

**APPLICATION NUMBER: WSCC/012/23  
REGULATION 3**

**TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(ENGLAND) ORDER 2015**

To: Nadia Chatzigeorgiou  
HNW Architects  
61 North Street  
Chichester  
West Sussex  
United Kingdom  
PO19 1NB

In pursuance of their powers under the above mentioned Act and Orders, West Sussex County Council hereby notify you that they **PERMIT** the following development:

**Proposed new single storey classroom block and associated external works. Alterations to existing car park to provide additional spaces and EV charging points. at Downlands School, Dale Avenue, Hassocks, West Sussex, BN6 8LP**

to be carried out in accordance with your application and plans (as modified by the under-mentioned conditions) submitted to this Council on 10/03/2023 and subject to the conditions specified hereunder:

1. The development to which this permission relates shall be begun not later than the expiration of 3 years from the date of this permission. Written notification of the date of commencement shall be sent to the County Planning Authority within 7 days of such commencement.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development shall not take place other than in accordance with the approved plans:

- Site Location Plan (Dwg. 22048-HNW-ZZ-ZZ-DR-A-1000 Rev P01)
- Proposed Site Plan (Dwg. 22048-HNW-ZZ-ZZ-DR-A-2100 Rev P01)
- Proposed Floor Plan (Dwg. 22048-HNW-ZZ-00-DR-A-2200 Rev P01)
- Proposed Elevations (Dwg. 22048-HNW-ZZ-ZZ-DR-A-2300 Rev P01)
- Proposed Site Sections (Dwg. 22048-HNW-ZZ-ZZ-DR-A-2302 Rev P01)
- Car Parking Proposals Plan (Dwg. 2417-TFC-XX-XX-DR-L-1003 Rev P01)
- Landscape Proposals Plan (Dwg. 2417-HNW-ZZ-00-A-DR-2100 Rev P01)
- Additional Tree Planting Plan (Dwg. 2417-TFC-XX-XX-DR-L-1006 Rev P01)

Date: 25/05/2023

Signed: **Guy Bell**, Head of Highways

**IT IS IMPORTANT THAT YOU READ THE  
NOTES IN APPENDIX A**

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- Tree Protection Plan (Dwg. 221012-TPP v2 Rev A)
- Proposed Site Drainage Plan Surface Water and Foul Water (Dwg. 13133-HOP-XX-XX-DR-C-000 Rev P03)
- Proposed Building Drainage Plan Surface Water and Foul Water (Dwg. 13133-HOP-XX-XX-DR-C-0001 Rev P03)

along with information submitted with the application, save as varied by the conditions hereafter.

Reason: to secure a satisfactory development.

3. No development shall take place, including any works of demolition, until a detailed surface water drainage scheme (in general accordance with Proposed Site Drainage Plan Surface Water and Foul Water ref 13133-HOP-XX-XX-DR-C-000 Rev P03 and Proposed Building Drainage Plan Surface Water and Foul Water ref 13133-HOP-XX-XX-DR-C-0001 Rev P03) has been submitted to and approved in writing by the County Planning Authority. The approved scheme shall thereafter be implemented in accordance with the approved details prior to occupation of the building hereby approved. The scheme shall address the following matters:

a) Surface water discharge from the development shall be restricted to the pre-development  $q_{bar}$  rate or 2 l/s.

b) Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical duration for the 3.33% and 1% annual probability rainfall events (both including allowance for climate change).

c) Detail design, modelling calculations and plan for the proposed surface water drainage network for the 3.33% (with and without Climate Change) annual probability critical storm duration to show no above ground flooding on any part of the development site, and the 1% annual probability critical storm duration (with and without climate change) ensuring any above ground flooding is safe, does not affect any building and contained within the site boundaries (plans, showing location and depths with exceedance routes to be submitted and approved).

Reason: To prevent flooding in accordance with National Planning Policy Framework paragraph 167 and 168 by ensuring the satisfactory management of surface water.

4. 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 County 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 hours of construction activities (which should restrict hours of all activities, including demolition, site clearance, construction, deliveries, loading and unloading, to 0800-1800 Monday to Friday, 0900-1300 Saturdays and no work on Sundays and Bank Holidays),
- the anticipated number, frequency and types of vehicles used during construction,

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- 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 location of storage of plant and stockpiled 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,
- details of best practice measures to be adopted to minimise noise and dust,
- confirmation that there will be no burning of materials/waste on site, and
- 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.

5. No development shall take place, including any works of demolition, until a detailed landscaping, maintenance and management plan (in general accordance with the details contained within Arboricultural Method Statement ref 22101 AMS Rev 24/04/23, Tree Protection Plan ref 221012-TPP v2 Rev A, 2417-HNW-ZZ-00-A-DR-2100 Rev P01, and Additional Tree Planting Plan ref 2417-TFC-XX-XX-DR-L-1006 Rev P01) has been submitted to and approved in writing by the County Planning Authority. The scheme shall include full details of the types, size and species of all trees and shrubs to be planted, details of translocation sites/methodology, soil preparation, measures for biosecurity, a maintenance schedule, and timetable for implementation at the earliest possible opportunity following commencement of the development. Thereafter the approved scheme shall be implemented in full in accordance with the approved timetable. Any trees or shrubs which, within a period of five years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of the visual amenities of the site, to provide suitable compensation for trees/hedgerows to be lost, and to ensure the planting of trees in compliance of the duty within S197 of the Town and Country Planning Act 1990.

6. No development above slab level shall take place until a schedule of materials and finishes to be used for external walls, roof, canopy and fenestration, of the proposed building has been submitted to and approved in writing by the County Planning Authority. The development shall thereafter be constructed in accordance with the approved schedule of materials and maintained as approved.

Reason: To ensure a building of high-quality design appropriate to its setting.

7. Within 3 months of the first occupation of the development hereby approved an updated School Travel Plan shall be submitted to and approved in writing by the County

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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.

8. No part of the development hereby approved 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

**INFORMATIVES**

- A. The County Planning Authority has acted positively and proactively in determining the planning application by identifying issues of concern and considering whether planning conditions could be used to satisfactorily address them. As a result, the County Planning Authority has been able to grant planning permission, in accordance with the presumption in favour of sustainable development as set out within the National Planning Policy Framework.
- B. Birds in the act of nesting are protected under criminal law. The applicant is advised to carry out a check for breeding birds in any vegetation that is programmed for removal between March and September. If birds are breeding the vegetation should stay in place until the chicks have fledged or nests otherwise have been confirmed clear by a suitably qualified person immediately prior to removal.
- C. With regard to condition 5 the applicant's attention is drawn to the comments of the County Arboriculturist dated 09/05/2023, which set out arboricultural/landscaping matters that remain to be addressed and provides

This information is only intended as a summary of the reasons for the grant of planning permission. For further details on the decision, please see the report by contacting County Planning at West Sussex County Council or visiting the website at [www.westsussex.gov.uk/planning](http://www.westsussex.gov.uk/planning).

## **APPENDIX A: TOWN AND COUNTRY PLANNING ACT 1990**

YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES.

THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT IS RECOMMENDED THAT YOU CONSULT A SOLICITOR IF YOU ARE IN ANY DOUBT.

### 1 Appeals to the Secretary of State

- (a) If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- (b) If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get online at <https://www.gov.uk/appeal-planning-decision> or by writing to the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.
- (c) The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- (d) The Secretary of State need not consider an appeal if it seems that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- (e) In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.

### 2 Purchase Notices

- (a) If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- (b) In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town and Country Planning Act 1990.

- 3 Further correspondence about this application should quote the reference number at the top right hand corner of the form.