



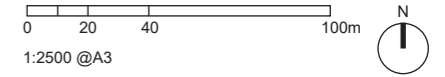
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1.0 Introduction



1.1 Proposed Application

This Planning Statement is to be read in conjunction with the full Planning Application which proposes the installation of a new build single-storey block and associated external landscape works at Downlands Community School in Hassocks. Furthermore the Application proposes the provision of 3 additional car parking spaces and of 5 electric vehicle charging points to existing parking bays.

1.2 Downlands Community School Introduction

Downlands Community School is situated in the West Sussex village of Hassocks, and accessed off Dale Avenue. It is set within a residential area and is located adjacent to the Windmills Junior School.

Downlands Community School was opened in 1960 and has been considerably enlarged in the recent past with the addition of a new maths block, sports hall and generation three AstroTurf open air training pitch.

The school is a 8FE mixed gender maintained secondary school catering for 11-16 year olds.

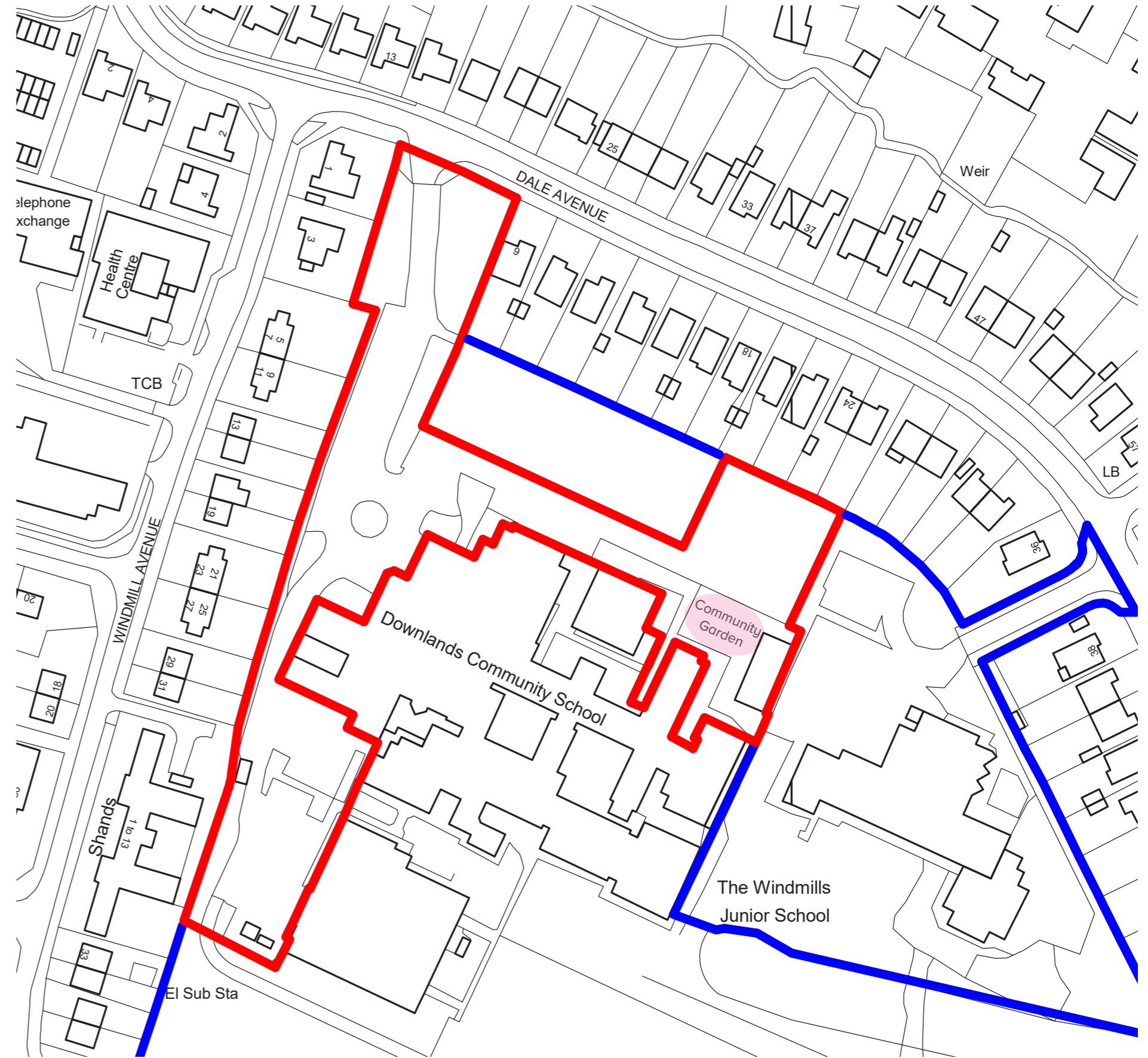
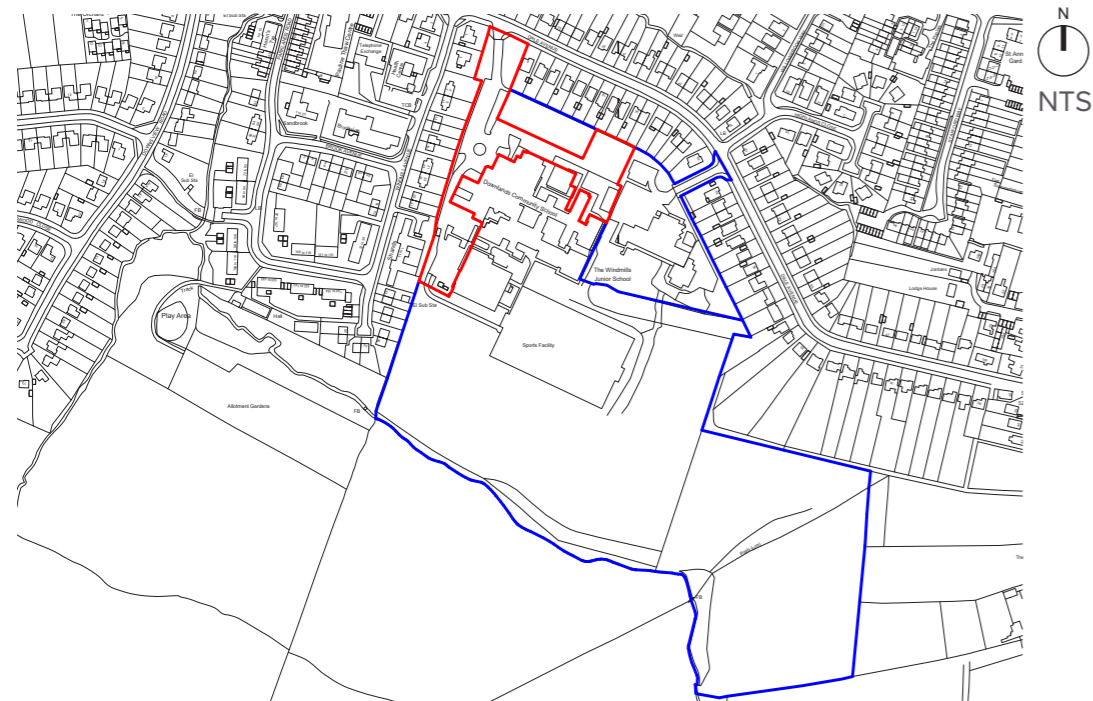
1.3 Proposed location

The proposed location for the new classrooms is on an area currently used as the school's community garden. (For information about the relocation of the community garden, please see relevant Landscape Architect drawings.)

The proposed location is sufficiently distant from neighbouring properties. There are no direct neighbouring properties adjacent to the proposed location with the exception of the existing school buildings.

1.4 Proposed Construction Period

The estimated construction period is 21st June – 22nd August 2023. Working hours anticipated as 8.00am to 5.00pm. It is further anticipated that a period of weekend working will be required when the modules are craned into place to avoid impact on traffic during the working week.



- Key**
- Planning Application boundary
 - Other land ownership under WSCC

2.0 Planning Policy

The proposal is to be designed in relation to the NPPF (National Planning Policy Framework), Mid Sussex District Plan 2014-2031 and Hassocks Neighbourhood Plan.

Mid Sussex District Plan 2014-2031

DP6: Settlement Hierarchy

Within defined built-up area boundaries, the growth of settlements will be supported where this meets identified local housing, employment and community needs.

Strategic Objectives:

- To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence;
- To support sustainable communities which are safe, healthy and inclusive

National Planning Policy Framework

For planning purposes, the NPPF clearly defines the following terms:

Sustainable development – meeting the needs of the present without compromising the ability of future generations to meet their own needs.

To help achieve sustainable development – three overarching objectives: a) an economic objective, b) a social objective, c) an environmental objective

One of the Core Planning Principles set out in the NPPF is to provide the social, recreational and cultural facilities and services the community needs and to plan positively for the provision and use of shared spaces, community facilities and other local services to enhance the sustainability of communities and residential environments.

(Policy 8: 93).

The NPPF goes on to state 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 school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted. **(Policy 8: 95).**

The NPPF also states that proposals must make effective use of the land for community services such as schools and that it should maintain or improve the quality of service provision and access to open space **[Making effective use of land (Policy 11: 123)].**

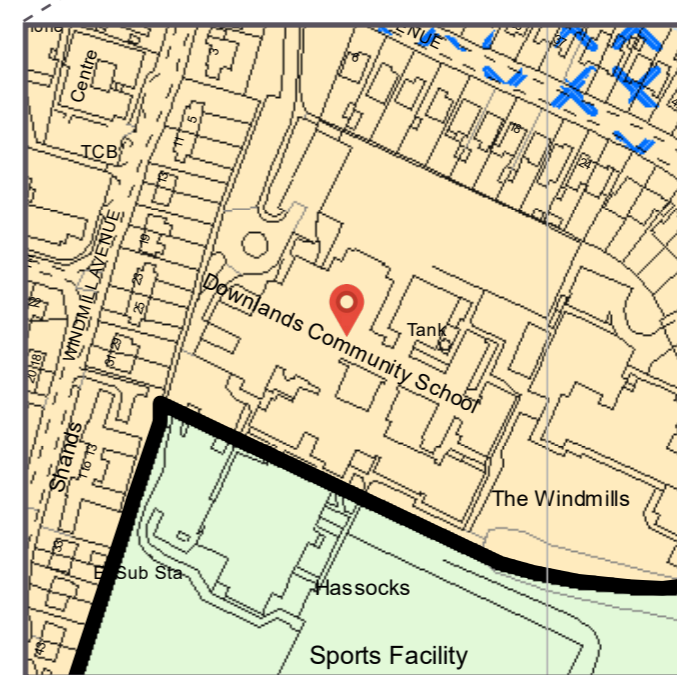
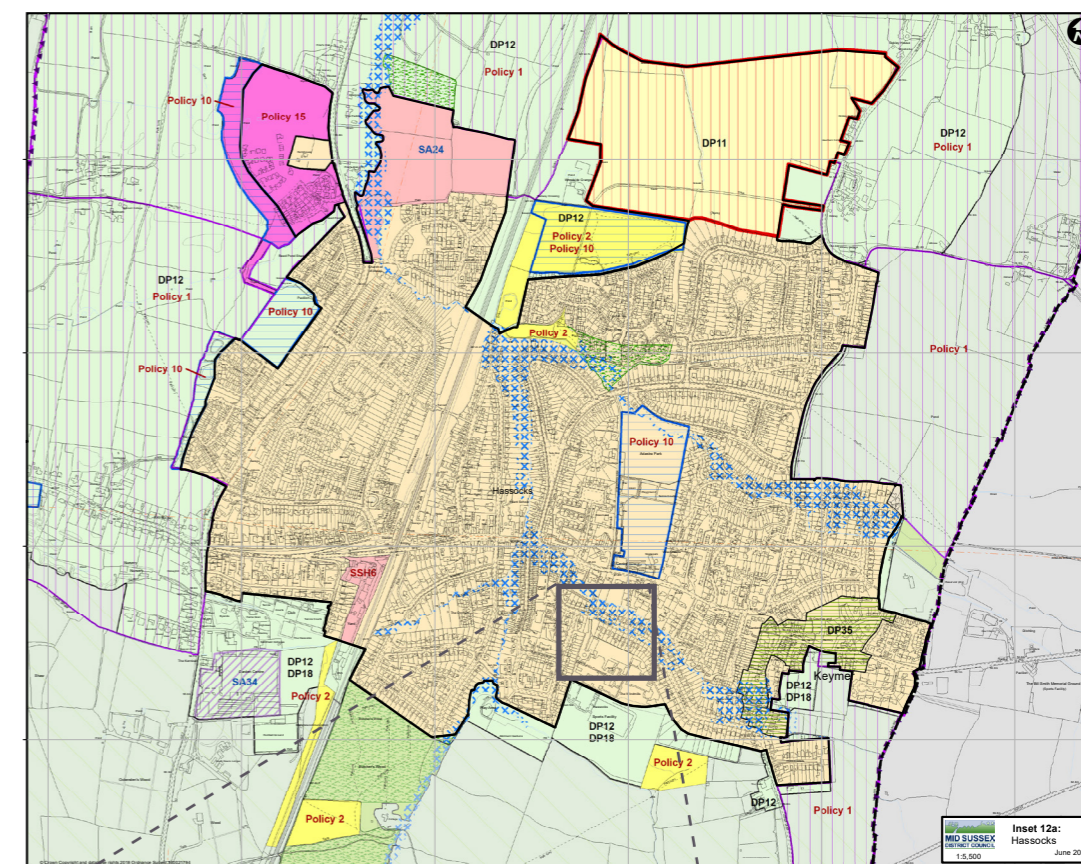
In relation to well designed places, the NPPF advises that developments should function well and add to the overall quality of the area; be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. New developments should optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development. New development should 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.

(Policy 12: 130).

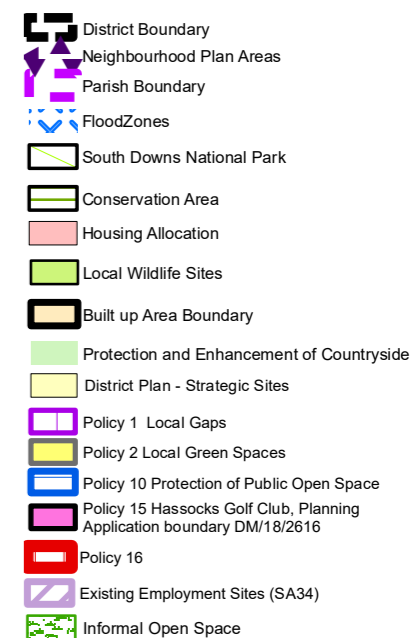
Policy overview

The policies highlight the vital role Downlands Community School currently has - as well as its future potential - in meeting the needs of the community in a way which meets all three roles of sustainable development. They also highlight the need to make full and effective use of the school land and to achieve safe and inclusive designs in any new developments.

Mid Sussex District Plan - Policies Map - Inset 12: Hassocks



The site falls within Built Up Area Boundary.



3.0 Site Photos



1. Existing community garden



2. Existing school buildings surrounding community garden



3. Adjacent existing modular block



4. Existing surrounding school buildings



5. MUGA Entrance



6. View from MUGA

4.0 Building Proposal

4.1 Proposed Building Position

A viability study has been previously completed that had identified this site as the only viable location for the new classrooms.

The proposed building position responds to the existing context and constraints. The proposed design maintains the existing access path to the MUGA, and maximises proximity to the adjacent modular classroom. Furthermore, the proposed position allows for the reinstatement of the removed hedge and the provision of maintenance access to windows and MEP equipment.

Daylighting and natural cross ventilation within the new classroom building would be adversely affected if the position was closer to the existing school buildings.

4.2 Accommodation

The new building proposes the following accommodation:

- 2no Classrooms and Stores
- Pupil toilet facilities (3no WCs and 1 Accessible WC)
- Entrance Lobby
- Circulation area

The proposed building has been developed around the minimum required floor area that is specified in Building Bulletin 103: Area Guidelines for Mainstream Schools.

4.3 Appearance

The proposed single-storey modular building features a mono-pitched roof and the external walls comprise composite cladding panels with a standard durable and robust finish (Colour TBC)

Blue engineering brick plinth is proposed around the perimeter of the building, as shown on the proposed elevations.

(Drawing reference: 22048-HNW-ZZ-ZZ-DR-A-2300)

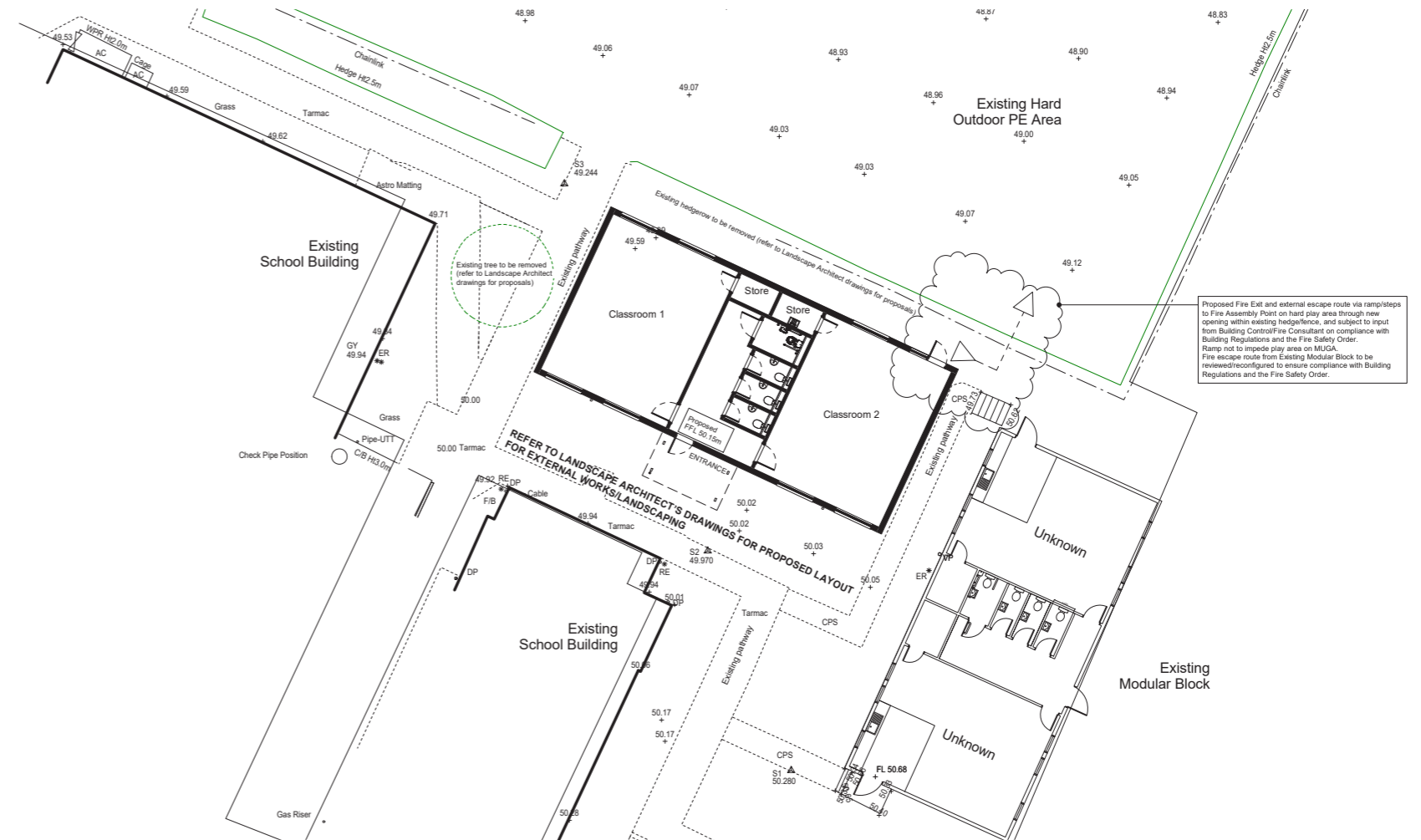
The windows and doors will be dark grey aluminium.

A free standing canopy with translucent covering is proposed to serve the main entrance.

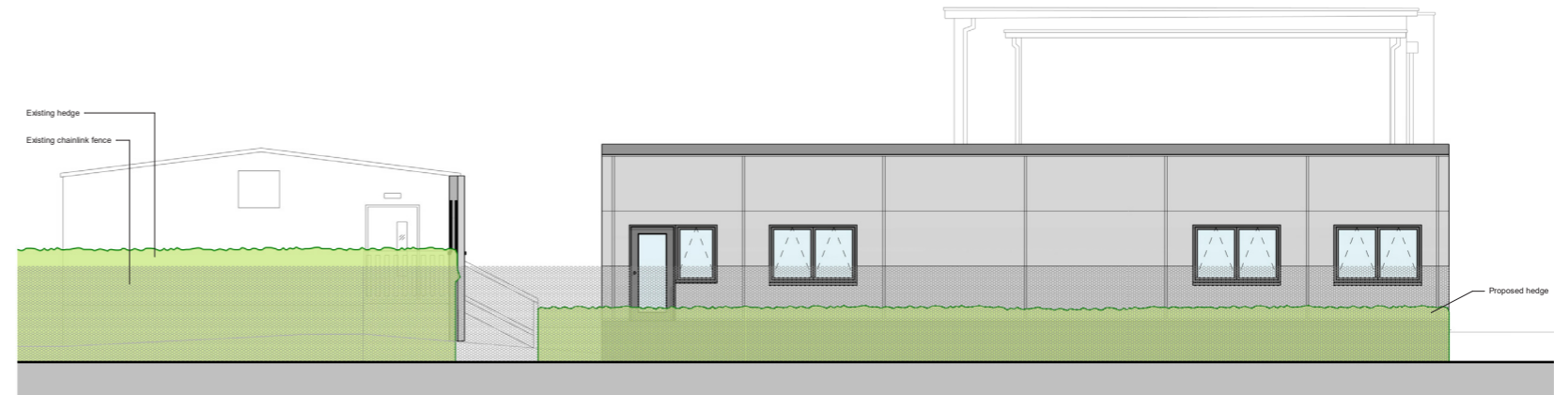
The proposed materials have been selected in accordance with West Sussex County Council's Yellow Guide: Fabric & Materials.

4.4 Access

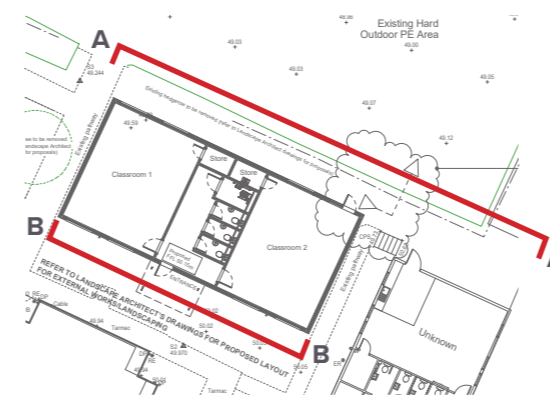
The proposed building will be provided with level entrance thresholds.



Proposed Site Plan



Proposed Site Section A-A: The hedge and fence reinstatement across the North Elevation, provides visual screening.



Proposed South Elevation B-B

5.0 Landscape Proposals

5.1 Landscaping and Arboriculture

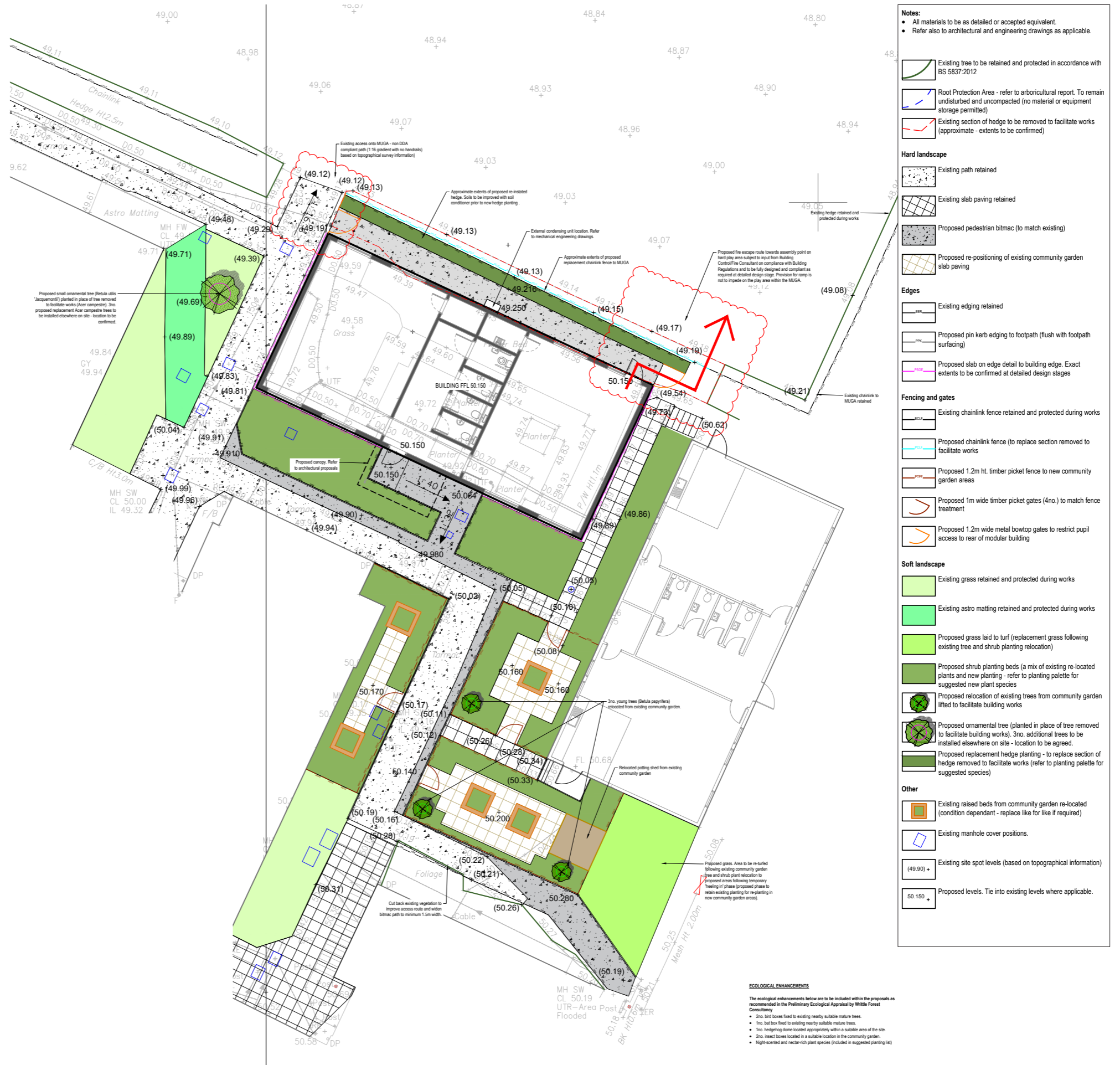
A section of chainlink fence along with a part of the mature beech hedge will require removal to facilitate construction access, whilst an existing field maple of low arboricultural merit will require removal to facilitate the building works. The fence, hedge line and tree are to be replaced within the landscape proposals.

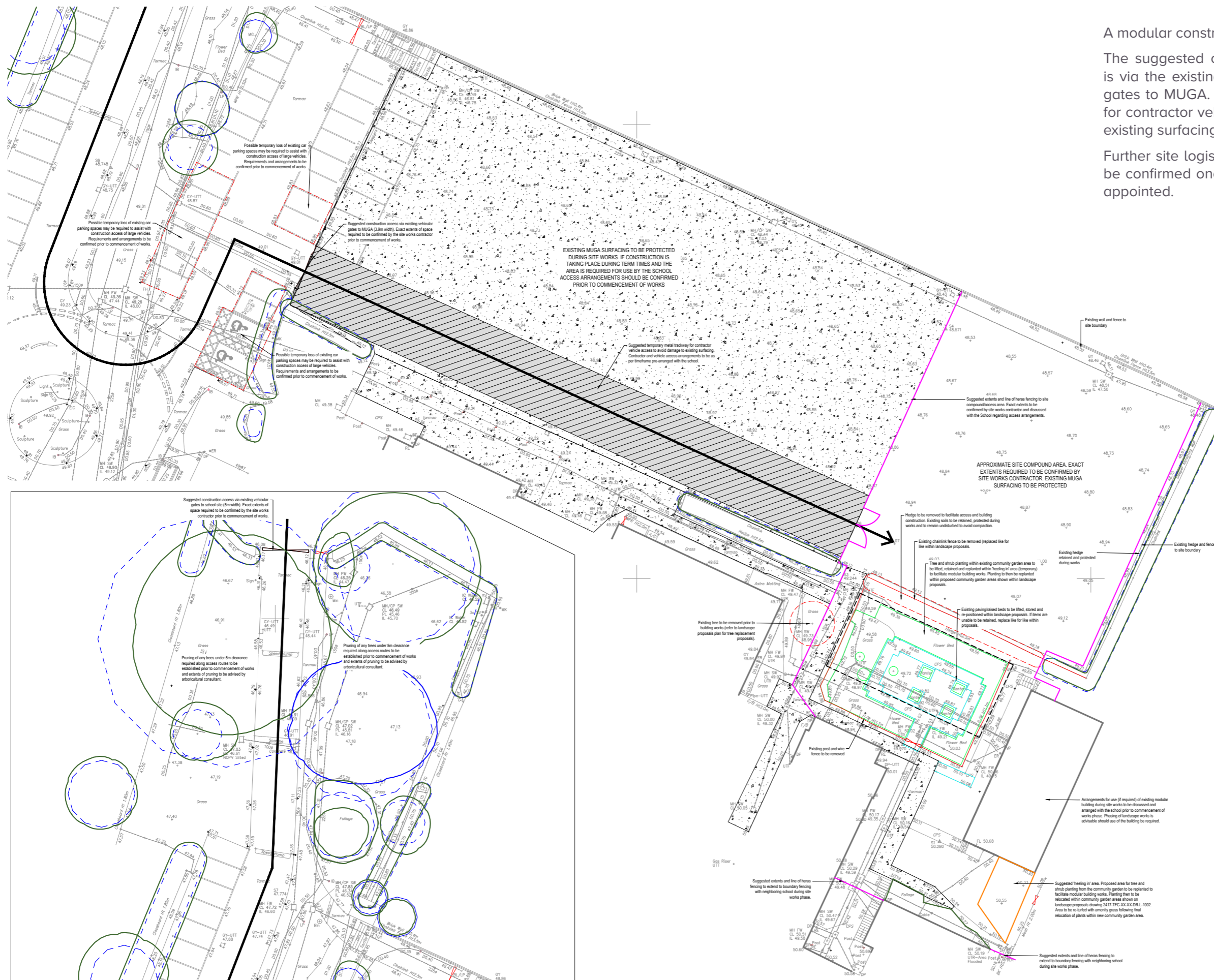
With the location of the additional classroom building on a similar footprint to that of the existing community garden, the landscape looks to provide structure and soft edges between the existing building and the proposed. Planting beds to the front provide a soft edge to the widened access path whilst the reinstated hedge (to be maintained at a lower level) and the replacement chainlink fence provide a boundary between the building and the existing multi use games area. The existing field maple tree removed to facilitate works is proposed to be replaced with a smaller more suitable species of birch due to the limited space and close proximity to buildings, whilst 3no. field maple trees are proposed to be planted elsewhere on site.

The new community garden looks to retain the same area as existing but create smaller individual gardens, between the existing access routes and buildings, that can be characterised by their planting. Elements of the existing community garden such as the raised planters, slab paving and potting shed are to be retained and relocated into the new garden spaces. The existing post and wire fencing is to be removed and replaced with new more suitable timber picket style fencing with matching gates.

The planting in the existing community garden is proposed to be retained wherever possible and relocated to the new community garden spaces. This includes 3no. small trees, a row of hedging plants and areas of shrub planting in beds and raised planters. A 'healing in' area has been identified and shown on the landscape drawings in which plants can be lifted from the existing garden and relocated to the healing in area to enable construction works on the proposed building. Once the building works are complete, the planting can be re-lifted and re-planted into the proposed community garden areas, whilst the heeling in can be returned to grass.

A list of suggested newly proposed shrub planting look to build upon the existing community garden planting palette, whilst introducing night-scented and nectar-rich planting for ecological enhancement. Other ecological enhancements include bat and bird boxes along with a hedgehog dome and insect boxes all located in suitable positions attached to existing mature trees or located within the community garden areas. Carefully chosen hard surfacing materials and proposed site fences and furniture are selected to reflect the sites existing external amenities and to enable the proposals to connect seamlessly into the character of the existing school.





A modular construction is considered for this project.

The suggested construction access for the modular building is via the existing vehicular gates to school site and existing gates to MUGA. A temporary metal trackway (shown in grey) for contractor vehicle access is proposed, to avoid damage to existing surfacing.

Further site logistics, access and construction sequencing will be confirmed once the selected modular contractor has been appointed.

NOTES:

- Extents of the site compound, temporary metal trackway, construction access widths and heras fencing location to be confirmed by site works contractor.
- It is recommended that arboricultural advice is sought with regards to the existing retained trees and hedges, protection of these during site works.
- Pruning of any trees under 5m clearance required along access routes to be established prior to commencement of works.
- Any construction within the tree root protection areas should be avoided where possible. If construction is required, hand dig construction methods should be used with advice from an arboricultural consultant.
- We are suggesting that tree and shrub planting lifted from the existing community garden is replanted in a 'healing in' area shown on the drawing prior to modular building works commencement. We recommend a landscape contractor is instructed to work on or oversee this phase to ensure sufficient replanting takes place. Following the construction of the new community garden, the existing planting can be relocated in the areas shown on landscape proposals drawing 2417-TFC-XX-XX-DR-L-1002.
- Any phasing of works with regards to existing school building access by pupils/staff to be arranged prior to commencement of works.
- Contractor vehicle access across existing MUGA to be as per timeframe's pre-arranged with school.

Notes:

- All materials to be as detailed or accepted equivalent.
- Refer to terra firma drawing 2417-TFC-XX-XX-DR-L-1002 Landscape Proposals Plan
- Refer also to architectural and engineering drawings as applicable.

- Existing trees and vegetation to be retained and protected in accordance with BS 5837:2012
- Root Protection Area - refer to arboricultural report. To remain undisturbed and uncompacted (no material or equipment storage permitted)
- Existing tree to be removed
- Section of existing hedge to be removed (reinstated within landscape proposals)
- Existing bitmac surfacing to be retained and protected during works
- Proposed area of suggested temporary metal trackway laid during site works to protect existing surfacing
- Location of proposed modular building. Refer to architectural proposals
- Existing fences to be removed (replaced with new fencing within landscape proposals)
- Existing chainlink fence to be retained
- Suggested line of heras fencing (exact location and extents to be confirmed by contractor and arranged with school)
- Existing site paving/furniture to be removed and re-located within landscape proposals.
- Existing small trees and planting within community garden to be lifted, protected and re-located within landscape proposals.
- Suggested 'healing in' area for existing planting to be temporarily relocated to facilitate modular building works

7.0 Car Parking Proposals

7.1 Car Parking Proposals

A reconfiguration of the existing school car parking provision is also proposed in order to provide 3no. additional car parking spaces and allow for future parking provision expansion.

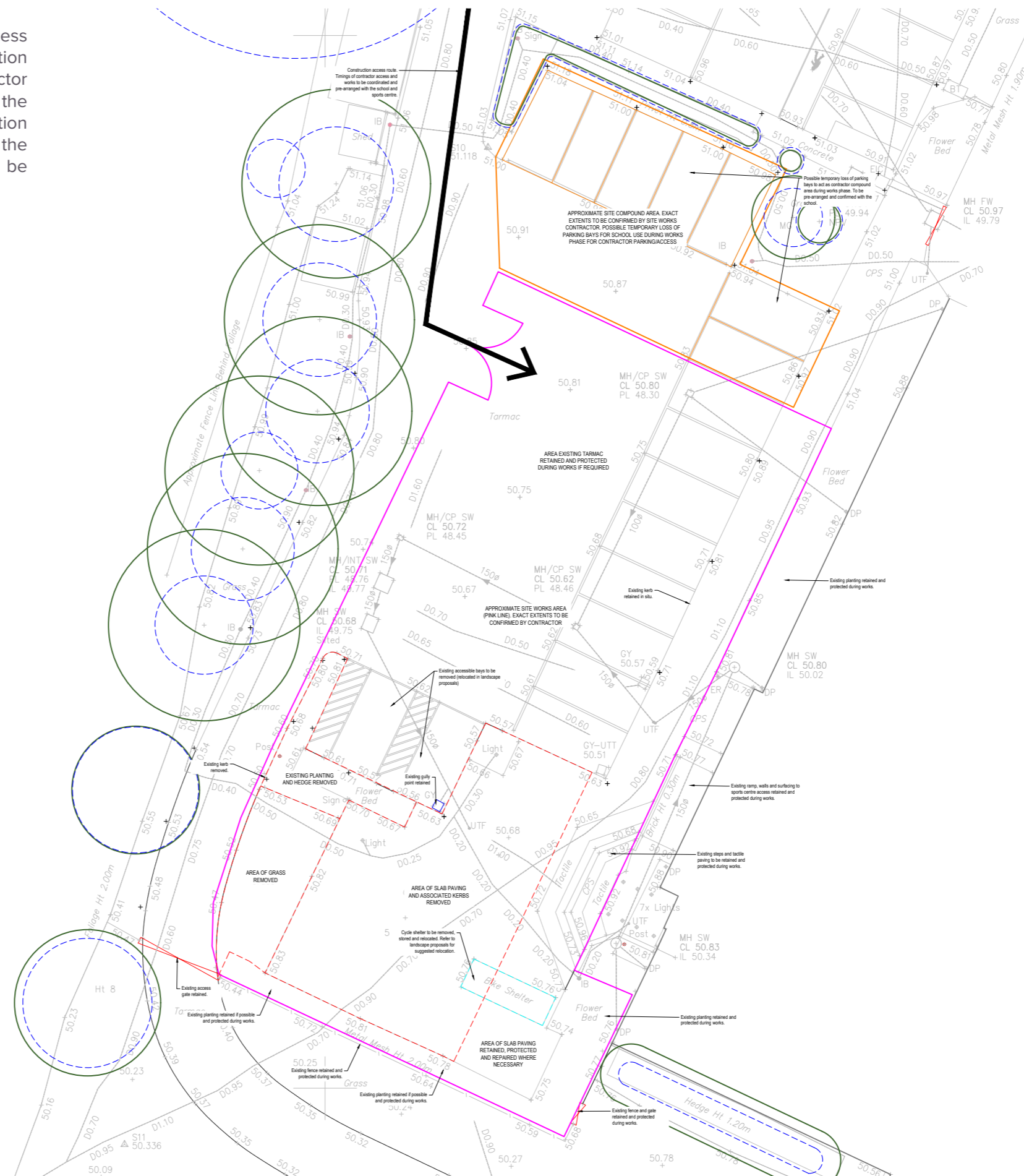
The existing pedestrian paved area to the front of the sports centre is proposed to be reconfigured and reduced to allow a re-working of the existing parking spaces. The proposals relocate the two existing accessible parking bays closer to the building and pedestrian access, re-locates 3no. existing parking bays southwards and creates 3no. new standard sized parking bays. The removal of the large slab paved pedestrian area and associated planting, opens up the area for ease of vehicle access and whilst retaining the access to the fields to the south, also allows for future additional bays to be created or further re-working of the parking provision if required.

The existing cycle shelter is proposed to be retained and relocated with existing planting adjacent to the sports centre cut back to allow for the relocated cycle shelter located on a small infill area of repurposed slab paving. Existing paving on the access routes to the sports centre is proposed to be retained and adjusted accordingly with new kerb lines to the car park area, drop kerbs provided to the front of the accessible parking bays and permeable bitmac surfacing to the new parking area. Provision of 5no. electric vehicle charging points are proposed to existing parking bays and to be identified with appropriate signage/road markings as required.



8.0 Car Parking Proposals - Construction Access and Removals Plan

Contractor access for the works area will be via the existing car park access route with the works area fenced with Heras fencing during construction and a temporary loss of parking provision in the area. A small contractor compound has been identified on the drawings which may require the temporary loss of approximately 7no. parking bays whilst construction in the area takes place, however the requirements and extents of the compound area and coordination/timing of the use of the area is to be confirmed by the contractor and discussed with the school.



- All dimensions in millimetres unless otherwise indicated. All levels in metres relative to Ordnance Datum and are positive (AOD) unless otherwise indicated.
- Figure dimensions only to be taken from this drawing, do not scale except for planning purposes. Dimensions to be checked on site.
- For civil and structural matters including existing and proposed services, sub-base construction and site structures (including retaining walls over 900mm height) refer to information by others.
- The original version of this drawing was produced in colour - monochrome copies should not be relied upon to accurately reflect all drawing elements.
- This drawing has been prepared for planning purposes only and should not be used for quotation, tender or construction.

- Notes:**
- All materials to be as detailed or accepted equivalent.
 - Refer to terra firma drawing 2417-TFC-XX-XX-DR-L-1003 Landscape Proposals Plan.
 - Refer also to architectural and engineering drawings as applicable.

- Existing trees and vegetation to be retained and protected in accordance with BS 5837:2012
- Root Protection Area - refer to arboricultural report. To remain undisturbed and uncompacted (no material or equipment storage permitted)
- Approximate site works area. Exact extents to be confirmed by contractor (Heras fenced extents to area during works)
- Suggested site compound area. Exact extents required to be confirmed by contractor (Heras fenced extents to area during works)
- Areas of hard surfacing and soft landscape removed to facilitate proposed car park works.
- Cycle shelter to be carefully removed, stored and relocated within landscape proposals.

- NOTES:**
- Proposals subject to engineering and drainage input.
 - Exact extents of areas of works and site compound subject to contractor input.