

Committee: **Regulatory
Planning Committee**

Date: **14 October 2020**

Report by: **Director of Communities, Economy and Transport**

Proposal: **The demolition of Block EFAA (the main school building) and Block EFAD, and the construction of a replacement main school building as well as temporary accommodation blocks to be used during the construction period.**

Site Address: **Claverham Community College, North Trade Road, Battle TN33 0HT**

Applicant: **Bowmer and Kirkland, the Department for Education and East Sussex County Council**

Application No. **RR/3420/CC**

Key Issues: (i) **Principle of the development**
(ii) **Development boundary**
(iii) **Design, layout and effect on AONB**
(iv) **Ecological matters**
(v) **Effect on amenity**
(vi) **Temporary accommodation**
(vii) **Highway matters**

Contact Officer: **Jeremy Patterson – Tel: 01273 481626**

Local Member: **Councillor Kathryn Field**

SUMMARY OF RECOMMENDATIONS

1. To grant planning permission subject to conditions as indicated in paragraph 8.1 of this report.

CONSIDERATION BY DIRECTOR OF COMMUNITIES, ECONOMY AND TRANSPORT.

1. The Site And Surroundings

1.1 The application site is 3.68 hectares in area and comprises Claverham Community College (hereafter referred to as 'the school'). The school is for pupils between the ages of 11 and 16 with a capacity for 1150, although it also provides for adult education outside normal school hours. The school was

established in the 1950s and has since grown on an *ad-hoc* basis, involving a main, two-storeys building and ten smaller buildings. There are two other buildings, which do not form part of the school, to the south-east of the main building, namely the Claverham Day Nursery and the Battle Sports Centre. The south-western part of the site comprises a multi-use games area (MUGA) and tennis courts. The site slopes down from north to south, falling by about 4.5 metres across its length.

1.2 The school is located at the western edge of the town of Battle and is bound to the north by North Trade Road from which access is gained. Battle Conservation Area is about 800 metres to the east. Residential dwellings are located to the east, north and west (although for the latter, land associated with the two nearest properties is currently subject to redevelopment to a care home). Open fields are to the south, including the school's playing field, with fields and woodland extending beyond. The site benefits from the presence of trees along its boundaries and is within the High Weald Area of Outstanding Natural Beauty (AONB). The site is also within a Flood Zone 1 (area with a low risk of flooding).

2. Site History

2.1 The school has benefited from various planning permissions over the years, the most recent being for retrospective permission in 2018 for the retention of six double mobile classrooms for a further five years to 2023 (ref. RR/3391/CC).

3. The Proposal

3.1 The proposal is for the demolition of the main school building (EFAA), except for its south-western annex, which is currently physically linked to the main block. Once demolished, the main building will be replaced with a new 2 storeys building occupying a similar position within the northern part of the school grounds. A temporary classroom (EFAD) would also be removed from the site after completion of the new build. The capacity of the school would remain the same. In order to accommodate pupils during the demolition and construction phases, two 3-storeys temporary teaching blocks are proposed, together with a temporary reception cabin and toilet units. The main temporary block would be located on the tennis courts, while the smaller block would be sited to the east of the tennis courts on the former swimming pool. The reception cabin would be located between the nursery and sports centre on the eastern boundary with the toilet units in a central position within the campus. The temporary accommodation is expected to be on site for two years after which the tennis courts would be returned to the sport of tennis.

3.2 As part of the overall development, landscaping works and some tree planting are proposed, together with changes to circulation arrangements for both pedestrians and vehicles. New security fencing would also be included.

3.3 The demolition of the main building, together with other works, would result in a substantial volume of waste materials. To manage this, the applicant

has indicated that a contractor would be appointed and a target of a 95% diversion from landfill will be set. The construction phase itself will also result in potential waste arisings. In order to accord with the principles of the waste hierarchy by preventing waste and re-using materials before recycling and disposal, the applicant will develop and implement a Site Waste Management Plan based on those principles.

3.4 This proposal has been submitted because it qualifies as part of the multi-billion Priority School Building Programme for the rebuilding and/or refurbishing of those school buildings across the country, which have been identified by the Department for Education (DfE), as being in the very worst condition. Claverham is part of the second phase of the Programme, which targets the available funding at individual school building blocks in the worst condition, rather than the needs of the whole school. The main school building (EFAA) and a classroom unit (EFAD) are the blocks which qualify for this funding.

4. Consultations and Representations

4.1 Rother District Council raises no objections but provides comments: (i) It considers the two 3 storeys high temporary teaching blocks would have an adverse impact on the protected landscape and character of the location, being near to Battle Conservation Area and within the High Weald AONB. They will be immediately noticeable and dominant, feeling at odds with the surrounding area, and should be 2 storeys in height; (ii) It has no concerns with the proposed new building. The building would be shorter and wider and because of its mass would be visually closer to the road than the existing. While it is noted that there would be an increase in the perceived bulk of the building, this would be balanced by design features such as the glazed section and the use of a combination of three materials, which breaks the contribution to the area whereas the proposed building would be able to deliver a contemporary educational establishment with no adverse effect on the area, including the AONB; (iii) A robust landscape strategy would be welcomed; and (iv) It considers that meaningful pre-application engagement should have been carried out.

4.2 Battle Town Council does not support the application. It is disappointed with the design and poor attempt to fit the development in with the local vernacular and colour palette. It also considers that cycling provision is inadequate when walking and cycling provision is being encouraged and in the light of proposals for the Battle Greenway Safe Cycling route.

4.3 The Highway Authority raises no objections and recommends that conditions should be attached, including on the provision of the new access and car parking arrangements, wheel washing facilities and the submission of a travel plan. Any highway works would need to be carried out in accordance with ESCC specifications and secured by agreement.

4.4 Flood Risk Management ESCC raises no objections and recommends that conditions should be included regarding the submission of a detailed

surface water drainage system, a maintenance and management plan for the drainage system, measures to manage surface water during construction and the submission of evidence that the drainage system has been constructed in accordance with the agreed detailed scheme.

4.5 High Weald AONB Officer raises no objections and recommends that the High Weald Colour Study should be used to select the colours of external materials of structures and that appropriate drainage, planting and lighting arrangements are included which accord with the objectives of the High Weald Management Plan.

4.6 Other representations: One representation of support has been received, while four representations raise objections, although only one of these is from a local Battle address. The objections can be summarised as follows: (i) The whole school should have been considered for updating; (ii) The robustness of the bat surveys is questioned, the temporary accommodation will adversely affect bats and lighting will also affect them, and there will be effects on other wildlife; (iii) The temporary accommodation is too near residential properties and will adversely affect the AONB landscape (as will the permanent building) and will be likely to stay on site; (iv) Noise from pupils and air conditioning units will cause a nuisance; (v) Drainage is an issue with breaks in the local sewerage network; (vi) Ten additional parking spaces is inadequate and will EV points be included?; and (vii) The school has outgrown the site and the cost delivers little while causing much harm and the money should be used elsewhere within education.

5. The Development Plan and other policies which are considered relevant to this decision are:

5.1 Rother District Local Plan Core Strategy 2014: Policies: OSS2 (Use of development boundaries), OSS4 (General development considerations), BA1 (Policy framework for Battle), CO1 (Community facilities and services), RA2 (General strategy for the countryside), RA3 (Development in the countryside), CO4 (Supporting young people), EN1 (Landscape stewardship), EN3 (Design quality), EN5 (Biodiversity and green space), EN6 (Flood risk management), EN7 (Flood risk and development), TR2 (Integrated transport) and TR3 (Access and new development).

5.2 Rother District Development and Site Allocations (DaSA) Local Plan 2019: Policies: DEN1 (Maintaining landscape character), DEN2 (High Weald AONB), DEN4 (Biodiversity and green space), DEN5 (Sustainable drainage), DEN7 (Environmental pollution) and DIM2 (Development boundaries).

5.3 East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013: Policies: WMP3a (Promoting waste prevention, re-use and waste awareness), WMP3b (Turning waste into a resource) and WMP3d (Minimising and managing waste during construction, demolition and excavation).

5.4 National Planning Policy Framework (NPPF) 2019

Under Part 8 (Promoting healthy and safe communities), paragraph 94 advises Local Planning Authorities to give great weight to the need to alter and expand schools. Part 9 promotes sustainable transport. Part 12 (Achieving well-designed places) seeks good quality design and creative use of materials in development which are sympathetic to local character. Part 14 seeks to reduce flood risk and Part 15 (Conserving and enhancing the natural environment) at paragraph 172, states that great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty and protecting biodiversity.

5.5 Planning Policy Statement for Schools 2011

This National Policy Statement encourages a positive and collaborative approach to planning applications for state-funded schools, with a presumption in favour of the development of such schools. The statement indicates that the Secretary of State will consider refusal of any application for state-funded schools to be unreasonable conduct, unless it is supported by clear and cogent evidence.

5.6 The High Weald Management Plan 2019-2024: Objective S3 seeks to enhance the architectural quality of the High Weald and ensure development reflects the character of the area in its scale, layout and design, including using the guidance on the selection and use of colour in development through The High Weald Colour Study.

5.7 The Development Plan or emerging Plan documents which are not considered to be relevant are: (i) The saved policies in the Rother Local Plan 2006, as both the Core Strategy and DaSA Local Plans provide more up to date policies; and (ii) Although the pre-submission version of the Battle Neighbourhood Plan underwent a formal consultation at the beginning of this year, no weight should yet be given to its policies.

6. Considerations

Principle of the development

6.1 As highlighted in paragraph 3.4, the school's main building is considered by the DfE not to be fit for purpose and therefore, in need of replacement. This building would be demolished and replaced with a new building, and a separate classroom unit would also be removed. Temporary accommodation would be required to facilitate the educational need during the demolition and construction phases. The new building would provide for enhanced facilities for pupils, as well as for the community more generally. The school has provided an educational service for many years and will continue to do so both during the proposed works and beyond.

6.2 The principle of the development is supported by the Rother Local Plan Core Strategy in the provision of community facilities and services (Policy CO1) and in supporting young people (Policy CO4), as well as according with the Policy Framework for Battle (Policy BA1). Part 8 of the NPPF promotes healthy

and safe communities within which paragraph 94 gives great weight to the need to create, expand or alter schools. Moreover, the government, through the Planning Policy Statement for Schools, makes clear that there should be a presumption in favour of development for state-funded schools. Therefore, in principle, there is significant support in policy terms at both the local and national level for this proposal.

The Development boundary

6.3 Policy OSS2 of the Rother Core Strategy states that development boundaries around settlements will continue to differentiate between where most forms of development would be acceptable and where they would not and similarly, Policy DIM2 of the Rother DaSA Plan indicates that new development will be focused within defined settlement boundaries, together with other sites where proposals accord with relevant Local Plan policies. In the countryside, that is, outside of development boundaries, development will normally be limited to that which accords with specific Local Plan policies or that for which a countryside location is necessary.

6.4 The school application site is within the development boundary of Battle except for the south-western part, which is outside the boundary and therefore, within the countryside. However, this area is already developed, as it comprises hard-surfaced tennis courts and a MUGA.

6.5 Although the proposal for the new building is within the development boundary, the proposed main temporary accommodation block is not, as it would be located on the tennis courts. The courts comprise hardstanding and form part of the developed area of the school campus; a line of trees demarcates the developed area of the school on the southern side of the tennis courts and MUGA from the playing fields to the south. There is very limited space within the campus to house the temporary accommodation and the tennis courts provide a suitable location in terms of size, surface and topography, as well as being located away from the main area of demolition and construction. Moreover, it would be temporary. There is no suitable alternative location within the school grounds, and it is not considered that this part of the development conflicts with the objectives of Policy OSS2 of the Rother Core Strategy and Policy DIM2 of the Rother DaSA Plan.

Design, layout and effect on AONB

6.6 Policy OSS4 of the Rother Core Strategy requires development to respect and not detract from the character and appearance of the locality and is compatible with other development on adjacent land, while Policies RA2 and RA3 require development in the countryside to conserve landscape character. Policy EN1 requires development to protect and enhance the High Weald AONB and Policy EN3 seeks high quality design in development. Policies DEN1 and DEN2 of the Rother DaSA Plan seek to maintain landscape character and the protection and enhancement of the High Weald AONB, respectively. Part 12 of the NPPF seeks, *inter alia*, good design and Part 15 gives great weight to protecting the AONB. The High Weald Management Plan

seeks to ensure that development reflects local character and incorporates the High Weald Colour Study in design proposals.

6.7 The proposed building would be more compact compared to the existing building: shorter in its length fronting North Trade Road and generally wider. The existing building presents a weak frontage to the road and lacks a high quality or unified character for the school site. Views into the site from the north are dominated by parked cars and tarmac and there is no clear focal point to guide visitors to the school entrance. Instead, the new development provides an opportunity to enhance the character and visual amenity of the site and surrounding area. The compact nature of the new building and its squarer position fronting North Trade Road, will make it visually more dominant and better able to receive visitors passing through the newly created open space on its northern side.

6.8 The external materials have been selected for their suitability regarding purpose, aesthetics and durability. The choice of materials and colours aim to enliven the façades and in drawing on the High Weald Colour Study, respect the site's 'village' location within the western part of Battle, and the wider AONB designation. Sussex Chailey red brick stock (with buff coloured mortar) has been adopted for the lowest floor of the building to provide a sense of robustness, as well as aesthetic interest. Above the brick would be an insulated façade system finished in a fine textured render in a terracotta colour that responds to elements within the brick. The recessed coated metal framed windows are grouped in places with turquoise rendered panels providing animation to the façades. The materials and patterning of the elevations express the internal arrangement of the buildings and the façade plays a key part in defining the entrance. Full height curtain wall glazing is used at the main entrance at the front and student entrance at the rear where key elements of circulation come to the façade projecting the movement of the uses within. The large expanses of glazing also reflect the presence of key spaces behind the façade, as well as opening the interior to views to the south. There would be access to all persons throughout the building without the need for detours.

6.9 The respective pedestrian and vehicular approaches from North Trade Road focus visitors towards a new entrance plaza. New steps and a gently ramped path would lead visitors to the main entrance, creating a sense of arrival and enhancing the school's presence on the site. The entrances are defined by a recess in the façade and a change in rhythm. These architectural features break the composition of solid volumes and draw visitors in. The applicant has sought to retain as much usable external space as possible and minimise the impact on these areas.

6.10 It has been an important part for the design to take advantage of the site's arboreal context and to retain as much usable external space as possible in combining soft informal and social spaces with hard landscaped areas that can be used year-round. A variety of native and non-native shrub planting would be carried out around the new building and within its northern 'public' realm, which would complement existing planting within the school grounds. Given the importance of trees within the site, an Arboricultural Survey was undertaken to

inform the application. The existing trees along the boundary of North Trade Road are recognised as being particularly important features in the local landscape and would be retained. However, eleven scattered trees within the northern area of the school grounds would need to be removed to facilitate the development, while some new planting would be undertaken on the eastern side of the site.

6.11 The proposal provides a high-quality building within a complementary setting of a designed landscape. The proposed main entrance to the school flanked by landscaped areas would represent an enhancement to the school frontage and improve the quality of the townscape. Moreover, these improvements enhance the landscape and visual amenity of the High Weald AONB in this locality. While there have been representations objecting to the design of the proposal, the District Council offers support on the design and layout of the new development and its positive contribution to the AONB. Overall, it is considered that the proposal will provide a significant improvement to the school and local community. As such, the development can be supported and accords with the policies set out in paragraph 6.6.

Ecological matters

6.12 Policy EN5 of the Rother Core Strategy requires proposals to protect and enhance biodiversity and similar provisions are required under Policy DEN4 of the Rother DaSA Plan. Part 15 of the NPPF also requires development to protect and enhance habitats and species. The Natural Environment and Communities Act 2006 requires public authorities, in the exercise of their functions, to have regard to the purpose of conserving biodiversity.

6.13 The school benefits from the presence of mature trees within the site and on its boundaries, as well as open space within its campus. The variety of habitats across the site include hedgerows, scrub and woodland and provide suitable opportunities for nesting birds, reptiles, amphibians, badgers and hazel dormouse, amongst other species. Consequently, there is the potential for the development to affect habitats and species.

6.14 The application is supported by three ecological reports: A Preliminary Ecological Appraisal and Bat Roost Potential Survey report, a Great Crested Newt report and a Bat and Reptile Survey report. The surveys indicate that while reptiles and dormice were recorded as absent, Great Crested Newt was found to be present. Bats were recorded in low numbers, but no roosts were identified, and overall roost potential was considered to be low. Indeed, the two buildings proposed for demolition were assessed as having low bat roost potential and surveys revealed no roosting bats were associated with them. Badgers were also noted as being present.

6.15 The respective reports provide recommendations for mitigation and enhancement. Details have also been provided for external lighting during both the construction phase and after completion of the development, which has taken into account the potential effect on bats. A local resident has raised concerns regarding the potential effect of the development on bats. However,

it is considered that the bat surveys were undertaken appropriately and that the proposed use of external lighting should minimise any impacts. Although the application can be supported in ecological terms, it is recommended that a condition is included requiring an ecological strategy to be submitted which would seek to protect retained habitats and include measures resulting in a net gain for biodiversity.

Effect on amenity

6.16 Policy OSS4 of the Rother Core Strategy requires development not to unreasonably harm the amenities of adjoining properties, Policy DEN7 of the Rother DaSA Plan only permits development where there will be no significant adverse effects on health and local amenities and Part 12 of the NPPF seeks to maintain a high standard of amenity following development.

6.17 The demolition and construction phases of the development could result in effects to the amenities of the occupiers of the nearest residential properties. Although these phases would be temporary, there could be disturbance or other nuisance resulting from the use of vehicles and plant, together with emissions which might arise from activities within the site.

6.18 Given the nature of the development and the presence of nearby residential properties, a Construction Environmental Management Plan (CEMP) has been submitted covering the demolition and construction phases. This states that An Integrated Management System will be implemented for this project and will include standard controls to mitigate the impact of construction activities, as well as more site-specific issues. Construction phase lighting would point downwards and inwards to the site and away from sensitive receptors. The quietest and lowest impact processes that are reasonably practicable will be employed on site in the undertaking of all construction works. The applicant will also seek to agree the timings of the noisiest operations with the Environmental Health Department at Rother District Council through relevant legislation. An Air Quality and Dust Management Plan has also been submitted to inform the application during the demolition and construction phases of the development.

6.19 It is important that the local community is informed of proceedings at the site, particularly during busy times when there might be disturbance. The applicant is aware of this and has indicated that newsletter drops would take place providing such information; developer contact details would also be made available to the public.

6.20 A Noise Assessment report has been submitted to inform the application after construction has been completed. The applicant has indicated that the measured ambient noise levels are not suitable to permit a natural ventilation strategy to be implemented solely via open windows in teaching rooms. However, the use of the proposed new double glazing and hybrid/mixed-mode ventilation strategy is suitable to meet the relevant indoor ambient noise criteria in teaching spaces within new buildings. In using mechanical ventilation, a suitable design of the system will be required to ensure noise impact within

classrooms and in external teaching areas is suitably controlled to meet the relevant indoor ambient noise level criteria. An assessment of noise from the proposed external services plant was carried out to determine noise levels at the nearest residential properties using BS 4142:2014. These identified the daytime rating level as 36 dB(A) and night-time as 29 dB(A). Although these levels are relatively low, a condition is recommended to secure them. Moreover, the implementation of controls contained within the CEMP and dust management plan is also recommended through the approval of the documents at Condition 2. With these controls in place, it is not anticipated that there would be any significant adverse effect on the amenity of persons within the locality.

Temporary accommodation

6.21 The temporary buildings comprise a main teaching block at 3 storeys in height, with a floorspace of 3451 square metres, a smaller block also at 3 storeys covering 841 square metres, a reception cabin and four portaloos with 7 toilets each. While the demolition and construction phases are being carried out, a large part of the teaching accommodation will be lost. Therefore, it will need to be replaced so the school can continue to provide an educational service.

6.22 All the buildings would be within the development boundary of Battle except for the main block. Although this block would be located on existing hard surfaced tennis courts, it falls outside the development boundary and is therefore in the countryside. This issue has been addressed at paragraph 6.5.

6.23 Rother District Council raises concerns regarding the height of the two teaching blocks and their visual effect within the High Weald AONB. The blocks will be large structures and utilitarian in appearance, but they will need to readily accommodate the teaching space that will be lost with the demolition of the main building. The teaching blocks are located at the southern end of the site, at its lowest point. There would be limited views of these buildings from properties to the east due to intervening trees and it is not considered that there would be any unreasonable loss of visual amenity. The school does not have other suitable space to accommodate the third-tier units and while the blocks do not enhance the character or qualities of the AONB *per se*, they are temporary structures which will facilitate the construction of a high quality educational establishment. Therefore, it is considered that any adverse effects to the AONB landscape would only be temporary and would not outweigh the over-riding need for the development.

Highway matters

6.24 Part 9 of the NPPF promotes the use of more sustainable modes of transport. Policy TR2 of the Rother Core Strategy also seeks improvements in the use and provision of sustainable transport and Policy TR3 of that Plan requires well designed and safe access arrangements for new development while minimising the need to travel by car. A Transport Assessment report and logistics plan accompany the application, together with a travel plan. The CEMP also addresses transport issues during the construction phase.

6.25 The proposal will allow improvements to the existing access arrangements for the school, including enhanced pedestrian routes from North Trade Road and a new consolidated parking layout and drop-off area. The number of parking spaces for both cars and cycles will remain the same. The school is currently accessed from two points along North Trade Road both of which are currently used for ingress and egress, although the main access route works loosely as a one-way system with buses entering from the east and leaving to the west. The eastern access is shared with users of the Claverham Day Nursery and Battle Sports Centre.

6.26 In terms of layout, the access arrangements are proposed to remain largely as existing, although the informal one-way system will be formalised with all vehicles entering the site via the eastern access and leaving via the western access. A new layby for buses will be provided along the one-way route. Pedestrians and cyclists will continue to access the school via the two entrances with a new footway incorporated at the western access. Tactile paving will also be provided at the entrances. As works will be required to the public highway, an agreement will be necessary between the applicant and the Highway Authority on the scope and detail of such works. This will be facilitated through a Section 278 agreement under The Highways Act. Conditions have been included which require the agreement to be completed before above ground construction works commence on the main building and for those works to be completed before occupation of that building.

6.27 The submitted CEMP includes measures to limit the effect of development traffic on the highway, including restrictions on delivery times, limiting the use of the site for contractors parking and providing alternative parking arrangements off site. A travel plan has also been submitted and is considered by the Highway Authority to be sufficient as a framework but will need to be updated. As such, it should include measures which would be most effective in reducing journeys to school by car, set specific targets for reducing car travel and increase non-car modes of transport, and then propose specific measures to achieve them.

6.28 The Highway Authority raises no objections and the proposal is considered to be acceptable.

7. Conclusion and reasons for approval

7.1 In accordance with Section 38 of the Planning and Compulsory Purchase Act 2004 the decision on this application should be taken in accordance with the Development Plan unless material considerations indicate otherwise.

7.2 The proposal is for the demolition and replacement of the main school building, together with the removal of a separate classroom unit and associated landscaping and access works. The existing building is not fit for purpose and the new building will provide for a more attractive and enhanced educational establishment, both for school pupils and staff and for the wider community.

The design and layout of the new building and the external space around it will enhance local townscape character and the landscape of the High Weald AONB.

7.3 During the demolition and construction phases of the development, temporary accommodation will be used to enable the educational service to continue. Although the two proposed teaching blocks are visually utilitarian, they are located at the lowest part of the site and away from where most of the construction activity will take place at the higher end of the campus near to North Trade Road. Measures will be put in place to reduce the effects of activities on local residents and wildlife.

7.4 The proposed development is considered to be acceptable and in accordance with: Policies OSS2, OSS4, BA1, CO1, RA2, RA3, CO4, EN1, EN3, EN5, EN6, EN7, TR2 and TR3 of the Rother District Local Plan Core Strategy 2014; Policies DEN1, DEN2, DEN4, DEN5, DEN7 and DIM2 of the Rother District Development and Site Allocations Local Plan 2019; Policies WMP3 (a, b and d) of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan 2013; Parts 8, 9, 12, 14 and 15 of the National Planning Policy Framework 2019; The Planning Policy Statement for Schools 2011; and Objective 3 of the High Weald Management Plan 2019.

7.5 In considering this planning application, the County Council has worked with the applicant and agent in a positive and proactive manner. The Council has also sought views from consultees and neighbours and has considered these in preparing the recommendation. This approach has been taken positively and proactively in accordance with the requirement in the NPPF, and as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

7.6 There are no other material considerations and the decision should be taken in accordance with the Development Plan.

8. Recommendation

8.1 To recommend the Planning Committee to grant planning permission subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

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

2. The development hereby permitted shall be carried out in accordance with the plans, drawings and other documents listed in the Schedule of Approved Plans.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The proposed temporary teaching blocks, reception cabin and toilets shall be dismantled and removed from the site no later than two years after the date of their installation, unless otherwise agreed in writing with the Director of Communities, Economy and Transport.

Reason: The temporary buildings are only required on site for the duration of the construction of the new development.

4. Prior to the commencement of the construction of the new main building a detailed surface water drainage scheme shall be submitted to the Director of Communities, Economy and Transport for approval in writing. The scheme shall include the following:
 - (i) Detailed drawings and hydraulic calculations. The hydraulic calculations shall take into account the connectivity of the different surface water drainage features. The calculations shall demonstrate that surface water flows can be limited to 5 l/s for all rainfall events, including those with a 1 in 100 (plus climate change allowance) annual probability of occurrence;
 - (ii) The detailed design shall include information on how surface water flows exceeding the capacity of the surface water drainage features will be managed safely; and
 - (iii) The detailed design of the underground tank shall be informed by findings of groundwater monitoring between autumn and spring at the location of the proposed tank. The design should leave at least one metre unsaturated zone between the base of the drainage structures and the highest recorded groundwater level. If this cannot be achieved, details of measures which will be taken to manage the impacts of high groundwater on the hydraulic capacity and structural integrity of the drainage system should be provided.The scheme shall be implemented in accordance with the approved details.

Reason: To provide for an appropriate surface water drainage system and to reduce the risk of flooding in accordance with Policies EN6 and EN7 of the Rother District Local Plan Core Strategy 2014 and Policy DEN5 of the Rother District Development and Site Allocations Local Plan 2019.

5. Prior to the commencement of the construction of the new main building, a maintenance and management plan for the entire drainage system at the site shall be submitted to the Director of Communities, Economy and Transport ensuring that the designed system takes into account the design standards of those responsible for maintenance. The plan shall include the following:
 - (i) A statement clearly setting out who will be responsible for managing all aspects of the surface water drainage system, including piped drains; and
 - (ii) Evidence of how these responsibility arrangements will remain in place throughout the life time of the development.The plan shall be implemented in accordance with the approved details.

Reason: To ensure the drainage system is properly maintained to minimise the risk of flooding in accordance with Policies EN6 and EN7 of the Rother District Local Plan Core Strategy 2014 and Policy DEN5 of the Rother District Development and Site Allocations Local Plan 2019.

6. Prior to the occupation of the new main building evidence, including photographs, shall be submitted to the Director of Communities, Economy and Transport which show that the surface water drainage system has been constructed in accordance with the agreed detailed drainage design the subject of Condition 4.

Reason: To ensure that the surface water drainage system is fit for purpose in accordance with Policies EN6 and EN7 of the Rother District Local Plan Core Strategy 2014 and Policy DEN5 of the Rother District Development and Site Allocations Local Plan 2019.

7. Prior to the occupation of the new main building an Ecological Strategy report shall be submitted to the Director of Communities, Economy and Transport for approval in writing and shall include:
 - (i) The measures which will be undertaken to protect and manage the retained habitats within the site to the benefit of biodiversity and a timeframe for their implementation; and
 - (ii) The measures which will be included as part of the development which will provide for a net gain in biodiversity and a timeframe for their implementation.

The Ecological Strategy shall be carried out in accordance with the approved details.

Reason: In the interests of protecting and enhancing biodiversity in accordance with Policy EN5 of the Rother District Local Plan Core Strategy 2014 and Policy DEN4 of the Rother District Development and Site Allocations Local Plan 2019.

8. During any form of earthworks and/or excavations undertaken in the demolition/construction phases of the development suitable wheel washing equipment shall be provided within the site the details of which shall be first approved in writing by the Director of Communities, Economy and Transport. The approved equipment shall thereafter be used to clean vehicles leaving the site.

Reason: In the interests of highway safety and the amenities of the locality, in accordance with Policy OSS4 of the Rother District Local Plan Core Strategy 2014.

9. The new main building shall not be occupied until a full and updated Travel Plan has been submitted to and approved in writing by the Director of Communities, Economy and Transport. The Plan shall stipulate the undertaking of an annual review and a named post as the co-ordinator for the Travel Plan. The Plan shall be completed in accordance with the latest

guidance from the Department of Transport and after approval shall be implemented in full.

Reason: To promote more sustainable modes of transport in accordance with Policies TR2 and TR3 of the Rother District Local Plan Core Strategy 2014 and the provisions of Part 9 of the National Planning Policy Framework 2019.

10. Prior to the commencement of the construction works of the new main building above ground level a Section 278 (Highways Act 1980) legal agreement shall be completed setting out the requirements of the off-site highway works as agreed with the Highway Authority.

Reason: To secure appropriate works to the public highway in the interests of safety and amenity and to accord with Policies OSS4 and TR3 of the Rother District Local Plan Core Strategy 2014.

11. The new main building shall not be occupied until the required off-site highway works have been completed in accordance with the details set out in the Section 278 (Highways Act 1980) legal agreement the subject of Condition 10.

Reason: To secure appropriate works to the public highway in the interests of highway safety and amenity in accordance with Policies OSS4 and TR3 of the Rother District Local Plan Core Strategy 2014.

12. Electric vehicle charging infrastructure shall be installed for the future installation of single phase 16Amp, 3.6kW EV charging units, complete with appropriate demand control technology. Space for the necessary switchgear and control equipment shall be identified and allocated for the future installation of this equipment. Infrastructure to facilitate the future installation of a TT earthing system will be identified and provided only.

Reason: To secure the ability for electric vehicle charging units to be installed in the future, in accordance with Policy TR2 of the Rother District Local Plan Core Strategy 2014 and the provisions of Part 9 of the National Planning Policy Framework 2019.

13. The operational noise rating level of all external mechanical services associated with the new development shall be no more than 36 dB(A) at all times during the day and no more than 29 dB(A) at all times during the night when determined at the façade of the nearest noise sensitive receptor and in accordance with BS 4142:2014+A1:2019.

Reason: To safeguard the amenities of occupiers of nearby properties, in accordance with Policy OSS4 of the Rother District Local Plan Core Strategy 2014 and Policy DEN7 of the Rother District Development and Site Allocations Local Plan 2019.

14. Any tree or shrub that is planted and thereafter dies, becomes diseased, is uprooted or damaged within five years from the date of planting shall, during the next available planting season, be replaced with a tree or shrub of a similar size and species, unless otherwise agreed in writing with the Director of Communities, Economy and Transport.

Reason: In the interests of securing an acceptable landscaping scheme for the site.

INFORMATIVES

1. The Applicant's attention is drawn to the need to apply to the Pevensey and Cuckmere Water Level Management Board for consent to discharge surface water runoff into the Board's drainage district which lies partly within the application site.
2. The Applicant's attention is drawn to the provisions of: The Wildlife and Countryside Act 1981, as amended, particularly in relation to breeding birds, reptiles, bats, Great Crested Newts and other protected species and to The Badgers Act 1992.
3. The Applicant's attention is drawn to the need to meet the minimum dimensions for all parking spaces and that any works to the public highway will need to be secured by agreement with the Highway Authority. The applicant should contact the Transport Development Control Team (Tel: 01273 482254) to commence this process.

Schedule of Approved Plans

114584-JWA-ZZ-00-DR-A-1201-S2-P08 - Proposed Ground Floor Plan, 114584-JWA-ZZ-01-DR-A-1211-S2-P07 - Proposed First Floor Plan, 114584-JWA-ZZ-02-DR-A-1221-S2-P05 - Proposed Roof Plan, 114584-JWA-ZZ-ZZ-DR-A-0001-S2-P05 - Location Plan, 114584-JWA-ZZ-ZZ-DR-A-0101-S2-P08 - Building Demolition Plan, 114584-JWA-ZZ-ZZ-DR-A-0103-S2-P04 - Proposed Site Plan, 114584-JWA-ZZ-ZZ-DR-A-0301-S2-P04 - Proposed Site Sections, 114584-JWA-ZZ-ZZ-DR-A-3201-S2-P04 - Facade Details, 114584-JWA-ZZ-ZZ-DR-A-3901-S2-P08 - Enlarged Elevations, 114584-JWA-ZZ-ZZ-DR-A-4001-S2-P04 - Proposed Sections, 114584-JWA-ZZ-ZZ-PP-A-2901-S2-P04 - Samples External Materials, 114584-JWA-ZZ-ZZ-DR-A-3010-S2-P01 - Retained Building Proposed Elevations, HD10995_11 Rev A PTK - Site Plan, PL202-W - Toilet Block, Elevations and Floor Plan, HD/10955/09 B - Classroom Block 1 - Elevations - Proposed Layout Ultima Complex, HD/10955/09 B - Classroom Block 1 Sheet 1 of 3 - Ground Floor - Proposed Layout Ultima Complex, HD/10955/09 B - Classroom Block 1 Sheet 2 of 3 - First Floor Proposed Layout Ultima Complex, HD/10955/09 B - Sheet 3 of 3 Second Floor Proposed Layout Ultima Complex, HD/10955/01 E - Classroom Block 2 - Proposed layout 6 on 6 on 6 UK 123 Ultima Modules, HD/10955/01 E - Classroom Block 2 - Elevations proposed Layout 6 on 6 on 6 UK123 Ultima Modules, PL202W - Portaloo Specification Sheet, DQ2692 D - Reception Cabin - Specification Drawing SL072 Lodastrut Leg Option, 114584-ALA-ZZ-XX-DR-

L-0001 P08 - Landscape General Arrangement, 114584-ALA-ZZ-XX-DR-L-0002 P04 - Illustrative Masterplan, 114584-ALA-ZZ-XX-DR-L-0004 P06 - Site Sections, 114584-ALA-ZZ-XX-DR-L-0007 P04 - Fencing and Secure Lines, 114584-ALA-ZZ-XX-DR-L-0008 P04 - Access and Circulation, Design and Access Statement, Design and Access Statement for Temporary Units, Arboricultural Survey, Noise Assessment Report, Flood Risk Assessment, Drainage Statement, Ventilation & Extraction Details, Preliminary Ecological Appraisal and Bat Roost Potential Survey, Bat and Reptile Survey Report, Great Crested Newt Survey Report, Intrusive Geo-Environmental and Geotechnical Site Investigation, Transport Statement, Travel Plan, Outline Construction Logistics Plan, Air Quality and Dust Management Plan, September 2020, External Lighting Scheme Lux Levels P01, Construction Environmental Management Plan, September 2020, Construction Surface Water Management Plan, September 2020, Indicative Site Plan (external lighting for temporary blocks) HD/110995/11 RevA, External lighting details (by email dated 30/09/2020), Outline Landscape Specification 0017 Rev P02, Tree Retention Plan 0016 Rev P02, Planting Plan (1 of 2) 0013 Rev P02, Planting Plan (2 of 2) 0014 Rev P02

RUPERT CLUBB

Director of Communities, Economy and Transport
6 October 2020

BACKGROUND DOCUMENTS

Application file RR/3420/CC
The Development Plan
The National Planning Policy Framework 2019
Planning Policy Statement for Schools 2011
The High Weald Management Plan 2019