

App.No: 140194 (PPP) 140196 (LBC) 140397 (PPP)	Decision Due Date: 4 June 2014 25 April 2014 25 May 2014	Ward: Meads
Officer: Anna Clare	Site visit date: 11 April 2014	Type: Planning Permission
(varying consultation periods between applications last dates stated) Site Notice(s) Expiry date: 2 May 2014 Neighbour Con Expiry: 2 May 2014 Weekly list Expiry: 2 May 2014 Press Notice(s): 15 April 2014		
Over 8/13 week reason: Bought to planning committee within statutory time frame.		
Location: Eastbourne College, Marlborough House, Old Wish Road, Eastbourne.		
Proposals: 1) 140194 Full planning permission and relevant demolition in a conservation area is sought for the demolition of existing buildings and the re-development of the site to provide the following development: <ul style="list-style-type: none"> • Sports facilities consisting of a sports hall, swimming pool, squash courts, fitness suite, multi-purpose studio and changing facilities. • 31 classrooms (net increase of 7) • School shop; and • Dining hall. 2) 140196 Listed building consent is sought for the creation of a new access through the listed wall facing College Road and closing of existing access. 3) 140397 Planning permission is sought for the location of 12 temporary classrooms across the College campus to accommodate students during the construction period.		
Applicant: Mr S Davies, Eastbourne College.		
Recommendation: 1) 140194 Approve planning permission and relevant demolition in a conservation area subject to conditions and completion of aUnilateral Undertaking relating to employment initiatives. 2) 140196 Approve listed building consent subject to conditions. 3) 140397 Approve planning permission subject to conditions.		

Constraints:Listed Buildings

College Road - Gate posts and gates to Eastbourne College and cobbled Wall – Grade II listed.

Wardens House in grounds of Eastbourne College – Grade II Listed

Conservation Area

College Conservation Area

Relevant Planning Policies:National Planning Policy Framework

1. Building a strong, competitive economy
4. Promoting sustainable transport
7. Requiring good design
8. Promoting healthy communities
11. Conserving and enhancing the natural environment
12. Conserving and enhancing the historic environment

Supplementary Planning Documents

Sustainable Building Design SPD 2013

Eastbourne Core Strategy Local Plan Policies 2013

- B1: Spatial Development Strategy and Distribution
- B2: Creating Sustainable Neighbourhoods
- C11: Meads Neighbour Policy
- D1: Sustainable Development
- D2: Economy
- D3: Tourism and Culture
- D4: Shopping
- D7: Community, Sport and Health
- D8: Sustainable Travel
- D9: Natural Environment
- D10: Historic Environment
- D10A: Design

Eastbourne Borough Plan Saved Policies 2007

- NE4: Sustainable Drainage Systems
- NE7: Waste Minimisation Measures in Residential Areas
- NE17: Contaminated Land
- NE18: Noise
- NE22: Wildlife Habitats
- UHT1: Design of New Development
- UHT2: Height of Buildings
- UHT4: Visual Amenity
- UHT6: Tree Planting
- UHT7: Landscaping
- UHT8: Protection of Amenity Space
- UHT10: Design of Public Areas
- UHT15: Protection of Conservation Areas
- UHT17: Protection of Listed Buildings and their Settings

UHT19: Retention of Historic Buildings
HO7: Redevelopment
HO20: Residential Amenity
BI7: Design Criteria
TR2: Travel Demands
TR5: Contributions to the Cycle Network
TR6: Facilities for Cyclists
TR7: Provision for Pedestrians
TR8: Contributions to the Pedestrian Network
TR11: Car Parking
TR12: Car Parking for Those with Mobility Problems
US3: Infrastructure Services for Foul Sewage and Surface Water Disposal
LCF18: Extension of Educational Establishments

Site Description:

The proposal site is situated at the east end of Carlisle Road, west of the Birley Centre on the junction with College Road. Old Wish Road approaches the site from the west before turning south to join Carlisle Road. Currently occupying the proposal site are a range of buildings/uses comprising in the main:

- the swimming pool and squash courts;
- the Rule Centre tuition space;
- the gymnasium;
- the Ascham Block tuition space;
- music and ICT classrooms;
- a garden area
- several temporary huts, one of which contains the school shop; and
- the Cricket Pavilion

The application site is wholly contained within the existing school campus and neighbouring the proposal site to the east is the newly-built Birley Centre which was completed in 2011. To the west the proposal site is neighboured by the Headmaster's House. To the north are Big School and the Science Centre.

To the south of the proposal site is Carlisle Road a street lined with late 19th and early 20th century detached villas and terraced houses with a number of hotels and guesthouses. The seafront is a short walk south-eastwards down Wilmington Gardens. Carlisle Road itself is a secondary thoroughfare for traffic travelling east towards the town centre and provides additional on-road parking for the properties facing onto it. East of the College and north-east of the proposal site is the Devonshire Park Lawn Tennis Club, where there are a number of open grass courts and an 8,000-seat stadium court to the north (fronting onto Blackwater Road) which hosts the annual Wimbledon warm-up competition.

Immediately east of the proposal site, on the east side of College Road, is the Towner Gallery, a contemporary building opened in 2009. Neighbouring the gallery is the Congress Theatre, a Grade II* theatre and conference centre opened in 1963.

North of the proposal site is the Grade II listed School House (referred to as 'Warden's House' in the listing) which is accessed to the north by Blackwater Road and to the south by a short drive off College Road.

The proposal site lies within the College Conservation Area. The conservation area extends from Grange Gardens at its northern edge, incorporating the main college site and the buildings fronting onto Carlisle Road between Wilmington Gardens and Meads Road. The Town Centre and Seafront Conservation Area is located to the south and east of the proposal site, running along Compton Street, but does not directly border it.

Relevant Planning History:

There is significant planning history for the school campus however the most relevant/recent are listed below:-

Planning permission granted 27/04/1993 for the erection of part single/part two-storey addition to sports pavilion (Ref: EB/1993/0096).

Planning Permission granted 13/07/2000 for the erection of part three/part four-storey teaching block to house science faculty (Ref: 000846)

Advertisement consent was refused at planning committee on 04/03/14 for the display of Freestanding Totem signs, Post and Panel signs and Digital display (Ref: 130976) for the following reason;

"The proposed advertisements by virtue of the size and prominent locations would result in harm to the visual amenity of the area and fail to preserve or enhance the character and appearance of the conservation area contrary to saved policies UHT12 and UHT15 of the Eastbourne Borough Plan 2007, policies B2, D10 and D10A of the Core Strategy 2013 and sections 7 and 12 of the National Planning Policy Framework."

Proposed development:

Three applications make up the proposed scheme.

140194 (PPP)

Full planning permission and relevant demolition in a conservation area is sought for the demolition of existing buildings and the re-development of the site to provide the following development:

- Sports facilities consisting of a sports hall, swimming pool, squash courts, fitness suite, multi-purpose studio and changing facilities.
- 31 classrooms (net increase of 7)
- School shop; and
- Dining hall.

The sports hall will accommodate 5 badminton courts, 5 cricket nets, 1 netball court, 1 basketball court, indoor football, 1 volleyball court, archery, and indoor hockey. The swimming pool (25m, 6 lanes) is proposed in order to meet with Sport England and ASA standards for competitions.

The demolition of a number of the existing buildings will result in the loss of 24 classrooms, which will need to be replaced as part of the proposed development. In addition to these 24, a further 7 classrooms are proposed which include 3 PE classrooms associated with the sports facilities, and 2 ICT classrooms.

The school shop currently resides in dilapidated premises, which are not fit-for-purpose and are in a poor state of repair. It is located in a poor position, and needs to be relocated and up-graded.

By locating a new dining hall and kitchens over the proposed sports facilities, it is possible to resolve all the problems with the current dining hall, in particular the number of covers able to be accommodated.

In addition to the proposed facilities above, the scheme proposes the upgrading and improvement of the external areas surrounding the buildings, including the public highway in Old Wish Road.

140196 (LBC)

Listed building consent is sought for the creation of a new access through the listed wall facing College Road and closing of existing access.

140397 (PPP)

A further application for planning permission seeks consent for the location of 12 temporary classrooms across the College campus to accommodate students during the construction period. The classrooms are situated in blocks of two, one sited adjacent to the 'Head Masters' House at the corner of Old Wish Road, 4 sited adjacent to the existing dining hall adjacent to Grassington Road, and a further block on the opposite side of Blackwater Road to the College playing fields.

Application Documents

Across all three applications there are a range of supporting documentation that can be summarised as follows:-

Design and Access Statement

It is considered that this 'amount' of development proposed is appropriate for this site as the existing buildings are in fact out of scale, too small for the site and incongruous when viewed in the context of the adjacent Birley Centre, the Science Centre and the 4/5 storey hotels opposite.

Academic accommodation needs to be located close to the existing academic heart, and on existing access routes. The development will benefit teaching and learning as well as multiply sporting and cultural opportunities for young people, their families and many others in the local community. Although its function first and foremost is as a College facility, it is envisaged that facilities will be made available to the community, somewhat as they are in the Birley Centre.

Planning Statement

The application site is part of the existing wider College campus and is a long established educational and community facility in the town. The principle of developing the site to improve the facilities is in full conformity with local and national planning policy and guidance. The proposed works will not increase the number of pupils and staff at the school and will therefore not increase the comings and goings and day-to-day activity on the site or in the surrounding streets. The site is well served by public transport and all amenities are within an acceptable walking distance. Furthermore the proposed facilities will be contained within modern building fabric that will be well attenuated against the transmission of noise. The proposed buildings have been designed to avoid any overlooking of private dwellings or gardens and it is not considered that there will be any harm caused by overlooking or loss of privacy.

Biodiversity Statement

The likelihood of presence of breeding birds and bats was considered to be medium. The likelihood of presence of badgers and reptiles was considered to be low. No further surveys are currently recommended. No bats were seen, or suspected, to be roosting within any of the buildings inspected at Eastbourne College. There were no droppings or other secondary evidence found during the building inspection and no bats were seen or suspected to have emerged from the buildings surveyed during the dusk emergence survey. Although there does remain potential for bats to roost within the buildings surveyed at Eastbourne College, when taking account of the results of these surveys the risk of a roost being found at the present time is low. There is the potential for a roost to establish at some point in the future and the risk of this is exacerbated by the likely presence of a pipistrelle roost in the immediate local area. Therefore, a precautionary approach to demolition is recommended.

Transport Assessment

The application is not designed to increase pupil numbers at Eastbourne College, and as such, will not generate any additional pupil/parent 'traffic'. Although its function first and foremost is as a College facility, it is envisaged that facilities will be made available to the community, somewhat as they are in the Birley Centre. This will not generate lots of additional visitors, as the College already allows the existing swimming pool and squash courts to be used by members of local sports clubs. The site is well served by local buses (Nos 3 and 3A in particular), and by providing dedicated bicycle parking racks adjacent to the main entrance, users will be encouraged to cycle to the building. Inevitably a development such as this will generate some additional traffic during the construction period. However at this stage, without a main contractor appointed it is impossible to determine precisely how this will be managed, so it is anticipated that haulage route details, hoarding location, delivery hours, location of the site compound and welfare facilities, wheel washing locations etc will be the subject of a planning condition should consent be granted.

Statement of Community Involvement

The application scheme submitted represents the product of a thorough and robust programme of consultations which has resulted in a development suitable for the site itself, the local area and the South Downs National Park.

Parking Provision

The application is not designed to increase pupil numbers at Eastbourne College, and as such, will not generate any additional need for parking. Although its function first and

foremost is as a College facility, it is envisaged that facilities will be made available to the community, somewhat as they are in the Birley Centre. This will not generate lots of additional visitors, as the College already allows the existing swimming pool and squash courts to be used by members of local sports clubs. Like the Birley Centre, dedicated parking will not be provided as part of this development (except for disabled parking), but to encourage cycling, dedicated cycle racks suitable for 10 cycles will be provided as part of the development adjacent to the main entrance. Use of this building by the local community will be sporadic rather than concentrated, in other words much smaller numbers of people will visit the building at a variety of times.

Noise Impact Statement

The only noise related planning issue for this scheme is the impact of noise upon local amenity. The development site is surrounded to the north, south and west by other college buildings, so there are no noise related planning issues to consider in these directions. However directly to the south of the site there is the three storey Congress Hotel, to the south east the four storey Devonshire Park Hotel and to the south west the three storey Arundel Hotel and beyond that three storey housing. The nearest of these hotels will be around 30m and the nearest housing around 45m from the new building. The site is currently part of the school, so general school activity is part of the character of the area and as such not a significant issue. There will be a roof terrace area for informal use, with the main terrace area to the east, some 65m from the nearest housing and largely screened from it by the building itself. There will be mechanical plant items on the roof of the building to provide mechanical ventilation and cooling to parts of the building. This plant will be acoustically attenuated so as to not be to the detriment of amenity of the hotels and residences south of the school. This will be achieved by means of fitting attenuation and the roof screening as proposed.

Consultations:

Internal:

Conservation Area Advisory Panel (CAAG) and Specialist Advisor – No objections raised.

The Specialist Advisor presented the main issues to CAAG, which were that there was no historic interest in the existing buildings so demolition was acceptable in the Conservation Area. Also there was no impact on the listed building (Wardens House) on the site as it was too far away. Some demolition of the listed wall was necessary for access but this would be compensated by the blocking up of another entrance.

The Group looked at the issues outlined by the Specialist Advisor on the scale and massing of the scheme and its impact on the College Conservation Area and the Devonshire Park area of the town, including important views from the Wish Tower lawns. The general language of buildings in Eastbourne is for generally five or more storey buildings (Hotels), along and close to the seafront, The site is also adjacent to significant commercial buildings on the adjacent Devonshire Park Site. The scale and mass of the proposal will have a similar mass but be of a lower height to these adjacent buildings. It is noted that the applicant has broken up the major street elevations to Carlisle Road and College road by using a mix of render and brickwork as recommended by the Eastbourne Society and English Heritage.

CAAG raised concerns about the views across the site to the downland beyond. The Specialist Advisor confirmed similar concerns from officers and required a photomontage which showed that the scheme will not obscure the distant view of the South Downs.

CAAG were pleased that the applicant had pre-application talks with officers, and had undertaken a detailed consultation with the public to address any concerns that had been previously raised. The Group felt the project was imaginative, forward looking and would have a positive impact on the surrounding conservation area. It was also considered that the scheme represented an improvement to the school and an investment in the town.

Specialist Advisor Planning Policy – No objection raised.

The application is fully supported by Policy LCF18: Extension of Educational Establishments, which is also in accordance with the NPPF, and subject to conservation related issues, this should be considered as being in compliance with policy.

Specialist Advisor Economic Development – No objection raised.

The application does not proposed to increase pupils or staff however, the supporting economic Statement outlines the pupil/overseas student and employee numbers which generate numerous opportunities for the local economy and the town. The Applicant has agreed to provide opportunities in terms of Local Labour during the construction of the proposed development which is controlled by a unilateral undertaking.

External:

East Sussex County Council Highways – No objection raised.

This application does not seek an increase in staff or pupil numbers and therefore there will be no additional impacts on the surrounding highway network from extra parking demands or vehicle trips. The proposal would remove the need for staff and pupils to cross College Road to travel to and from the dining hall which would be a positive step as a significant amount of pedestrian movements are produced by the current layout which take place in a short time. A number of conditions are requested.

East Sussex County Council Archaeology – No objection raised.

The proposed development is situated within a Conservation Area but not within a currently defined Archaeological Notification Area. However the proposed development has a heritage interest due to the occupation of this site prior to its development as school, as well as the historical interest in the surviving early school buildings, relating to the construction of Eastbourne College in the 1860s and subsequent decades. The site has a high potential for below ground archaeological remains and despite the likelihood that these may have been impacted by modern developments, it will be necessary to evaluate and mitigate any impacts through the application of an appropriate planning condition. With regard to the standing building, we would recommend that subject to the recommendations of your conservation team, any impact to significant aspects of the historic fabric are also subject to appropriate mitigation secured by condition.

Southern Water – No objection raised.

Additional off site sewers, or improvements to existing sewers would be required to serve the proposed development, conditions and informatives suggested should permission be granted.

East Sussex County Council Ecologist – No objection raised.

Surveys were carried out in accordance with best practice and are sufficient to inform appropriate mitigation/compensation. Provided the agreed mitigation measures are implemented, the proposed development is unlikely to have a detrimental impact on biodiversity and can be supported from an ecological perspective. If the Council is minded to approve the application conditions are suggested to ensure no detrimental impacts.

English Heritage – do not object to the demolition or the concept of a contemporary design at the site, provided that it respects the historic context in which it sits. Their response outlines what forms the character of the College Conservation Area and where possible and set against the development constraints of large sports hall development they recommended that the applicant should look to incorporate design solutions that break up the mass/scale of the development and add a more vertical emphasis. In addition the development should have regard to the views to/through and around the site.

Neighbour Representations:

No letters of support or objection have been received to the application.

Appraisal:

Principle of development:

The Core Strategy Vision of the Meads neighbourhood states 'Meads will strengthen its position as one of the most sustainable neighbourhoods in the town. It will make an important contribution to the delivery of housing and increasing its importance to the tourism industry, whilst conserving and enhancing its heritage and historic areas'. Core Strategy Policy C11: Meads Neighbourhood Policy promotes this vision by a number of measures including: Protecting the historic environment from inappropriate development; and increasing the provision of health and community facilities and facilities for children and young people. These two specific measures are most relevant to this application. The proposal is supported by Borough Plan Policy LCF18: Extension of Educational Establishments, which states the planning permission, will be granted for additional education facilities within sites identified for educational use, subject to amenity issues, acceptable siting, scale, materials and landscaping, and good access arrangements, including for people with disabilities and mobility problems.

Impact of proposed development on amenity of adjoining occupiers and surrounding area:

The majority of properties opposite the site on Carlisle Road are operated as hotels. The nearest residential properties appear to be 41 and 49 Carlisle Road, approximately 40m from the site of the development.

The development replaces existing facilities for the school. At second floor level above the proposed swimming pool is the proposed new dining and common room facilities. These have an associated roof terrace for use as external amenity space and whilst all uses of this space are not yet known it is likely that its use should not result in any material impacts upon the site/surrounding area. Notwithstanding this an hours of use condition is recommended.

It is not proposed that the number of staff or students will increase therefore it is not considered that there will be significant impacts on surrounding residential properties or occupiers or users of the surrounding hotels to warrant the refusal of the application. No objections have been received from local residents or businesses to the application proposals.

Design issues and impact on character and setting of a listed building or conservation area:

The proposal to erect the new complex requires demolition of several buildings and part of a listed wall. The application pertains to planning permission and demolition in a conservation area. The application is to rationalise the Southern area of the Eastbourne College site and has no impact on the listed building (Wardens House) on the site. Also there are no buildings of historic interest in the demolition area. Therefore there is no objection to the demolition of the buildings in question.

There is one building of local interest that would be demolished. The existing pavilion to the south-eastern corner of the sports fields has however been substantially altered post its local listing in the early 1990's. As such no objection is raised by the Specialist Advisor Conservation and Design nor CAAG in relation to the demolition of this building.

The scheme has been subject to several alterations during pre-application discussions to break up the overall mass and domination of the street scene and these add a more vertical emphasis to the scheme. These changes have been in response to comments such as those from the Eastbourne Society and also go some way to answering English Heritage's concerns. Sporting facilities generally require accommodation which has a large plan footprint and also a large volume; the requirement of the project is to include a 42m x 24m triple height sports hall and a 25m, 6 lane double height swimming pool. These two elements have been the driving force in the layout of the building, as there are limited options for their location on the site.

The proposed new development will create 9988m² of internal floor space, of which 2431m² will be subterranean, leaving 7557m² above ground over three storeys. In order to reduce the impact of the 'amount' of development on the site, the sports hall, swimming pool tank and ancillary accommodation associated with these areas have been sunk down into a basement level, and as such, being subterranean are invisible from view. The scheme has been well thought through and the main facades have been broken up on the major street elevations to Carlisle Road and College road by using a mix of render and brickwork. This helps assimilate the scheme with the local townscape and adds a more vertical emphasis without a slavish pastiche.

The scale and massing of the scheme will introduce new development that is different in its scale and form to the surrounding area however as is evident by the Birley Centre and The Towner different buildings can make a positive contribution to the character of the wider area.

English Heritage commented that the scheme should have regard to size/scale and massing as well as to the views to the through the site. It is considered that the scheme creates a new piece of urban street scene and public realm and hence creates new forms of architecture and the applicant has created vistas to and through the site. In this

regard the current scheme has responded to the comments received and is considered to be acceptable.

On the specific issue of the longer range views as raised by CAAG it is clear that the longer views and view from Wilmington Square towards the Downs will be preserved given the height of the proposed buildings. The proposed building will be visible from the balcony of the Towner Gallery café, and photo montages of the resulting views have been produced. These show there is a slight impact on the longer view towards the west whereby the proposed building is visible but this is not a significant or such a detrimental impact to warrant the refusal of the scheme. The scheme will also still allow for some views of the retained college buildings of character.

One of the most iconic and important views of Eastbourne College is from Grange Road across the playing field. The Memorial Building and College Theatre make up this view, together with the existing two storey pavilion at the southern most end. The scheme incorporates a replacement 'pavilion' facing the College Green, which is the termination of a range of buildings along Wish Road incorporating a school shop and classroom facilities. The proposed replacement pavilion retains the character of a pavilion overlooking the playing field whilst being modern in design and appearance. The building will be connected with the existing adjacent building with a fully glazed section. The proposed 'pavilion' will be brick facing at ground floor level, with first floor and canopy over clad in a grey colour aluminium cladding. The third floor is set back from the front elevation to appear subordinate with the majority of the elevation glazed. The height has been given careful consideration in order to appear subordinate to the adjacent College Theatre as well as the Head Masters House to the south. The pavilion is considered to sit well within the site and respect the character of the surrounding buildings, appearing as a modern addition not attempting to replicate or offer a poor pastiche of the nearby historic buildings.

This element of the building is connected to the Big School double height atrium building, this is a common design solution where a junction is formed between old and modern buildings and is a success here. This atrium building is considered therefore to be acceptable.

The siting of temporary classrooms in locations across the College campus during the course of construction forms a separate application for planning permission. The location of the temporary buildings has been carefully selected to minimise impact on the visual appearance of the area. The buildings are to be either a light grey or green colour which will have a limited impact on the character and appearance of the conservation area. These classrooms will be controlled via planning condition requiring their removal following the first occupation of the main development.

The application for listed building consent relates to the blocking up of an existing opening and the widening of an existing opening in the Grade II listed flint wall facing onto College Road. It has been proposed to reuse the flint from the enlarged opening to block up the existing opening meaning no loss of the amount of flint boundary wall. Our Specialist Advisor for Conservation and Design as stated in their consultation response that whilst the reuse of the flints is welcomed in conservation terms, it should be noted that the flints to be removed to widen the gate access comprises coursed field flints, and the aperture to be closed is knapped random flints so this may not be possible. The

actual rebuilding of the wall to match existing can be secured by condition over coming any concern that this may raise.

Impacts on trees:

A full arboricultural survey has been submitted as part of the application which states that a number of trees will need to be removed to facilitate development. With the exception of three trees which are category B, all other are either category C or U trees under the British Standard, meaning that should either be removed as good arboricultural practice or should not be retained where they would impose a significant constraint on development. The trees which offer the most significant contribution to the conservation area (identified as T5 and T6 in the applicants Tree Survey) are identified to be retained, conditions are applied to the consent to ensure the health of these trees during the construction phase. It is agreed that a number of trees equal to those removed will be replaced within the College campus as part of this development which can be secured by condition.

Ecology

The application has been supported by an Ecological Survey which recommended some mitigation measures. Provided the agreed mitigation measures are implemented, the proposed development is unlikely to have a detrimental impact on biodiversity.

Trees and buildings at the site have the potential to support breeding birds. All birds, their nests, eggs and young are protected. Any clearance of vegetation suitable for breeding birds should be undertaken outside of the bird nesting season i.e. between September and February inclusive. If it is suspected that birds are using features within any of the buildings proposed for demolition, for roosting or nesting, this should be inspected by an ecologist.

It is recommended that compensation be provided for any loss of breeding bird habitat through planting of appropriate native species and/or the provision and appropriate siting of bird nesting boxes.

No evidence of badgers was found on-site and it was considered that any use of the site by this species is currently limited to commuting and foraging. It is recommended that precautions be taken with regard to the potential presence of commuting and foraging badgers.

Impacts on highway network or access:

The existing vehicular access in College Road will become redundant as a result of this development with further access needing to be widened to accommodate larger delivery vehicles to a proposed service yard. It is noted that a gate is proposed at the back of the footway and the local highway authority have requested that the gate would need to be relocated inside the site so any vehicle waiting to enter the site can wait clear of the carriageway. However, given the wall is listed and the confines of the site it is not possible to relocate the gates within the site.

The application will not result in the loss of any parking provision, but will result in the gain of two dedicated disabled parking spaces.

The Applicant is in consultation directly with East Sussex Fire Brigade and East Sussex County Council in relation to emergency vehicle access to the College Campus. These consultations relate to both the access to the existing buildings and the requirements for access once/should the current proposal be approved and/or built. It is not anticipated that any works requiring planning permission will be required to facilitate this improved access.

Sustainable development implications:

BREEAM (Building Research Establishment's Environmental Assessment Method) is the world's leading and most widely used environmental assessment method for buildings. It sets the standard for best practice in sustainable design and has become the de facto measure used to describe a building's environmental performance. BREEAM New Construction is a performance-based assessment method and certification scheme for new buildings. The primary aim of BREEAM New Construction is to mitigate the life cycle impacts of new buildings on the environment in a robust and cost effective manner. A voluntary scheme, it attempts to quantify and reduce the environmental burdens of buildings by rewarding those designs that take positive steps to minimise their environmental impacts.

The scheme the subject of the application achieves a '**very good**' rating

Other matters:

The Applicant has agreed to a Unilateral Undertaking in relation to the use of local labour in the construction phase of the development and agreed payment of a monitoring fee for these obligations.

Human Rights Implications:

The impacts of the proposal have been assessed as part of the application process. Consultation with the community has been undertaken and the impact on local people is set out above. The human rights considerations have been taken into account fully in balancing the planning issues; and furthermore the proposals will not result in any breach of the Equalities Act 2010.

Conclusion:

It would not be possible to realise the scheme without the removal of the buildings outlined in the application. None of the buildings are of any historic interest and no objections have been received from the conservation bodies and therefore the demolition of the buildings as proposed is supported.

The principle of developing the site to improve the facilities is in full conformity with local and national planning policy and guidance. The modern design of the proposed scheme respects the character and appearance of the conservation area and maintains important views. The development offers significant public benefits and uses the site to its optimum viable use. Although its function first and foremost is as a College facility, it is envisaged that facilities will be made available to the community, somewhat as they are in the Birley Centre. The development will benefit teaching and learning as well as multiply sporting and cultural opportunities for young people, their families and many others in the local community. The scheme is therefore considered an appropriate re-development of the site and therefore it is recommended that planning permission is granted.

The works to the listed wall are relatively minor and will respect the character of the wall by infilling and making good an existing opening and widening another to give access to a service yard. The works are considered acceptable in highways terms and conditions in relation to the use of materials will ensure the resulting works match the existing preserving the historic character. Therefore it is recommended that listed building consent is granted for these works.

The proposed temporary classrooms are necessary in order to continue the day to day life of the school during the construction phase. The proposed location, scale and appearance of the temporary buildings are considered to preserve the character of the conservation area, and therefore it is recommended that planning permission is granted for the temporary period, after which time the buildings will be removed.

Recommendations:

140194 Planning permission and relevant demolition in a conservation area - Approve subject to the following conditions; and completion of Unilateral Undertaking

Relating to employment initiatives

- 1) Time for commencement.
- 2) Approval of drawings.
- 3) Submission of all external materials.
- 4) The demolition and construction shall be carried out in accordance with biodiversity statement.
- 5) To avoid disturbance to nesting birds, any demolition of buildings or removal of scrub/trees that could provide nesting habitat should be carried out outside the breeding season (generally March to August).
- 6) No development shall take place until the developer has secured the implementation of a programme of archaeological work.
- 7) The development hereby permitted shall not be brought into use until the archaeological site investigation and post investigation assessment has been completed.
- 8) The development shall not be occupied until the existing access shown on the approved plans to be blocked up has been stopped up and the kerb & footway reinstated.
- 9) The new access shall be in the position shown on the submitted plan.
- 10) The development shall not be occupied until a turning space for vehicles has been provided.
- 11) Prior to demolition works commencing on site a Traffic Management Scheme shall be submitted to and approved by the Local Planning Authority.
- 12) Provision of wheel washing facilities.
- 13) The development shall not be occupied until disabled parking area has been provided in accordance with the approved plans.
- 14) Prior to the commencement of development the developer must advise the Local Planning Authority (in consultation with Southern Water) of the measure which will be undertaken to divert the public sewers.
- 15) All existing trees, shrubs and other natural features not scheduled for removal shall be fully safeguarded during the course of the site works.
- 16) No bonfires or burning of materials shall take place within 6 metres of the furthest extent of the spread of the canopy of T4 and T5.
- 17) Details of works and impacts on trees T4 and T5.
- 18) The soil levels within the root spread of T4 and T5 of the applicants tree report (Ref: BM-1041tr) to be retained shall not be raised or lowered.

- 19) No works or development shall take place until full details of both hard and soft landscape proposals have been submitted to and approved by the Local Planning Authority.
- 20) Details of tree planting.
- 21) Any such trees that are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective within five years of planting shall be replaced
- 22) Standard construction time condition.
- 23) Demolition method statement.
- 24) Standard unknown contamination condition.
- 25) Details of temporary structures or hoardings.
- 26) The terrace shall not be used other than between the hours of 0700 and 2200 on any day.

INFORMATIVES:

1) Your attention is specifically drawn to the conditions above marked ++. These conditions require the submission of details, information, drawings, etc. to the Local Planning Authority PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT ON THE SITE and or PRIOR TO OCCUPATION OF THE BUILDING. Failure to observe these requirements will result in a contravention of the terms of the permission and the Local Planning Authority may take appropriate enforcement action to secure compliance. You are advised that sufficient time for the Authority to consider the details needs to be given when submitting an application to discharge conditions. A period of between five and twelve weeks should be allowed. A fee of £97 is payable for each submission to discharge conditions.

2) The applicant/developer should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to service this development. Please contact Southern Water, Southern House, Sparrowgrove Otterbourne, Hampshire SO21 2SW (Tel: 03303030119) or www.southernwater.co.uk.

140196 Listed building consent to create new vehicle access through listed boundary wall facing College Road – Approve subject to the following conditions;

- 1) Time for commencement.
- 2) Approval of drawings.
- 3) Materials to match the existing.

140397 Planning permission for placing of temporary classrooms – approve subject to the following conditions;

- 1) Time for commencement.
- 2) Approval of drawings.
- 3) The temporary buildings hereby permitted shall be removed and the land restored to its former condition on or before 31 December 2017.