

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	West Sussex County Council FAO: James Neave
FROM:	WSCC - Highways Authority
DATE:	10 May 2023
LOCATION:	Downlands School Dale Avenue Hassocks West Sussex BN6 8LP
SUBJECT:	WSCC/012/23 Proposed new single storey classroom block and associated external works. Alterations to existing car park to provide additional spaces and EV charging points.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	n/a

Introduction

West Sussex County Council as Highway Authority have been consulted upon planning application WSCC/012/23. The application proposes a single storey classroom block and associated external works at Downlands Community School, Hassocks. The application additionally proposes alterations to the existing car park to provide additional spaces and EV charging points.

Trip Generation

The proposals are for 2 additional classrooms in a modular building where the schools community garden is currently situated. The proposals are to cater for additional pupils and therefore are going to result in a small increase in trips to and from the school, above existing levels. There are currently approximately 1030 students and 130 staff at the school. The applicant has assumed that there will be an additional 60 students and 4 staff as a result of this development. The applicant has used the travel surveys within the schools travel plan to forecast the likely increase in trips by mode. The applicant predicts that there will be an increase of 7 pupil car trips and 3 staff car trips to the school. This likely increase is considered minimal above existing levels of trips to and from the school.

Parking

A reconfiguration of the existing school car parking provision is also proposed as part of the planning application. 3 additional car parking spaces are proposed above existing levels and 5 existing spaces are proposed to be converted into electric vehicle charging spaces. The proposals also relocate the two existing accessible parking bays closer to the building and pedestrian access, which will provide enhanced access for disabled users. The existing cycle shelter is proposed to be retained but will be relocated. The total number of car parking spaces will increase from their current level of 99 to 102 spaces. The overall level of parking and proposed changes are considered acceptable by the Highway Authority.

Construction

The construction of the proposed modular classroom is planned to take place between 21st June and 22nd August 2023. The construction access is via the existing vehicular gates to the school site. There may be a temporary loss of approximately 7 car parking spaces whilst construction takes place, to accommodate a contractor compound. This loss is not considered to result in significant levels of overspill car parking that would result in a negative highway impact.

Given the timing of construction, during term time, the Highway Authority would look for a Construction Environmental Management Plan (CEMP) to be secured via condition. This would require further details of any necessary mitigation, during construction, to reduce the impact construction activities will have on the highway. As part of this there must be a commitment from the applicant to commit to not allowing any construction vehicle movements to or from the site around school start and end times.

Travel Plan

A School Travel Plan was previously produced, and found acceptable, as part of an earlier planning application at the site (WSCC/054/16/HA). The applicant has re-submitted this travel plan and confirmed that the measures within the travel plan will be reviewed and taken forward in a new travel plan. The Highway Authority would look for the need to produce a school travel plan to be secured via condition.

Conclusion

The Highway Authority have no objections to planning application WSCC/012/23 but would recommend that the following conditions are included on any permission granted:

- *Parking provision*
No part of the development shall be first occupied until the car parking, cycle parking and electric vehicle charging provision has been constructed in accordance with the approved plans. These spaces shall thereafter be retained at all times for their designated purpose.
Reason: To provide parking provision for the use
- *Construction Management Plan*
No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,
 - the anticipated number, frequency and types of vehicles used during construction,
 - the method of access and routing of vehicles during construction,
 - the parking of vehicles by site operatives and visitors,
 - the loading and unloading of plant, materials and waste,
 - the storage of plant and materials used in construction of the development,
 - the erection and maintenance of security hoarding,
 - the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
 - details of public engagement both prior to and during construction works.
 - Commitment that no construction vehicle movements shall travel to or from the site around school start and end times.Reason: In the interests of highway safety and the amenities of the area.
- *Travel Plan*

No part of the development, hereby approved, shall be first occupied until an updated School Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Reason: To encourage and promote sustainable transport.

Debbie Farrell
West Sussex County Council – Planning Services