

Steypning Grammar School

Planning and Heritage Statement

MB/OK/AN/36402

February 2026



Inspiring. Planning. Delivering

With nearly 40 years of knowledge and sector experience, DHA, the South East's largest independent planning and highways consultancy delivers solutions built for success.

The DHA team share the same values, vision and approach to our work and clients, and we benefit from the knowledge of our multiple business units, providing integrated solutions to reach the optimum outcome. We believe what keeps us unique is our ability to provide exceptional quality customer care and adaptability to the projects we take on.

Planning

Transport and Infrastructure

Masterplanning and Design

Environmental Impact Assessment

Flood Risk and Drainage

Land & Viability

GIS

Our Offices:

Kent

01622 776226

Gatwick

01293 221320

London

020 3005 9725

Leeds

0113 323 6669

www.dhaplanning.co.uk

info@dhaplanning.co.uk



DATE	Version	Revision Notes
07.01.2026	0.1	Early draft
18.02.2026	0.2	Final Version for submission

CONTENTS

1	INTRODUCTION.....	6
1.1	PURPOSE OF THIS STATEMENT	6
1.2	APPLICATION DETERMINATION	6
1.3	APPLICATION DOCUMENTS	6
1.4	PROJECT BACKGROUND- SCHOOL REBUILDING PROGRAMME	10
2	APPLICATION SITE	11
2.1	THE SITE	11
2.2	PLANNING HISTORY	12
2.3	PRE-APPLICATION ADVICE	13
	Horsham District Council.....	13
	Steyning Parish Council	14
	Sport England.....	14
	WSCC Highways.....	14
	WSCC Flood Risk Management	14
	Sussex Police Designing Out Crime	14
	South Downs National Park (SDNP)	15
3	THE PROPOSED DEVELOPMENT	16
3.1	OVERVIEW	16
3.2	DETAILED PROPOSALS.....	16
4	PLANNING POLICY FRAMEWORK	21
4.1	OVERVIEW	21
4.2	HORSHAM DISTRICT PLANNING FRAMEWORK (HDPF) (2015)	22
4.3	STEYNING NEIGHBOURHOOD PLAN (2022)	24
4.4	NATIONAL PLANNING POLICY FRAMEWORK (2024)	24
4.5	SUPPLEMENTARY PLANNING GUIDANCE	28
	Revised County Parking Standards and Transport Contributions Methodology (WSCC September 2020)	28
	Air Quality and Emissions Mitigation Guidance for Sussex (2020)	28
	Biodiversity and Green Infrastructure PAN (HDC October 2022)	28
4.6	DRAFT HORSHAM DISTRICT LOCAL PLAN 2023-2040 (DHDLP).....	28
4.7	DCLG POLICY STATEMENT PLANNING FOR SCHOOLS DEVELOPMENT 2011	29
4.8	SPORT ENGLAND PLANNING POLICY STATEMENT – POLICY GUIDANCE FOR PLANNING APPLICATIONS FOR DEVELOPMENT ON PLAYING FIELDS	30
5	PLANNING CONSIDERATIONS.....	31
5.1	INTRODUCTION.....	31
5.2	PRINCIPLE OF DEVELOPMENT	32
5.3	DESIGN AND LAYOUT.....	33
5.4	HIGHWAYS, ACCESS AND PARKING	35
5.5	SPORTS PROVISION AND IMPACT ON PLAYING FIELDS.....	37

	All-Weather Pitch	39
5.6	LANDSCAPE IMPACT	41
5.7	LANDSCAPING AND TREES.....	41
	Trees	42
5.8	IMPACT ON AMENITY	43
	Lighting	43
	Noise	44
	Summary	44
5.9	ECOLOGY AND BIODIVERSITY NET GAIN (BNG).....	45
5.10	SUSTAINABLE DESIGN.....	45
5.11	FLOOD RISK AND DRAINAGE	46
5.12	AIR QUALITY	47
5.13	CONTAMINATION.....	47
5.14	ARCHAEOLOGY	47
5.15	CONSTRUCTION MANAGEMENT	48
6	HERITAGE STATEMENT	49
6.1	INTRODUCTION.....	49
6.2	POLICY CONTEXT.....	49
6.3	THE SIGNIFICANCE OF BAYARDS	50
6.4	IMPACT OF THE PROPOSAL ON THE SIGNIFICANCE OF BAYARDS	51
7	SUMMARY AND CONCLUSION	53
7.1	SUMMARY	53
7.2	CONCLUSION.....	53

1 INTRODUCTION

1.1 PURPOSE OF THIS STATEMENT

- 1.1.1 This statement has been prepared in support of a detailed application for full planning permission, submitted by BAM Construction Ltd on behalf of the Department for Education (DfE) to Horsham District Council (HDC) for the:

"Part-demolition of existing teaching buildings, MUGAs and all-weather pitch. Construction of replacement 2-storey and 3-storey teaching buildings, flood-lit all-weather pitch and hard surfaced sports courts, with associated access, parking, landscaping and infrastructure."

- 1.1.2 This statement provides an overview of the site, its context and any relevant planning history. The report will review all applicable development plan policies and the merits of the proposed development are then discussed having regard to this context and policy framework.
- 1.1.3 This statement is to be read alongside the suite of plans and other technical reports submitted with the application and set out below. The scope of the submission has been agreed in advance with Officers and follows the Council's validation guidance.

1.2 APPLICATION DETERMINATION

- 1.2.1 As the development falls under the definition of 'public service infrastructure', the determination period should be 10 weeks in accordance with the Town and Country Planning (Development Management Procedure and Section 62A Applications) (England) (Amendment) Order 2021. The consultation period should further last for an 18-day period rather than the standard 21-day.

1.3 APPLICATION DOCUMENTS

- 1.3.1 This statement should be read in conjunction with the plans and reports set out in the table overleaf.

REFERENCE	TITLE	AUTHOR
PLANS		
KSS-ZZ-ZZ-D-A-0001 P01	EXISTING SITE LOCATION BLOCK PLAN	KSS
KSS-ZZ-ZZ-D-A-0002 P02	EXISTING BUILDING BLOCK PLAN	KSS
KSS-ZZ-ZZ-D-A-0031 P01	EXISTING ELEVATIONS - EFAA - NORTH & SOUTH	KSS
KSS-ZZ-ZZ-D-A-0032 P01	EXISTING ELEVATIONS - EFAA - EAST	KSS
KSS-ZZ-ZZ-D-A-0033 P01	EXISTING ELEVATIONS - EFAA - WEST	KSS
KSS-ZZ-ZZ-D-A-0034 P01	EXISTING ELEVATIONS - EFAB MAIN - NORTH, SOUTH, EAST & WEST	KSS
KSS-ZZ-ZZ-D-A-0035 P01	EXISTING ELEVATIONS - EFAB MAIN - NORTH, SOUTH & WEST	KSS
KSS-ZZ-ZZ-D-A-0036 P01	EXISTING ELEVATIONS - EFAB DINING	KSS
KSS-ZZ-ZZ-D-A-0037 P01	EXISTING ELEVATIONS - EFAC	KSS
KSS-ZZ-ZZ-D-A-0038 P01	EXISTING ELEVATIONS - EFAD	KSS
KSS-ZZ-ZZ-D-A-0039 P01	EXISTING ELEVATIONS - EFAE	KSS
KSS-ZZ-ZZ-D-A-0040 P01	EXISTING ELEVATIONS - EFAF	KSS
KSS-ZZ-ZZ-D-A-0041 P01	EXISTING ELEVATIONS - EFAG & EFAG1	KSS
KSS-ZZ-ZZ-D-A-0042 P01	EXISTING ELEVATIONS - LEISURE CENTRE - NORTH & EAST	KSS
KSS-ZZ-ZZ-D-A-0043 P01	EXISTING ELEVATIONS - LEISURE CENTRE - WEST	KSS
KSS-ZZ-ZZ-D-A-0044 P01	EXISTING ELEVATIONS - PSBP	KSS
KSS-ZZ-ZZ-D-A-0201 P01	SITE WIDE DEMOLITION PLAN	KSS
KSS-ZZ-ZZ-D-A-0211 P01	LEISURE CENTRE, EFAG & EFAG1 DEMOLITION PLAN	KSS
KSS-ZZ-ZZ-D-A-0221 P01	LEISURE CENTRE, EFAG & EGAG1 DEMOLITION SECTIONS	KSS
KSS-ZZ-ZZ-D-A-0301 P01	PROPOSED BUILDING BLOCK PLAN	KSS
KSS-ZZ-ZZ-D-A-0301 P01	PROPOSED SITE LOCATION PLAN	KSS
KSS-ZZ-ZZ-D-A-0411 P01	EXTERNAL VISUALS	KSS
KSS-ZZ-ZZ-D-A-0412 P01	EXTERNAL VISUALS - AERIALS	KSS
KSS-ZZ-ZZ-D-A-0413 P01	EXTERNAL MATERIALS	KSS
KSS-13-00-D-A-0311 P01	BUILDING 13 - GROUND FLOOR PLAN	KSS
KSS-13-01-D-A-0311 P01	BUILDING 13 - FIRST FLOOR PLAN	KSS
KSS-13-RF-D-A-0311 P02	BUILDING 13 - ROOF PLAN	KSS

KSS-13-ZZ-D-A-0321 P01	BUILDING 13 - SECTIONS	KSS
KSS-13-ZZ-D-A-0331 P02	BUILDING 13 - ELEVATIONS	KSS
KSS-14-00-D-A-0311 P01	BUILDING 14 - GROUND FLOOR PLAN	KSS
KSS-14-01-D-A-0311 P01	BUILDING 14 - FIRST FLOOR PLAN	KSS
KSS-14-02-D-A-0311 P01	BUILDING 14 - SECOND FLOOR PLAN	KSS
KSS-14-RF-D-A-0311 P02	BUILDING 14 - ROOF PLAN	KSS
KSS-14-ZZ-D-A-0321 P01	BUILDING 14 - SECTIONS	KSS
KSS-14-ZZ-D-A-0331 P02	BUILDING 14 - ELEVATIONS	KSS
KSS-15-ZZ-D-A-0311 P01	BUILDING 15 - GROUND & FIRST FLOOR PLANS	KSS
KSS-15-ZZ-D-A-0312 P02	BUILDING 15 - SECOND & ROOF PLANS	KSS
KSS-15-ZZ-D-A-0321 P01	BUILDING 15 - SECTIONS	KSS
KSS-15-ZZ-D-A-0331 P02	BUILDING 15 - ELEVATIONS	KSS
KSS-16-ZZ-D-A-0311 P02	BUILDING 16 - GROUND FLOOR & ROOF PLANS	KSS
KSS-16-ZZ-D-A-0312 P02	BUILDING 16 - ENTRANCE CANOPY ROOF PLAN	KSS
KSS-16-ZZ-D-A-0321 P01	BUILDING 16 - SECTIONS	KSS
KSS-16-ZZ-D-A-0331 P02	BUILDING 16 - ELEVATIONS	KSS
KSS-ZZ-ZZ-D-A-0411 P01	EXTERNAL VISUALS	KSS
KSS-ZZ-ZZ-D-A-0412 P01	EXTERNAL VISUALS – AERIALS	KSS
KSS-ZZ-ZZ-D-A-0413 P01	EXTERNAL MATERIALS	KSS
WWA-00-EX-D-L-1972 P06	WHOLE SITE DEMOLITION PLAN	WWA
SRP1121-WWA-00-EX-D-L-1970 P13	WHOLE SITE PLAN	WWA
SRP1121-WWA-00-EX-D-L-1971 P11	PROPOSED SITE MASTERPLAN	WWA
SRP1121-WWA-00-EX-D-L-2021 P06	GENERAL ARRANGEMENT LANDSCAPE PLAN – WINTER SPORTS PROVISION	WWA
SRP1121-WWA-00-EX-D-L-2022 P06	GENERAL ARRANGEMENT LANDSCAPE PLAN – SUMMER SPORTS PROVISION	WWA
SRP1121-WWA-00-EX-D-L-2023 P06	GENERAL ARRANGEMENT LANDSCAPE PLAN MUGA & AWP SPORTS PROVISION	WWA
SRP1121-WWA-00-EX-D-L-2024 P04	GENERAL ARRANGEMENT LANDSCAPE PLAN – EXISTING SUMMER SPORTS	WWA
SRP1121-WWA-00-EX-D-L-2025 P04	GENERAL ARRANGEMENT LANDSCAPE PLAN – EXISTING WINTER SPORTS	WWA
SRP1121-ACL-XX-XX-D-O-0003	ARBORICULTURAL IMPACT ASSESSMENT OVERVIEW	Arbtech
SRP1121-ACL-XX-XX-D-O-0003	ARBORICULTURAL IMPACT ASSESSMENT SHEET 1	Arbtech

SRP1121-ACL-XX-XX-D-O-0003	ARBORICULTURAL IMPACT ASSESSMENT SHEET 2	Arbtech
SRP1121-ACL-XX-XX-D-O-0010	TREE PROTECTION PLAN OVERVIEW	Arbtech
SRP1121-ACL-XX-XX-D-O-0010	TREE PROTECTION PLAN SHEET 1	Arbtech
SRP1121-ACL-XX-XX-D-O-0010	TREE PROTECTION PLAN SHEET 2	Arbtech
SRP1121-MET-ZZ-EX-D-E-6350 S2 P01	EXTERNAL LIGHT LAYOUT PRE CURFEW	Method Consulting
SRP1121-MET-ZZ-EX-D-E-6351 S2 P01	EXTERNAL LIGHT LAYOUT POST CURFEW	Method Consulting
REPORTS		
KSS-XX-XX-T-A-0010 P03	Design & Access Statement	WWA
MB/OK/AN/36402	Planning and Heritage Statement	DHA Planning
MJ/AN/OK/36402	Statement of Community Involvement	DHA Planning
SRP1121-ACG-XX-XX-T-O-0301 A	Air Quality Assessment	Aval Consulting Group
SRP1121-ACL-XX-XX-T-O-0001	Arboricultural Survey	Arbtech
SRP1121-ACL-XX-XX-T-O-0002	Arboricultural Method Statement	Arbtech
SRP1121-EEG-XX-XX-T-O-0301	Asbestos Management Survey Report	Eton Environmental Group Ltd
251882 1.0	Biodiversity Net Gain Assessment	MKA Ecology
SRP1121-MKA-XX-XX-T-O-0006	BNG Metric	MKA Ecology
7128,EC,PEA,AS,TA,AC,24-01-2023,V1	Preliminary Ecological Appraisal Report	Geosphere Environmental
251882	Preliminary Ecological Appraisal Technical Summary \note	MKA Ecology
SRP1121-MKA-XX-XX-T-O-0003	Ground Level Tree Assessment	MKA Ecology
SRP1121-BRG-XX-ZZ-T-O-0753	Bat Presence and Absence Surveys	Brindle and Green
BG25.555	Archaeological Desk Based Assessment	Brindle and Green
SRP1121-MET-XX-XX-T-Z-9724 P01	Energy Statement Report	Method Consulting
RP1121-MET-XX-XX-T-E-6391 P01	External Lighting Strategy Report	Method Consulting
SRP1121-MET-ZZ-XX-T-Z-9152	Utilities Assessment Summary	Method Consulting
SRP1121-MET-XX-XX-T-M-5790	Ventilation Statement	Method Consulting
SRP1121-CTP-00-EX-T-C-8400	Flood Risk Assessment and Drainage Strategy	CTP
SRP1121-CTP-00-EX-T-C-8410	Condition Survey of Eastern Boundary Ditch	CTP
0057335-ARL-XX-XX-RP-GE-0026-01	Phase 1 Geo-Environmental Assessment	ARCADIS
10057335-AUK-XX-XX-RP-ZZ-0082-01	Phase 2 ground investigation interpretive Report	ARCADIS

SRP1121-WWA-XX-XX-T-L-0601 P01	Steyning School Landscape and Visual Appraisal	WWA
SRP1121-WWA-00-EX-T-L-7610 P01	Landscape Management and Maintenance Plan	WWA
SRP1121-ADT-ZZ-ZZ-T-J-0004	Environmental Noise Impact Assessment	ADT
BMSCOCN- 220743553-46540	Construction Management Plan	BAM
BMSCOCN-220743553-46869	Construction Environmental Management Plan	BAM
BMSCOCN-220743553-46870	Project Resource Management Plan	BAM

1.4 PROJECT BACKGROUND- SCHOOL REBUILDING PROGRAMME

- 1.4.1 The Department for Education's School Rebuilding Programme was announced in June 2020 and delivers a ten-year programme to replace the poorest condition and aged buildings.
- 1.4.2 Schools are prioritised for the programme because they need one or more of the following criteria:
- They had buildings of specific construction types that require replacement;
 - Their buildings had the highest condition need, identified in data collected in the Condition Data Collection (CDC) and verified through collecting additional condition information;
 - Their buildings had severe and urgent condition need that meant they were a high priority for replacement;
 - Their buildings had risks that have the potential to cause significant harm to pupils and/or staff that meant they were a high priority for replacement.
- 1.4.3 Steyning Grammar School has been chosen as part of this programme due to several of the school buildings being in severely poor condition and in need of urgent replacement. Furthermore, the school currently operates across three sites and the proposals seek to consolidate these three sites into one main campus at Shooting Field.
- 1.4.4 Planning permission is therefore being sought to demolish the majority of the existing school buildings on the Shooting Field site and erect new replacement teaching facilities, which will be provided in four buildings, comprising 2-storey and 3-storey buildings, along with associated upgrades to the sports facilities, access and parking arrangements.

2 APPLICATION SITE

2.1 THE SITE

- 2.1.1 The site is located to the east of Horsham Road in Steyning, West Sussex. The site includes a series of existing school buildings, alongside two MUGAs (multi-use games areas), all-weather pitch, playing fields and parking.
- 2.1.2 The school is accessed via Shooting Field to the east and Horsham Road to the west. Steyning CofE Primary School is located on the eastern boundary of the site and Steyning Leisure Centre on the western side. The site is bounded to the north by the existing school playing fields, beyond which lies the A283, Steyning Bypass. Existing parking areas are located adjacent to each of the school accesses and there is a school bus drop-off area on the Horsham Road entrance.

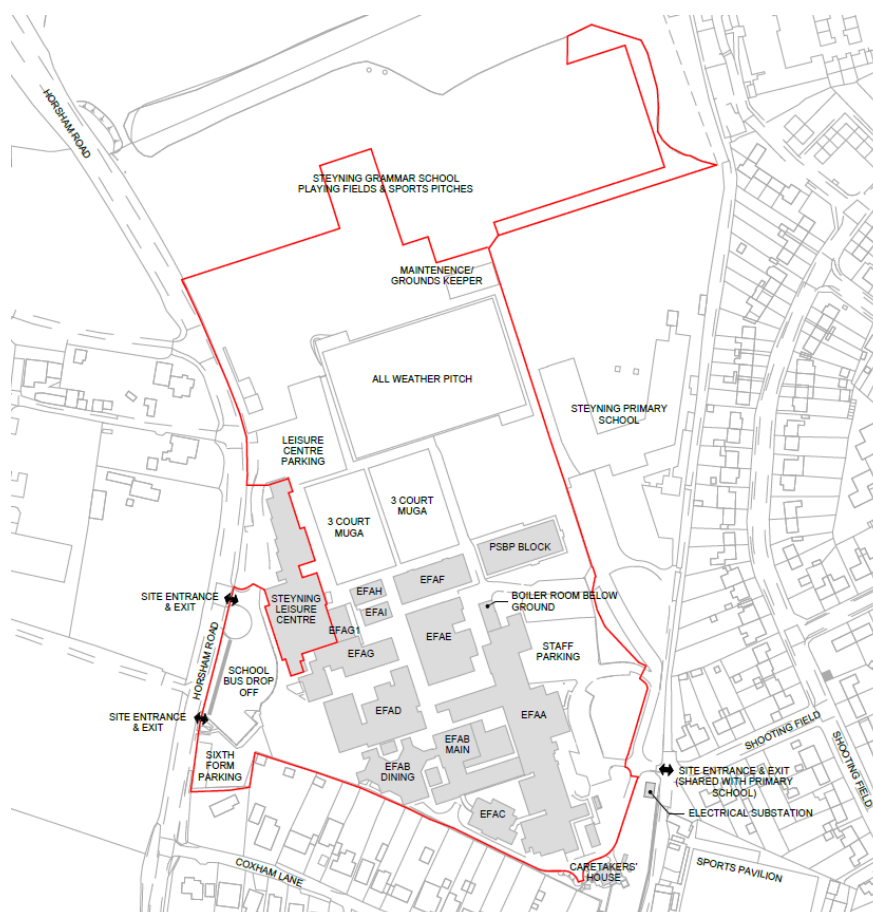


FIGURE 2.1: SITE LOCATION

- 2.1.3 The areas to the south and east of the site are predominantly residential in character, with Steyning Town Community Football Club grounds located to south east of the site. The site lies outside of, but adjacent to, the South Downs National Park which lies immediately west of Horsham Road.
- 2.1.4 A review of the Council's Policies Map shows that the site is partially located within the Built Up Area Boundary of Steyning, with the playing fields located outside of, but adjacent to this boundary.
- 2.1.5 The entirety of the application boundary lies within Flood Zone 1 and is therefore at low risk of flooding.
- 2.1.6 There are no designated or non-designated heritage assets on the site. However, Grade II listed house 'Bayards' is located to the west of the site on the opposite side of Horsham Road.

2.2 PLANNING HISTORY

- 2.2.1 A search of Horsham District Council's online planning database has revealed a number of planning application associated with the existing buildings on site. Those considered most relevant to this proposal are summarised below:

REFERENCE	DESCRIPTION	DECISION
NC/19/0023	Construction of new single storey replacement teaching building and the demolition of 10 existing temporary teaching buildings.	Approved by WSCC 9 th May 2019
DC/06/0416	Artificial turf pitch (ATP) with column mounted floodlighting and fenced enclosure together with associated external works	Approved 15 th June 1006
DC/04/2583	Temporary sixth form classroom with associated footpath and fence (County Consultation)	Approved 8 th March 2005
DC/04/2424	Construction of a single-storey art/technology building, music room infill and dining hall kitchen extension with associated paving (County Consultation).	Approved 28 th January 2005
DC/04/2137	Single-storey/temporary general teaching classroom with associated footpath and fence (County Consultation).	Approved 3 rd December 2004
DC/04/0779	Relocation of 1 existing temporary classroom and the addition of 1 temporary single-storey classroom (County Consultation)	Approved 24 th June 2004
DC/04/0564	New Changing rooms and general teaching accommodation	Approved 28 th June 2004

ST/111/01	Two-storey building with link to existing school to provide classrooms & ancillary accommodation (county consultation) Site: Upper School Steyning Grammar School Shooting Field Steyning	Approved 25 th February 2002
ST/53/01	Construction of a coach parking area Site: Upper School Steyning Grammar School Shooting Field Steyning	Approved 11 th March 2002

2.2.2 Planning permission NC/19/0023 was sought for the:

Construction of new single storey replacement teaching building and the demolition of 10 existing temporary teaching buildings.

2.2.3 The single-storey building, erected as part of the above permission, is not proposed to be demolished as part of this application. The building still functions well and is sited in a manner that does not affect this proposal and therefore will remain as part of the school's facilities.

2.3 PRE-APPLICATION ADVICE

2.3.1 Pre-application discussions have occurred with Horsham District Council, Sport England, West Sussex County Council (WSCC) Highways and Transportation, WSCC Flood Risk Management and Sussex Police Designing Out Crime. This is in addition to wider consultation carried out with members of the public, the Parish Council and local Members. Full details are provided in the accompanying Statement of Community Involvement; however a summary is provided below.

Horsham District Council

2.3.2 Three pre-application meetings have been held with HDC. The first during the initial feasibility stage which was held with the DfE and the second and third which were held with the construction team that presented a more detailed design. At the time of writing, written advice from the third meeting is awaited, however verbal advice was received in the meeting and meeting notes have been shared with the parties.

2.3.3 The advice received confirmed that the overall approach to the re-development of the Site would be supported. Some more detailed design comments were received, primarily in relation to breaking up the massing of the buildings, which has been incorporated into the final design.

2.3.4 Within the written advice, further details were provided on what was expected from the planning submission, including the plans and reports that would be necessary to accompany the application.

Steypning Parish Council

- 2.3.5 A series of meetings were held with Steypning Parish Council prior to submission of the application, where ward Councillors were also in attendance. The proposals were positively received and further discussions were held relating to the proposed access and active travel proposals.
- 2.3.6 These discussions have continued to inform the final proposals that form part of the application.

Sport England

- 2.3.7 Two letters providing written pre-application advice have been received from Sport England. It was advised that they would object to the proposals, which sought to change the surface of the all-weather pitch (AWP), as this would mean that the AWP could no longer be used for hockey.
- 2.3.8 Sport England further objected to the previous version of the proposals as it would have resulted in a slight reduction in cricket facilities, whilst concerns were also raised to the temporary loss of the AWP during construction.

WSCC Highways

- 2.3.9 A pre-application meeting was held with WSCC Highways on 2 December 2025. Discussions focused on the information required to support the application, as well as the need for modelling, including nearby committed developments, and how best to represent the existing staff and pupil numbers within the trip generation calculations.

WSCC Flood Risk Management

- 2.3.10 Written pre-application advice was received from WSCC Flood Risk Management of 7 January 2026, following a pre-application meeting which took place on 16 December 2025. Advice received confirmed WSCC supported the proposed surface water drainage strategy. Further guidance was provided on the level of detail that will need to accompany the application.

Sussex Police Designing Out Crime

- 2.3.11 A response was received from the Sussex Police Designing Out Crime team on 3 December 2025. This confirmed that as a DfE scheme they knew security would be paramount and so no concerns or additional requests were required from a crime prevention perspective.

South Downs National Park (SDNP)

- 2.3.12 Contact was made with the SDNP Authority on 2 December 2026 to keep the authority informed of the proposals. No response was received. As the site lies outside of the SDNP and relates to the redevelopment of an existing school site, a formal pre-application meeting was not considered necessary.

3 THE PROPOSED DEVELOPMENT

3.1 OVERVIEW

3.1.1 A full and detailed description of the proposed development, and how it has evolved, is set out in the accompanying Design and Access Statement. An overview of the proposals has, however been provided below.

3.1.2 This application seeks full planning permission for:

"Part-demolition of existing teaching buildings, MUGA and all-weather pitch. Construction of replacement 2-storey and 3-storey teaching buildings, flood-lit all-weather pitch and hard surfaced sports courts, with associated access, parking, landscaping and infrastructure. "

3.2 DETAILED PROPOSALS

3.2.1 This application seeks full planning permission for the part-demolition of existing school buildings and the erection of replacement school buildings with associated all-weather pitch, hard surfaced sports courts, parking and landscaping.

3.2.2 The school currently extends across three sites in Upper Beeding, Storrington and Steyning.

- Towers site (Upper Beeding)
- Rock Road site (Storrington)
- Shooting Field site (Steyning)

3.2.3 The proposed development seeks to consolidate these three sites into one main campus, improving the efficiency of the school operations. The Shooting Field site has been chosen as the most suitable site for this due to its capacity to host the most students, as well as its location well connected to the local highway network and the presence of the existing school playing fields. The proposed new campus will have capacity to host the existing number of pupils.

3.2.4 The development comprises the erection of four new buildings (13, 14, 15 and 16), partial demolition of one existing building (building 07) and demolition of all other existing buildings apart from building 10 which will remain. The two existing MUGAs will be replaced by two new three-court MUGAs. The existing floodlit AWP will further be replaced by a new floodlit AWP to the south, proposed as a 3G surface. The overall design is supported by prioritising safety and functionality, designed to provide a high-quality learning environment.

- 3.2.5 The rebuild is to be constructed on a phased basis, to limit disruption on the existing students. Proposed buildings 13, 14 and 16 will be constructed to the north of the existing buildings, on the site of the existing AWP and hard-surfaced courts. The existing teaching buildings to the south of the site will remain occupied and in operation until new buildings 13, 14 and 16 are complete. Once completed, pupils and staff will decant from the existing school buildings at the Tower site and Shooting Field sites into the new buildings. At this time, the existing buildings on the Shooting Field site will be demolished and building 15 and the AWP and hard-surfaced courts will be constructed. Once the construction of building 15 is completed, the students will be decanted from the Rock Road site, and the development will be completed.

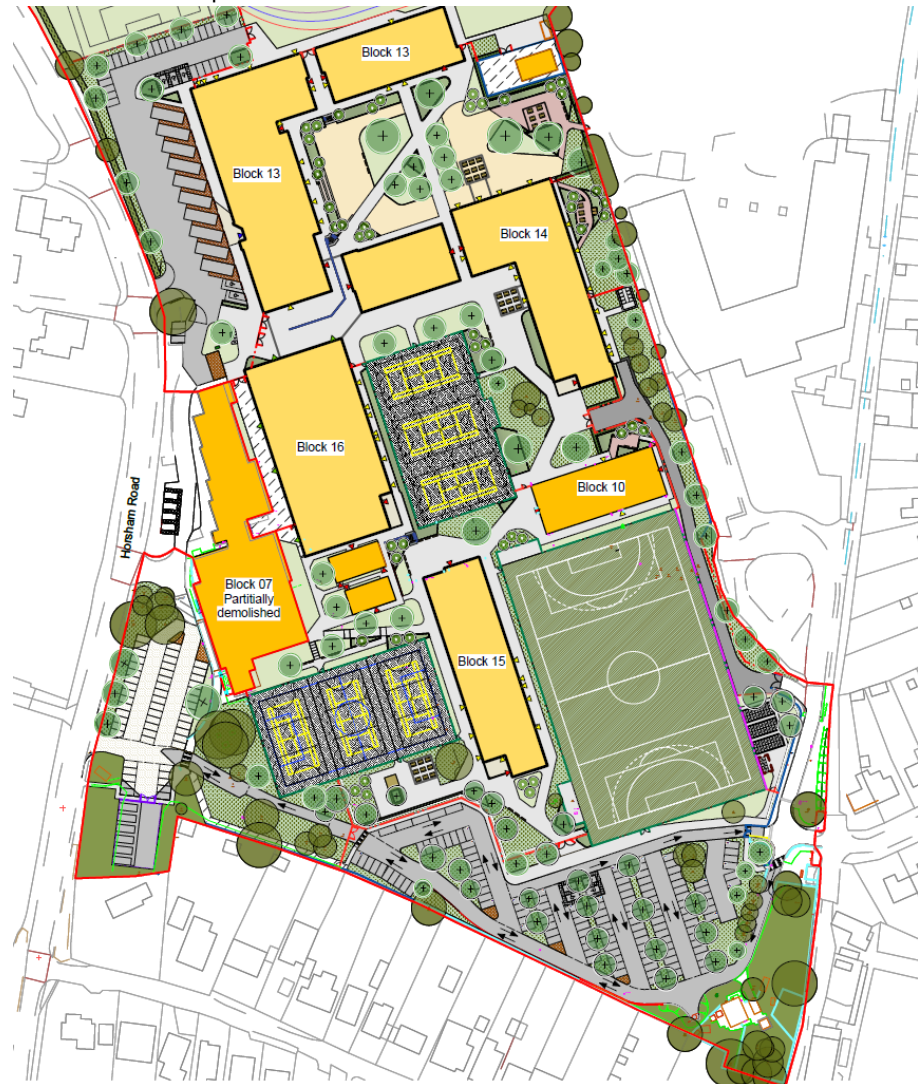


FIGURE 3.1: PROPOSED SITE LAYOUT

- 3.2.6 The largest building, building 13, is to be built to the north of the site. As the building closest to the SDNP, and the site's countryside edge, it is limited to two

storeys in height. This building will incorporate the assembly hall, which will be interconnected with the new drama studio, alongside a series of classrooms as well as staff offices and a staff social area.

- 3.2.7 Visitors to the school will enter via the main reception at the western edge of building 13, which provides access to a secure lobby area. Additional accesses are provided throughout the ground floor to assist with pupil flow.
- 3.2.8 Building 14 lies south of building 13 and is set over three-storeys. The dining hall is provided to the ground floor and split into separate dining spaces for KS3 and KS4, separated by a double facing servery. This creates a tailored environment for different year groups. The building also includes the school library, which can be easily accessed during break and lunch, as well as additional classrooms, including Science and English.
- 3.2.9 Between buildings 13 and 14 lies a central courtyard area, completed with meaningful landscaping to enhance student's break and lunchtime. This includes a KS4 outdoor dining area, an amphitheatre seating area with associated performance/teaching space as well as a STEM garden. This offers flexible outdoor teaching spaces, canopies, planting, and opportunities for biodiversity enhancement.
- 3.2.10 Building 15 sits at the south of the site, between the AWP and MUGA Courts, and provides dedicated sixth form areas and humanities classrooms. This building is carefully designed for the sixth form students, providing teaching and study areas, as well as a separate dining area, common area and fitness space separate from the younger students.
- 3.2.11 Building 16 is located to the west of the campus, between the existing leisure centre and building 14. This will form the new sports building, which is proposed to contain two sports halls, an activity studio and associated changing rooms. The north sports hall will also serve as a space for exam sessions.
- 3.2.12 As part of the proposals, no changes are proposed to the Steyning Leisure Centre building (although the part of existing building 07 that connects to the Leisure Centre will be demolished). Newly constructed existing buildings (shown in orange in Figure 3.1) EFAH, EFAI (south of building 16) and the existing PSBP building (building 10) are to remain.
- 3.2.13 The design of the rebuild has been carefully considered to respect the school's setting adjacent to the SDNP. The new buildings and associated parking are primarily sited where there is existing built form, with only a small area of the development extending slightly beyond the existing building line of the school. Building heights reduce to a maximum of 2-storeys to the north of the site, aiding with the transition to the adjacent countryside and SDNP. This results in a development that responds sensitively to the surrounding landscape, ensuring that building massing, materiality, and site layout protect and enhance the surrounding natural environment.

- 3.2.14 A carefully considered landscaping scheme has been designed to soften the development and help it assimilate into the surrounding environment, forming a sensitive connection with green infrastructure and utilise the opportunity to bring habitats and biodiversity into the site.
- 3.2.15 A simple palette of materials including grey and red brick is proposed, as well as accent metals of various colours to help distinguish between the different buildings and teaching areas, assisting with legibility and wayfinding for staff and pupils. As set out in the accompanying Design and Access Statement, a materials study has been undertaken in and around Steyning to ensure the proposed materials and colour palette respond to and complement the surrounding context whilst remaining maintainable and robust.
- 3.2.16 The buildings have been designed to achieve net zero carbon emissions in operation, achieved via a fabric first approach incorporating both passive and active design measures, which includes PV panels and ground source heat pumps for both heating and hot water. This sustainable design has been directly informed by the DfE's detailed Output Specification, which ensures new school buildings achieve high levels of environmental sustainability following the principles of BREEAM. The scheme has been further designed to achieve Biodiversity Net Gain (BNG).
- 3.2.17 The main vehicular access to the site is via Horsham Road to the south with an internal access road connecting to Shooting Field. The Shooting Field entrance will be predominantly used for deliveries, pedestrian and cycle access to the School site. This pedestrian entrance will further be used for community access during evening and weekend use. A full vehicular link will be provided between Horsham Road and Shooting Field, albeit this will be controlled via gate to restrict its use.
- 3.2.18 The provision of a dedicated single access to a new coach pick-up and drop-off facility will provide clearer separation between this area and the Leisure Centre car park than existing; thereby facilitating its safe and effective management by the school during drop-off and collection periods without impacting the Leisure Centre. This facility will be located to the north west of the school buildings and will provide 10 coach spaces, as per the current arrangement. This dedicated coach and visitor parking entrance will be located in the position of the existing field gate. A further 6 minibus spaces are proposed to the south of the Leisure Centre car park.
- 3.2.19 The proposals include an increased provision of 35 car parking spaces for the school, resulting in an overall parking provision of 173 spaces, including nine accessible bays. These spaces will be for the use of staff, sixth form pupils and visitors during school hours and for community use during evenings and weekends. 18 of the parking spaces will be provided with 'active' Electric Vehicle (EV) charging points and 35 will be provided with 'passive' provision to enable their future conversion as demand increases. The Leisure Centre will be provided with a new car park in the location of the existing coach drop-off and pick-up area and this car park will contain 52 spaces, four of which will be accessible bays.

3.2.20 Detailed information relating to the development proposal is shown within the accompanying plans and Design and Access Statement.

4 PLANNING POLICY FRAMEWORK

4.1 OVERVIEW

- 4.1.1 Under Section 38(6) of the Planning and Compulsory Purchase Act 2004, applications for planning permission are required to be determined in accordance with the provisions of the Development Plan in force unless material considerations indicate otherwise.
- 4.1.2 The statutory Development Plan in this case comprises the:
- Horsham District Planning Framework (2015)
 - Steyning Neighbourhood Plan (2022)
 - West Sussex Waste Local Plan (2014)
 - West Sussex Joint Minerals Local Plan (2018, updated 2021)
- 4.1.3 In addition to the Development Plan there are other material planning considerations:
- National Planning Policy Framework (NPPF) (2024)
 - Planning Practice Guidance (PPG)
 - Supplementary Planning Documents:
 - Supplementary Planning Guidance (September 2020) – Revised County Parking Standards and Transport Contributions Methodology.
 - Air Quality and Emissions Mitigation Guidance for Sussex (2020)
 - Biodiversity and Green Infrastructure PAN (HDC October 2022)
 - Draft Horsham District Local Plan 2023-2040 (DHDLP)
 - DCLG Policy Statement Planning for Schools Development 2011
 - Sport England Planning Policy Statement – Policy Guidance for Planning Applications for Development on Playing Fields

4.2 HORSHAM DISTRICT PLANNING FRAMEWORK (HDPF) (2015)

- 4.2.1 **Policy 1 - Strategic Policy: Sustainable Development-** When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
- 4.2.2 **Policy 2 - Strategic Policy: Strategic Development-** To maintain the district's unique rural character whilst ensuring that the needs of the community are met through sustainable growth and suitable access to services and local employment.
- 4.2.3 **Policies 3 & 4 - Development Hierarchy and Settlement Expansion-** The growth of settlements across the District will continue to be supported in order to meet identified local housing, employment and community needs. Steyning is defined as a small town or larger village.
- 4.2.4 **Policy 25 - Strategic Policy: The Natural Environment and Landscape Character-** The Natural Environment and landscape character of the District, including the landscape, landform and development pattern, together with protected landscapes and habitats will be protected against inappropriate development.
- 4.2.5 **Policy 26 - Strategic Policy: Countryside Protection-** Outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. In addition, proposals must be of a scale appropriate to its countryside character and location.
- 4.2.6 **Policy 30 - Protected Landscapes-** Development proposals will be supported in or close to protected landscapes where it can be demonstrated that there will be no adverse impacts to the natural beauty and public enjoyment of these landscapes as well as any relevant cross boundary linkages.
- 4.2.7 **Policy 31 - Green Infrastructure and Biodiversity-** Development proposals will be required to contribute to the enhancement of existing biodiversity and should create and manage new habitats where appropriate.
- 4.2.8 **Policy 32 - Strategic Policy: The Quality of New Development-** High quality and inclusive design for all development in the district will be required based on a clear understanding of the local, physical, social, economic, environmental and policy context for development.
- 4.2.9 **Policy 33 - Development Principles-** In order to conserve and enhance the natural and built environment developments shall be required to make efficient use of land, avoids harm, is of acceptable scale massing and appearance, is locally

distinctive, use of high standard building materials, retaining important landscape features and benefit from maximum sunlight.

- 4.2.10 **Policy 34 - Cultural and Heritage Assets-** The Council recognises that heritage assets are an irreplaceable resource, and as such the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets.
- 4.2.11 **Policy 35 - Strategic Policy: Climate Change-** Development will be supported where it makes a clear contribution to mitigating and adapting to the impacts of climate change and to meeting the district's carbon reduction targets. Development must be designed so that it can adapt to the impacts of climate change, reducing vulnerability, particularly in terms of flood risk, water supply and changes to the district's landscape.
- 4.2.12 **Policy 36 - Strategic Policy: Appropriate Energy Use-** Commercial and residential developments in Heat Priority Areas or the strategic development locations will be expected to connect to district heating networks where they exist using the following hierarchy or incorporate the necessary infrastructure for connection to future network.
- 4.2.13 **Policy 37 - Sustainable Design and Construction-** Proposals must seek to improve the sustainability of development.
- 4.2.14 **Policy 38 - Strategic Policy: Flooding-** Development proposals will follow a sequential approach to flood risk management, giving priority to development sites with the lowest risk of flooding and making required development safe without increasing flood risk elsewhere.
- 4.2.15 **Policy 39 - Strategic Policy: Infrastructure Provision-** Development proposals will follow a sequential approach to flood risk management, giving priority to development sites with the lowest risk of flooding and making required development safe without increasing flood risk elsewhere.
- 4.2.16 **Policy 40 - Sustainable Transport-** There is commitment to developing an integrated community connected by a sustainable transport system. In order to manage the anticipated growth in demand for travel, development proposals which promote an improved and integrated transport network, with a re-balancing in favour of non-car modes as a means of access to jobs, homes, services and facilities, will be encouraged and supported.
- 4.2.17 **Policy 41 - Parking-** Adequate parking and facilities must be provided within developments to meet the needs of anticipated users.
- 4.2.18 **Policy 42 - Strategic Policy: Inclusive Communities-** Positive measures which help create a socially inclusive and adaptable environment for a range of occupiers and users to meet their long term needs will be encouraged and supported.

- 4.2.19 **Policy 43 – Community Facilities, Leisure and Recreation-** The provision of new or improved community facilities or services will be supported, particularly where they meet the identified needs of local communities as indicated in the current Sport, Open Space and Recreation Study and other relevant studies, or contribute to the provision of Green Infrastructure. Proposals that would result in the loss of sites and premises currently or last used for the provision of community facilities or services, leisure or cultural activities for the community will be resisted unless equally usable facilities can be conveniently provided nearby

4.3 STEYNING NEIGHBOURHOOD PLAN (2022)

- 4.3.1 **SNDP1 – Green Infrastructure & Biodiversity-** Development proposals which protect and, where practicable, enhance the green infrastructure, natural capital and valued landscape features of the parish, and/or add to the potential for carbon sequestration will be supported. Development proposals, which result in a biodiversity net gain will be supported, particularly when such proposals would increase the amount of publicly accessible green infrastructure.
- 4.3.2 **SNDP2 – Responsible Environmental Design-** As appropriate to their scale and nature, development proposals should be designed responsibly, and take account of their impact on the environment throughout their lifetime.
- 4.3.3 **SNDP3 – Contribution to Character-** Development proposals which demonstrate how they will positively contribute towards Steyning's character will be supported. Development proposals should respect the amenity of properties in their immediate locality, and respond positively and sensitively to the scale, mass, height, building materials and form of neighbouring properties.
- 4.3.4 **SNDP4 – Improving our Facilities-** Development proposals will be supported which:
- (a) Improve the health and wellbeing of our community; OR
 - (b) Improve recreational facilities; OR
 - (c) Improve public / non-motorised transport infrastructure; OR
 - (d) Provide new or improved essential infrastructure to serve our community.

4.4 NATIONAL PLANNING POLICY FRAMEWORK (2024)

- 4.4.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. The Framework was revised in December 2024. The following

paragraphs within the NPPF are considered relevant to the proposed development:

Achieving Sustainable Development

4.4.2 **Paragraph 8** states that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways: economic, social, and environmental.

4.4.3 **Paragraph 11** states that plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:

- (a) approving development proposals that accord with an up-to-date development plan without delay; or
- (b) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Promoting Healthy and Safe Communities

4.4.4 Paragraph 96 states that planning policies and decisions should aim to achieve healthy, inclusive and safe places.

4.4.5 Paragraph 100 states that it is important that a sufficient choice of early years, school and post-16 places are 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.

Promoting Sustainable Development

4.4.6 Paragraph 109 states that transport issues should be considered from the earliest stages of plan-making and development proposals, using a vision-led approach to identify transport solutions that deliver well-designed, sustainable and popular places.

4.4.7 Paragraph 115 states that in assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:

- (a) sustainable transport modes are prioritised taking account of the vision for the site, the type of development and its location;
- (b) safe and suitable access to the site can be achieved for all users;
- (c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code; and
- (d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree through a vision-led approach.

- 4.4.8 Paragraph 116 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

Making Effective Use of Land

- 4.4.9 Paragraph 124 states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Achieving Well-Designed and Beautiful Places

- 4.4.10 Paragraph 131 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 4.4.11 Paragraph 137 states that design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests.

Meeting the Challenge of Climate Change, Flooding and Coastal Change

- 4.4.12 Paragraph 161 states that the planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing

resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

- 4.4.13 Paragraph 163 states that the need to mitigate and adapt to climate change should also be considered in preparing and assessing planning applications, taking into account the full range of potential climate change impacts.
- 4.4.14 Paragraph 164 states that New development should be planned for in ways that:
- (a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through incorporating green infrastructure and sustainable drainage systems; and
 - (b) help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings in plans should reflect the Government's policy for national technical standards.

Conserving and Enhancing the Natural Environment

- 4.4.15 Paragraph 189 states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads.

Conserving and Enhancing the Historic Environment

- 4.4.16 Paragraph 207 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.
- 4.4.17 Paragraph 212 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).
- 4.4.18 Paragraph 215 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

4.5 SUPPLEMENTARY PLANNING GUIDANCE

Revised County Parking Standards and Transport Contributions Methodology (WSCC September 2020)

- 4.5.1 The County Council outlines the approach to parking for residential and non-residential developments for the county, to ensure that sufficient parking is provided to meet the needs of the development while maintaining highway network operations.
- 4.5.2 Parking provision should be sufficient to accommodate parking demand while exploiting the potential for sustainable travel, minimising adverse effects on road safety, and avoiding increased on-street parking demand.

Air Quality and Emissions Mitigation Guidance for Sussex (2020)

- 4.5.3 The above guidance deals with the pollutants from transport which are regulated under the Local Air Quality Management (LAQM) regime, and the assessment and control of dust during demolition and construction. The document provides clarity to how authorities intend interpreting relevant Local Plan policies, provides advice for developers and their consultants on how to assess and mitigate the impact that new developments may have on local air quality and details a consistent approach by developers and Local Planning Authorities (LPAs) to:
- address impacts on local air quality
 - ensure optimum scheme design to reduce emissions and/or exposure and
 - avoid unnecessary delays in the planning process.

Biodiversity and Green Infrastructure PAN (HDC October 2022)

- 4.5.4 The advice note provides interim guidance for applicants and decision makers on how Biodiversity and Green Infrastructure should be taken into account within development proposals in accordance with Local Plan and NPPF following the enactment of the Environment Act 2021 but before all the necessary secondary legislation is in place and enacted in respect of the emerging statutory 10% biodiversity net gain requirement.

4.6 DRAFT HORSHAM DISTRICT LOCAL PLAN 2023-2040 (DHDLP)

- 4.6.1 Whilst the DHDLP has been submitted for examination, the Hearing Sessions have been paused for some time given the Inspector's concerns in respect of the Duty to Cooperate. The DHDLP can only be afforded limited weight at this stage.

4.7 DCLG POLICY STATEMENT PLANNING FOR SCHOOLS DEVELOPMENT 2011

- 4.7.1 The Government has further pledged its support for the development of schools by producing the Planning for Schools Development Policy Statement in August 2011. The Policy Statement says that the creation and development of state funded schools is strongly in the national interest and that planning decisionmakers can and should support that objective, in a manner consistent with their statutory obligations.
- 4.7.2 The Statement outlines the Government's belief that the planning system should operate in a positive manner when dealing with proposals for the creation, expansion and alteration of state-funded schools.
- 4.7.3 The Statement requires Local Authorities to apply a presumption in favour of the development of state-funded schools, as expressed in the National Planning Policy Framework.
- 4.7.4 Local authorities are required to give full and thorough consideration to the importance of enabling the development of state-funded schools in their planning decisions and it is confirmed that the Secretary of State will attach significant weight to the need to establish and develop state-funded schools when determining appeals that come before them for decision.
- 4.7.5 In order to facilitate the efficient and positive delivery of schools' development the Policy Statement requires Local Authorities to undertake the following things:
- Make full use of their planning powers to support state-funded school's applications. This should include engaging in pre-application discussions with promoters to foster a collaborative approach to applications and, where necessary, the use of planning obligations to help to mitigate adverse impacts and help deliver development that has a positive impact on the community;
 - Only impose conditions that clearly and demonstrably meet the tests set out in Circular 11/95. Planning conditions should only be those absolutely necessary to making the development acceptable in planning terms;
 - Ensure that the process for submitting and determining state-funded schools' applications is as streamlined as possible, and in particular be proportionate in the information sought from applicants;
 - Clearly justify a refusal of any application for a state-funded school, or the imposition of conditions. Given the strong policy support for improving state education, the Secretary of State will be minded to consider such a refusal or imposition of conditions to be unreasonable conduct, unless it is supported by clear and cogent evidence.

4.8 SPORT ENGLAND PLANNING POLICY STATEMENT – POLICY GUIDANCE FOR PLANNING APPLICATIONS FOR DEVELOPMENT ON PLAYING FIELDS

- 4.8.1 It is Sport England's position that as an organisation they fundamentally oppose development which would result in the loss of or would prejudice the use of all or any part of a playing field, or land last used as a playing field in an adopted or draft deposit local plan in all but exceptional cases, whether the land is in public, private or educational use.
- 4.8.2 Policy P1 of Sport England Policy Statement sets out the exceptions to their general presumption against the loss of playing fields. These comprise the following:
- **E1** A carefully quantified and documented assessment of current and future needs has demonstrated to the satisfaction of Sport England that there is an excess of playing field provision in the catchment, and the site has no special significance to the interests of sport.
 - **E2** The proposed development is ancillary to the principal use of the site as a playing field or playing fields and does not affect the quantity or quality of pitches or adversely affect their use.
 - **E3** The proposed development affects only land incapable of forming or forming part of a playing pitch and does not result in the loss of or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing areas of any playing pitch or the loss of any other sporting/ancillary facilities on the site.
 - **E4** The playing field or playing fields, which would be lost as a result of the proposed development, would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development.
 - **E5** The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.

5 PLANNING CONSIDERATIONS

5.1 INTRODUCTION

5.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

5.1.2 As a starting point, it is necessary to consider whether the application proposal accords with the statutory development plan, and if not whether material considerations indicate that planning permission should nevertheless be granted. In considering whether the proposal accords with the development plan, it is necessary to consider the following key issues:

- Principle of Development
- Design and Layout
- Highways, Access and Parking
- Sports Provision and Impact on Playing Fields
- Landscape Impact
- Landscaping and Trees
- Impact on Amenity
- Ecology and Biodiversity Net Gain
- Sustainable Design
- Flood Risk and Drainage
- Noise
- Air Quality
- Contamination
- Archaeology
- Construction Management

5.2 PRINCIPLE OF DEVELOPMENT

- 5.2.1 The Government have expressly confirmed through the Ministerial Statement that the answer to proposals for the development of state-funded schools should be, wherever possible, “yes”. It sets out the Government’s commitment to support the development of state-funded schools and their delivery through the planning system. In summary it identifies the following:

‘The Government is firmly committed to ensuring there is sufficient provision to meet growing demand for state-funded school places, increasing choice and opportunity in state-funded education. State-funded schools include Academies and free schools. The Government wants to enable new schools to open, good schools to expand and all schools to adapt and improve their facilities. This will allow for more provision and greater diversity in the state-funded school sector to meet both demographic needs and the drive for increased choice and higher standards’.

- 5.2.2 It goes on to state that the planning system should operate in a positive manner when dealing with proposals for the creation, expansion and alteration of state funded schools, and that the following principles should apply:

- (1) There should be a presumption in favour of the development of state funded schools, as expressed in the NPPF;
- (2) Local authorities should give full and thorough consideration to the importance of enabling the development of state-funded schools in their planning decisions. The Secretary of State will attach significant weight to the need to establish and develop state-funded schools;
- (3) A refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the local planning authority. Given the strong policy support for improving state education, the Secretary of State will be minded to consider such a refusal or imposition of conditions to be unreasonable conduct, unless it is supported by clear and cogent evidence.

- 5.2.3 Paragraph 100 of the NPPF states that it is important that a sufficient choice of early years, school and post-16 places are 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:

- (a) give great weight to the need to create, expand or alter early years, schools and post-16 facilities through the preparation of plans and decisions on applications; and

- (b) work with early years, school and post-16 promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.
- 5.2.4 The redevelopment of the existing site and consolidation of the three campuses into one, presents the school with the opportunity to realise its aspirations and deliver its educational model in a rich and forward-thinking learning environment, leaving behind the current insufficient and out of date conditions.
- 5.2.5 Steyning Grammar School has been selected as part of the School Rebuilding Programme to have existing buildings demolished and rebuilt, using sustainable materials. The DfE have identified Steyning Grammar School as one of the country's worst condition school sites in urgent need of replacement. As part of the School Rebuilding Programme, government funding has been allocated to ensure provision of modern and sustainable teaching buildings, outdoor sports facilities and car parking facilities, purpose built for access to good quality educational facilities.
- 5.2.6 The Ministerial Statement and NPPF both require local planning authorities to take a positive approach towards school development and encourage pre-application discussions. These proposals have been subject to constructive pre-application discussions with Horsham District Council, West Sussex County Council Highways Authority, as well as other statutory consultees from the feasibility stage onwards. These have directly informed the approach taken toward the site and detailed design proposals. Throughout those discussions, the principle of securing new facilities to the required standards have been supported and the need identified and acknowledged.
- 5.2.7 It is therefore clear that there is a policy imperative to ensure the school benefits from teaching facilities of a suitable standard, which is currently lacking. The provision of such facilities benefits from a presumption in favour, and refusal unless clearly justified (having regard to the presumption in favour), would be deemed unreasonable behaviour. In this instance, the provision of new, replacement facilities is further justified by the inability to feasibly refurbish the existing buildings. The proposals further seek to develop previously developed land, on the site of the existing school. The principle of new replacement school buildings is therefore supported by policy, and has also received majority support at the public exhibition and through comments submitted through the website online; which is set out within the accompanying Statement of Community Involvement.

5.3 DESIGN AND LAYOUT

- 5.3.1 The submitted Design and Access Statement, prepared by KSS Architects, fully explains and illustrates the design principles and concept for the proposed development. It also outlines the evolution of the proposed design.

- 5.3.2 Policy 33 of the HDPF states that developments should make efficient use of land, avoid harm, be of acceptable scale, massing and appearance, be locally distinctive, use of high standard building materials, retain important landscape features and benefit from maximum sunlight. The NPPF also highlights that good design is a key aspect of sustainable development, which helps create better places in which to live and work and helps make development acceptable to communities.
- 5.3.3 The Shooting Field site comprises several buildings in poor condition, which sprawl across the campus and make inefficient use of the site, which cannot accommodate the full number of pupils enrolled at the school. This results in a disjointed arrangement where the school is split across three campuses. Consolidating the number of buildings and the teaching space makes more efficient use of the site, accommodating all staff and pupils on one campus. This allows for additional benefits including improved sports facilities, the provision of further green space and outdoor recreation for pupils, as well as improved access and parking arrangements for staff, pupils and visitors. The proposals further result in an improved access and parking arrangement for those accessing Steyning Leisure Centre.
- 5.3.4 The overall design strategy seeks to make efficient use of this existing school site and create flexible and functional spaces, which improve the needs for all users whilst creating an innovative and inspiring environment. The proposed works seek to:
- Create an environment that is welcoming to both the school and the community;
 - Present a good organisation of spaces which are easily legible and accessible, with separate teaching and recreational spaces for KS3, KS4 and sixth form;
 - Ensure good environment throughout including optimum level of natural light and ventilation for different activities within the buildings;
 - Create a variety of safe, secure and calming external spaces that cater for all students.
 - Deliver a fully accessible building that will provide a suitable range of facilities to meet current needs and are fit for purpose to deliver teaching in the 21st Century; and
 - Introduce an attractive palette of materials, detailed carefully to be durable and easily maintained whilst enhancing the character of the site and surrounding area.
- 5.3.5 The design has been directly informed by pre-application discussions and public engagement, as well as continued input from the school. This has developed into a design that ties in with the remaining buildings on the site, whilst making a

positive impact on the character of this surrounding area, particularly given its location adjacent to the South Downs National Park. Building heights are limited to a maximum of 3-storeys, reducing to 2-storeys in height to the north of the site, aiding with the transition to the adjacent countryside and SDNP.

- 5.3.6 In terms of design, a simple palette of materials is proposed, comprising five different types of red and grey bricks of varying tones, alongside accent metals of various colours to help distinguish between the different buildings and teaching areas, assisting with legibility and wayfinding for staff and pupils.
- 5.3.7 Following advice received from HDC at the pre-application stage, design changes have been made to Building 13 (the far northern building adjacent to the playing fields), to break up the perceived length of the building's northern elevation. This includes incorporating a recessed parapet and utilising a darker grey brick centrally to accentuate a break in the building.
- 5.3.8 The proposals provide a contemporary and modern approach to its design, whilst ensuring the teaching and learning environment is as high quality as possible and meets all relevant minimum standards fit for 21st Century learning. As demonstrated within the DAS, the proposed design has been futureproofed to allow for further expansion should this be required at a future date (and subject to future planning).
- 5.3.9 For the reasons outlined above, and detailed within the DAS, the proposals meet the requirements of Policies 25, 26, 32 and 33 of the HDPF, as well as the objectives set out in the NPPF. This delivers a high quality and suitable development that responds to the site's context and surrounding area.

5.4 HIGHWAYS, ACCESS AND PARKING

- 5.4.1 Policy 40 of the HDPF states that HDC encourage development proposals which promote an improved and integrated transport network, with a re-balancing in favour of non-car modes as a means of access to jobs, homes, services and facilities. Policy 41 states that adequate parking and facilities must be provided within developments to meet the needs of anticipated users.
- 5.4.2 Paragraph 116 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.
- 5.4.3 A detailed exploration of the proposed highways, access and parking is detailed in the Transport Assessment (TA) completed by DHA Transport.
- 5.4.4 The Assessment confirms that vehicular access to the site will continue to be achieved from both Shooting Field and Horsham Road. The existing entrance at the western end of Shooting Field will be retained as an 'exit only', while the access

immediately to the south, formerly serving the caretaker's house, will be retained as an 'entry only'. These access routes will serve a new staff, sixth form, and community use car park to the south of the main school building. It is however intended that primary access to this car park will be achieved from Horsham Road. Primary pedestrian access will continue to be provided from Shooting Field to the southeast of the site.

- 5.4.5 The vehicle crossover that currently serves the coach pick-up and drop-off facility on Horsham Road will be reduced in size to serve a new leisure centre car park containing 52 spaces. A new vehicle access will be provided further north on Horsham Road to provide a new dedicated coach pick-up and drop-off area for 10 coaches and a small visitor car park. The provision of a dedicated access to this facility will provide a clearer separation from the leisure centre car park, thereby facilitating its management by the school during drop-off and collection times.
- 5.4.6 The new coach drop-off and pick-up facility will provide a direct replacement of the existing facility. This area is actively managed by the school, with a member of staff positioned at the access from Horsham Road to manage the arrival and departure of coaches and additional staff controlling pupil access to and from the vehicles.
- 5.4.7 The proposals include an increased provision of 173 car parking spaces for the school, including nine accessible bays. These spaces will be for the use of staff, sixth form pupils and visitors during school hours and for community use during evenings and weekends. Eighteen of the parking spaces will be provided with 'active' Electric Vehicle (EV) charging points and 35 will be provided with 'passive' provision to enable their future conversion as demand increases. A further six minibus spaces are proposed to the south of the new Leisure Centre car park.
- 5.4.8 A significant increase in cycle storage provision is proposed, with a new pupil cycle store which will incorporate 120 spaces, and a staff cycle store which will provide 10 spaces. Both cycle stores will be located near the Shooting Field entrance and represent a significant increase relative to the existing level of cycle storage provision on the site. A further eight Sheffield cycle stands will be located to the west of building 13, at the frontage of the main reception area, for visitor use.
- 5.4.9 A trip attraction assessment has been undertaken, full details of which are provided in the accompanying TA. This anticipates an increase of approximately 180 vehicle movements in the school AM peak hour, 159 movements in the school PM peak hour and 21 vehicle movements in the PM peak hour. This increase in vehicle movements will however largely result from the relocation of pupils from other campuses. The vehicle movements are therefore already taking place on the local highway network during these times.
- 5.4.10 As requested by WSCC Highways, a capacity assessment has been undertaken of the A283 Steyning By-Pass/ Horsham Road junction, which demonstrates that it would operate within capacity following the redevelopment of the school (and when allowing for other committed development in the area).

- 5.4.11 As outlined above and in accordance with the National Planning Policy Framework, the proposed development would not have a 'severe' residual impact on the local highway and transport network nor any unacceptable highway safety impacts.
- 5.4.12 The proposed development is therefore seen to accord with all levels of transport planning policy. The proposed development therefore accords with transport planning policy, Policies 40 and 41 of the HDPF and the NPPF.

5.5 SPORTS PROVISION AND IMPACT ON PLAYING FIELDS

- 5.5.1 As part of this scheme, upgrades are proposed to the outdoor and indoor sporting facilities, which includes the sports hall, playing fields, MUGA courts and all-weather pitch (AWP).
- 5.5.2 As existing, the school benefits from two three court multi-use games areas (MUGAs). The same level of MUGA provision will be maintained, split into two no. three court MUGAs located adjacent to the new sports and activities building. The proposals include a new sports building which incorporates two new four court sports halls, activity studio and associated changing facilities. This provides brand new indoor sports provision that can be used year-round by the school and the wider community outside of school hours, with the configuration of the sports building meaning half of the building could be opened up out of hours.
- 5.5.3 Full details of sports provision is within the Design and Access Statement and a comparison is provided on the Existing and Proposed Winter and Summer Sports Provision Plans. At this stage it is not known what the fields will be used and marked up for, and this is likely to change depending on the seasons and school's requirements. However, the plans provide an indication of what pitches the playing fields could accommodate.
- 5.5.4 As part of the proposed scheme, there would be a small reduction in soft outdoor PE space to the southern part of the grassed area. However, as demonstrated in the submitted plans, the loss of this small area does not compromise the overall summer or winter playing provision which can still be accommodated in the remaining space available and is necessary to accommodate the required school buildings in a deliverable manner.
- 5.5.5 As part of pre-application discussions with Sport England, comments were raised that there was a small a reduction in cricket provision which raised concerns. This has been further reviewed, and through the reconfiguration of the rugby and football pitches, a senior sized cricket wicket is now provided, and retained, to the southern field. This will be formed as part of the overall works and full details of the wicket including final gradient, soil make-up, implementation, maintenance and drainage can be secured by condition.

- 5.5.6 In light of the above, the proposals are considered to meet Exception 3 of Sport England Policy and Guidance. Each of the criteria for Exception 3 are taken in turn below:

The proposed development affects only land incapable of forming part of a playing pitch and does not:

- *reduce the size of any playing pitch;*

As demonstrated in the Existing vs Proposed Summer and Winter Sports Provision plans that accompany the application, the proposals do not reduce the size of any playing pitch on the site.

- *result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas)*

As demonstrated in the Existing vs Proposed Summer and Winter Sports Provision plans that accompany the application, the proposals do not result in the inability to use any existing playing pitch on the site.

- *reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;*

The proposals do not reduce the sporting capacity of the playing field. The playing pitches indicated on the submitted plans can further be rotated and/or repositioned in order to maintain their quality.

- *result in the loss of other sporting provision or ancillary facilities on the site;*

The proposals do not result in the loss of any other sporting provision or ancillary facilities on site. Instead, an upgrade to the existing facilities is proposed.

- *prejudice the use of any part of a playing field and any of its playing pitches.*

The submitted plans confirm that the proposals would not prejudice the use of any part of the playing field and its playing pitches.

- 5.5.7 Whilst the proposals would result in some encroachment onto the existing playing fields, there would not be an overall loss of sporting facilities available for the school. For these reasons, the proposals would meet Exception 3 of the Sport England Policy Planning Policy Statement.

- 5.5.8 The proposals would further meet Exception 5 of the Sport England Policy Planning Policy Statement, which states:

- *The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of*

sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.

- 5.5.9 As set out above, the development proposes a significant upgrade to the sporting facilities for the school which would be of significant benefit to the development of sport for both the school and the community. The school have confirmed that they would be happy to enter into a Community Use Agreement to secure community use of and access to the facilities and this can be secured by condition. For these reasons, the proposals are considered to meet exceptions 3 and 5 of the Sport England Playing Fields Policy and Guidance, as well as Policies 42 and 43 of the HDPF.

All-Weather Pitch

- 5.5.10 As existing, an all-weather 2G pitch is provided to the northern end of the school campus. The existing surface is in poor condition and of some age. As part of the re-development, this is proposed to be relocated to the southern end of the campus and upgraded to provide a floodlit 3G surface. A 3G pitch provides an improved surface, particularly for football, that can be used year-round, which would offer far better utilisation for the school in comparison to the current 2G surface, which cannot be used for football matches and only recreational football. The facility will be a school facility first and foremost and must best meet their needs for recreational use, PE and school matches.
- 5.5.11 It is acknowledged that this change in surface would result in the loss of hockey provision and that the current AWP is utilised by South Downs Hockey Club and Southwick Hockey Club. The loss of this provision has been carefully considered by the school and the DfE in light of the feedback received throughout the pre-application and consultation process. However, on balance, the 3G surface would deliver significant benefits to the school and offer far better utilisation for them than the existing provision.
- 5.5.12 The PE department have consistently encouraged pupils to play hockey; however the uptake has been extremely limited to none, with most pupils opting to partake in rugby and football instead. The 3G surface would therefore provide a much improved surface for pupils where the primary interest is in rugby and football.
- 5.5.13 In addition, the revenue that the school can generate from a 3G pitch is far greater than the existing 2G surface, which is significantly under-utilised, as shown by the school's own records. This under-utilisation is not due to a lack of interest or demand, but due to the limitations of the pitch and its 2G surface. The school regularly experiences cancellations due to waterlogged grass pitches. So much so, that they have recently had a number of youth teams and community football clubs, that previously used their grass sports fields, relocate to external 3G pitches that can be used year-round. The 2G pitch does not present a suitable alternative provision for these groups as it does not support football matches. This is a clear loss of revenue for the school.

- 5.5.14 In contrast, the proposed 3G pitch would offer far better utilisation outside of school hours (as well as within school hours).
- 5.5.15 There is also confirmed support and firm interest registered with the school for a new 3G pitch, which includes Steyning Town FC who have a requirement for additional 3G pitch utilisation and bookings. Other local clubs, including Ashington FC have confirmed their support for a 3G surface, advising that the current AWP surface is not suitable for football, which provides unrealistic movement of the ball. They also cite that surface is also dangerous in rainy, foggy or frosty weather which causes the pitch to become extremely slippery. Even in dry conditions, the current surface causes impact injury and carpet burns.
- 5.5.16 The school's own business planning indicates that a 3G pitch will generate between 1.5 and 2 times the revenue of a 2G pitch and thus be far more viable and more widely used, let alone be the surface that the school themselves require. It is also noted that Sport England have confirmed support for the proposals from the Football Foundation.
- 5.5.17 For these reasons, the proposed 3G surface will deliver significant benefits for the school, offering them a far better utilisation both within and outside of school hours, than the current 2G surface. Ultimately however, the details of the AWP surface can be secured by condition.
- 5.5.18 The proposals would not result in the net loss of any sports pitch provision in terms of quantity, and instead provides a significant upgrade to the out-of-date facilities the school currently have. For these reasons, the proposals comply with policies 42 and 43 of the HDPF and the NPPF.
- 5.5.19 The school will continue to work with the hockey clubs, to try to find an alternative provision and a number of possible alternative sites have already been contacted directly by the school.
- 5.5.20 It is acknowledged that the proposed phasing results in a temporary loss of the AWP during construction. Extensive optioneering has identified that this is an unavoidable consequence of delivering the much-needed school redevelopment in a suitable and deliverable way that meets all planning requirements. Provision of a floodlit AWP to the north of the site within the existing playing fields would extend development and external lighting further in to the countryside, adjacent to the National Park and closer to a listed building. This option was therefore discounted early on as being unachievable and unsuitable in planning terms. This option would also pose operational challenges and perform poorly in relation to health and safety and safeguarding, being less well related to existing buildings which offer natural surveillance.
- 5.5.21 Regardless of the final surface chosen for the AWP therefore, its temporary loss is necessary to deliver wider public benefit. The school have agreed temporary use of the adjacent football club pitch during construction to help meet their own needs and the permanent proposals will deliver clear net benefits to sport. A 2.7m

high acoustic fence will be constructed to the eastern boundary of the AWP to mitigate noise disturbance (discussed further under Section 5.8).

5.6 LANDSCAPE IMPACT

- 5.6.1 Given the site's location near to the SDNP, and on the edge of Steyning, the proposals have given substantial consideration to the impact the proposals may have on the surrounding landscape.
- 5.6.2 Policy 30 of the HDPF states that development proposals will be supported in or close to protected landscapes where it can be demonstrated that there will be no adverse impacts to the natural beauty and public enjoyment of these landscapes as well as any relevant cross boundary linkages. Additionally, paragraph 189 of the NPPF gives great weight to conserving and enhancing landscape and scenic beauty in National Parks.
- 5.6.3 The application is accompanied by a Landscape and Visual Assessment (LVA) prepared by WWA. Due to recent adverse weather conditions it has not been possible to complete the full fieldwork to inform the LVA. The application is therefore accompanied by the interim findings of the LVA, full details and findings will follow shortly.
- 5.6.4 The interim findings summarise that the site is considered potentially sensitive due to its proximity to the SDNP. However, given the site's existing use as a school, the proposals are not anticipated to give rise to any important landscape or visual effects. Whilst the scale will increase slightly and built form move slightly further north, the site will remain contained by both the Steyning Bypass and the existing established green buffer comprising the sports fields and mature tree belts.
- 5.6.5 Whilst there will be some magnitude of visual change in the immediate surroundings of the site, the magnitude of visible change in the views is expected to be relatively small. No important visual effects are therefore anticipated.
- 5.6.6 For these reasons, the proposals are found to be acceptable in terms of landscape impact and comply with Policies 33 and 34 of the HDPF and the NPPF.

5.7 LANDSCAPING AND TREES

- 5.7.1 The proposed landscape strategy for the site seeks to ensure that the proposed development will be suitably integrated within the site and surrounding area.
- 5.7.2 The proposals offer a carefully considered hard and soft landscaping scheme, which contributes to the overall appearance and functioning of the school and will assist in establishing the development in this location. The soft landscaping strategy comprises species selected for their appropriateness to the use of the site as a school.

- 5.7.3 Existing trees have been retained where possible and the landscaping further enhanced through the planting of a substantial number of new trees, both throughout the site and around the perimeter boundary, including to the eastern boundary providing separation between the main school site and the adjacent Steyning Primary School.
- 5.7.4 Centrally within the site, between buildings 13 and 14, a new green space and courtyard area is provided which comprises a mix of hard and soft landscaping. This creates a social garden area for recreation and educational purposes, comprising a KS4 outdoor dining area, outdoor amphitheatre and STEM garden. A horticultural garden for teach purposes is also proposed to the east of building 14.
- 5.7.5 An Urban Green Factor (UGF) assessment has been undertaken for the proposals, which are given a score of 0.51, exceeding the DfE's requirement of 0.35. Whilst UGF is not a policy requirement outside of London, as a guide, the London Plan requires major non-residential development to achieve a score of 0.3, which this scheme comfortably achieves and exceeds. This demonstrates the overall landscape enhancements and increased greening of the site proposed.
- 5.7.6 The landscaping has been carefully designed to soften the development and limit views of the site from the surrounding area as well as enhance ecological potential on the site. The new landscaping further creates meaningful outdoor space for students and teachers creating a new teaching and learning environment where currently the site is dominated by hard surfaces. The scheme is therefore considered to comply with policies 32, 33 and 34 of the HDPF and the NPPF.

Trees

- 5.7.7 Accompanying this application is an Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan prepared by ArbTech.
- 5.7.8 The report finds that in order to facilitate the proposals, 9no. individual trees and 3no. tree groups require removal. Of these trees, the majority are low quality Category U (2 trees) or Category C (5 trees and 2 groups). Two Category B trees and one Category B tree group requires removal to facilitate the development.
- 5.7.9 In some places there will be limited incursions into the RPAs of nearby trees, however where this occurs a cellular confinement system, or other no-dig engineered system will be implemented to ensure minimal impact.
- 5.7.10 The accompanying landscaping plan identifies locations for suitable tree planting to provide suitable replacement for the trees that will be lost. This offers a number of native and ornamental trees that would be provided with sufficient room to mature, offering the school community and local wildlife a well landscaped environment.
- 5.7.11 The accompanying report further provides details of tree protection measures that are to be followed as part of the construction process.

- 5.7.12 Whilst a number of trees are proposed for removal, the scheme proposes significant new tree planting to mitigate for this loss, creating a well landscaped environment for future users of the site. The proposals therefore comply with Policy 31 of the HDPF and the NPPF.

5.8 IMPACT ON AMENITY

- 5.8.1 The protection of surrounding residential amenity has been a fundamental part of the design and layout of the proposal. Careful consideration has been given from the outset as to how the new school will address the nearby residential properties, and how its design and massing could minimise any impact to an acceptable level.
- 5.8.2 The nearest neighbouring properties are located on the western side of Horsham Road and along Coxham Lane to the South and Shooting Field to the east. Detailed consideration has been given to ensure that there are no issues in respect of any loss of amenity or overbearing impacts. The new buildings are set back far enough within the site to ensure that there would be no overbearing impact or loss of light or privacy to the adjacent properties as a result of the development. This is demonstrated by the sketch images included within the DAS which demonstrate that the new buildings can be barely seen from Horsham Road.
- 5.8.3 Further included within the DAS is sunlight tracking modelling demonstrating any possible loss of light impact on the adjacent Steyning Primary School and Steyning Leisure Centre. This tracking identifies that there would be no loss of light to either building throughout the year.

Lighting

- 5.8.4 The relocation of the flood-lit all-weather pitch will reduce lighting impact on existing occupiers along Horsham Road, as well as the light spill currently experienced on the countryside further north.
- 5.8.5 Following concerns raised by neighbours during the consultation process, the southern MUGA is no longer proposed to be floodlit in order to minimise impact. The northern MUGA will remain to be lit, however, given the central location of the court, any light spill from this will be well contained by the proposed buildings. This is demonstrated by the lux levels plans within the Lighting Strategy which accompanies the application.
- 5.8.6 The all-weather pitch to the south is proposed to be floodlit however, the lightning has been carefully developed, with column top mounted fittings proposed which will be carefully positioned to minimise light spill into the surrounding area. The lighting on both the MUGA and all-weather pitch will be fitted with external visor accessories to control and reduce light spill.

- 5.8.7 The southern and northern car park areas are proposed to be lit, as well as some internal circulation areas within the school campus in the interests of health and safety and security.
- 5.8.8 All lighting, other than that deemed essential lighting will be turned off between the hours of 10pm – 7am (curfew hours). Floodlighting for the AWP and MUGA are switched off between these times and when not in use.
- 5.8.9 Accompanying the application are lux level plans which detail the light spill during both pre and post-curfew hours. These demonstrate that light spill to neighbouring properties is minimal, with values of less than 3.3lux during the pre-curfew periods, reducing to less than 0.1lux for post curfew periods. This far surpasses guidance which limits 10lux pre curfew and 2lux post curfew.

Noise

- 5.8.10 A Noise Impact Assessment has been prepared to accompany the application which has assessed the impact of noise on the proposed development from new external plant installations and the re-located sports facilities.
- 5.8.11 The final detail of the proposed plant facilities is not known at this stage. The report therefore sets an upper noise limit that future fixed plant should not exceed in any external areas accessible to students of the public. This upper limit will provide sufficient protection for surrounding noise sensitive areas.
- 5.8.12 The noise impact on the neighbouring properties as a result the re-located pitches has been fully assessed as part of the proposals. In order to mitigate any potential noise impact, a 2.7m high timber acoustic fence is proposed to the east of the proposed AWP and hours of use have been limited. With this mitigation, the noise levels on nearby receptors are all within the Sport England recommended limit of 50 dB $L_{Aeq, 1 \text{ hour}}$.
- 5.8.13 Construction noise mitigation measures are detailed within the accompanying Construction Management Plan, discussed further at Section 5.16.
- 5.8.14 As such the proposals are not considered to result in an unacceptable noise impact on neighbouring occupiers or staff and students on the school site.

Summary

- 5.8.15 Given the above, it is concluded that the proposal will not have a harmful impact on the amenities of nearby residents or occupiers via overlooking, loss of light, light spill impact or noise. The proposal is there considered to be acceptable in respect of Policy 33 of the HDPF and paragraph 135 of the NPPF.

5.9 ECOLOGY AND BIODIVERSITY NET GAIN (BNG)

- 5.9.1 A Preliminary Ecological Appraisal (PEA) prepared by Geosphere Environmental accompanies the application. As this was undertaken more than three years ago, a PEA technical note prepared by MKA Ecology, which updates the findings of this original PEA, also accompanies the application.
- 5.9.2 The PEA update recommends mitigation and enhancement measures for invertebrates, amphibians, reptiles and birds. These measures include retaining as much of the ecological value habitats on the site as possible and the planting of native species or those with a known attraction or benefit to local wildlife. These measures have been incorporated within the proposed landscaping scheme, with direct input provided from MKA ecology in order to enhance the biodiversity value of the site as much as possible. A biodiverse green roof is further proposed to be installed onto the new buildings, which will enhance opportunities for invertebrates, birds and foraging and commuting bats. The proposals further include the installation of bird boxes (including swift bricks), bat boxes and hedgehog highways.
- 5.9.3 Further surveys were recommended for roosting bats and a bat roosting survey was undertaken by Brindle and Green, details of which accompany this application. The survey found that there was no evidence of roosting bats on the site, as such a European Protected Species licence is not required for the works. The installation of bat boxes was recommended, which have been incorporated into the scheme.
- 5.9.4 A BNG assessment accompanies this application and confirms the proposed development would lead to a net gain in habitat units of 42.47% and in hedgerow units of 338.05%. This is a significant increase beyond the required 10% net gain.
- 5.9.5 The proposals therefore comply with Policy 31 of the HDPF through protecting and enhancing the biodiversity of the Site, as well as the NPPF.

5.10 SUSTAINABLE DESIGN

- 5.10.1 Accompanying this application is an Energy Statement Report prepared by Method Consulting. The document provides an overview of how the proposed development has been designed to include comprehensive sustainable and low energy design principles to optimise energy use and reduce carbon emissions.
- 5.10.2 The building has been designed to achieve net zero carbon emissions in operation. This is achieved by a fabric first approach, incorporating both passive and active design measures which include:
- Prioritising natural ventilation reducing reliance on mechanical means;
 - Use of ground source heat pumps;

- Installation of highly energy efficient lighting and intelligent controls to reduce energy consumption;
 - Solar panels which will achieve a 119% reduction in regulated and unregulated CO₂ emissions;
- 5.10.3 The proposed design has been directly informed by the Department for Education's detailed Output Specification, which comprises a comprehensive design guide for all Government funded new school development. This guide ensures that new school accommodation is to the required standard in terms of size and a host of other factors including ventilation, ambient temperature, natural daylighting and also the fabric and sustainability of the building. The Output Specification ensures that the new school buildings achieve high levels of environmental sustainability.
- 5.10.4 As discussed above, and within the accompanying Energy Statement the proposed development will further be Net Zero Carbon during operation.
- 5.10.5 The proposals comprise a highly energy efficient form of development which optimises energy use and reduces carbon emissions. The proposals therefore comply with the requirements of Policies 35, 36 and 37 of the HDPF and the NPPF.

5.11 FLOOD RISK AND DRAINAGE

- 5.11.1 A Flood Risk Assessment (FRA) and Surface Drainage Strategy prepared by CTP accompanies the application. The FRA concludes that the site lies within Flood Zone 1 and is therefore at low risk of flooding. No significant risk was either identified from groundwater, sewer, or other artificial sources. With appropriate drainage the proposed development would be unlikely to pose a flood risk on or off the site.
- 5.11.2 The accompanying Drainage Strategy prepared by CTP provides details of the drainage scheme for the site. For surface water drainage the new teaching buildings will have a green roof which will slow the discharge of water and provide initial storage. Any residual runoff from the green roofs will be conveyed to the downstream attenuation system at a reduced and delayed rate. Areas of hardstanding around the proposed buildings will comprise permeable surfacing providing attenuation which will then discharge at a controlled rate into the site network. Where feasible, runoff from adjacent (non-trafficked) impermeable areas will also be routed onto soft landscaped areas. Rainwater harvesting has further been incorporated into the development
- 5.11.3 In regard to foul drainage, it is proposed to connect to the existing drainage system at the connection point in Shooting Field.
- 5.11.4 The proposed development is therefore not considered to present any risk of flooding on or off site and provides appropriate drainage infrastructure, according with the requirements of the NPPF.

5.12 AIR QUALITY

- 5.12.1 An Air Quality Assessment prepared by Aval Consulting Group accompanies the application. The Assessment confirms that the construction phase of the development is predicted to have a 'high risk' of nuisance caused by dust. This however can be mitigated by implementing appropriate mitigation measures. Details of the mitigation measures that will be implemented are set out within the accompanying Construction Management Plan, and summarised in Section 5.16 below.
- 5.12.2 The report advises that further air quality dispersion modelling is undertaken at a later stage, should the development generate a significant number of additional road traffic movements during the operational phase, that would require a detailed air quality assessment. As set out within the accompanying Transport Assessment, the proposals would not generate further transport movements that aren't already operating on the local transport network from staff and pupils travelling to nearby campuses. The proposals would therefore not generate a significant uplift in vehicle movements that would necessitate further air quality monitoring.
- 5.12.3 The proposed development is therefore not considered to have any material impact on air quality in the surrounding area both in the operational and construction phases. The proposals are therefore acceptable in line with Policy 24 of the HDPF and the NPPF.

5.13 CONTAMINATION

- 5.13.1 A Phase 1 Geo-Environmental Assessment and Phase 2 Ground Investigation Interpretive Report prepared by Arcadis accompany the application.
- 5.13.2 The Phase 2 report follows on from the desk top Phase 1 study. This concludes that no soil remediation is necessary and the risk of contaminants to surface water is likely to be low. Further readings for gas monitoring are recommended, details of which will follow in due course.
- 5.13.3 Overall, it is recommended that a watching brief is undertaken during construction in the event that unforeseen contamination or deeper Made Ground is encountered. Further investigation in areas below the footprints of the buildings proposed to be demolished following demolition.

5.14 ARCHAEOLOGY

- 5.14.1 An Archaeological Assessment prepared by Brindle and Green accompanies the application. The assessment concludes that there is a potential for medium value

prehistoric, early-medieval and medieval remains, and low value post-medieval remains being located on site.

5.14.2 Archaeological monitoring where trenching is unfeasible is recommended as part of the proposals.

5.14.3 The development therefore complies with Policy 34 of the HDPF.

5.15 CONSTRUCTION MANAGEMENT

5.15.1 A Construction Management Plan and a Waste Management Plan prepared by BAM Construction accompanies the application. This provides a full overview of how the construction period will be managed throughout the development process.

5.15.2 Details are provided on construction access, as well as how demolition activities and all construction will be managed to minimise impact on neighbouring properties as well as the ongoing school activities. Management of dust and noise on site will be captured by environmental monitoring stations at the site boundaries to monitor and minimise where possible the impact of dust and noise during the construction process on both the school and neighbouring occupiers.

5.15.3 Throughout the construction period, access to and exit from the Site will be via Horsham Road. All vehicles are to utilise the Steyning bypass and head south down Horsham Road. No construction access is to be taken via the High Street or Shooting Field.

5.15.4 The submitted CMP demonstrates that the whole construction process has been carefully considered in order to limit disruption on the existing pupils and staff so not to impede learning, as well as to protect the amenities of neighbouring occupiers.

6 HERITAGE STATEMENT

6.1 INTRODUCTION

- 6.1.1 No buildings on the school site, or within the red line, are listed. Grade II Listed Building 'Bayards' lies to the west of the site's boundary, to the west side of Horsham Road (see figure 6.1 below).

6.2 POLICY CONTEXT

- 6.2.1 Section 16 of the National Planning Policy Framework (NPPF) focuses on conserving and enhancing the historic environment. In doing so, Paragraph 196 sets out that local authorities should take into account:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The wider, social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- The desirability of new development making a positive contribution to local character and distinctiveness; and,
- Opportunities to draw on the positive contribution made by the historic environment to character of the place.

- 6.2.2 The NPPF defines a designated heritage asset as 'a building, monument, site, place area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the Local Planning Authority'.

- 6.2.3 The NPPF is clear that heritage assets should be conserved in a manner appropriate to their significance. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail of should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

- 6.2.4 In terms of local policy, Policy 34 of the HDPF states that the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets. Applications for such development will be required to:

1. Make reference to the significance of the asset, including drawing from research and documentation such as the West Sussex Historic Environment Record;
2. Reflect the current best practice guidance produced by English Heritage and Conservation Area Character Statements;
3. Reinforce the special character of the district's historic environment through appropriate siting, scale, form and design; including the use of traditional materials and techniques;
4. Make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas;
5. Preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials;
6. Secure the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset;
7. Retain and improves the setting of heritage assets, including views, public rights of way, trees and landscape features, including historic public realm features; and
8. Ensure appropriate archaeological research, investigation, recording and reporting of both above and below-ground archaeology, and retention where required, with any assessment provided as appropriate.

6.2.5 The following sections provide a review of the nearby heritage assets and the impact of the proposed development.

6.3 THE SIGNIFICANCE OF BAYARDS

6.3.1 Bayards is a Grade II listed building that was first listed on 9 May 1980. The building lies within the South Downs National Park.

6.3.2 The official list entry for Bayards is as follows:

Mid C19. Two storeys and attic. Six windows. Faced with flints with stone dressings and quoins. Two gabled and three hipped dormers between them. Tiled roof. Sash windows with glazing bars intact. Porch with pointed doorway and room over. Wing of one storey and attic and three windows to south.



FIGURE 6.1: BAYARDS (PHOTO TAKEN FROM HISTORIC ENGLAND ARCHIVE)

- 6.3.3 Based on the official listing, the significance of this heritage asset stems from the building's historic and architectural interest, primarily relating to the building's elevations including the aesthetic value of the roofs, windows and materials. The list entry does not include a reference to the surrounding setting of the listed building, although it's semi-rural setting within the National Park does make a contribution to its significance and country house typology.

6.4 IMPACT OF THE PROPOSAL ON THE SIGNIFICANCE OF BAYARDS

- 6.4.1 The location of Bayards, approximately 175m west of the site location, beyond dense, well-established landscaping and the Horsham Road, means that the building is unlikely to be adversely affected by the proposed development.
- 6.4.2 The significance of the asset is primarily derived from the building's architectural interest. The application site, by virtue of the significant separation distance, intervening roads, landscaping and vegetation, has no intervisibility with the asset or its setting and as such makes no contribution to this significance. The redevelopment of the existing school site would therefore have no impact or harm on the setting of this heritage asset.
- 6.4.3 Notwithstanding and without prejudice to the above, should it be determined that there would be heritage harm as a result of the proposals, this would need to be weighed against the public benefits of the development as set out at paragraph 215 of the NPPF.

- 6.4.4 As set out previously within this Statement, Steyning Grammar School has been selected for the Government's School Rebuilding Programme. The intention of the programme is to identify schools in the country that are in the worst state of repair and provide them with new facilities.
- 6.4.5 The Ministerial Statement and NPPF both require local planning authorities to take a positive approach towards school development. Redevelopment of the existing site presents the school with the opportunity to realise its aspirations and deliver its educational model in a rich and forward-thinking learning environment, leaving behind the current out of date conditions.
- 6.4.6 The proposals will therefore provide significant benefit to the local area and community providing upgraded school facilities and a much improved learning environment for pupils, providing significant public benefits that would significantly and demonstrably outweigh any potential heritage harm and thereby satisfying the requirements of the NPPF.
- 6.4.7 Accordingly, the proposals comply with Policy 34 of the HDPF and Section 16 of the NPPF.

7 SUMMARY AND CONCLUSION

7.1 SUMMARY

- 7.1.1 The proposed school buildings at Steyning Grammar School will replace the existing dated and rapidly declining facilities, allowing enhanced opportunities for teaching and learning, consolidating the school's existing three campuses onto one main campus.
- 7.1.2 The proposals place emphasis on good design, innovation and sustainability. The design and materials of the proposed development will enhance thermal and acoustic insulation, natural light and ventilation, thus improving energy efficiency and comfort for teachers and students. Landscaping improvements will further enhance the school environment and facilities available to students and the community generally.
- 7.1.3 It has been demonstrated that the principle of development is positively supported by established planning policies facilitating school expansions/improvements and education developments.
- 7.1.4 Furthermore, the proposed development responds to site constraints through the proposed design and layout, mitigating against impacts on ecology, residential amenity, noise, flood risk and drainage. A suite of detailed technical assessments and reports have informed the application and demonstrate that it will not give rise to any significant environmental or other impacts.
- 7.1.5 The design has been developed with the benefit of pre-application and wider local engagement and will deliver a highly sustainable, high quality teaching environment for pupils alongside enhanced community facilities.
- 7.1.6 Overall, given the context of the site, the proposed development is deemed to be acceptable and in accordance with the relevant policies from the Development Plan and the other material considerations. It should thus benefit from the presumption in favour, representing sustainable development in accordance with Paragraph 11 of the NPPF.

7.2 CONCLUSION

- 7.2.1 Given the above, it is formally requested that planning permission be granted, subject to appropriate conditions.