



## **Agenda Update Sheet**

**District Planning Committee  
15<sup>th</sup> December 2022**

**Agenda Item 5:**

**APPLICATION DM/22/2553**

Amendments to Report

Page 12 – Summary of Representations

The following additional representation has been received from the Head of Service, Organisation & Planning at WSCC.

Dear Sally Blomfield

APPLICATION FOR RESERVED MATTERS, PURSUANT TO OUTLINE APPLICATION DM/18/5114 FOR THE ERECTION OF A SECONDARY SCHOOL, INCLUDING SPECIALIST SUPPORT CENTRE, CAR PARKING (INCLUDING ELECTRIC VEHICLE CHARGING), CYCLE PARKING, DROP OFF AREA, ACCESS, MULTI-USE GAMES AREA, ALL WEATHER PITCH, SUBSTATION, BIN STORAGE, MEANS OF ENCLOSURE AND LIGHTING, WITH ASSOCIATED LANDSCAPING AND INFRASTRUCTURE

I understand the above application is being considered by the District Planning Committee on 15th December 2022 and I should like to submit the following statement in support of the application.

West Sussex County Council as the local authority responsible for school place provision has a duty to ensure sufficient and appropriate provision of school places. As the Head of Service for that element of the Council's duties, my team has been involved, over several years, with the assessment of need arising from the significant number of new houses on the Burgess Hill Northern Arc development. That need is shown in our Planning School Places 2022 Report Planning school places - West Sussex County Council where to cater for the demand from the proposed housing a new all-through school is proposed with a 6 Form of Entry (180 places per year group) secondary phase that will initially start at 4 Forms of Entry (120 places per year of entry) and a 2 Form of Entry (60 places per year of entry) primary phase.

Recognising the need for a new school to provide those places required the County Council to undertake an academy presumption competition earlier in the year that led to an academy sponsor, The University of Brighton Academy Trust, being approved by the Secretary of State for Education. The County Council seeks to ensure all new developments mitigate the impact of their development on the necessary infrastructure required for education.

Existing capacity in local schools was not sufficient to meet the demands created by the new development and therefore a new all-through primary and secondary school was required that the County Council will be delivering. The proposal is an exciting opportunity to provide new education facilities for the local community and to ensure that education provision is close to the new housing development to support the ambitions for children to access the school on foot and cycling where practicable. The project should also allow for continued close working between the District Council, Developers and the County Council to ensure the facilities are appropriate for the needs of the local community.

Yours sincerely

Graham Olway  
Head of Service, Organisation & Planning

Officers comment:

It is recognised that there is the need for a Secondary School in Burgess Hill to meet the infrastructure needs of Brookleigh/The Northern Arc. The need for this school has already been established as part of the Outline Planning Application. This application is to consider the reserved matters of access, appearance, landscaping, layout and scale of the school.

Page 12 – Summary of consultees

The following consultee responses should be added to the table:

MSDC's Urban Design Officer	<p>It has been a challenge to resolve the competing requirements of the building's educational and environmental brief on the one hand and the contextual objectives on the other hand. Significant improvements have nevertheless been made, and the design of the school and its landscaped threshold have now been sufficiently resolved. For this reason, I raise no objection to the application but to secure the quality of the design, I would recommend conditions requiring the following further drawings/information to be submitted for subsequent approval:</p> <ul style="list-style-type: none"> <li>• Soft and hard landscaping details including boundary treatment and a section drawing showing the relationship of the external dining area and ELR boundary.</li> <li>• Details of facing materials.</li> <li>• Detailed scale section drawing showing the relationship of the solar PV's and front parapet upstand</li> <li>• Elevation showing the roof top plant.</li> </ul> <p>Consideration could also be given to including conditions covering:</p> <ul style="list-style-type: none"> <li>• Maintenance and management arrangement of the landscaped areas.</li> <li>• Sustainability measures and environmental performance targets.</li> </ul>
Design Review Panel	<ul style="list-style-type: none"> <li>• Congratulated the effective resolution of issues raised when the scheme was presented to the panel in January, particularly in relation to how the building integrates with the public square in front of the building and the approach for pupils into the site.</li> <li>• Commended the sustainability credentials of the scheme.</li> <li>• Concerned about the austere design of the building that was unwelcoming at the front and too urban in appearance at rear.</li> <li>• Should work harder at landscaping the street frontage, concerned about the appearance of boundary treatments.</li> <li>• Landscape could be brought into the buildings more effectively, by incorporating planting in the internal courtyards.</li> <li>• Concerned that the height of the facades could overshadow the external areas, particularly in relation to the two rear teaching wings, which may result in the spaces becoming unused and neglected. Suggested an overshadowing study or allowing the two teaching wings to be splayed away from each other.</li> <li>• Concerns that the school building does not sit comfortably with the residential development or the Northern Arc Avenue.</li> <li>• Panel emphasised the importance of using high quality materials in the landscaped space.</li> </ul>

	<ul style="list-style-type: none"> <li>• Concern in relation to floodlighting associated with the sports pitches.</li> <li>• Supported the internal breakout spaces.</li> <li>• Looped access road was unnecessarily wide.</li> <li>• Wellbeing should be central to the design.</li> </ul> <p>Overall Assessment</p> <ul style="list-style-type: none"> <li>• Support the scheme subject to changes that address the above issues.</li> </ul>
--	--

Page 18 – Relevant planning history.

The following relevant decisions at Brookleigh have been made since the agenda was published:

DM/21/3279	Application under Section 73 of the Town and Country Planning Act 1990 (as amended) seeking alterations to conditions 5 (approved parameter plans), 6 (accordance with Design Guide) , 7 (requirement for a Design Principles Statement), 11 (archaeological investigation), 22 (sustainable drainage) and 35 (restriction of development within 15m of ancient woodland) on planning permission DM/18/5114 to allow amendments to parameters of road layout, proposed land uses, right of way improvements & drainage outfalls, require general accordance with the Street Design and Adoption Manual and allow phased submission details for archaeology and drainage details.	Approved 09/12/22
DM/22/1655	Variation of condition 21 relating to planning reference DM/18/0509 to amend the occupation trigger from 130th dwelling to 199th dwelling	Approved 07/12/22

#### Amendments to Conditions

The following conditions are amended in order to update drawing numbers, change triggers from prior to commencement to allow development below slab level to take place, to split out the requirements for details for the sub-station and boundary treatments from other conditions:

1. The development shall be carried out in accordance with the following plans:  
BHNAS-ATK-01-ZZ-D-A-021001 Rev P01, BHNAS-ATK-01-ZZ-D-A-021002 Rev P01, BHNAS-ATK-01-ZZ-D-A-021003 Rev P02,  
BHNAS-ATK-01-ZZ-D-A-012001 Rev P01, BHNAS-ATK-01-ZZ-D-A-012002 Rev P02, BHNAS-ATK-01-ZZ-D-A-012003 Rev P01,  
BHNAS-ATK-01-ZZ-D-A-012010 Rev P01, BHNAS-ATK-01-ZZ-D-A-012011 Rev P01, BHNAS-ATK-01-ZZ-D-A-012012 Rev P01,  
BHNAS-ATK-01-ZZ-D-A-012013 Rev P01, BHNAS-ATK-01-ZZ-D-A-012014

Rev P01, BHNAS-ATK-01-ZZ-D-A-012015 Rev P01,  
 BHNAS-ATK-01-ZZ-D-A-013001 Rev P01, BHNAS-ATK-01-ZZ-D-A-013002  
 Rev P01, BHNAS-ATK-01-G1-D-A-011001 Rev P01,  
 BHNAS-ATK-01-G2-D-A-011002 Rev P01, BHNAS-ATK-01-01-D-A-011003  
 Rev P01, BHNAS-ATK-01-RF-D-A-011004 Rev P01,  
 BHNAS-ATK-01-XX-D-A-011010 Rev P01, BHNAS-ATK-01-XX-D-A-011011  
 Rev P01, BHNAS-ATK-01-XX-D-A-011012 Rev P01,  
 BHNAS-ATK-01-XX-D-A-011013 Rev P01, BHNAS-ATK-01-XX-D-A-011014  
 Rev P01, BHNAS-ATK-01-XX-D-A-011015 Rev P01,  
 BHNAS-ATK-01-G1-D-A-011020 Rev P01, BHNAS-ATK-01-G1-D-A-0120100  
 Rev P01, BHNAS-ATK-01-XX-D-A-017012 Rev P02,  
 BHNAS-ATK-01-XX-D-A-034009 Rev P01, BHNAS-ATK-01-ZZ-D-A-017015  
 Rev P02, BHNAS-ATK-XX-XX-D-L-401001 Rev P11, BHNAS-ATK-XX-XX-D-  
 L-401201 Rev P06, BHNAS-ATK-XX-XX-D-L-411001 Rev P08, 50Y001-ATK-  
 XX-XX-D-L-461001 Rev P06.

Reason: To ensure an acceptable development in accordance with Policy DP9 of the District Plan.

2. Prior to the commencement of any development above slab level, the following shall be submitted to and approved by the Local Planning Authority:
  - a) Details and samples of the external facing materials for all buildings, excluding the sub-station.
  - b) Details of the solar PV's and a detailed section showing their relationship with the proposed roof parapet
  - c) Details and elevations of the roof top plant
 The development shall be carried out in accordance with the approved details prior to the occupation of the development.

Reason: In the interests of visual amenity in accordance with DP9, DP26 of the District Plan.

3. Prior to the commencement of any development above slab level, full hard and soft landscaping details shall be submitted and approved by the Local Planning Authority. These shall include details of:
  - a) Details of all existing trees and hedgerows to be retained on the site, and a method statement detailing measures for the protection of the trees and hedgerows during the course of the development.
  - b) New planting
  - c) Hard surfacing
  - d) Fencing within the site (excluding boundary fencing)
  - e) Section drawing showing the relationship of the external dining area and the highway
  - f) Landscape management plan
  - g) Timescales for implementation
 The development shall be carried out in accordance with the approved details in accordance with the timescales agreed under part g of this condition. Any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and

species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity and to ensure an acceptable impact on retained trees in accordance with DP9, DP26 and DP37 of the District Plan.

4.
  - a) Prior to the commencement of development above slab level, a Passivhaus Design Stage Review Report shall be submitted to and approved by the Local Planning Authority.
  - b) Prior to the occupation of the development, a Passivhaus Final Review Report shall be submitted to and approved by the Local Planning Authority.
  - c) Within 6 months of the occupation of the development a Passivhaus Certificate shall be submitted to and approved by the Local Planning Authority

Reason: In the interests of sustainability in accordance with DP39 of the District Plan.

6. Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected and Priority species shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:
  - a) Purpose and conservation objectives for the proposed enhancement measures;
  - b) detailed designs or product descriptions to achieve stated objectives;
  - c) locations, orientations, and heights of proposed enhancement measures by appropriate maps and plans;
  - d) persons responsible for implementing the enhancement measures;
  - e) details of initial aftercare and long-term maintenance (where relevant).
  - f) details of timescales for implementationThe works shall be implemented in accordance with the approved details and in accordance with the timescales agreed in part f of this condition and shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the NPPF 2021 and s40 of the NERC Act 2006 (Priority habitats & species) and Policy DP38 of the District Plan.

7. Prior to commencement of development above slab level, a Biodiversity Net Gain Design Stage Report, in line with Table 2 of CIEEM Biodiversity Net Gain report and audit templates (July 2021), shall be submitted to and approved in writing by the local planning authority.  
The content of the Biodiversity Net Gain report should include the following:
  - Baseline data collection and assessment of current conditions on site;
  - A commitment to measures in line with the Mitigation Hierarchy and evidence of how BNG Principles have been applied to maximise benefits to biodiversity;
  - Provision of the full BNG calculations, with plans for pre and post development and detailed justifications for the choice of habitat types, distinctiveness and condition, connectivity and ecological functionality;

- Details of the implementation measures and management of proposals;
- Details of the monitoring and auditing measures.

Any proposed enhancement measures shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reasons: In order to demonstrate measurable net gains across the Northern Arc and allow the LPA to discharge its duties under the NPPF (2021) and Policy DP38 of the District Plan.

16. Prior to the commencement of any development on the sub-station above slab level, full details and samples of the external facing materials shall be submitted to and agreed in writing by the LPA. The sub-station shall only be constructed in accordance with the approved details.

Reason: In the interests of visual amenity in accordance with DP9, DP26 of the District Plan.

17. Prior to the commencement of any development above slab level, full details of the boundary treatments shall be submitted to and agreed in writing by the LPA. The boundary treatments shall be constructed in accordance with the approved details prior to the use of the school.

Reason: In the interests of visual amenity in accordance with DP9, DP26 of the District Plan.

This page is intentionally left blank