

Proposed Single-Storey Portable Building

At

Rusper County Primary School

Horsham Road

Rusper

Horsham

West Sussex

RH12 4PR

Planning, Design and Access Statement

Rev A – Address Corrected

1.0 Introduction

- 1.1 This statement has been prepared to accompany the planning application submitted to Horsham District Council for full planning permission for a Proposed Single-Storey Portable Building to be used as a new dining hall.
- 1.2 This statement provides a written description of the proposal, its impact on amenity of the neighbouring area, and impact on the local parking and highway safety. It also provides justification for the proposal and explains why the applicant considers it is consistent with relevant national and local planning policies and guidance. The statement also addresses the following issues arising from the proposal:
- Development Principle
 - Impact of the proposed use on the amenity of the neighbouring area;
 - Impact on the local parking and highway safety
- 1.3 This Planning, Design and Access Statement should be read in conjunction with the planning drawings accompanying this planning application.

2.0 Site Context

- 2.1 The application site is located in the village of Rusper, a civil parish in the Horsham District of West Sussex
- 2.2 Rusper has services and amenities such as schools, churches, restaurants and shops and also has good sustainable transport links, with the closest bus stops within 100 metres from the site, serving the surrounding towns and villages and cities
- 2.3 Rusper Primary School is a co-educational community primary school and Caters to children in the Early Years Foundation Stage (EYFS) up through Key Stage 2.
- 2.4 The application site consists of a two storey building at the front of the site with a connecting single storey building set behind. Sports fields and playgrounds lie at the rear of the site
- 2.5 Vehicular and pedestrian access is taken from Horsham Road The site includes vegetation/ trees and boundary fencing to define it from adjacent plots.
- 2.6 Residential properties lie to the north and Rusper Village Hall Lies to the South. To the east lies some agricultural fields

3.0 The Proposal

- 3.1 The proposal now before the Local Planning Authority seeks full planning permission for a Proposed Single-Storey Portable Building to be used as a new dining and hall.
- 3.2 The new portable building will provide valuable user specific permanent accommodation in the form of a large open plan dining area, servery and WC's
- 3.3 The proposed building measures approximately 15.02 x 7.20. Full details of the provision are shown on the plans accompanying this application. The details of the proposed development are discussed in Section 5.0 of this document.

The Need for Additional Space

- 3.4 Currently there is no space within the school to house the pupils to enable them to eat their lunch. The situation currently is that they collect their food and take it back to the classroom to consume which is not ideal in terms of H&S and for the wellbeing of the pupils. In addition, the applicant hire's the Village Hall (next door the school site) to house assemblies and productions but this is becoming unavailable for hire and they require a space to house these events. Finally this will allow a space for pupils to undertake some small activities associated with the PE curriculum.

4.0 Relevant Planning Policies and Guidance

- 4.1 In determining planning applications, a Local Planning Authority (LPA) must have regard to Section 38 (6) of the Planning and Compulsory Purchase Act 2004, which requires that proposals be determined in accordance with the Development Plan unless material considerations indicate otherwise.

National Planning Policy Framework (NPPF)

- 4.2 The National Planning Policy Framework 2024 (NPPF) was published in December 2024 to replace its predecessor which was originally published in 2012. The NPPF sets out the Government's overarching planning policies. At its heart is a presumption in favour of sustainable development. The framework states that the Government attaches great importance to the design of the built environment.
- 4.3 With regard to the use of land, Section 11 of the NPPF particularly encourages the effective use of land in meeting the need for homes and other uses, and to give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support for appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.
- 4.4 Paragraph 100 of the NPPF notes 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

Horsham District Council Local Plan Review

- 4.5 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.

4.6 Policy 33 – Development Principles

In order to conserve and enhance the natural and built environment developments shall be required to:

1. Make efficient use of land, and prioritise the use of previously developed land and buildings whilst respecting any constraints that exist;
2. Ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, for example through overlooking or noise, whilst having regard to the sensitivities of surrounding development;
3. Ensure that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views;
4. Are locally distinctive in character, respect the character of the surrounding area (including its overall setting, townscape features, views and green corridors) and, where available and applicable, take account of the recommendations/policies of the relevant Design Statements and Character Assessments;
5. Use high standards of building materials, finishes and landscaping; and includes the provision of street furniture and public art where appropriate;
6. Presume in favour of the retention of existing important landscape and natural features, for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development; and,
7. Ensure buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, unless this conflicts with the character of the surrounding townscape, landscape or topography where it is of good quality.

Proposals will also need to take the following into account where relevant:

8. Incorporate where appropriate convenient, safe and visually attractive areas for the parking of vehicles and cycles, and the storage of bins/recycling facilities without dominating the development or its surroundings;
9. Incorporate measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area; and create visually attractive frontages where adjoining streets and public spaces, including appropriate windows and doors to assist in the informal surveillance of public areas by occupants of the site;
10. Contribute to the removal of physical barriers; and,
11. Make a clear distinction between the public and private spaces within the site.

4.7 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 as set out in the Council's Acting Together on Climate Change Strategy, 2009.

Sustainable Construction

Sustainable Construction Proposals must seek to improve the sustainability of development. To deliver sustainable design, development should incorporate the following measures where appropriate according to the type of development and location:

1. Maximise energy efficiency and integrate the use of decentralised, renewable and low carbon energy;
2. Limit water use to 110 litres/person/day;
3. Use design measures to minimise vulnerability to flooding and heatwave events;
4. Be designed to encourage the use of natural lighting and ventilation;
5. Be designed to encourage walking, cycling, cycle storage and accessibility to sustainable forms of transport;
6. Minimise construction and demolition waste and utilise recycled and low-impact materials;
7. Be flexible to allow future modification of use or layout, facilitating future adaptation, refurbishment and retrofitting;
8. Incorporate measures which enhance the biodiversity value of development

5.0 Design and Access Assessment

Development Principle

- 5.1 The proposals would result in the permanent provision of a single storey modular building.
- 5.2 It is a functional building of modern design which will complement the appearance of the main school building.

Use

- 5.3 As aforementioned, the new space is to provide valuable user specific permanent accommodation for the primary school. The current use class will therefore remain.

Design and Layout

- 5.4 The external design and internal layouts are illustrated on the accompanying drawings.
- 5.5 The exterior will be of a style sympathetic to and in keeping with the existing school exterior, whilst remaining within budgetary constraints. The grey and charcoal façade will provide a contrast to the main school building articulated with anthracite windows and doors.
- 5.6 The interior will be fitted out in a manner/style appropriate for a school
- 5.7 There new accommodation will be wheelchair accessible with accessible welfare facilities
- 5.8 All building work will meet all regulatory requirements with regard to educational use of rooms (for example in respect of insulation, light, heat, security, fire risk and accessibility).

Amount and Scale

- 5.9 The new unit will not block light or views of any external neighbours. It is set back into the application site and approximately 4 metres from the nearest boundary fence which is at the rear of the neighbouring garden

Sustainability Approach

- 5.10 The applicant will be using a supplier with strong sustainability credentials. Their Carbon Reduction Study & Carbon Management Plan has been included in the supporting information as part of this application. The applicant will be using second hand / refurbished units rather than brand new ones. The applicant will work with the provider to limit the overall environmental impact, as far as possible.
- 5.11 LED lighting will be used throughout.
- 5.12 The proposed development will be designed to meet and exceed current Building Regulations

Amenity and other Planning Considerations

- 5.13 The proposals would not result in any impact upon the amenity of adjacent properties.
- 5.14 The applicant hopes to complete the installation of the new building during the summer holidays. This will help to minimise the impact on students/learning of the build process. It is also anticipated that this would reduce the impact on local residents when local traffic is at a reduced level (i.e. with no students / school buses) at this time.

- 5.15 The applicant does not believe that the new unit would create an additional security or access risk. It is anticipated that the unit will be closed/locked shortly after the end of the school day, and remain that way until the following day.

An intruder alarm system will be included in the unit, connected to the main school building's system.

A fire alarm system, linked to the main school building's system, will be included. The entire unit will, of course, be built according to all appropriate fire regulations.

- 5.16 There will be no increase in staff numbers or pupils associated with the proposal
- 5.17 The new unit will have lights attached to the external walls, e.g. above fire doors/exits.

Access

- 5.18 Car parking and Cycle parking provision will remain unaffected
- 5.19 The proposals would not result in any impact on highway safety
- 5.20 In terms of access, the buildings will be accessed from the existing vehicular and pedestrian routes within the site.
- 5.21 During the development, access to the site would be from the front entrance of the school on Horsham Road. Access will be managed to minimise disruption to local residents as far as possible.
- 5.22 Construction materials and vehicles will be accommodated within the school site, which will help to minimise disruption to local residents and neighbouring schools. Some access for larger lorries / cranes to deliver and install the modular unit will however be necessary to complete the build.

6.0 Planning Balance and Conclusion

- 6.1 In considering the planning merits of any development proposal, the starting point is the development plan, as required by Section 38(6) of the Planning and Compulsory Purchase Act 2004. If it can be demonstrated that the proposed accords with the policies of the development plan, or that material considerations indicate that the application should be determined other than in accordance with the development plan, then planning permission should be granted.
- 6.2 The National Planning Policy Framework sets out the presumption in favour of sustainable development. Paragraph 11 sets out that this means approving development that accords with an up-to-date Development Plan without delay. Having regard to the above assessment, it should be considered that the proposed development is in accordance with the relevant policies of the Development Plan and therefore should be approved.
- 6.3 Notwithstanding the above accordance with the Development Plan, the Framework sets out at Paragraph 8 that there are three overarching objectives to sustainable development that should be pursued in mutually supportive ways; these are economic, social and environmental objectives. In considering whether the proposed development constitutes sustainable development, how the development performs against the objectives and policies of the Framework as a whole should be considered.
- 6.4 In considering the social and economic effects of the proposal, the proposed development would ensure the continued operation of Rusper Primary School to cater better for its pupils.
- 6.5 Drawing all the above together, the applicant considers it is reasonable to conclude that the proposed development would represent a sustainable form of development and complies fully with the NPPF and relevant policies of the Council's Local Plan document. In this light and given that there are no other material considerations suggesting otherwise, we believe that planning permission should be granted.