the need for such facilities outweighs any adverse land use or environmental impacts and that any such adverse impact is minimised.

- 7.126 Principle DG5 applicants should consider how to manage surface water to minimise flood risk and flows to watercourses. Development proposals should normally incorporate sustainable urban drainage (SuDs) as an integral part of the landscape structure.
- 7.127 SuDs should be positively designed into schemes from the outset as public realm features. These features can include ponds, infiltration basins, swales/rain gardens and wetlands as they:
- Help manage the risk of flooding and climate change;
 - Reduce demand on the sewer network;
 - Manage some pollutants and improve the quality of water going back into the environment; and
 - Can make a positive contribution to the biodiversity, character appearance and sustainable performance of development.
- 7.128 Consideration must be given to the future management and maintenance of sustainable drainage otherwise flood risk could increase.
- 7.129 The choice of surface materials and the balance of hard and soft landscaping should be considered in terms of the impact upon the drainage system. Where hard landscaping is needed, porous materials should normally be maximised to enable infiltration and manage rainfall at source.

Compliance with Policy

- 7.130 The site is located within Flood Zone 1 and since it is over 1ha in size, a Flood Risk Assessment is required. The Revised NPPF defines Flood Zone 1 as land assessed as having less than a 1 in 1,000 annual probability of river or sea flooding (<0.1%). Therefore fluvial & tidal risk at this site can be considered to be low. Flood risk from other sources including reservoirs, canals, groundwater and sewers have also been assessed to represent a low residual risk to the site.
- 7.131 The Flood Risk Assessment, prepared by Atkins, concludes that a sequential test does not apply given the site is located in Flood Zone 1 and the proposal is a redevelopment of an existing site.
- 7.132 The site is located within an area of low to medium risk of surface water flooding. This is due to ponding of a surface water flow route around the existing building. It is recommended that the drainage strategy should incorporate SuDS. Southern Water will need to be consulted as to historic records of surface water flooding (DG5) and whether the current systems have the capacity to accept any increase in foul flows created by the development, without increasing flood risk.
- 7.133 The disposal method and design of surface water run-off should be in line with the SuDS hierarchy and South East Lead Local Flood Authorities SuDS design guidance (AECOM) and it is

recommended that at an early stage soakage tests are undertaken to ascertain the viability of any infiltration techniques. The drainage strategy (incorporating consideration of SuDS features) will be secured via condition.

- 7.134 In summary it is concluded that the proposed development is at medium risk of flooding from surface water and low/no risk of flooding from all other sources. It also concludes that with appropriate mitigation, the development will not cause an increased flood risk elsewhere and could reduce the medium risk from surface water to low risk.

Residential Amenity

Revised NPPF

- 7.135 Paragraph 180 states that planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effect (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

- Mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development- and avoid noise giving rise to significant adverse impacts on health and the quality of life;
- Identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and
- Limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservations.

Mid Sussex District Plan

- 7.136 District Plan Policy DP29 states that the environment, including nationally designated environmental sites, nationally protected landscapes, areas of nature conservation or geological interest, wildlife habitats, and the quality of people's life will be protected from unacceptable levels of noise, light and air pollution by only permitting development where:

Noise pollution:

- It is designed, located and controlled to minimise the impact of noise on health and quality of life, neighbouring properties and the surrounding area;
- If it is likely to generate significant levels of noise it incorporates appropriate noise attenuation measures;

Noise sensitive development, such as residential, will not be permitted in close proximity to existing or proposed development generating high levels of noise unless adequate sound insulation measures, as supported by a noise assessment are incorporated within the development. In appropriate circumstances, the applicant will be required to provide:

- an assessment of the impact of noise generated by a proposed development; or
- an assessment of the effect of noise by an existing noise source upon a proposed development;

Light pollution:

- The impact on local amenity, intrinsically dark landscapes and nature conservation areas of artificial lighting proposals (including floodlighting) is minimised, in terms of intensity and number of fittings;
- The applicant can demonstrate good design including fittings to restrict emissions from proposed lighting schemes;

Air Pollution:

- It does not cause unacceptable levels of air pollution;
- Development on land adjacent to an existing use which generates air pollution or odour would not cause any adverse effects on the proposed development or can be mitigated to reduce exposure to poor air quality to recognised and acceptable levels;
- Development proposals (where appropriate) are consistent with Air Quality Management Plans.

The degree of the impact of noise and light pollution from new development or change of use is likely to be greater in rural locations, especially where it is in or close to specially designated areas and sites.

Mid Sussex Design SPD

7.137 Principle DG45 states that applicants will need to demonstrate how privacy will be achieved between new and existing developments. The following elements can have an impact on privacy:

- The relationship of buildings to each other including the positioning and design of windows and doors;
- The topography and relative height of adjacent buildings;
- The provision of good noise insulation;

- The relationship of the parking, gardens, front defensible space, balconies with the adjacent buildings; and
 - The position and arrangement of habitable rooms.
- 7.138 Direct overlooking of private amenity space from habitable rooms in neighbouring properties should normally be avoided.
- 7.139 Principle DG48 states that noise disturbance and air/light pollution can be reduced through careful design including the following measures:
- Orientating or organising buildings so that the principal habitable rooms and sting-out areas face away from the source of the pollution;
 - Incorporating design features such as recessed balconies and acoustic lobbies;
 - Constructing barriers such as garages or walls between the source of the pollution and dwellings;
 - Using landscape features (including trees and earth mounding) to absorb noise/air pollution and defect light; and
 - Avoiding parking where it will create noise and headlight nuisance from vehicle movements

Compliance with Policy

- 7.140 The proposed two-storey building is in keeping with the height and scale of surrounding buildings therefore there will be no unacceptable overbearing and overshadowing impacts on surrounding properties. This will prevent any effect on residential amenity of surrounding properties.
- 7.141 Through the detailed design development the proposed college building has been moved 4m south of the site to ensure the building is far as possible away from adjacent residential neighbours, minimising disruption and enables the desired plan layout of enabling direct access from the classroom to an external learning space.
- 7.142 A Lighting Assessment has been produced by Hamson Barron Smith, which outlines the external lighting scheme to be prepared for the development. The design will seek to minimise the number of luminaires used and provide only the lighting levels required for safe access and use of the site, while also recognising the location, ecological and wildlife requirements. The flood lights have been positioned to ensure they are located as far away possible from the residential properties to the north and west of the site to minimise any impact on residential amenity.
- 7.143 In terms of noise pollution, there will be no increase in pupils or staff therefore any noise associated with the usage of the school is not considered to change

- 7.144 It is therefore considered that the proposal satisfies the requirements of the National Planning Policy Framework, Mid Sussex District Plan and Mid Sussex Design SPD. Please refer to the accompanying Design and Access Statement for full details.

Sustainability

Revised NPPF

- 7.145 Paragraph 148 states that the planning system should support the transition to a low carbon future in a changing climate.
- 7.146 It should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

Mid Sussex District Plan

- 7.147 District Plan Policy DP39 all development proposals must seek to improve the sustainability of development and should where appropriate and feasible according to the type and size of development and location, incorporate the following measures:
- Minimise energy use through the design and layout of the scheme including through the use of natural lighting and ventilation;
 - Explore opportunities for efficient energy supply through the use of communal heating networks where viable and feasible;
 - Use renewable sources of energy;
 - Maximise efficient use of resources, including minimising waste and maximising recycling/ reuse of materials through both construction and occupation;
 - Limit water use to 110 litres/person/day in accordance with Policy DP42: Water Infrastructure and the Water Environment;
 - Demonstrate how the risks associated with future climate change have been planned for as part of the layout of the scheme and design of its buildings to ensure its longer term resilience

Mid Sussex Design SPD

- 7.148 Principle DG37 states the construction industry makes a significant contribution to CO2 emissions utilising substantial volumes of non-renewable resources and generating pollution and waste. The need for sustainable approaches to building design is therefore fundamental if the challenges

associated with climate change, resource depletion and pollution are to be addressed, and will be necessary to achieve the Government's Future Homes Standard.

7.149 The Council welcomes innovative and inventive designs that respond to the sustainability agenda by minimising the use of resources and energy both through building construction and after completion.

7.150 Applicants must demonstrate how this has informed their design and should consider in particular: •

- Orientation and design of buildings and roofs to maximise daylight / sunlight penetration and solar gain, whilst also avoiding overheating;
- The use of green roofs or walls to reduce storm water run-of, increase sound-proofing and biodiversity;
- The use of materials with low embodied energy (for example, renewably sourced timber and recycled materials);
- The use of sustainable materials that are locally sourced wherever possible;
- Incorporating high levels of insulation (in combination with air tightness and temperature control systems) including the use of materials with a high thermal mass, such as stone or brick, which store heat and release it slowly;
- Incorporating renewable energy including photovoltaics, solar thermal water heating, ground and air source heat pumps;
- The use of low flow technology in water fittings, rainwater harvesting systems and grey water recycling systems to reduce water consumption to 110 litres/person/day (maximum); and
- Laying out development to support identified opportunities for decentralised renewable or low carbon energy systems.

Compliance with Policy

7.151 The design of the new College will follow a low energy and low carbon approach, limiting the heating need of the building by using a fabric first approach with the external fabric U values exceeding the Building Regulation Part L2A requirements. The main heating will be provided by low energy air source heatpumps with solar photovoltaic panels incorporated to minimise the energy consumption and carbon emissions for the building. The predicted Carbon emission for the building will be 38% lower than the baseline Building Regulation Part L2A requirement for the building. The proposed development is also expected to achieve BREEAM 'Very Good'. Please refer to the Design and Access Statement for full details.

8 CONCLUSION

- 8.1 Planning decisions on applications are made by assessing how proposals accord with the development plan and material considerations. This planning supporting statement has assessed the proposals for the erection of a new two storey college building with associated landscaping, parking and access.
- 8.2 In its current configuration, the dilapidated college buildings are not sufficient to fulfil the long-term requirements of the college. Once complete, the proposed building will have a more efficient layout; increasing the coherence and accessibility of play space, improving current college facilities and enhancing the education, skills and sports provision in the area.
- 8.3 The proposed works seek to improve the operation of the school at its current capacity of 100 no. pupils, and thus, the redevelopment will not lead to an increase in the capacity of pupil or staff numbers.
- 8.4 The proposal involves the permanent loss of a playing field land. However, it should be noted that the playing field is not currently used by the college due to its poor condition and it being on a significant slope. The gradient makes it incompatible for formal sports which means the college currently go off site for PE lessons. The movement and position of the school also allows the introduction of formal sporting pitches, which cannot be provided by the school in its current position. Therefore the benefits of the scheme, which include the provision of a modern fit for purpose new college building and the increased quality/provision of play space, including a Multi-Use Games Area and an All Weather Pitch which will be open to the public outside of school hours, are considered to outweigh the harm of the loss of open space/ playing field area. A Community Use Agreement will be prepared and adopted by the school prior to community use commencing which will cover the use of both the school building (hydrotherapy pool and sports hall) and external areas during evenings. This will provide far greater usage to the local area than the existing facilities on site.
- 8.5 Technical planning policy matters have been considered throughout this Statement and through this assessment, and specialist supporting reports, they together demonstrate that the impact of the development on the surrounding area will be negligible and that improvements to the operation of the school site and in the quality of the school building itself will have an overwhelmingly positive impact on both the school and surrounding area.
- 8.6 Overall, the proposed development accords with the development plan and is supported by planning policy at all levels; therefore, it should be supported by the Council.

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